2009 香港物業報告

Hong Kong Property Review

香港特別行政區政府
差餉物業估價署

Rating and Valuation Department
The Government of the Hong Kong
Special Administrative Region

香港物業報告

Hong Kong Property Review 2009

本報告回顧2008年香港物業市場的活動，
並預測2009及2010年的樓宇落成量
A review of the Hong Kong property market for the year 2008
with forecast of completions for 2009 and 2010

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：http://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 http://www.rvd.gov.hk or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

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

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

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

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

有關本報告所用詞彙的定義及各項數字的計算方法，可參閱63至74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 63 to 74.

如有查詢，可聯絡本署技術秘書(物業資料)：

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

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本報告全文亦載於本署網頁(網址：http: //www.rvd.gov.hk)。

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

綜觀
Overview

全球經濟環境在2008年經歷顯著變化。數間歷史悠久的金融機構倒下來，引發金融海嘯。香港作為一個開放型經濟體系，與環球金融息息相關，也同樣受到金融危機的衝擊。本土經濟在第三季開始放緩，全年本地生產總值只錄得2.5%的實質增長。受到接連裁員潮和商店倒閉的影響，失業率自年中開始攀升。股票市場變得波動，恒生指數跌至四年以來低位，穿破11 000點。而面對種種不明朗因素和陰霾密布的經濟前景，銀行轉趨審慎，並收緊借貸，間接影響需要向銀行貸款的置業人士和投資者。

2008 saw a significant change in the global economic environment with the outbreak of the financial tsunami triggered by the collapse of some long established financial institutions. Being an open and dependent economy, Hong Kong was also exposed to the impact of the financial meltdown. The economy slowed down in the third quarter and the GDP for the whole year grew by only 2.5% in real terms. Sparked by series of lay-offs and shop closures, unemployment rate has been on the rise since the middle of the year. The stock market became volatile and Hang Seng Index plummeted to below 11 000, the lowest in the past four years. In the wake of the uncertainties and gloomy economic outlook, banks adopted cautious attitude and tightened their lending policies which has had a knock-on effect on homebuyers and investors requiring credit facilities.

眼前的經濟不景氣和信心危機迫使各主要經濟體系的政府推出緊急援助計劃或刺激經濟方案，以阻止經濟繼續衰退。全球中央銀行紛紛調低利率來度過這金融市場動盪時刻。本港方面，由於利率下調的空間有限，香港金融管理局採取臨時措施，向持牌銀行提供流動資金支持，以期紓緩信貸緊絀的情況。另外，政府亦宣布為銀行存款提供全面保障至2010年，藉此增強市場對銀行體系的信心。

An impending recession and confidence crisis have compelled governments in the major economies to unveil bailout plans or stimulus packages to arrest economic decline. Central banks worldwide also cut the interest rates to ride out the financial turmoil. Domestically, while there was little room for rates cut, the Hong Kong Monetary Authority introduced temporary measures to provide liquidity assistance to licensed banks with a view to easing credit crunch. In a separate move, the Government announced the plan to offer full guarantee for bank deposit until 2010 in a bid to shore up market confidence in the banking system.

整體物業市道在上半年相當蓬勃，物業需求保持穩定，售價和租金同時上升。然而，隨着金融危機在下半年湧現，市場逆轉，各類型物業售價明顯下挫。租金比售價滯後，跌幅在第四季才開始浮現。

The overall property market conditions in the first half of the year were rather robust and demand for property remained firm, lending support to price and rental growth. The market then experienced a downturn when the impact of the crisis filtered through and all property sectors suffered a setback in the second half of 2008, with noticeable drops in prices. Rents lagged behind prices and started to fall in the fourth quarter.

住宅物業

踏入第三季，住宅物業市場開始受到金融危機所波及。經濟前景暗淡，加上置業者因失業率不斷上升而對就業產生憂慮，令購買氣氛變得疲弱。銀行恐防有拖欠還款出現，遂收緊按揭貸款，令買家因缺乏資金而卻步。為了減輕信貸緊絀對準置業人士的影響，香港按揭證券有限公司提高自住物業按揭受保額至物業價值的30%。儘管推出了這些措施，一手和二手市場的成交量跌至95 931宗，較前一年下調22%，但仍維持在五年平均96 300宗的成交量水平。12月負資產住宅按揭貸款數目亦從9月份水平增加三倍至近11 000宗。數量雖然只是2003年高峰期的十分之一，但由於經濟前景未許樂觀，急劇的升幅足以令市場關注。

2008年的住宅落成量連續第六年下跌，只有8 780個單位。或許是由於有數個大型發展項目臨近年底落成所致，2008年的入住量為6 890個單位，較落成量少。年內的空置量因而微升至52 940個單位，相當於總存量的4.9%。未來兩年的落成量可望回升。2009年新單位的預測落成量為14 740個，而2010年將再有12 600個新單位落成。一手市場的供應穩定，預計約有62 000個單位會在數年間推出，數量較過去四年一手市場銷售數字總和為高。

二手物業市場的售價在首季錄得可觀的增長，惟到了下半年市況逆轉，抵銷了之前的升幅。2008年第四季的售價，較前一年同期下跌了5%。租金亦有下調趨勢，輕微跌了1%。回報率在年內則穩步向上。

Residential

The financial crisis began to take its toll on the residential property market in the third quarter. Buying sentiment became weak amid a bleak economic outlook and concern over job security in view of rising unemployment. Banks' attempts to tighten mortgage lending in fear of repayment defaults have further made financing more difficult and kept buyers off. To lessen the impact of the credit crunch on potential homebuyers, the Hong Kong Mortgage Corporation extended the mortgage insurance coverage limit to 30% of the value of the property for loans on owner-occupied properties. In spite of the measures, transaction volume in both primary and secondary sales fell to 95 931, a drop of 22% from a year earlier though still staying in line with the 5-year average of 96 300 transactions. The number of residential mortgage loans in negative equity also recorded a threefold increase from September level to almost 11 000 cases in December. Although the figure was only one-tenth of the peak in 2003, the abrupt rise in negative assets has been a cause for concern when economic indicators all pointed to an unpromising prospect.

Residential completions fell in 2008 for the sixth straight year to 8 780 units. Take-up, at 6 890 units, was less than the year's completions probably because several large developments were completed near the end of the year. As a result, vacant units increased slightly to 52 940, or 4.9% of total stock. Completions in the coming two years look set to increase. The number of units forecast for completion in 2009 are around 14 740 and a further 12 600 units are expected to be completed in 2010. There is also a steady supply in the primary market and it is estimated that some 62 000 units will be available in the coming years, more than the primary sales in the past four years combined.

Prices in the secondary market posted considerable growth in the first quarter but took a turn in the second half of the year, offsetting the gain made earlier on. Prices for the last quarter of 2008 registered a drop of 5% from a year earlier. Rents were heading in a similar direction and reduced by a meagre 1%. Yields moved upward steadily throughout the year.

寫字樓

寫字樓市場在上半年繼續造好，售價和租金拾級而上。然而，金融海嘯令外圍環境變得惡劣，嚴重打擊營商信心。企業圖以精簡架構、裁員或擱置擴展計劃來度過經濟困境，但這令整體經濟進一步收縮。購置寫字樓意欲亦因為需求萎縮、缺乏資金和市場瀰漫着一片不明朗氣氛等因素而減弱。

2008年的寫字樓落成量為341 100平方米，比2007年的水平略高，並遠超過最近十年的平均數字。甲級寫字樓佔新供應97%，全部均位於非核心地區。年內整體使用量大幅增加至345 100平方米，與落成量相若。雖然整體落成量貼近整體使用量的水平，但空置量卻因年內進行的拆卸工程而輕微下跌至8.4%，相當於873 000平方米。核心地區甲級寫字樓的供應依然緊張，空置量亦普遍下降。

寫字樓在過去兩年供應充足，但預計2009年的落成量會大幅減至152 700平方米，2010年更下跌至102 700平方米。未來幾年，預計大部分甲級寫字樓將位於觀塘和油麻地這兩個非核心地區，而至2010年將會有一個發展項目在中環落成。

Office

The office market continued to fare well in the first half of the year with price and rental hikes. The financial tsunami has however precipitated an adverse external environment and impacted on business confidence significantly. To tide over the economic difficulties, companies downsized with staff lay-offs or put their expansion plans on hold, causing the economy to contract further. Acquisition interest subsided as a result of slackened demand for office, a lack of finance and the uncertainties surrounding the market.

Office completions in 2008 amounted to 341 100 m^2, slightly higher than the 2007 level and well above the annual average of the recent ten years. Grade A space accounted for 97% of total new supply, with all being found in non-core districts. Overall take-up rose substantially to 345 100 m^2, on a par with completions in the year. Although completions figure matches with that for take-up, vacancy edged down fractionally to 8.4%, or 873 000 m^2, due to demolition during the year. Vacancy of Grade A office in core districts also decreased generally as supply remains tight.

After two years of abundant supply, completions are expected to plunge to 152 700 m^2 in 2009 and further decline to about 102 700 m^2 in 2010. Non-core districts of Kwun Tong and Yau Ma Tei will produce the majority of the anticipated Grade A space in the years to come whereas Central will probably see the completion of one development in 2010.

寫字樓售價在2007年最後一季上升，升勢持續至2008年，但至下半年卻上升乏力。到了第四季，售價調頭大幅下滑，較2007年最後一季跌了8%。租金在第四季亦向下調整，但跌幅較為溫和。儘管如此，第四季的租金與前一年同期比較，仍然有14%的增長。由於售價的跌幅較租金大，最後兩季的回報率錄得明顯的增長。

The rising trend of office price seen in the last quarter of 2007 continued into 2008 but lost momentum in the second half of the year. Prices took a severe downturn in the fourth quarter and were 8% below the 2007 last quarter level. Rents also adjusted downward in the fourth quarter but at a milder pace. Notwithstanding, rents in the fourth quarter were up by 14% compared to a year before. As the drops in prices were more significant than in rents, yields increased noticeably in the last two quarters.

商業樓宇

2008年商業樓宇的落成量與2007年的水平相若，為49 300平方米。使用量下跌至負數，空置量因而上升至總存量的8.7%，即920 100平方米。預計未來兩年的落成量會顯著增加，2009年有94 000平方米，到了2010年則有90 300平方米。

Commercial

Completions of commercial space in 2008 were 49 300 m^2, at similar level as 2007. Take-up turned negative, thus leading to a rise in vacancy to 8.7% of stock, amounting to 920 100 m^2. Forecast completions for the coming two years point to a significant increase, at 94 000 m^2 in 2009 and 90 300 m^2 in 2010.

零售業樓宇

金融海嘯打擊經濟，影響所及，零售業亦隨之而萎縮。雖然政府提供稅項寬減，但家庭收入減少、負財富效應和失業率上升等都促使市民縮減開支。本土消費疲弱，但年內來港旅客人數輕微上升4.7%，當中內地旅客佔了大多數，而他們的消費使零售額得以維持。正當有商店倒閉和公司縮細規模，部分零售商則鑑於業主在經濟低迷下會接受較大議價空間而趁機擴展業務。

零售業樓宇指數顯示，2008年最後一季的售價和租金較前一年分別下跌7%和1%。全年回報率在4%至5%之間水平徘徊。

Retail

Retail sales shrank as the impact of the financial tsunami rippled through the economy. Despite Government's tax concessions, consumer spending was curtailed by falling household income, negative wealth effect and rising unemployment. Against dampened local consumption, tourist arrivals grew in the year, albeit at a modest 4.7% and largely from Mainland, and their spending has somewhat sustained retail sales. As shops closed and businesses downsized, some retailers saw this as an opportunity to expand since landlords have become more flexible in leasing terms amid the economic downturn.

The retail indices showed that prices and rents at the last quarter of 2008 fell 7% and 1% respectively from a year earlier. Yields spread within the range of 4% - 5% for the whole year.

工業樓宇

工業樓宇在過去長期處於落成量低位，隨着建築工程增多，工業樓宇市道初見復蘇迹象。有好幾個發展地盤重新進行施工，舊工業樓宇亦拆卸重建，然而亦有報道指一些土地擁有人嘗試更改土地用途，以期配合其他的市場需求。不過，當市道疲弱時，優質工業樓宇仍有一定的競爭力。

2008年**分層工廠大廈**的落成量增幅顯著，達69 500平方米，是自1997年以來的高位。使用量則出現106 900平方米的負數，主要由於年內拆卸量較高所致。年底的空置量則微升至總存量的6.5%，佔1 133 900平方米。預測2009年分層工廠大廈的落成量會減少至20 300平方米，2010年則預期會回升至66 000平方米。2008年第四季售價指數較2007年同期下調1%，租金則微升2%。回報率全年維持平穩。

工貿大廈經過兩年沒有新供應後，年內有一個發展項目完成，提供約4 300平方米的樓面面積。新落成量亦令年底空置量上升至39 800平方米，佔總存量的6.5%。由於市場對這類型物業的需求不大，所以在2009年和2010年大概不會有新供應。

2008年的**貨倉**落成量為4 400平方米，空置量輕微上升至99 300平方米，相當於總存量的2.9%。預計在未來兩年都不會有新供應。

Industrial

After a long period of low completions, the industrial market saw a revival with increased building activities taking place. A few development sites were re-activated and old buildings demolished to pave way for redevelopment though some owners were reportedly seeking a change of land use to meet the demand for other purposes. Nevertheless, good quality industrial buildings would have the competitive edge when the market turned sluggish.

Completions of **flatted factory** in 2008 increased markedly to 69 500 m², a level not seen since 1997. Take-up was a negative 106 900 m² due largely to a relatively high demolition rate in the year. Vacancy at the year end rose marginally to 6.5% of stock, amounting to 1 133 900 m². Completions in 2009 would reduce to 20 300 m², while 2010 is expected to see completions rising again to 66 000 m². Prices for the last quarter of 2008 edged down by 1% against the same period in 2007 while rents crept up mildly by 2%. Yields remained fairly stable over the year.

Following two years of nil completions, one **industrial/office** building was completed in 2008, producing some 4 300 m² floor space. The new completions also brought vacancy at the year end to 39 800 m², equivalent to 6.5% of stock. Against a modest demand for this type of property, it is unlikely to see any new supply in 2009 and 2010.

Storage space completions in 2008 were 4 400 m² and vacancy rose slightly to 99 300 m², or 2.9% of stock. It is estimated that no new supply will be coming forth in the following two years.

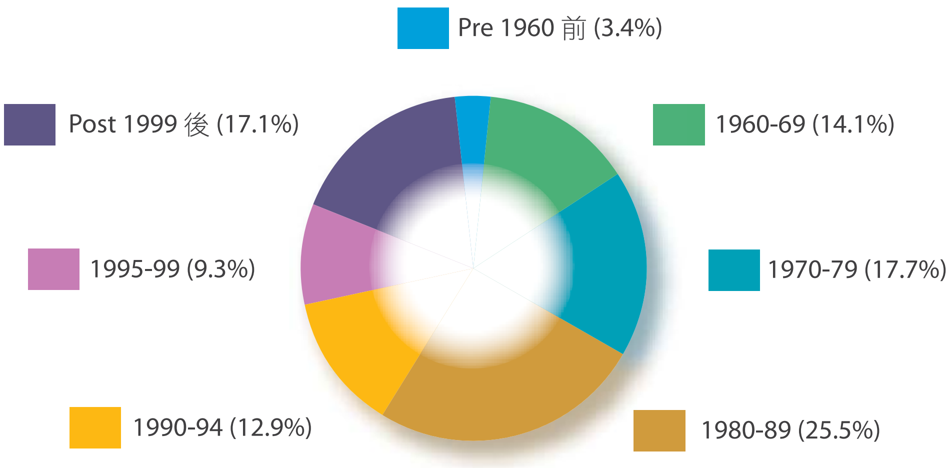
私人住宅

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。2008年底的整體總存量為1 085 900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. The overall stock was 1 085 900 units at the end of 2008. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2008年的落成量下跌至8 780個單位，較2007年下跌16%。新單位當中新界佔52%，九龍佔31%，港島佔17%。按地區計，將軍澳仍然有最多新單位落成，佔整體落成量的24%，其次是沙田和深水埗，分別佔整體落成量的20%和13%。

Completions in 2008 dropped to 8 780 units, down by 16% from 2007 level. The New Territories accounted for 52% of the new units while Kowloon 31% and Hong Kong Island 17%. District-wise, Tseung Kwan O continued to provide the largest number of units, contributing 24% of the overall completions, followed by Sha Tin at 20% and Sham Shui Po at 13%.

年內，入住量亦減少至6 890個單位。由於接近半數的新單位在2008年12月才落成，年底的空置量因而增至52 940個單位，相當於總存量的4.9%，其中約有7 440個空置單位(即14%)由於仍未獲發滿意紙或轉讓同意書而未能入住。

根據2008年底所作的預測，2009年和2010年的落成量將分別增至14 740個和12 600個單位。在2009年，約有76%的新供應會來自新界，15%則來自九龍。按地區計，將軍澳和沙田將分別佔新落成單位的29%和26%。預計2010年新界的落成量仍會佔新供應的64%，當中元朗和將軍澳共佔總落成量的45%。

Take-up of the year also decreased to 6 890 units. As nearly half of the new units were completed in December, vacancy at the year end rose to 52 940 units which was equivalent to 4.9% of the total stock. About 7 440 (14%) of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

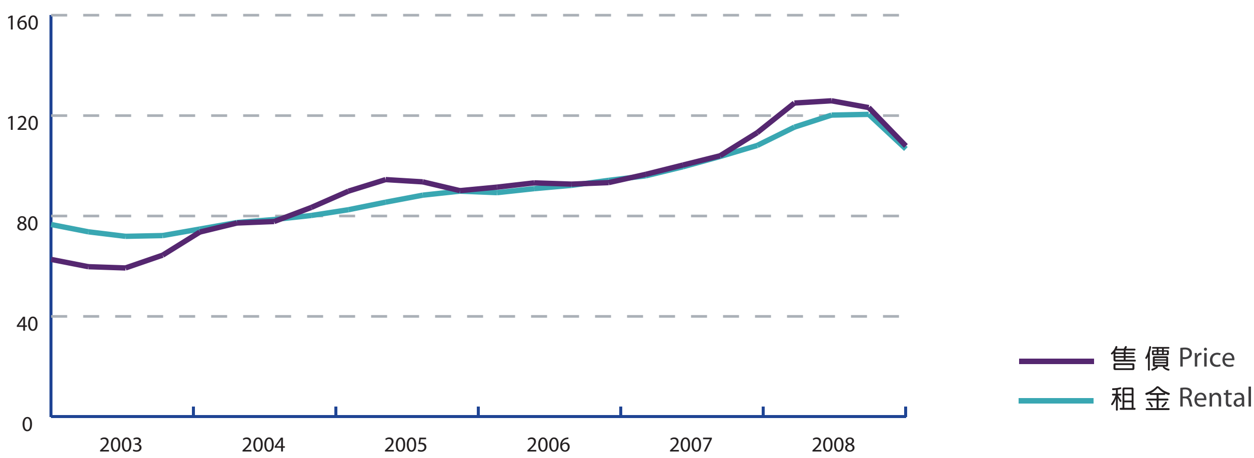
Completions in 2009 and 2010 were expected to rise to 14 740 units and 12 600 units respectively based on the estimation at the end of 2008. In 2009, about 76% of the new supply will come from the New Territories and 15% from Kowloon. On district level, Tseung Kwan O and Sha Tin will contribute about 29% and 26% of the new units respectively. In 2010, the New Territories will still account for 64% of the estimated new supply, with Yuen Long and Tseung Kwan O altogether providing about 45% of the completions.

二手樓宇市場的售價在2008年上半年急升，但到了第三季卻開始回落，第四季的整體售價指數因而錄得5%的按年跌幅。租金落後於售價，因此第四季的租金比2007年同期只略為下跌了1%。

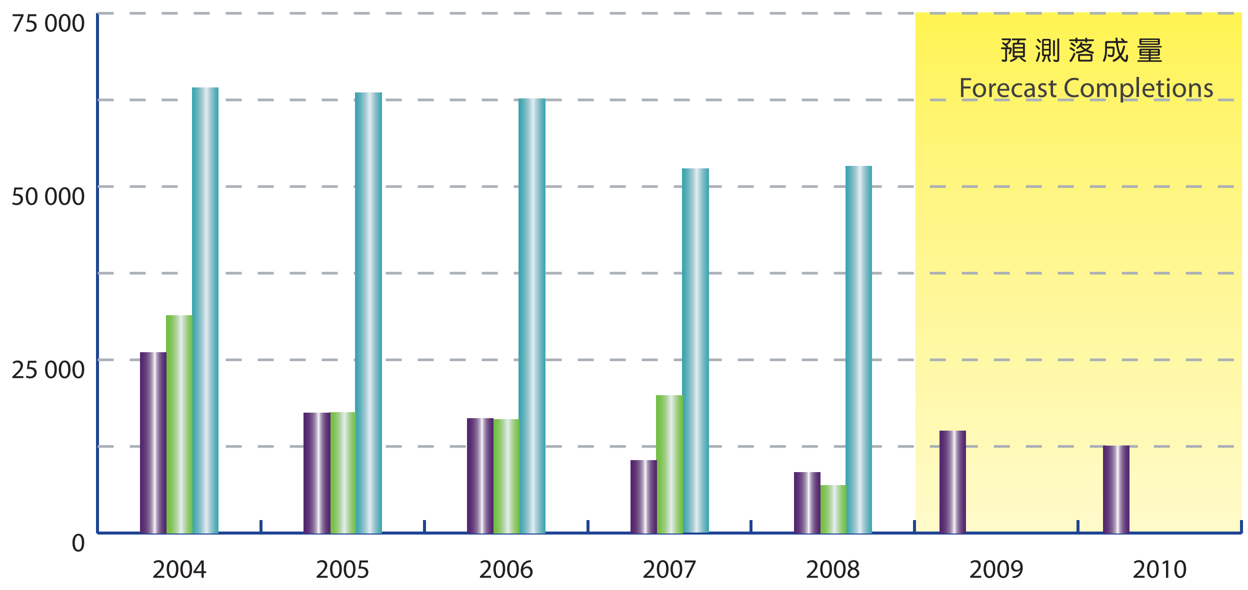
Prices in the secondary market escalated during the first half of 2008 but started to fall in the third quarter with the overall price index registering a year-on-year decrease of 5% in the last quarter. Slightly lagging behind prices, rents saw a milder slip of 1% in the fourth quarter against the corresponding period of 2007.

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

	2004	2005	2006	2007	2008	2009	2010
落成量 Completions	26 040^	17 320	16 580	10 470	8 780	14 740#	12 600#
入住量 Take-up	31 400^	17 450	16 400	19 850	6 890		
空置量 Vacancy	64 250	63 540	62 670	52 470	52 940		
%+	6.2	6.0	5.9	4.9	4.9		

^ 包括在年內由資助出售房屋轉為私人住宅的單位。
Including those private flats converted from subsidised sale flats during the year.

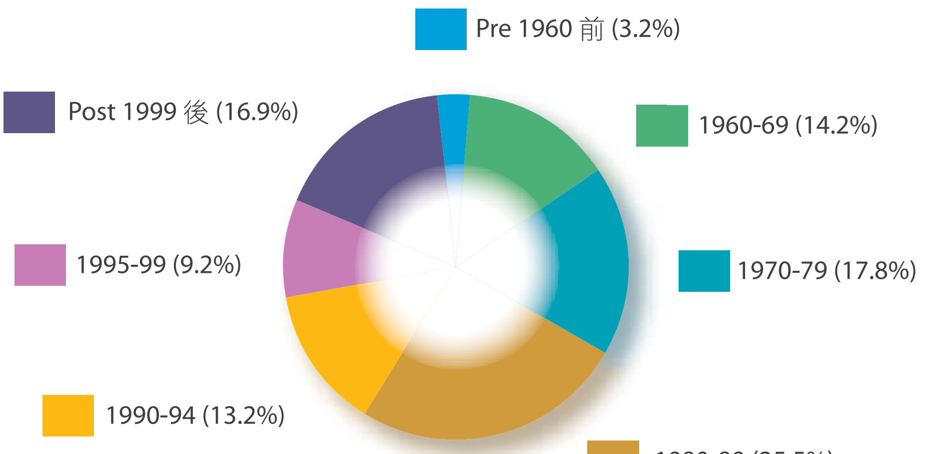
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 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。2008年底的總存量為1 006 500個單位，約佔私人住宅總存量的93%。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 m². Stock at the end of 2008 was 1 006 500 units, staying at 93% 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



2008年落成的單位約有7 600個，其中48%位於新界，35%位於九龍。按地區計，將軍澳和沙田的落成量最多。B類單位佔此分類新落成單位的64%；如以整體落成量計，則佔56%。

Around 7 600 units were completed in 2008, of which 48% were situated in the New Territories and 35% in Kowloon. Down to district level, Tseung Kwan O and Sha Tin provided the largest completions. Class B units accounted for 64% of the new units in this sub-sector or 56% of the total completions.

年內的入住量為6 290個單位，較2007年大幅減少。年底空置量為45 950個單位，佔總存量的4.6%，與前一年的水平相若。

2009年和2010年分別將有12 350個和10 980個單位落成。在2009年落成的單位當中，82%將位於新界，主要來自將軍澳、沙田和元朗。至2010年，新界的新供應將微跌至總落成量的70%。

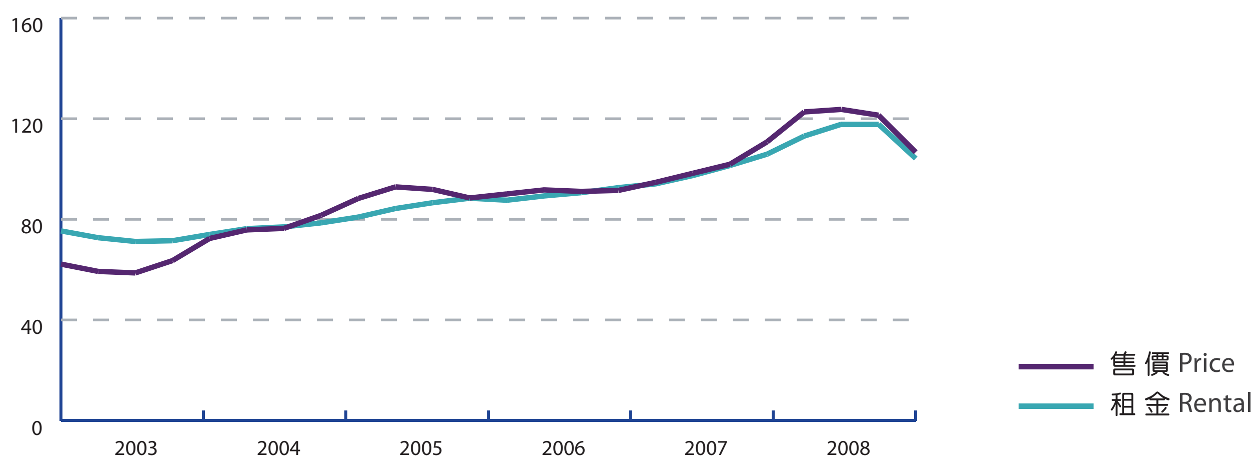
Take-up, at 6 290 units, declined markedly from the 2007 level. Vacancy at the year end yet remained more or less the same as last year at 45 950 units, or 4.6% of the stock.

It is expected that 12 350 and 10 980 units will be completed in 2009 and 2010 respectively. Of the units to be completed in 2009, the New Territories will account for 82%, mainly in Tseung Kwan O, Sha Tin and Yuen Long. In 2010, contribution from the New Territories will be slightly reduced to 70%.

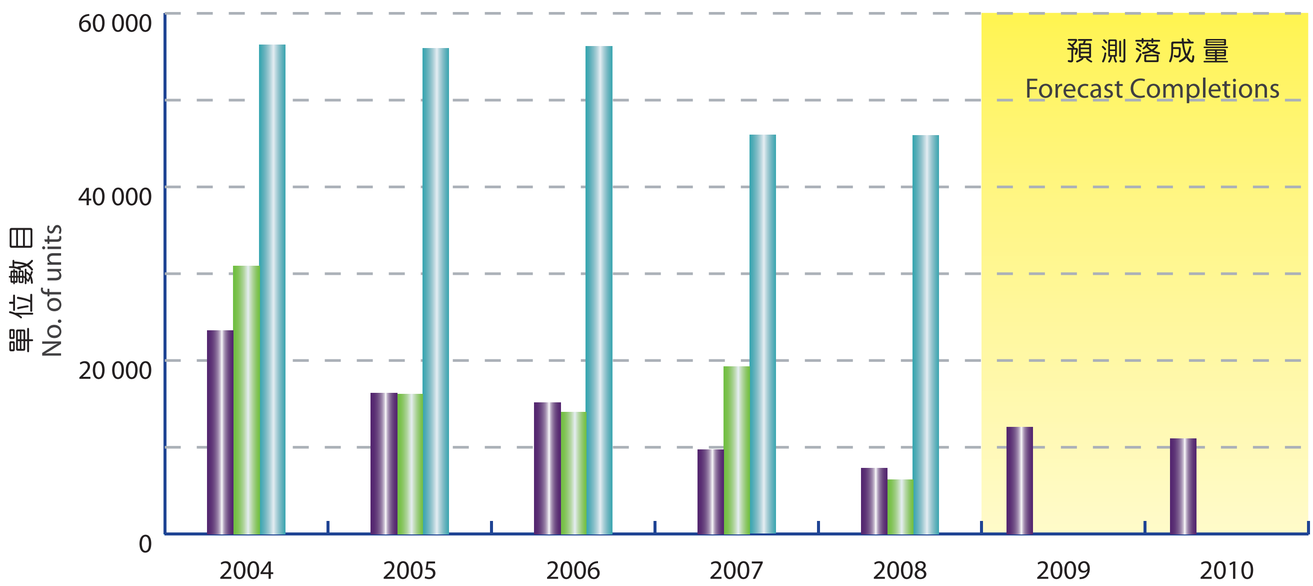
這類單位的售價在第二季升至最高位後，於第三季回落。租金同樣在上半年攀升，至第四季才開始下滑。與前一年同期比較，2008年第四季的售價和租金指數分別下跌了4％和2％。

After reaching the peak in the second quarter, prices retreated in the third quarter. Similarly, rents climbed in the first half of the year but only started to fall in the last quarter. The price and rental indices for the fourth quarter of 2008 over the same period of the preceding year dropped by 4% and 2% respectively.

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

	2004	2005	2006	2007	2008	2009	2010
落成量 Completions	23 460^	16 250	15 130	9 730	7 600	12 350#	10 980#
入住量 Take-up	30 890^	16 150	14 040	19 300	6 290		
空置量 Vacancy	56 400	56 000	56 190	45 920	45 950		
%+	5.9	5.7	5.7	4.6	4.6		

^ 包括在年內由資助出售房屋轉為私人住宅的單位。
Including those private flats converted from subsidised sale flats during the year.

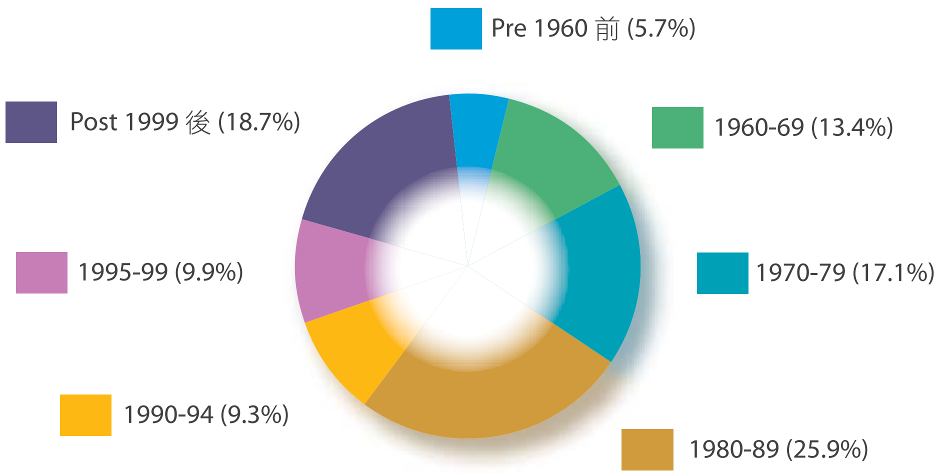
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

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。2008年底的總存量為79 400個單位，佔私人住宅總存量7%。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 2008 was 79 400 units, representing 7% 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



年內共有1 180個單位落成，當中76%位於新界。大部分新供應集中在沙田，佔落成量的46%。

Of the 1 180 units completed in the year, 76% were located in the New Territories. Sha Tin provided the largest supply of units in this sub-sector, amounting to 46%.

入住量與前一年的水平相若，為600個單位。年底的空置量則微升至6 990個單位，佔此分類總存量的8.8%。

預計2009年和2010年的落成量將分別增至2 390個和1 620個單位。2009年新供應的43%會來自九龍城，而45%則來自新界。至2010年，大部分新單位將來自港島，單是南區已佔逾半在該年落成的新單位。

Take-up of 600 units was at similar level as last year. The year-end vacancy rose slightly to 6 990 units, representing 8.8% of the stock in this sub-sector.

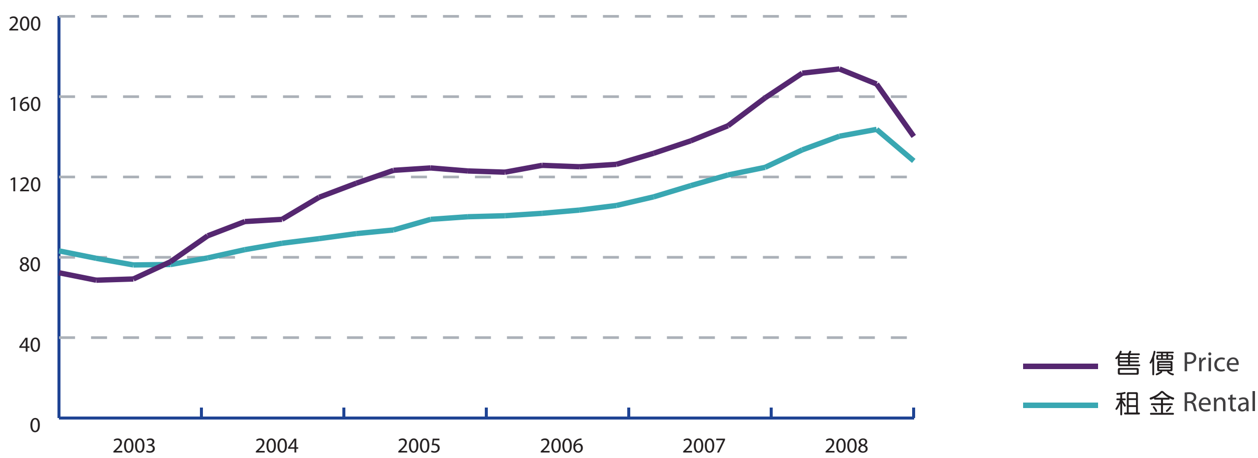
Completions in 2009 and 2010 are anticipated to rise to 2 390 units and 1 620 units respectively. While 43% of the new completions in 2009 will be in Kowloon City, another 45% will come from the New Territories. In 2010, the major supply will be shifted to Hong Kong Island, with Southern District alone contributing more than half of the units scheduled for completion in that year.

2008年這類單位的售價大幅波動，在首六個月飆升，卻在下半年急挫，導致第四季錄得12%的按年跌幅。租金的跌勢較售價輕微，故此最後一季的租金指數與前一年相比仍有3%的增幅。

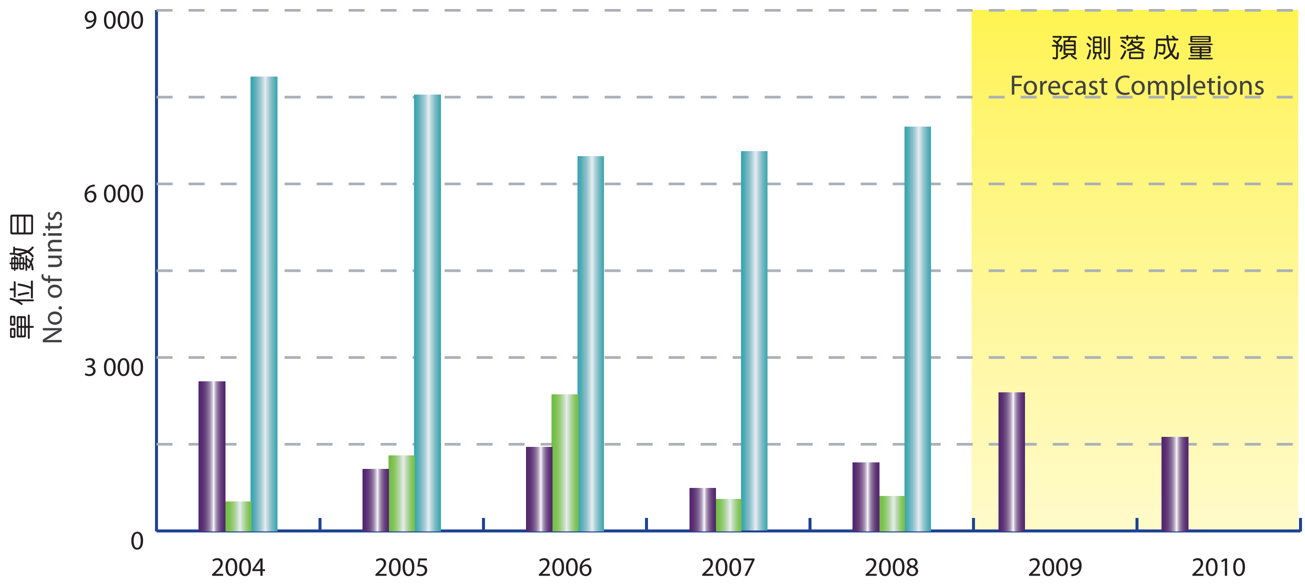
Prices in this sub-sector fluctuated widely in 2008. Prices rose sharply in the first six months but plummeted during the rest of the year, resulting in a year-on-year decline of 12% in the fourth quarter. Rents lagged behind prices a bit and the rental index for the last quarter still showed a 3% growth when compared with a year earlier.

售價及租金指數

Price and Rental Indices



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



單位數目
No. of units

	2004	2005	2006	2007	2008	2009	2010
落成量 Completions	2 580	1 070	1 450	740	1 180	2 390#	1 620#
入住量 Take-up	510	1 300	2 360	550	600		
空置量 Vacancy	7 850	7 540	6 480	6 550	6 990		
%+	10.4	9.9	8.4	8.4	8.8		

\+ 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

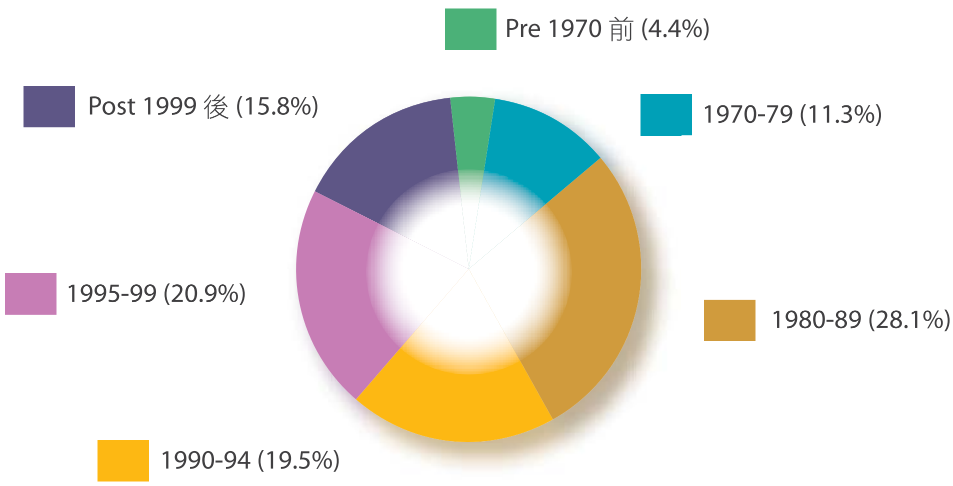
私人寫字樓

Private Office

2008年底私人寫字樓的總存量為10 392 300平方米，當中甲級寫字樓佔62%，乙級寫字樓佔23%，而丙級寫字樓則佔15%。於2008年底，位於上環、中區、灣仔、銅鑼灣及尖沙咀等核心地區的寫字樓佔總存量的61%。圖表顯示按樓齡分類的所有級別寫字樓總存量。

The total stock of private office at the end of 2008 amounted to 10 392 300 m², comprising 62% Grade A, 23% Grade B and 15% Grade C office. Office space in the core districts including Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 61% of the total stock at the end of 2008. The chart shows the total stock by age.

按樓齡分類的總存量
Stock Distribution by Age



2008年寫字樓的落成量為341 100平方米，較2007年高出7%。當中甲級寫字樓達到97%，相當於331 700平方米。

Office completions in 2008 were 341 100 m², 7% higher than the 2007 level. The proportion of Grade A space came to 97%, equivalent to 331 700 m².

2008年的寫字樓使用量大幅增加至345 100平方米，與年內落成量相若。年底空置量輕微下降至873 000平方米，佔總存量的8.4%。

Take-up in 2008 increased substantially to 345 100 m², close to the completions in the year. Vacancy at the year end reduced marginally to 873 000 m², at 8.4% of stock.

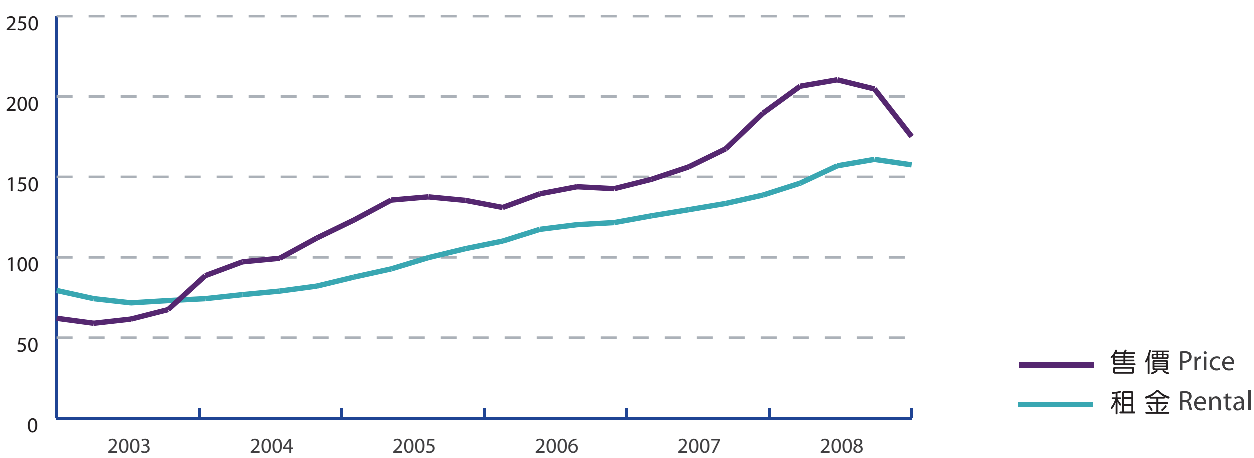
預計未來兩年落成量會大幅下降，2009年會降至152 700平方米，2010年更會下跌至102 700平方米。地區分布方面，在2009年，接近92%的新供應會來自非核心地區；但在2010年，核心地區的新供應比例或會上升至14%。另外，甲級寫字樓的預測落成量在2009年和2010年將分別佔該年總落成量的82%和77%。

Completions in the coming two years are expected to fall considerably to 152 700 m² in 2009 and 102 700 m² in 2010. On geographical distribution, almost 92% of the forecast completions in 2009 will be found in non-core districts but the share for core districts in the following year will likely increase to 14%. It is also anticipated that Grade A space will constitute 82% and 77% of the forecast completions in 2009 and 2010 respectively.

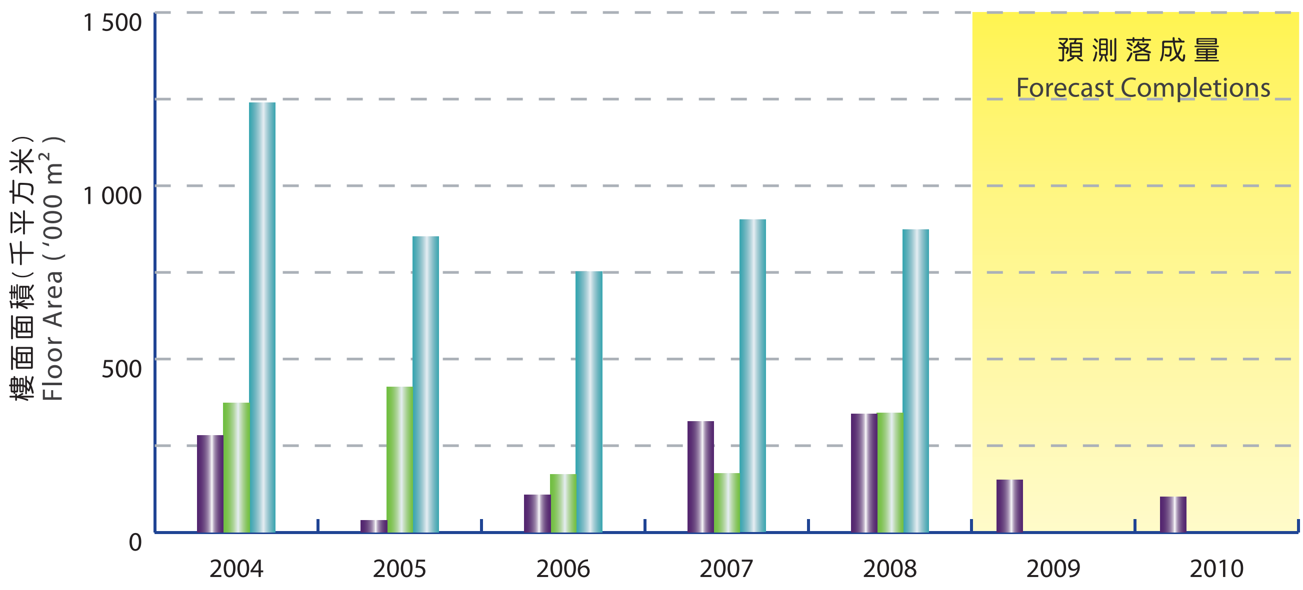
各級寫字樓的售價在年初急劇上升，至年中出現整固，最後一季則大幅回落。2008年第四季的售價指數顯示，售價較2007年同期下跌8%。租金於2008年首三季逐步上升，至第四季則回落，該季的租金指數較2007年同期高出14%。

Prices rose rapidly at the beginning of the year, consolidated in mid-year and dropped substantially in the last quarter. The price index for the fourth quarter of 2008 showed a decrease of 8% over the corresponding quarter a year earlier. Rents rose gradually in the first three quarters of the year, and then declined in the last quarter with the rental index of the 2008 last quarter recording a growth of 14% over the same period in 2007.

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 ('000 m^2)

	2004	2005	2006	2007	2008	2009	2010
落成量 Completions	279	34	108	320	341	152#	102#
使用量 Take-up	373^	420	167^	170	345		
空置量 Vacancy	1 240	854	753	901	873		
%+	12.7	8.7	7.7	8.9	8.4		

^ 使用量數字是經過調整，以反映在年內級別的重新分類、樓宇的改建或總存量因落成量以外因素的增加。
The take-up figures had been adjusted to reflect regradings, building conversions or additional stock other than arising from new completions.

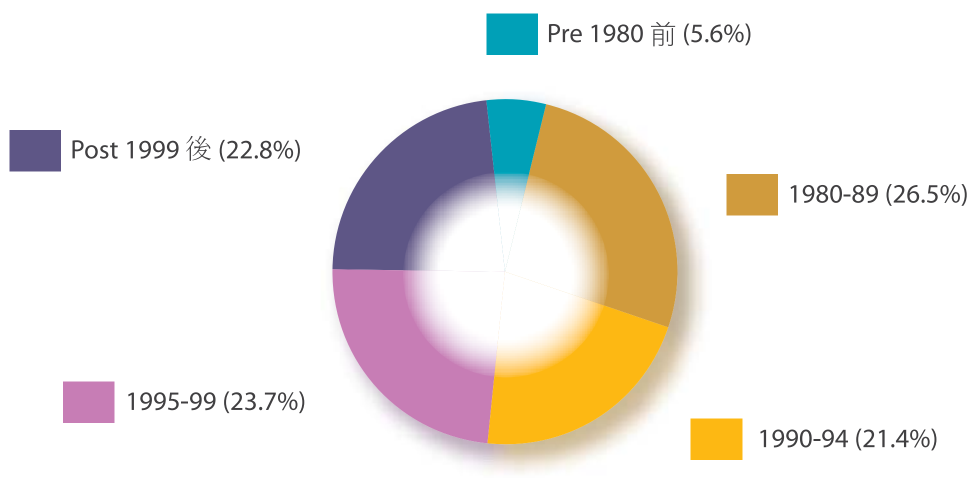
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2008年底甲級寫字樓的總存量為6 394 200平方米，佔所有級別寫字樓總存量62%。圖表顯示按樓齡分類的甲級寫字樓總存量。

The stock of Grade A office space at the end of 2008 stood at 6 394 200 m², representing 62% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



總存量中約有56%位於港島，而九龍及新界則分別佔34%及10%。

Hong Kong Island accounted for 56% of the stock, while the share for Kowloon and the New Territories was 34% and 10% respectively.

甲級寫字樓的落成量為331 700平方米，全部均位於非核心地區，當中東區及觀塘佔總落成量的84%。

Completions of Grade A office were 331 700 m², all of which were located in non-core districts, with Eastern District and Kwun Tong contributing about 84% in total.

2008年的使用量上升至349 600平方米，是2007年的2.5倍。由於使用量比落成量高，因此空置量微跌至571 400平方米，相當於甲級總存量的8.9%。核心地區的空置量於年底亦有所下降，佔空置面積約25%。

The take-up rose to 349 600 m^2, nearly 2.5 times the amount in 2007. As take-up was higher than completions, vacancy declined fractionally to 571 400 m^2, or 8.9% of Grade A stock. About 25% of the vacant space was found in the core districts, which also saw the vacancy rates coming down by the year end.

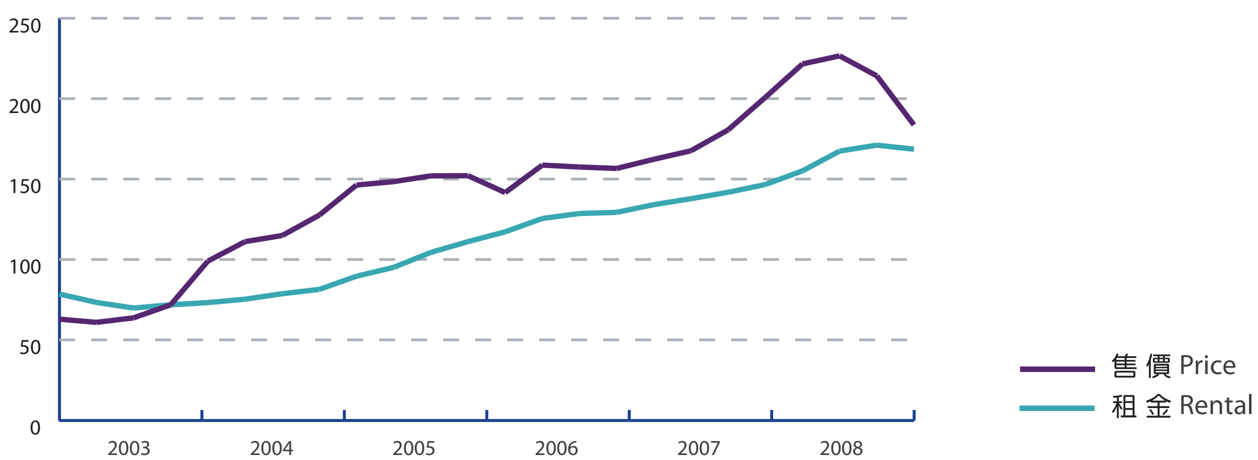
預計2009年的落成量會顯著跌至125 300平方米，2010年更會跌至79 100平方米。2009年全部新寫字樓均坐落油麻地和觀塘，預測2010年的總供應量仍將以這兩區為主，而中區的供應量則會佔全年總數的12%。

Completions are expected to drop significantly to 125 300 m^2 in 2009 and 79 100 m^2 in 2010. All the new space in 2009 will be coming from Yau Ma Tei and Kwun Tong. While the majority of the forecast supply in 2010 will still be in these two districts, Central will contribute about 12% of the year total.

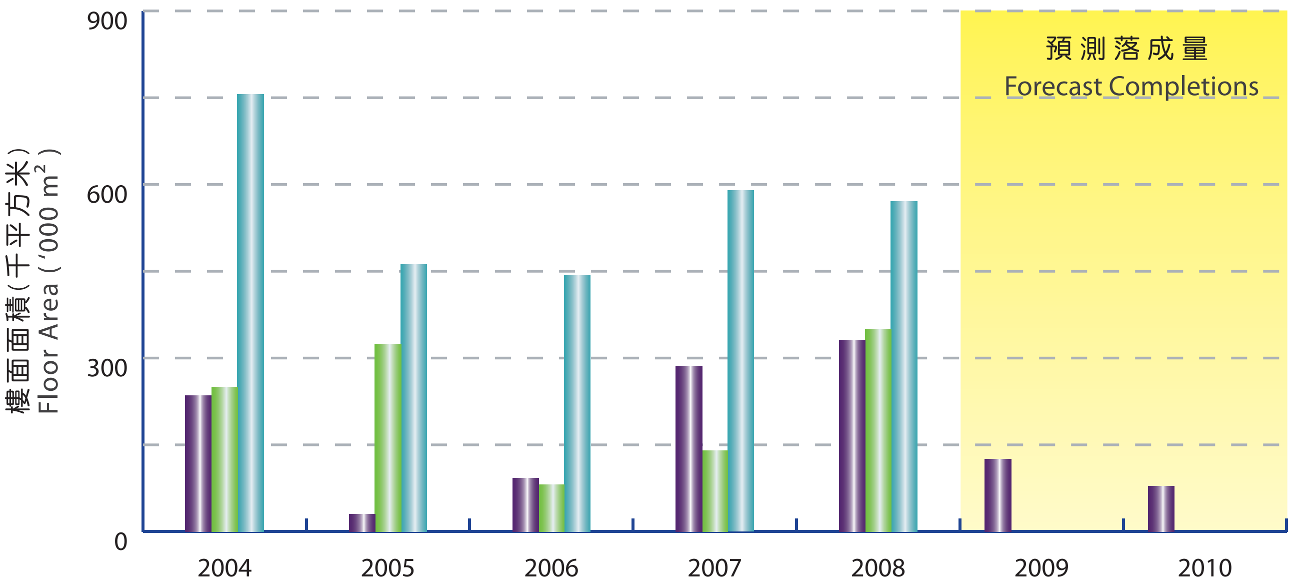
甲級寫字樓售價於2008年首季飆升，但下半年卻大幅下滑。租金於首三季亦錄得強勁升幅，惟至第四季則後勁不繼，轉為徐徐下跌。2008年第四季的指數顯示，整體售價比2007年同期下跌9%，租金則上升了15%。

Prices surged sharply in the first quarter of 2008 and declined considerably in the second half of the year. Rents also rose briskly in the first three quarters but edged down in the last quarter at a slower rate. When compared with the corresponding quarter of 2007, the indices for the fourth quarter of 2008 showed a decrease of 9% in prices, but an increase of 15% in rents.

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 ('000 m^2)

	2004	2005	2006	2007	2008	2009	2010
落成量 Completions	235	30	92	286	331	125#	79#
使用量 Take-up	250^	324	81	140	350		
空置量 Vacancy	756	462	443	589	571		
%+	13.1	8.1	7.6	9.7	8.9		

^ 使用量數字是經過調整，以反映在年內級別的重新分類、樓宇的改建或總存量因落成量以外因素的增加。
The take-up figures had been adjusted to reflect regradings, building conversions or additional stock other than arising from new completions.

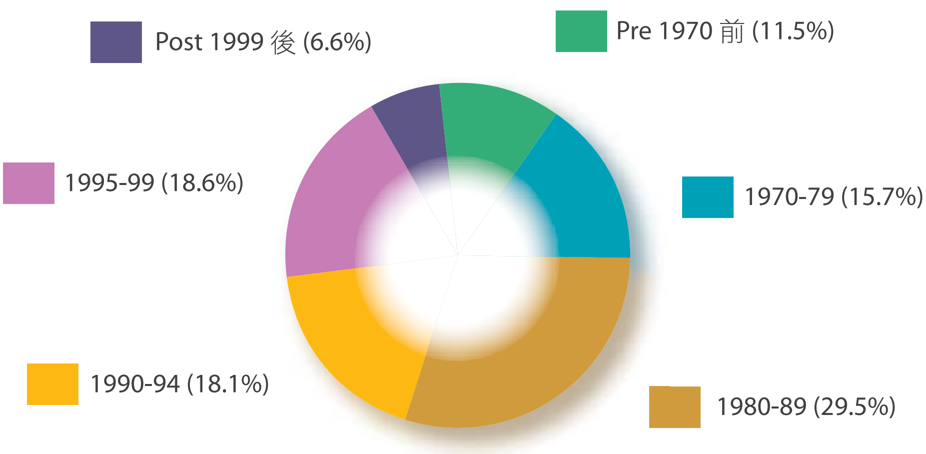
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

２００８年底乙級寫字樓的總存量為２ ４４２ ２００平方米，佔所有級別寫字樓總存量的２３％。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2008, stock of Grade B office was 2 442 200 m², representing 23% of total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的６４％，九龍和新界則分別佔３３％和３％。

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

２００８年只有黃大仙一個新發展項目落成，提供８ ７００平方米的乙級寫字樓面積。

Only one development was completed in 2008, providing some 8 700 m² Grade B space in Wong Tai Sin.

使用量只有3 300平方米的低水平，遠低於落成量，不過整體空置量仍下降至167 800平方米，相當於此分類總存量的6.9%。

預計2009年和2010年的乙級寫字樓落成量會分別增至19 400平方米和23 400平方米。2009年的新供應將全部來自尖沙咀和黃大仙；2010年的落成量當中接近70%來自港島，其中近半位於東區。

Take-up was low at 3 300 m², well below the completions in the year. Total vacant space at the year end however dropped to 167 800 m², representing 6.9% of stock in this sub-sector.

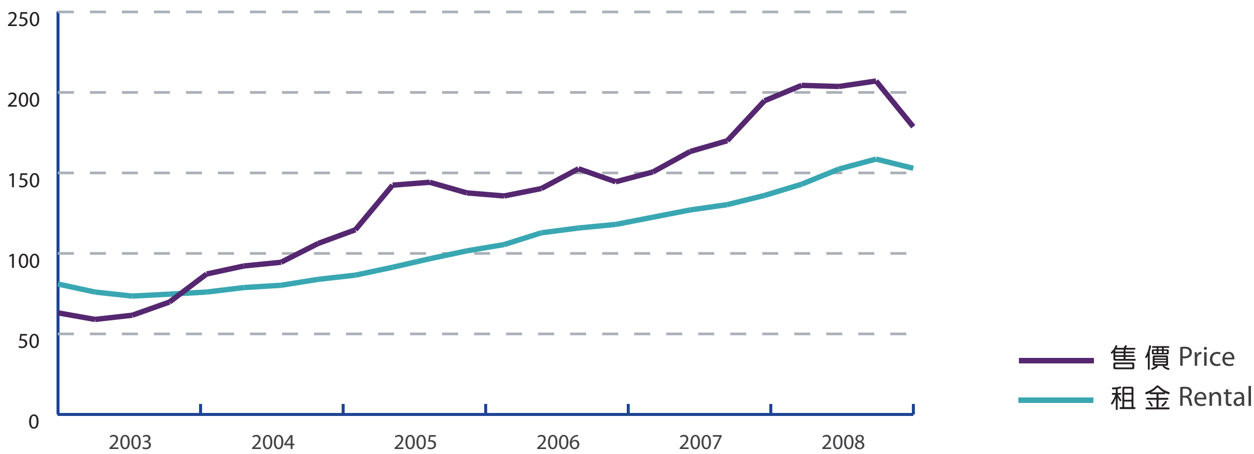
Completions in 2009 and 2010 will likely increase to 19 400 m² and 23 400 m² respectively. The entire supply in 2009 is anticipated to come from Tsim Sha Tsui and Wong Tai Sin. For 2010, nearly 70% of the new completions will be located on Hong Kong Island, with almost half coming from Eastern District.

售價在年內走勢反覆。2008年第四季的售價指數較前一年下跌8%。租金則於首三季穩步攀升至第四季開始回落，故仍錄得12%的按年升幅。

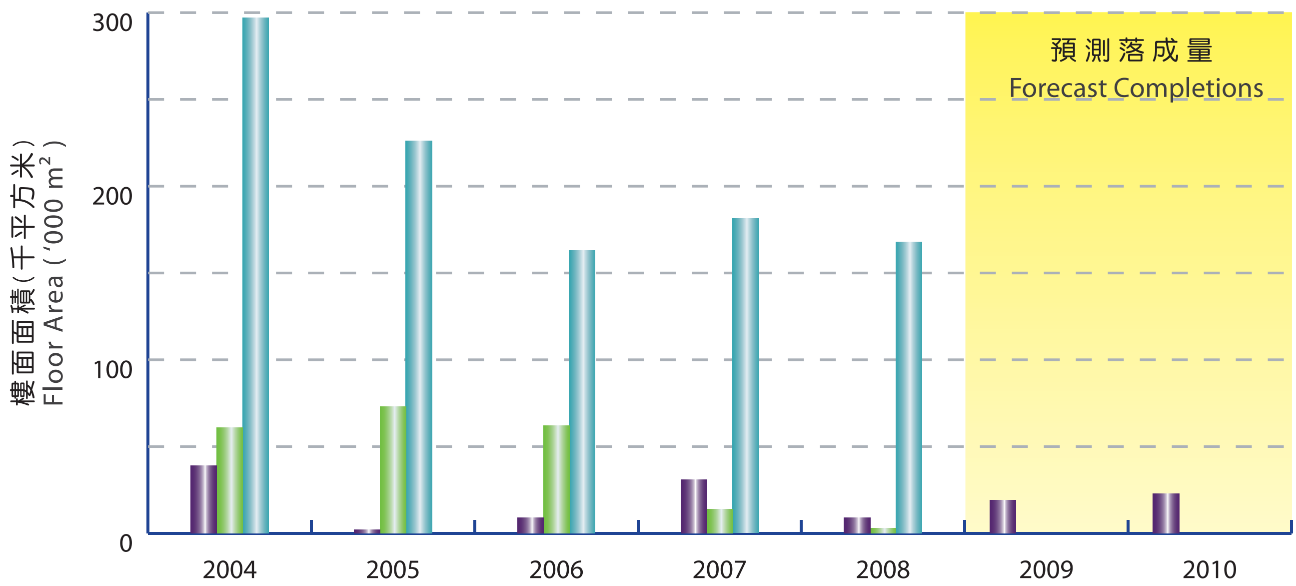
Prices fluctuated throughout the year. The price index for the fourth quarter of 2008 slid 8% from the previous year. Rents, however, climbed quarter to quarter and started to fall only in the last quarter resulting in a year-on-year growth of 12%.

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 ('000 m^2)

	2004	2005	2006	2007	2008	2009	2010
落成量 Completions	39	2	9	31	9	19#	23#
使用量 Take-up	61^	73	62^	14	3		
空置量 Vacancy	297	226	163	181	168		
%+	12.1	9.2	6.7	7.3	6.9		

^ 使用量數字是經過調整，以反映在年內級別的重新分類、樓宇的改建或總存量因落成量以外因素的增加。
The take-up figures had been adjusted to reflect regradings, building conversions or additional stock other than arising from new completions.

\+ 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.

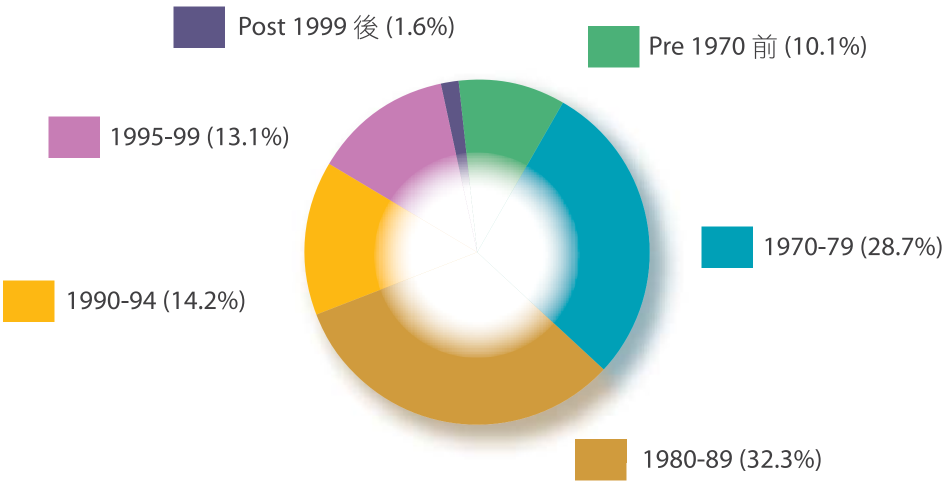
預測數字
Forecast figures

２００８年底丙級寫字樓的總存量為１ ５５５ ９００平方米，佔所有級別寫字樓總存量的１５％。圖表顯示按樓齡分類的丙級寫字樓總存量。

The stock of Grade C office was 1 555 900 m² at the end of 2008, representing 15% of total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量

Stock Distribution by Age



總存量的６７％位於港島，九龍和新界則分別佔３１％和２％。

Hong Kong Island accounted for 67% of stock, while the share for Kowloon and the New Territories was 31% and 2% respectively.

２００８年丙級寫字樓的落成量相當少，只有７００平方米，來自銅鑼灣一個發展項目。

Completions were fairly low in this sub-sector with only 700 m² coming from one development in Causeway Bay.

年內使用量出現7 800平方米的負數，空置量微升至133 800平方米，相當於丙級總存量的8.6%。

Take-up in the year was negative, at the level of 7 800 m². The total amount of vacant space increased marginally to 133 800 m², equivalent to 8.6% of Grade C stock.

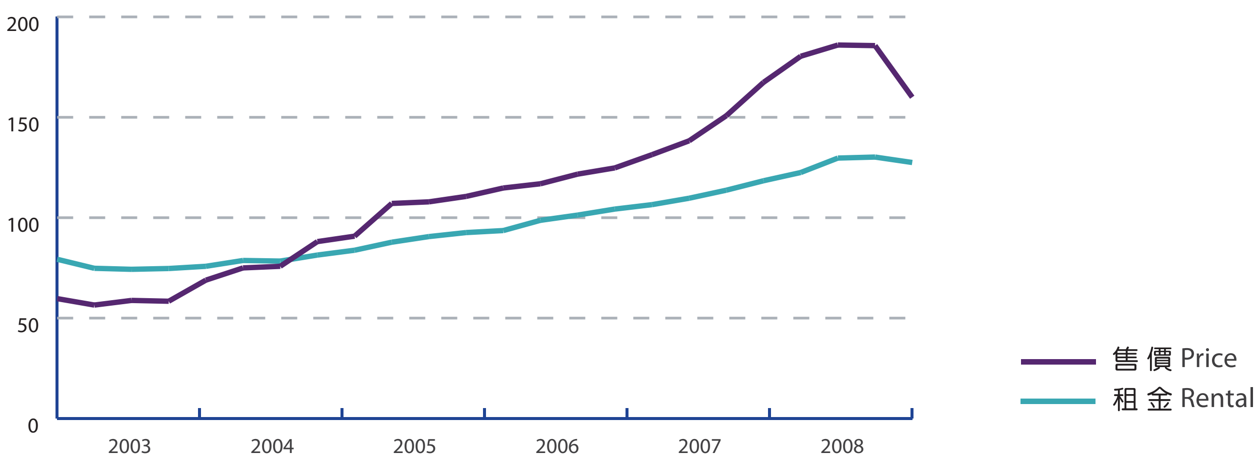
預計2009年的落成量會增加至8 000平方米，但2010年的落成量則會急挫至只有200平方米。所有新供應量均集中於核心地區。

Completions are forecast to rise to 8 000 m² in 2009 but fall drastically to 200 m² in 2010. All the new supply will come from the core districts.

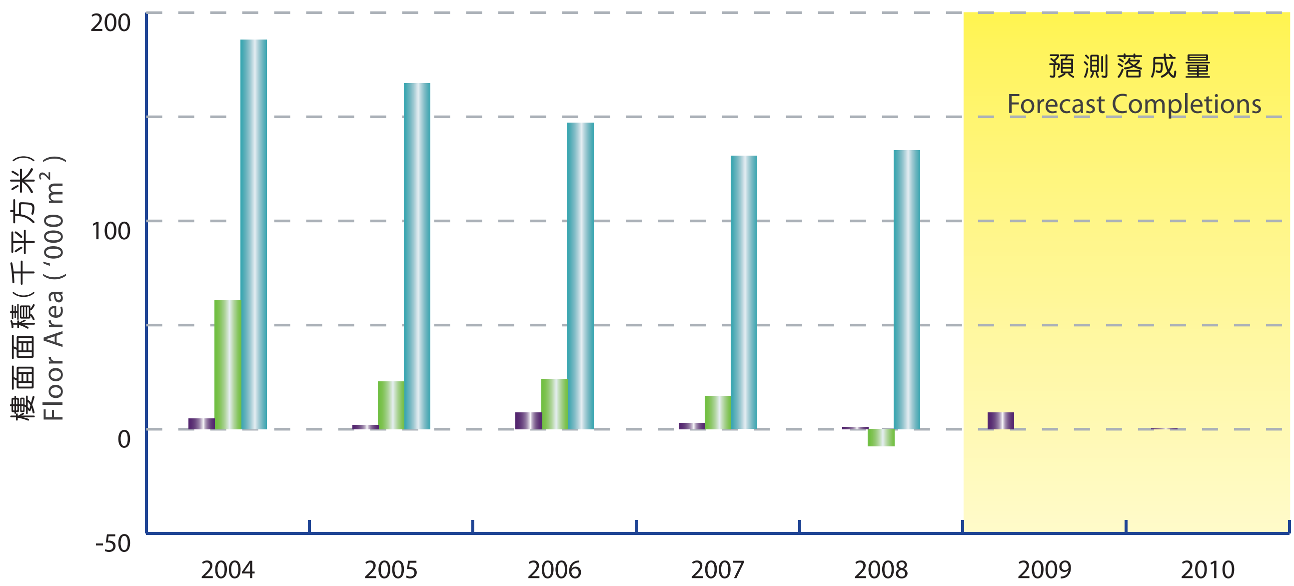
2008年第四季的售價指數顯示，售價比2007年第四季下跌4%，租金則上升8%。

The price indices for the fourth quarter of 2008 indicated that prices were down by 4% whereas rents rose by 8% when compared with the corresponding quarter in 2007.

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 ('000 m^2)

	2004	2005	2006	2007	2008	2009	2010
落成量 Completions	5	2	8	3	1	8#	0.2#
使用量 Take-up	62	23	24	16	-8		
空置量 Vacancy	187	166	147	131	134		
%+	11.7	10.5	9.3	8.4	8.6		

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

\# 預測數字
Forecast figures


BROOKS BROTHERS

私人商業樓宇

Private Commercial

這類別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。

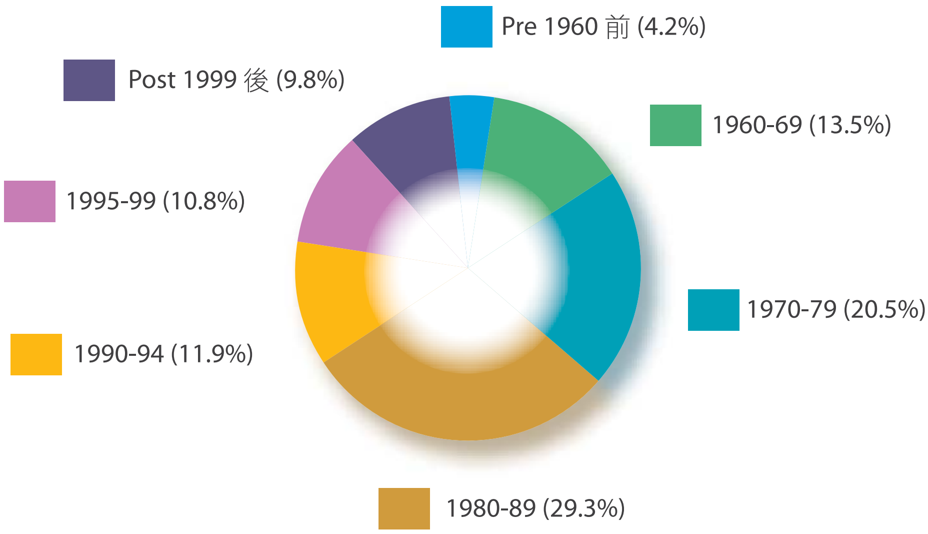
這類物業在2008年底的總存量為10 587 800平方米，其中30%位於港島，41%位於九龍，29%位於新界。按樓齡分類的總存量詳見圖表。

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

Stock in this sector at the end of 2008 was 10 587 800 m^2, with 30% of the total space on Hong Kong Island, 41% in Kowloon and 29% 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



2008年的落成量為49 300平方米，與前一年相若，當中接近一半位於九龍。深水埗、觀塘和油尖旺區合共佔總供應量約40%。

Completions in 2008 were 49 300 m^2, at similar level as the previous year. Nearly half of the completions were in Kowloon. Sham Shui Po, Kwun Tong and Yau Tsim Mong altogether accounted for some 40% of total new supply.

年內使用量錄得39 200平方米的負數。新落成樓宇的使用量偏低，令年底空置量增至920 100平方米，佔總存量的8.7%。商場舖位和樓上商業單位佔整體空置量的比例增至55%。

A negative take-up of 39 200 m² was recorded for the year. Take-up in newly completed space was low, thus leading to an increase in year-end vacancy to 920 100 m², or 8.7% of total stock. The share of vacancy from arcade shops and upper floor commercial space increased to 55% of the total.

預計落成量在未來兩年會上升，2009年的落成量為94 000平方米，而2010年則為90 300平方米。在2009年的新供應當中，約有73%位於九龍，主要集中於油尖旺區，其餘則平均分布於港島及新界。2010年總落成量大部分仍會來自九龍，約64%，而新界則佔33%。

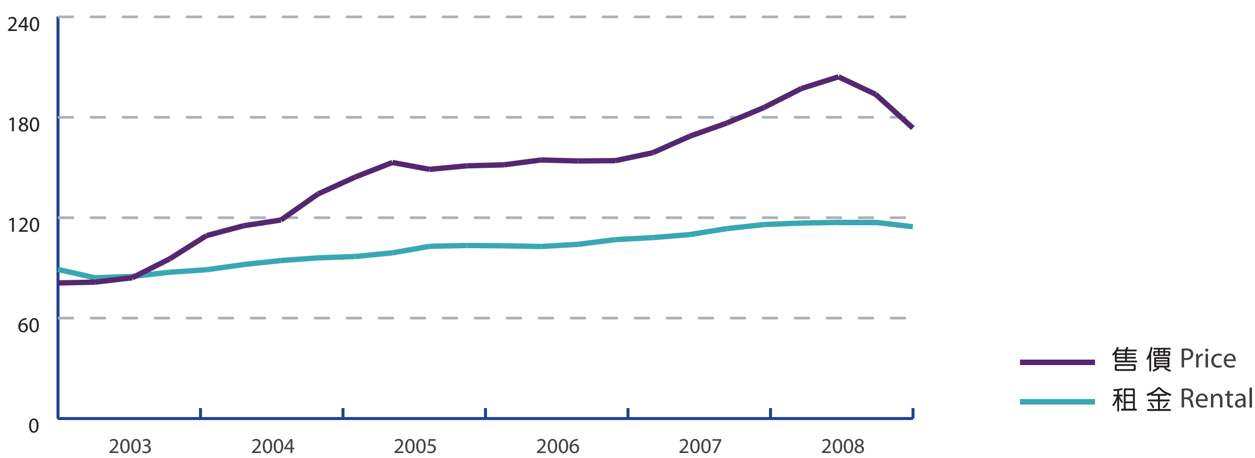
Completions are expected to increase to 94 000 m² in 2009 and 90 300 m² in 2010. Around 73% of the forecast completions in 2009 will be found in Kowloon, largely in Yau Tsim Mong, and the remainder spread fairly well between Hong Kong Island and the New Territories. In 2010, Kowloon will continue to contribute the bulk of space completions at about 64%, and the New Territories will account for about 33%.

2008年首六個月的零售業樓宇售價上揚，但於下半年卻急劇下跌。2008年第四季售價指數顯示，整體售價較前一年下跌7%。租金在年內大部分時間皆溫和上升，至最後一季開始下調，該季的租金指數較2007年同期下降了1%。

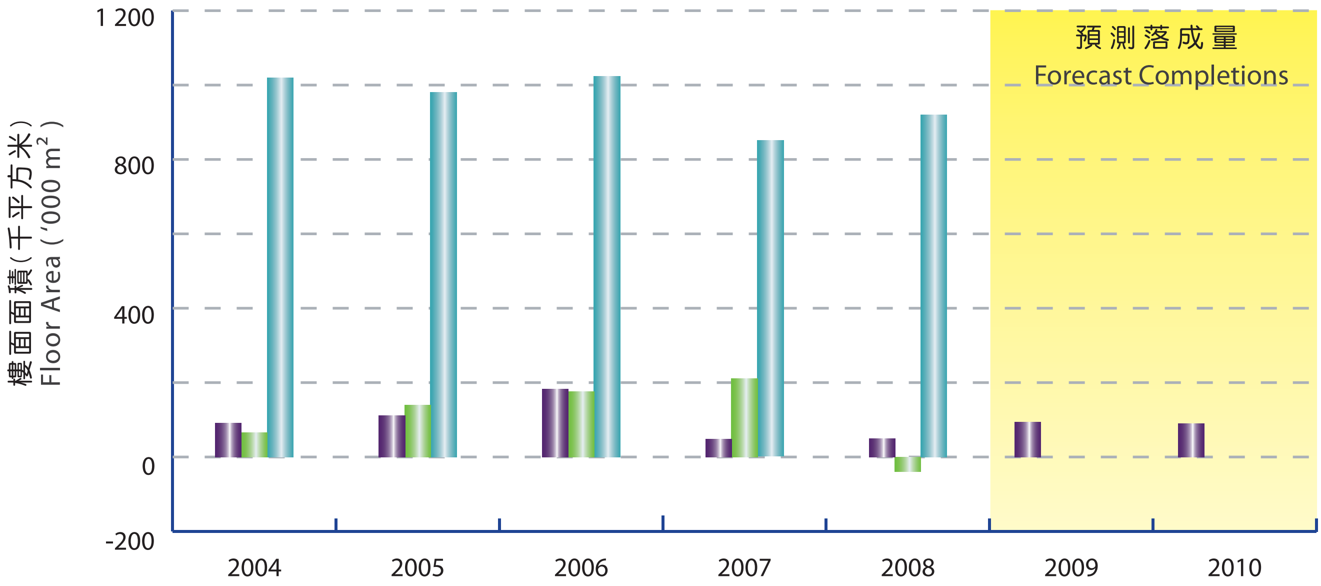
Retail prices moved upwards in the first six months but declined rapidly in the second half of the year. The price index for the fourth quarter of 2008 indicated that prices were 7% lower than a year earlier. Rents leapt mildly during most part of the year and started to decline in the last quarter with the rental index for the last quarter showing a decrease of 1% over the same period in 2007.

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 ('000 m^2)

	2004	2005	2006	2007	2008	2009	2010
落成量 Completions	91	111	183	48	49	94#	90#
使用量 Take-up	66	139	176*	211	-39		
空置量 Vacancy	1 019	980	1 023	849	920		
%+	10.8	10.3	9.8	8.1	8.7		

* 使用量數字是經過調整，包括「領匯」物業。
The take-up figure has been adjusted to include that attributed to The Link REIT properties.

+ 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

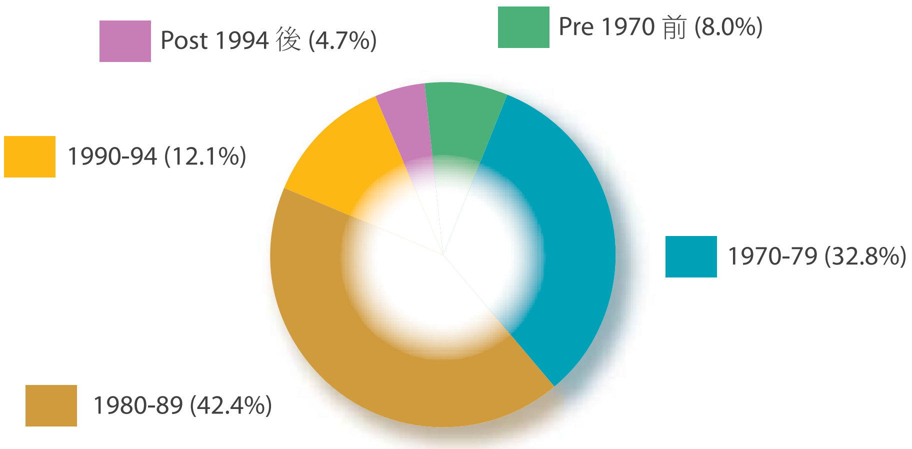
這類別包括分層工廠大廈及其附屬寫字樓。

這類物業在2008年底的總存量為17 374 000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 2008, stock in this sector was 17 374 000 m², 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



2008年的落成量為69 500平方米，是前一年落成量的四倍多。新供應當中，約有90%位於九龍。

New completions in 2008 amounted to 69 500 m², over four times the completions of previous year. About 90% of the new supply was in Kowloon.

使用量下跌至負數，佔用面積減少了106 900平方米。空置量則微升至1 133 900平方米，相當於總存量的6.5%。約有59%的空置面積集中在觀塘、葵青和荃灣這三個地區。

預計2009年的落成量為20 300平方米，位於荃灣；2010年則可能再有66 000平方米的面積落成，主要來自南區。

The take-up was negative with a net loss of occupied space amounting to 106 900 m^2. Vacancy edged up to 1 133 900 m^2, representing 6.5% of stock. About 59% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tsuen Wan.

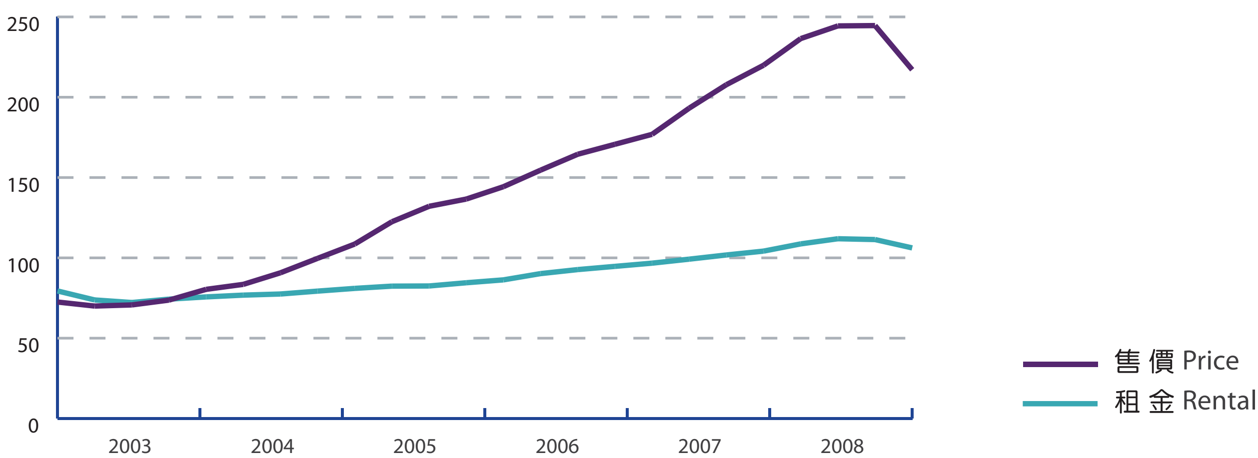
While some 20 300 m^2 in Tsuen Wan are forecast to be completed in 2009, the completions in 2010 will probably reach 66 000 m^2 again, mainly from the Southern District.

售價和租金於首兩季飆升後，經過一段短時間的整固期，至第四季調頭向下。2008年第四季的售價指數比2007年最後一季下調了1%，同期的租金則微升了2%。

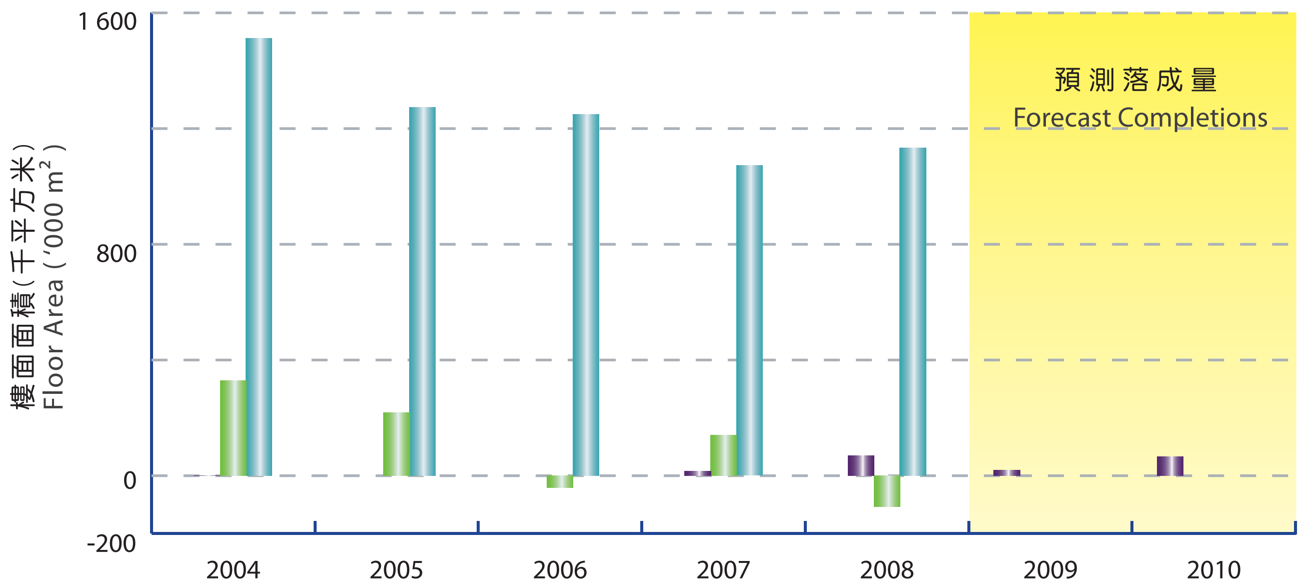
Both prices and rents rose in the first two quarters rapidly and stabilised for a while before heading downward in the fourth quarter. The price index for the fourth quarter of 2008 was 1% lower than the 2007 last quarter level. Rents registered a mild increase of 2% over the corresponding period.

售價及租金指數

Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000 m^2)

	2004	2005	2006	2007	2008	2009	2010
落成量 Completions	1	0	0	16	70	20#	66#
使用量 Take-up	329	219	-42	141	-107		
空置量 Vacancy	1 512	1 273	1 250	1 070	1 134		
%+	8.7	7.3	7.2	6.2	6.5		

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

\# 預測數字
Forecast figures

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.

2008年底的總存量達616 100平方米，大部分位於市區，其中深水埗和觀塘共佔總樓面面積的50%以上。

The 2008 year-end stock stood at 616 100 m^2, with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 50% of the total space.

2008年只有一幢工貿大廈在觀塘落成，面積為4 300平方米。

Newly completed space of 4 300 m^2 in 2008 was attributed to one building in Kwun Tong.

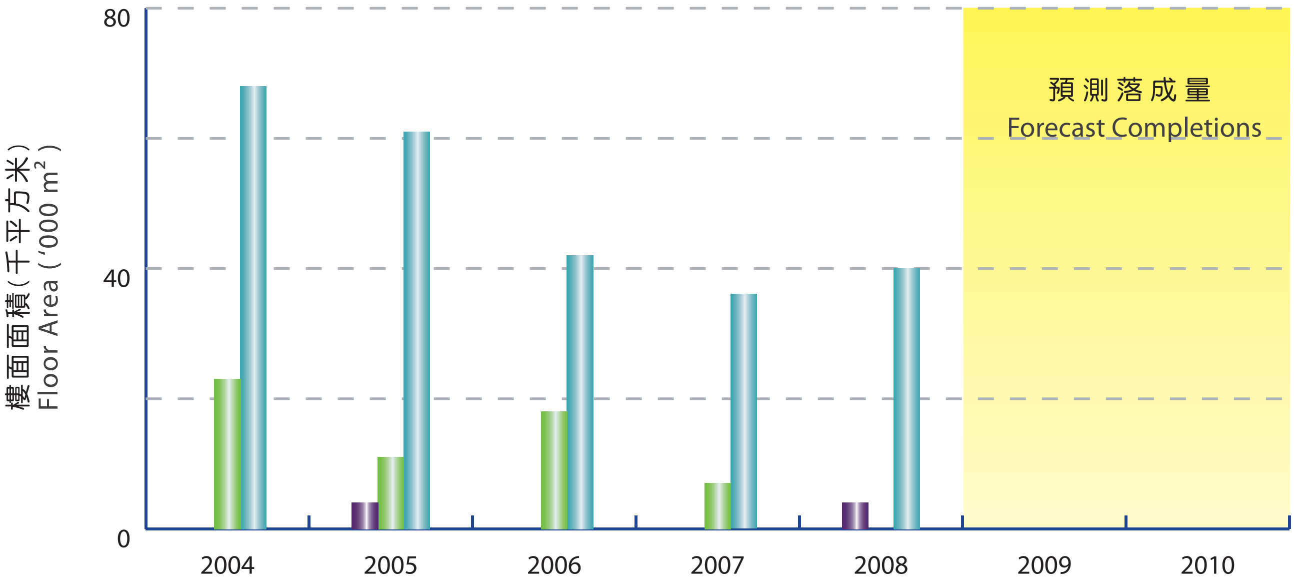
由於使用量沒有增長，2008年的新供應令年底的空置量上升至總存量的6.5%，相當於39 800平方米。約有66%的空置面積位於觀塘、深水埗和葵青。

With zero take-up, the addition of newly completed space in 2008 has brought vacancy at the year end to 6.5% of stock, at 39 800 m^2. About 66% of the vacant space was found in Kwun Tong, Sham Shui Po and Kwai Tsing.

預計此類樓宇在未來兩年應該不會有新供應。

It is estimated that there will be no new supply in the following two years in this sector.

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 ('000 m^2)

	2004	2005	2006	2007	2008	2009	2010
落成量 Completions	0	4	0	0	4	0#	0#
使用量 Take-up	23	11	18	7	0		
空置量 Vacancy	68	61	42	36	40		
%+	11.1	9.8	6.9	5.8	6.5		

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

\# 預測數字
Forecast figures

這類別包括所有其他廠房，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。

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

這類物業在2008年底的總存量為3 027 100平方米，其中逾80%位於新界。

The stock in this sector was 3 027 100 m^2 at the end of 2008, largely in the New Territories which accounted for over 80%.

2008年共有三個新發展項目落成，總面積為10 900平方米，當中約85%來自兩個位於將軍澳的發展項目。

Three new developments with 10 900 m^2 were completed in 2008. About 85% of the newly completed space was coming from two developments in Tseung Kwan O.

預計2009年的新供應量為1 500平方米，位於元朗；2010年應該不會有新供應。

New space of 1 500 m^2 in Yuen Long is forecast to be available in 2009, but none in 2010.

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

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.

2008年底的總存量為3 418 200平方米，其中約有80%位於新界，主要集中於葵青、荃灣和沙田，佔整體樓面面積的66%。

Stock stood at 3 418 200 m^2 at the end of 2008. About 80% of the stock was in the New Territories, with a predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 66% of the total space.

2008年只有一幢位於觀塘的貨倉大廈落成，面積4 400平方米。空置量輕微上升至99 300平方米，相當於總存量的2.9%。

A new building with floor space 4 400 m^2 was completed in Kwun Tong during 2008. Vacancy has risen slightly to 99 300 m^2, or 2.9% of stock.

預計2009年和2010年大概不會有新供應。

No new supply will likely be available in 2009 and 2010.

技術附註

Technical Notes

1. 報告年度

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

1. Review Period

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

2. 範圍

本報告的調查對象涵蓋全港私人樓宇。

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. 區域及地區

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

3. Areas and Districts

The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts as shown in the Appendix and on Plans 1 and 2. The boundaries of these districts follow those of the 18 District Council Districts. For the office sector, there is further sub-division into certain sub-districts, to enable more detailed analysis of the principal office districts.

4. 物業類別

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

4. Property Types

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

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

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

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

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

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

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

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

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

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

4.4 Private Office premises comprise premises situated in buildings designed for commercial/ business purposes. Excluded are non-domestic floors in composite buildings. Offices are graded as follows :

Grade A - modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.

Grade B - ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing air-conditioning; adequate lift services, good management; parking facilities not essential.

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

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。

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。

4.6 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。

4.7 私人工貿大廈是設計或獲證明作工貿用途的樓面面積。

4.8 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。

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.

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

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，包括露台及外廊，但不包括樓梯、升降機槽、渠管、大堂及公用廁所等公用地方。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 verandahs but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. 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2007年前落成並已評估差餉的住宅樓宇則另有處理方法。空置物業數據是向大廈管理處、業主和佔用人蒐集，或本署派員視察而獲得的。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2007, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 在2007年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3%的單位所得結果來推算的。

10.3 For rated domestic premises completed prior to 2007, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. 入住量／使用量

11. Take-up

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

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

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

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

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

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

12. 平均租金和售價

12. Average Rents and Prices

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

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

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

12.2 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，一般是在達成臨時協議後2至3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. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier.

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。

12.7 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。

13. 租金和售價指數

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。

13.2 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。

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 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. Rental and Price Indices

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 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2008年的權數是根據2007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 2008, the weights are based on the number of transactions effected in 2007.

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，是以**買賣合約的簽署日期**，而並非送交土地註冊處登記的日期為依據。

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**, and not the date on which the Agreement is submitted for registration.


005
3 025
4 515
6 656
3 265
8 546
2 659
4 556
7 546
5 654
9 566
1 564
6 654
7 654
8 564
4 656
1 254
2 653
7 568
5 565
7 512
4 651
2 654
1 546

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私人住宅 Private Domestic

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5.	各類單位落成量	Completions by Class
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私人寫字樓 Private Office

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22.	整體空置趨勢	Overall Vacancy Trends
23.	各區不同級別平均租金	Average Rents by Grade and District
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25.	各級別租金及售價指數(所有地區)	Rental and Price Indices by Grade (All Districts)
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私人商業樓宇 Private Commercial

私人分層工廠大廈 Private Flatted Factories

私人工貿大廈 Private Industrial/Office

私人特殊廠房 Private Specialised Factories

私人貨倉 Private Storage

私人物業市場回報率 Private Property Market Yields

物業買賣 Sales Transactions

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]	2008 年底總存量 Stock at year end		2008 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
A	< 20.0	9 331	352 064	9 412	2.7
	20 - 39.9	342 733			
B	40 - 69.9	529 797	529 797	27 740	5.2
C	70 - 99.9	124 651	124 651	8 795	7.1
D	100 - 159.9	56 142	56 142	4 407	7.8
E	160 - 199.9	11 276	23 268	2 584	11.1
	200 - 279.9	9 280			
	> 279.9	2 712			
所 有 類 別	**ALL CLASSES**	**1 085 922**	**1 085 922**	**52 938**	**4.9**

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	2007 年底總存量 Stock at year end	2008 年落成量 Completions	落成量佔 2007 年總存量的百分率 Completions as a % of 2007 Stock	2008 年底總存量 Stock at year end	2008 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	92 850	88	0.1	92 509	3 247	3.5
灣仔	Wan Chai	62 191	217	0.3	61 831	3 056	4.9
東區	Eastern	127 630	320	0.3	127 513	2 205	1.7
南區	Southern	40 372	892	2.2	41 184	2 631	6.4
港島	***HONG KONG***	***323 043***	***1 517***	***0.5***	***323 037***	***11 139***	***3.4***
油尖旺	Yau Tsim Mong	107 962	1 071	1.0	108 549	6 283	5.8
深水埗	Sham Shui Po	72 406	1 099	1.5	73 319	3 431	4.7
九龍城	Kowloon City	99 820	277	0.3	100 120	7 696	7.7
黃大仙	Wong Tai Sin	15 692	304	1.9	15 996	625	3.9
觀塘	Kwun Tong	47 555	-	-	47 558	1 258	2.6
九龍	***KOWLOON***	***343 435***	***2 751***	***0.8***	***345 542***	***19 293***	***5.6***
葵青	Kwai Tsing	35 483	-	-	35 484	1 132	3.2
荃灣	Tsuen Wan	74 287	82	0.1	74 369	1 073	1.4
屯門	Tuen Mun	54 795	-	-	54 793	1 300	2.4
元朗	Yuen Long	61 436	298	0.5	61 732	3 820	6.2
北區	North	25 759	13	0.1	25 772	1 083	4.2
大埔	Tai Po	28 378	163	0.6	28 548	1 432	5.0
沙田	Sha Tin	66 060	1 787	2.7	67 843	4 479	6.6
西貢	Sai Kung	44 240	2 105	4.8	46 414	3 850	8.3
離島	Islands	22 327	60	0.3	22 388	4 337	19.4
新界	***NEW TERRITORIES***	***412 765***	***4 508***	***1.1***	***417 343***	***22 506***	***5.4***
全港	***OVERALL***	***1 079 243***	***8 776***	***0.8***	***1 085 922***	***52 938***	***4.9***

2008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2007年底總存量計算。

2008 Stock figures are derived from the latest rating record,
and not from the 2007 Stock figures shown here.

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

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底各類單位總存量 Stock by Class at year end A	B	C	D	E	總數 Total
2004	港島	Hong Kong	318	3 689	105 396	132 685	37 671	25 292	15 154	316 198
	九龍	Kowloon	378	10 811	123 797	155 570	36 605	14 149	2 462	332 583
	新界	New Territories	5	11 536	116 812	209 344	41 687	13 895	4 452	386 190
	全港	***OVERALL***	***701***	***26 036***	***346 005***	***497 599***	***115 963***	***53 336***	***22 068***	***1 034 971***
2005	港島	Hong Kong	438	4 286	105 990	135 689	38 072	25 647	15 407	320 805
	九龍	Kowloon	115	3 879	124 003	158 553	37 178	14 060	2 500	336 294
	新界	New Territories	25	9 156	118 958	214 824	43 653	14 106	4 606	396 147
	全港	***OVERALL***	***578***	***17 321***	***348 951***	***509 066***	***118 903***	***53 813***	***22 513***	***1 053 246***
2006	港島	Hong Kong	635	1 687	106 147	136 555	38 188	25 737	15 377	322 004
	九龍	Kowloon	405	5 964	124 785	161 650	38 116	14 694	2 610	341 855
	新界	New Territories	8	8 928	119 523	221 293	45 100	14 347	4 776	405 039
	全港	***OVERALL***	***1 048***	***16 579***	***350 455***	***519 498***	***121 404***	***54 778***	***22 763***	***1 068 898***
2007	港島	Hong Kong	466	863	106 304	137 126	38 227	25 871	15 515	323 043
	九龍	Kowloon	343	1 185	125 272	162 186	38 442	14 908	2 627	343 435
	新界	New Territories	17	8 423	120 019	227 228	46 048	14 557	4 913	412 765
	全港	***OVERALL***	***826***	***10 471***	***351 595***	***526 540***	***122 717***	***55 336***	***23 055***	***1 079 243***
2008	港島	Hong Kong	901	1 517	106 043	136 877	38 697	26 006	15 414	323 037
	九龍	Kowloon	515	2 751	126 039	163 392	38 637	14 967	2 507	345 542
	新界	New Territories	0	4 508	119 982	229 528	47 317	15 169	5 347	417 343
	全港	***OVERALL***	***1 416***	***8 776***	***352 064***	***529 797***	***124 651***	***56 142***	***23 268***	***1 085 922***

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
2004	港島	Hong Kong	84	191	32	3	8	318	537	1 577	280	988	307	3 689
	九龍	Kowloon	86	266	19	1	6	378	437	8 453	879	934	108	10 811
	新界	New Territories	-	1	2	2	-	5	1 148	8 195	1 951	190	52	11 536
	全港	***OVERALL***	***170***	***458***	***53***	***6***	***14***	***701***	***2 122***	***18 225***	***3 110***	***2 112***	***467***	***26 036***
2005	港島	Hong Kong	235	154	14	10	25	438	228	2 931	474	377	276	4 286
	九龍	Kowloon	3	57	28	14	13	115	316	2 877	524	102	60	3 879
	新界	New Territories	-	-	-	10	15	25	1 864	4 946	2 093	103	150	9 156
	全港	***OVERALL***	***238***	***211***	***42***	***34***	***53***	***578***	***2 408***	***10 754***	***3 091***	***582***	***486***	***17 321***
2006	港島	Hong Kong	152	91	274	88	30	635	175	922	306	217	67	1 687
	九龍	Kowloon	98	135	152	14	6	405	864	3 235	1 073	658	134	5 964
	新界	New Territories	-	-	-	3	5	8	562	6 507	1 488	197	174	8 928
	全港	***OVERALL***	***250***	***226***	***426***	***105***	***41***	***1 048***	***1 601***	***10 664***	***2 867***	***1 072***	***375***	***16 579***
2007	港島	Hong Kong	101	234	51	45	35	466	373	256	111	19	104	863
	九龍	Kowloon	27	234	61	16	5	343	256	414	197	292	26	1 185
	新界	New Territories	-	-	-	1	16	17	400	6 518	1 208	169	128	8 423
	全港	***OVERALL***	***128***	***468***	***112***	***62***	***56***	***826***	***1 029***	***7 188***	***1 516***	***480***	***258***	***10 471***
2008	港島	Hong Kong	380	311	94	13	103	901	243	399	660	117	98	1 517
	九龍	Kowloon	123	282	87	9	14	515	628	1 821	233	50	19	2 751
	新界	New Territories	-	-	-	-	-	0	0	2 677	932	556	343	4 508
	全港	***OVERALL***	***503***	***593***	***181***	***22***	***117***	***1 416***	***871***	***4 897***	***1 825***	***723***	***460***	***8 776***

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
1999 *	7 271	20 982	5 451	1 188	430	35 322
2000 *	2 683	14 753	6 025	1 998	331	25 790
2001 *	3 257	16 475	4 320	1 810	400	26 262
2002	4 456	17 370	7 204	1 270	752	31 052
2003	4 738	17 908	2 349	1 043	359	26 397
2004	2 122	18 225	3 110	2 112	467	26 036
2005	2 408	10 754	3 091	582	486	17 321
2006	1 601	10 664	2 867	1 072	375	16 579
2007	1 029	7 188	1 516	480	258	10 471
2008	871	4 897	1 825	723	460	8 776

* 數字包括村屋在內。

* Figures are all inclusive of village houses.

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]	2004	2005	2006	2007	2008			
						港島 Hong Kong	九龍 Kowloon	新界 New Territories	總數 Total
A	< 20.0	13	92	72	21	-	2	-	2
	20 - 39.9	2 109	2 316	1 529	1 008	243	626	-	869
B	40 - 69.9	18 225	10 754	10 664	7 188	399	1 821	2 677	4 897
C	70 - 99.9	3 110	3 091	2 867	1 516	660	233	932	1 825
D	100 - 159.9	2 112	582	1 072	480	117	50	556	723
E	160 - 199.9	247	293	243	82	78	6	243	327
	200 - 279.9	101	107	93	131	3	10	48	61
	> 279.9	119	86	39	45	17	3	52	72
所有類別	**ALL CLASSES**	**26 036**	**17 321**	**16 579**	**10 471**	**1 517**	**2 751**	**4 508**	**8 776**

表 Table 7

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	2008 年各類單位落成量 Completions by Class A	B	C	D	E	總數 Total	預測落成量 Forecast Completions [2009]	[2010]
中西區	Central and Western	75	-	-	1	12	88	818	314
灣仔	Wan Chai	168	48	-	-	1	217	419	301
東區	Eastern	-	71	244	4	1	320	-	-
南區	Southern	-	280	416	112	84	892	21	871
港島	***HONG KONG***	***243***	***399***	***660***	***117***	***98***	***1 517***	***1 258***	***1 486***
油尖旺	Yau Tsim Mong	206	713	121	26	5	1 071	695	864
深水埗	Sham Shui Po	327	711	56	5	-	1 099	43	148
九龍城	Kowloon City	95	101	54	13	14	277	1 056	120
黃大仙	Wong Tai Sin	-	296	2	6	-	304	276	1 882
觀塘	Kwun Tong	-	-	-	-	-	-	185	-
九龍	***KOWLOON***	***628***	***1 821***	***233***	***50***	***19***	***2 751***	***2 255***	***3 014***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	82	-	82	941	-
屯門	Tuen Mun	-	-	-	-	-	-	32	529
元朗	Yuen Long	-	-	271	26	1	298	1 272	3 951
北區	North	-	-	-	-	13	13	793	-
大埔	Tai Po	-	-	-	-	163	163	80	-
沙田	Sha Tin	-	735	507	448	97	1 787	3 815	1 390
西貢	Sai Kung	-	1 942	154	-	9	2 105	4 292	1 777
離島	Islands	-	-	-	-	60	60	-	452
新界	***NEW TERRITORIES***	***0***	***2 677***	***932***	***556***	***343***	***4 508***	***11 225***	***8 099***
全港	***OVERALL***	***871***	***4 897***	***1 825***	***723***	***460***	***8 776***	***14 738***	***12 599***

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

		[2009]						[2010]					
地區	**District**	**A**	**B**	**C**	**D**	**E**	**總數 Total**	**A**	**B**	**C**	**D**	**E**	**總數 Total**
中西區	Central and Western	322	372	47	6	71	818	65	184	56	6	3	314
灣仔	Wan Chai	25	59	214	58	63	419	96	49	-	140	16	301
東區	Eastern	-	-	-	-	-	-	-	-	-	-	-	-
南區	Southern	-	-	-	-	21	21	-	4	4	709	154	871
港島	***HONG KONG***	***347***	***431***	***261***	***64***	***155***	***1 258***	***161***	***237***	***60***	***855***	***173***	***1 486***
油尖旺	Yau Tsim Mong	104	350	174	42	25	695	-	864	-	-	-	864
深水埗	Sham Shui Po	36	-	-	6	1	43	96	-	50	2	-	148
九龍城	Kowloon City	38	-	-	818	200	1 056	97	6	13	-	4	120
黃大仙	Wong Tai Sin	-	-	276	-	-	276	-	666	1 068	143	5	1 882
觀塘	Kwun Tong	-	180	-	4	1	185	-	-	-	-	-	-
九龍	***KOWLOON***	***178***	***530***	***450***	***870***	***227***	***2 255***	***193***	***1 536***	***1 131***	***145***	***9***	***3 014***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	40	449	221	139	92	941	-	-	-	-	-	-
屯門	Tuen Mun	-	21	11	-	-	32	-	108	175	165	81	529
元朗	Yuen Long	-	1 068	138	40	26	1 272	1 036	2 399	410	18	88	3 951
北區	North	169	253	30	93	248	793	-	-	-	-	-	-
大埔	Tai Po	-	1	35	43	1	80	-	-	-	-	-	-
沙田	Sha Tin	69	2 851	528	190	177	3 815	-	1 363	3	2	22	1 390
西貢	Sai Kung	-	3 397	875	10	10	4 292	-	1 777	-	-	-	1 777
離島	Islands	-	-	-	-	-	-	-	-	392	60	-	452
新界	***NEW TERRITORIES***	***278***	***8 040***	***1 838***	***515***	***554***	***11 225***	***1 036***	***5 647***	***980***	***245***	***191***	***8 099***
全港	***OVERALL***	***803***	***9 001***	***2 549***	***1 449***	***936***	***14 738***	***1 390***	***7 420***	***2 171***	***1 245***	***373***	***12 599***

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	2007 年底總存量 Stock at year end	2008 年落成量 Completions	落成量佔 2007 年總存量的百分率 Completions as a % of 2007 Stock	2008 年底總存量 Stock at year end
中西區	Central and Western	467	12	2.6	479
灣仔	Wan Chai	298	1	0.3	295
東區	Eastern	1	-	-	1
南區	Southern	1 659	3	0.2	1 642
港島	***HONG KONG***	***2 425***	***16***	***0.7***	***2 417***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	73	-	-	72
九龍城	Kowloon City	433	1	0.2	433
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***550***	***1***	***0.2***	***549***
葵青	Kwai Tsing	3	-	-	3
荃灣	Tsuen Wan	114	-	-	114
屯門	Tuen Mun	320	-	-	319
元朗	Yuen Long	7 394	270	3.7	7 664
北區	North	238	13	5.5	251
大埔	Tai Po	2 236	163	7.3	2 402
沙田	Sha Tin	609	-	-	609
西貢	Sai Kung	1 923	9	0.5	1 934
離島	Islands	689	60	8.7	750
新界	***NEW TERRITORIES***	***13 526***	***515***	***3.8***	***14 046***
全港	***OVERALL***	***16 501***	***532***	***3.2***	***17 012***

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。
2008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2007年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2008 Stock figures are derived from the latest rating record,
and not from the 2007 Stock figures shown here.

私 人 住 宅 - 整 體 空 置 趨 勢
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	空置數目 No. Vacant	佔總存量的百分率 % of Total Stock
2004	26 036	21 871	84.0	1 008 935	42 377	4.2	64 248	6.2
2005	17 321	16 646	96.1	1 035 925	46 893	4.5	63 539	6.0
2006	16 579	14 542	87.7	1 052 319	48 128	4.6	62 670	5.9
2007	10 471	10 337	98.7	1 068 772	42 132	3.9	52 469	4.9
2008	8 776	8 225	93.7	1 077 146	44 713	4.2	52 938	4.9

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 2008 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2008 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	284	51	18.0	233	82.0
	九龍	Kowloon	137	72	52.6	65	47.4
	新界	New Territories	46	39	84.8	7	15.2
	全港	***OVERALL***	***467***	***162***	***34.7***	***305***	***65.3***
B	港島	Hong Kong	501	284	56.7	217	43.3
	九龍	Kowloon	866	650	75.1	216	24.9
	新界	New Territories	2 670	2 170	81.3	500	18.7
	全港	***OVERALL***	***4 037***	***3 104***	***76.9***	***933***	***23.1***
C	港島	Hong Kong	59	43	72.9	16	27.1
	九龍	Kowloon	78	73	93.6	5	6.4
	新界	New Territories	744	607	81.6	137	18.4
	全港	***OVERALL***	***881***	***723***	***82.1***	***158***	***17.9***
D	港島	Hong Kong	72	41	56.9	31	43.1
	九龍	Kowloon	66	57	86.4	9	13.6
	新界	New Territories	56	48	85.7	8	14.3
	全港	***OVERALL***	***194***	***146***	***75.3***	***48***	***24.7***
E	港島	Hong Kong	44	9	20.5	35	79.5
	九龍	Kowloon	10	8	80.0	2	20.0
	新界	New Territories	45	29	64.4	16	35.6
	全港	***OVERALL***	***99***	***46***	***46.5***	***53***	***53.5***
所有類別 All Classes	港島	Hong Kong	960	428	44.6	532	55.4
	九龍	Kowloon	1 157	860	74.3	297	25.7
	新界	New Territories	3 561	2 893	81.2	668	18.8
	全港	***OVERALL***	***5 678***	***4 181***	***73.6***	***1 497***	***26.4***

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
2007		246	170	127	237	170	118	289	220	144	335	240	195	396	228	225
2008 *		280	200	147	273	204	140	337	267	171	398	292	240	473	274	263
2007	10	244	201	131	243	195	123	300	256	158	376	269	217	438	(217)	(234)
	11	236	182	141	252	186	132	316	246	144	346	261	189	438	(280)	(203)
	12	248	176	144	250	185	133	304	227	151	357	238	217	416	(200)	(267)
2008	1	254	176	140	275	187	133	326	243	155	384	245	229	441	(225)	(181)
	2	241	186	143	275	203	143	332	241	177	390	276	234	467	(305)	(261)
	3	258	196	152	278	200	143	350	277	167	396	313	240	472	(255)	(251)
	4	261	198	146	275	193	141	341	266	182	397	249	244	438	(247)	(256)
	5	274	193	157	280	202	153	345	292	176	388	270	242	456	(204)	(257)
	6	266	190	152	277	200	143	353	238	176	406	300	252	482	(376)	(284)
	7	299	208	152	292	225	144	346	291	181	427	282	277	494	(412)	274
	8	340	224	147	315	234	142	361	304	193	432	338	217	514	(359)	(343)
	9	312	235	150	283	221	142	358	295	163	403	341	259	507	(244)	(288)
	10	278	199	146	252	204	142	324	263	175	411	310	246	500	(235)	(229)
	11 *	259	177	139	229	184	133	305	232	154	379	(281)	202	465	(273)	(221)
	12 *	245	178	130	209	177	125	263	233	139	318	(242)	223	377	(195)	(212)

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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

每平方米售價 $ / 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
2007		52 292	36 806	32 514	61 548	47 791	34 220	83 239	76 450	44 721	105 574	95 658	57 145	150 718	129 577	70 215
2008 *		63 987	42 948	37 706	72 512	53 491	38 214	96 552	83 298	48 654	123 335	102 660	58 790	172 207	138 581	74 113
2007	10	54 015	39 447	33 540	64 277	51 867	35 858	87 454	86 771	46 252	113 689	110 411	60 176	161 014	(133 925)	86 415
	11	60 085	41 770	35 375	69 901	55 676	37 441	89 869	93 994	48 866	123 380	117 816	61 584	181 793	(134 358)	79 362
	12	62 373	43 255	36 333	73 813	57 823	38 050	99 455	95 831	48 677	126 421	108 668	59 938	195 632	(168 199)	80 439
2008	1	65 273	44 018	38 869	76 881	58 834	39 342	99 481	95 147	50 514	124 966	105 006	57 310	177 232	(104 657)	88 253
	2	67 910	43 820	38 802	78 022	59 054	38 551	109 533	95 727	47 535	128 075	101 869	67 761	(195 157)	(137 096)	77 841
	3	68 226	42 680	38 314	76 791	54 128	37 217	98 445	90 484	48 614	125 055	101 729	64 327	165 690	(160 841)	77 025
	4	65 776	43 081	37 205	75 849	52 178	37 120	98 552	75 349	47 148	128 765	96 136	59 546	(187 962)	(140 866)	73 982
	5	66 992	44 359	38 775	75 716	53 940	39 911	104 296	85 383	50 097	140 673	102 186	63 289	178 007	(157 255)	72 070
	6	65 976	44 858	38 257	75 729	54 197	39 721	98 765	81 110	49 708	132 030	121 070	61 911	(201 296)	(122 304)	(91 795)
	7	63 839	42 399	37 842	72 186	50 088	38 350	101 133	82 631	49 316	130 700	111 414	56 010	(149 052)	(164 432)	(51 503)
	8	60 337	41 902	38 200	68 647	52 038	38 442	87 902	74 252	49 578	122 590	108 836	55 719	(179 671)	(157 871)	70 409
	9	59 021	43 326	37 532	69 990	52 359	38 904	93 276	74 262	49 927	114 995	109 030	47 325	(201 519)	(164 244)	(65 029)
	10	57 648	41 444	35 147	61 541	48 655	37 071	79 791	68 863	45 320	106 310	(91 941)	52 323	(165 696)	(139 277)	(42 687)
	11 *	48 596	37 576	33 871	57 952	46 447	34 129	71 386	73 423	46 565	95 906	85 605	50 340	(136 799)	(196 860)	(53 895)
	12 *	50 611	38 245	33 616	57 805	46 628	34 592	83 992	68 713	42 618	97 103	87 092	49 796	140 295	(93 914)	(59 420)

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

私 人 住 宅 - 各 類 單 位 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
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		97.2	97.4	99.3	100.7	101.8	97.6	101.2	98.1
2001		93.0	93.9	97.4	101.9	104.5	94.0	103.0	95.4
2002		81.3	81.8	85.0	89.8	94.3	82.0	91.6	83.4
2003		72.8	72.7	72.5	77.2	81.1	72.7	78.8	73.6
2004		75.5	76.5	79.1	84.0	86.1	76.5	84.9	77.7
2005		83.3	84.9	90.4	94.7	97.8	85.1	96.1	86.5
2006		90.1	89.1	93.9	100.5	106.4	90.0	103.0	91.6
2007		100.5	98.1	103.5	115.3	121.8	99.7	117.9	101.8
2008 *		113.3	111.6	119.1	133.5	141.3	113.2	136.4	115.7
2007	10 - 12	106.5	104.5	109.2	122.1	128.8	105.9	124.8	108.1
2008	1 - 3	112.8	112.0	118.6	131.2	137.1	113.1	133.5	115.4
	4 - 6	117.2	116.6	123.9	137.0	145.8	117.8	140.3	120.2
	7 - 9	117.1	116.2	125.5	140.9	148.5	117.8	143.7	120.5
	10 - 12 *	106.3	101.6	108.3	124.9	133.6	104.2	128.0	106.7
2007	10	105.1	101.9	108.0	121.4	127.9	103.9	124.0	106.2
	11	106.6	104.7	108.6	121.4	127.9	105.9	124.0	108.0
	12	107.9	107.0	111.1	123.6	130.6	107.9	126.4	110.0
2008	1	110.2	109.3	115.8	126.5	134.4	110.5	129.6	112.6
	2	112.4	111.9	118.6	132.1	137.1	112.9	134.1	115.3
	3	115.7	114.9	121.5	135.0	139.9	116.0	136.9	118.3
	4	115.1	114.9	121.3	134.1	142.5	115.8	137.3	118.1
	5	118.6	117.2	123.2	138.2	145.7	118.5	141.0	120.9
	6	117.9	117.8	127.3	138.7	149.2	119.0	142.6	121.5
	7	118.2	117.4	126.0	144.9	149.4	118.8	146.6	121.7
	8	117.6	117.2	126.8	137.9	148.5	118.6	141.8	121.1
	9	115.5	114.1	123.8	139.8	147.6	115.9	142.6	118.8
	10	113.1	109.7	119.7	133.4	142.1	112.2	136.5	114.9
	11 *	105.9	101.8	108.7	126.3	138.7	104.2	130.7	107.0
	12 *	99.8	93.2	96.6	115.1	120.1	96.1	116.9	98.3

* 臨時數字

* Provisional figures

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

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		88.3	89.5	91.2	94.2	98.7	89.2	95.4	89.6
2001		77.2	78.8	80.8	83.2	87.8	78.4	84.4	78.7
2002		68.1	70.2	71.9	76.6	81.8	69.5	77.9	69.9
2003		59.7	61.1	65.3	70.2	76.2	61.0	72.0	61.6
2004		72.7	77.2	87.8	96.5	106.6	76.6	99.4	78.0
2005		84.9	91.3	106.6	119.1	131.3	90.4	121.9	92.0
2006		86.6	91.6	108.0	121.0	137.6	91.1	124.9	92.7
2007		98.5	100.5	119.6	138.0	161.5	101.4	143.7	103.5
2008 *		117.6	116.1	138.5	157.2	183.7	118.6	163.0	120.5
2007	10 - 12	108.4	109.0	131.7	152.6	181.5	110.8	159.4	113.2
2008	1 - 3	121.1	119.9	146.0	165.6	192.1	122.7	171.7	125.0
	4 - 6	122.4	120.7	146.1	167.6	195.6	123.7	173.8	125.9
	7 - 9	119.7	119.1	142.7	159.6	190.6	121.4	166.3	123.2
	10 - 12 *	106.9	104.5	119.3	135.9	156.4	106.7	140.2	107.9
2007	10	103.6	104.9	125.0	146.0	177.2	106.2	153.6	108.5
	11	108.9	108.8	131.5	152.6	178.7	110.9	158.8	113.3
	12	112.8	113.2	138.7	159.1	188.5	115.4	165.9	117.9
2008	1	118.9	118.2	143.7	164.2	190.0	120.8	170.2	123.2
	2	121.7	120.4	146.5	165.6	192.5	123.3	171.8	125.5
	3	122.8	121.0	147.7	167.1	193.7	124.1	173.1	126.4
	4	121.3	119.5	143.3	166.2	194.2	122.4	172.5	124.7
	5	122.8	121.3	147.1	167.0	195.2	124.2	173.3	126.4
	6	123.2	121.4	147.9	169.6	197.3	124.4	175.7	126.6
	7	121.1	120.6	144.8	162.9	196.4	122.9	170.2	124.9
	8	119.4	118.7	142.9	158.1	195.1	121.0	166.2	122.9
	9	118.7	118.0	140.4	157.7	180.3	120.2	162.5	121.9
	10	112.6	110.7	127.6	145.6	166.6	112.9	150.0	114.3
	11 *	104.1	101.5	116.4	131.2	152.6	103.7	135.6	104.9
	12 *	104.0	101.4	114.0	131.0	150.0	103.4	135.0	104.5

* 臨時數字

* Provisional figures

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

年 / 月 Year / Month		A, B & C 市區 Urban	新界 N.T.	合計 All	D & E 市區 Urban	新界 N.T.	合計 All	所有類別 Overall 市區 Urban	新界 N.T.	合計 All
2007	1	99.7	79.8	89.4	134.2	122.8	128.3	102.0	82.2	91.8
	2	100.7	80.2	90.1	138.1	127.2	132.4	103.3	82.9	92.6
	3	102.0	80.8	91.1	134.6	130.9	131.6	104.2	83.6	93.6
	4	102.6	81.9	91.9	139.9	127.2	133.4	105.2	84.6	94.5
	5	104.1	83.0	93.2	141.5	132.4	136.4	106.6	85.8	95.8
	6	105.1	83.1	93.8	145.8	130.4	138.2	107.8	85.8	96.5
	7	105.5	84.2	94.5	152.4	131.8	142.9	108.6	86.9	97.4
	8	107.6	84.7	95.9	152.7	134.2	143.8	110.6	87.6	98.8
	9	108.8	85.2	96.5	155.5	137.4	146.8	112.0	88.0	99.5
	10	111.0	87.0	98.7	160.7	138.3	150.4	114.5	89.9	101.9
	11	117.3	90.2	103.4	170.2	137.9	156.0	120.9	93.0	106.6
	12	125.2	94.8	109.6	178.5	146.1	164.2	128.9	97.8	113.0
2008	1	131.5	99.8	115.2	187.5	155.9	173.4	135.3	103.0	118.7
	2	136.2	103.6	119.5	192.8	156.2	176.8	140.1	106.7	123.0
	3	137.6	104.6	120.6	192.1	156.3	176.3	141.3	107.6	124.1
	4	134.2	102.7	118.0	193.3	162.6	179.5	138.2	106.1	121.7
	5	134.5	103.2	118.4	190.1	163.8	177.9	138.2	106.6	122.1
	6	135.8	103.3	119.1	187.9	158.5	174.7	139.4	106.5	122.5
	7	132.3	101.2	116.4	191.6	156.0	175.9	136.3	104.4	120.0
	8	127.9	100.0	113.5	188.3	155.2	173.6	132.0	103.2	117.1
	9	125.6	98.0	111.5	174.9	152.3	164.2	129.0	101.2	114.7
	10	116.0	92.4	103.8	163.2	143.4	153.7	119.2	95.3	106.9
	11 *	105.1	84.6	94.5	149.7	129.7	140.4	108.1	87.2	97.3
	12 *	104.2	85.1	94.3	143.2	125.3	134.8	106.9	87.4	96.7

* 臨時數字
技術附註第 14 段對「較受歡迎屋苑」有詳細說明。

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

表 Table 17

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

平方米 m^2

		2008 年底總存量 Stock at year end				2008 年底空置量 Amount Vacant at year end				空置百分率 % Vacant			
地區	**District**	**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	1 866 800	766 800	623 100	3 256 700	54 700	45 800	47 000	147 500	2.9	6.0	7.5	4.5
灣仔	Wan Chai	908 500	580 700	317 500	1 806 700	31 500	37 900	26 900	96 300	3.5	6.5	8.5	5.3
東區	Eastern	704 900	181 600	83 200	969 700	27 000	16 700	10 900	54 600	3.8	9.2	13.1	5.6
南區	Southern	83 400	37 500	10 500	131 400	13 500	1 800	600	15 900	16.2	4.8	5.7	12.1
港島	***HONG KONG***	***3 563 600***	***1 566 600***	***1 034 300***	***6 164 500***	***126 700***	***102 200***	***85 400***	***314 300***	***3.6***	***6.5***	***8.3***	***5.1***
油尖旺	Yau Tsim Mong	1 094 700	627 300	421 000	2 143 000	58 200	34 600	41 300	134 100	5.3	5.5	9.8	6.3
深水埗	Sham Shui Po	148 400	54 300	39 200	241 900	11 500	9 100	1 700	22 300	7.7	16.8	4.3	9.2
九龍城	Kowloon City	107 500	57 000	20 800	185 300	4 700	2 300	1 700	8 700	4.4	4.0	8.2	4.7
黃大仙	Wong Tai Sin	-	30 500	1 200	31 700	-	8 700	-	8 700	-	28.5	-	27.4
觀塘	Kwun Tong	812 100	38 700	6 100	856 900	261 900	6 100	400	268 400	32.2	15.8	6.6	31.3
九龍	***KOWLOON***	***2 162 700***	***807 800***	***488 300***	***3 458 800***	***336 300***	***60 800***	***45 100***	***442 200***	***15.6***	***7.5***	***9.2***	***12.8***
葵青	Kwai Tsing	114 300	11 200	2 000	127 500	33 500	500	900	34 900	29.3	4.5	45.0	27.4
荃灣	Tsuen Wan	88 400	10 300	800	99 500	13 600	800	-	14 400	15.4	7.8	-	14.5
屯門	Tuen Mun	32 800	-	8 500	41 300	5 000	-	1 200	6 200	15.2	-	14.1	15.0
元朗	Yuen Long	9 200	9 800	19 100	38 100	-	600	1 200	1 800	-	6.1	6.3	4.7
北區	North	26 600	-	1 700	28 300	9 100	-	-	9 100	34.2	-	-	32.2
大埔	Tai Po	-	5 200	1 200	6 400	-	400	-	400	-	7.7	-	6.3
沙田	Sha Tin	238 500	16 000	-	254 500	28 300	300	-	28 600	11.9	1.9	-	11.2
西貢	Sai Kung	9 000	-	-	9 000	-	-	-	-	-	-	-	-
離島	Islands	149 100	15 300	-	164 400	18 900	2 200	-	21 100	12.7	14.4	-	12.8
新界	***NEW TERRITORIES***	***667 900***	***67 800***	***33 300***	***769 000***	***108 400***	***4 800***	***3 300***	***116 500***	***16.2***	***7.1***	***9.9***	***15.1***
全港	***OVERALL***	***6 394 200***	***2 442 200***	***1 555 900***	***10 392 300***	***571 400***	***167 800***	***133 800***	***873 000***	***8.9***	***6.9***	***8.6***	***8.4***
分區	**Sub-districts**												
上環	Sheung Wan	230 900	340 800	422 600	994 300	12 300	14 400	32 600	59 300	5.3	4.2	7.7	6.0
中區	Central	1 585 500	375 300	184 000	2 144 800	41 900	30 100	12 800	84 800	2.6	8.0	7.0	4.0
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	908 500	580 700	317 500	1 806 700	31 500	37 900	26 900	96 300	3.5	6.5	8.5	5.3
北角 / 鰂魚涌	North Point / Quarry Bay	704 900	147 500	65 400	917 800	27 000	7 400	9 600	44 000	3.8	5.0	14.7	4.8
尖沙咀	Tsim Sha Tsui	831 900	313 900	209 400	1 355 200	55 200	16 700	20 400	92 300	6.6	5.3	9.7	6.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	241 800	313 400	211 600	766 800	3 000	17 900	20 900	41 800	1.2	5.7	9.9	5.5

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	2007 年底總存量 Stock at year end	2008 年落成量 Completions	落成量佔 2007 年總存量的百分率 Completions as a % of 2007 Stock	2008 年底總存量 Stock at year end	2008 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	3 278 800	-	-	3 256 700	147 500	4.5
灣仔	Wan Chai	1 821 900	700	0.0 +	1 806 700	96 300	5.3
東區	Eastern	869 300	102 600	11.8	969 700	54 600	5.6
南區	Southern	131 400	-	-	131 400	15 900	12.1
港島	***HONG KONG***	***6 101 400***	***103 300***	***1.7***	***6 164 500***	***314 300***	***5.1***
油尖旺	Yau Tsim Mong	2 156 800	-	-	2 143 000	134 100	6.3
深水埗	Sham Shui Po	242 400	-	-	241 900	22 300	9.2
九龍城	Kowloon City	185 300	-	-	185 300	8 700	4.7
黃大仙	Wong Tai Sin	23 000	8 700	37.8	31 700	8 700	27.4
觀塘	Kwun Tong	681 700	175 800	25.8	856 900	268 400	31.3
九龍	***KOWLOON***	***3 289 200***	***184 500***	***5.6***	***3 458 800***	***442 200***	***12.8***
葵青	Kwai Tsing	88 300	39 400	44.6	127 500	34 900	27.4
荃灣	Tsuen Wan	99 500	-	-	99 500	14 400	14.5
屯門	Tuen Mun	41 100	-	-	41 300	6 200	15.0
元朗	Yuen Long	38 100	-	-	38 100	1 800	4.7
北區	North	28 300	-	-	28 300	9 100	32.2
大埔	Tai Po	6 400	-	-	6 400	400	6.3
沙田	Sha Tin	240 900	13 900	5.8	254 500	28 600	11.2
西貢	Sai Kung	9 000	-	-	9 000	-	-
離島	Islands	164 500	-	-	164 400	21 100	12.8
新界	***NEW TERRITORIES***	***716 100***	***53 300***	***7.4***	***769 000***	***116 500***	***15.1***
全港	***OVERALL***	***10 106 700***	***341 100***	***3.4***	***10 392 300***	***873 000***	***8.4***
分區	**Sub-districts**						
上環	Sheung Wan	1 011 200	-	-	994 300	59 300	6.0
中區	Central	2 149 900	-	-	2 144 800	84 800	4.0
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 821 900	700	0.0 +	1 806 700	96 300	5.3
北角 / 鰂魚涌	North Point / Quarry Bay	817 300	102 600	12.6	917 800	44 000	4.8
尖沙咀	Tsim Sha Tsui	1 365 700	-	-	1 355 200	92 300	6.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	770 100	-	-	766 800	41 800	5.5

2008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2007年底總存量計算。
分區數字已包括在地區數字內。
+ 少於 0.05%

2008 Stock figures are derived from the latest rating record,
and not from the 2007 Stock figures shown here.
Sub-district figures have already been included in District figures.
+ Below 0.05%

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
2004	港島	Hong Kong	-	-	-	-	51 200	14 600	5 100	70 900	3 489 300	1 579 900	1 067 000	6 136 200
	九龍	Kowloon	-	-	-	-	140 300	23 200	-	163 500	1 732 900	792 200	501 400	3 026 500
	新界	New Territories	-	-	-	-	43 800	1 300	-	45 100	531 000	68 500	32 700	632 200
	全港	***OVERALL***	***-***	***-***	***-***	***-***	***235 300***	***39 100***	***5 100***	***279 500***	***5 753 200***	***2 440 600***	***1 601 100***	***9 794 900***
2005	港島	Hong Kong	-	-	-	-	30 200	-	1 700	31 900	3 487 000	1 574 200	1 059 100	6 120 300
	九龍	Kowloon	-	-	-	-	-	2 200	-	2 200	1 730 000	809 400	494 400	3 033 800
	新界	New Territories	-	-	-	-	-	-	-	-	515 200	68 500	31 900	615 600
	全港	***OVERALL***	***-***	***-***	***-***	***-***	***30 200***	***2 200***	***1 700***	***34 100***	***5 732 200***	***2 452 100***	***1 585 400***	***9 769 700***
2006	港島	Hong Kong	29 800	-	3 000	32 800	10 100	8 700	7 300	26 100	3 464 200	1 574 200	1 057 700	6 096 100
	九龍	Kowloon	-	18 100	300	18 400	44 500	-	700	45 200	1 781 000	786 100	495 200	3 062 300
	新界	New Territories	-	-	-	-	36 900	-	-	36 900	554 000	68 500	31 900	654 400
	全港	***OVERALL***	***29 800***	***18 100***	***3 300***	***51 200***	***91 500***	***8 700***	***8 000***	***108 200***	***5 799 200***	***2 428 800***	***1 584 800***	***9 812 800***
2007	港島	Hong Kong	-	-	1 200	1 200	16 100	4 200	1 300	21 600	3 472 200	1 586 600	1 042 600	6 101 400
	九龍	Kowloon	-	-	800	800	209 300	26 900	-	236 200	1 988 200	810 200	490 800	3 289 200
	新界	New Territories	-	-	-	-	61 000	-	1 200	62 200	614 500	68 400	33 200	716 100
	全港	***OVERALL***	***-***	***-***	***2 000***	***2 000***	***286 400***	***31 100***	***2 500***	***320 000***	***6 074 900***	***2 465 200***	***1 566 600***	***10 106 700***
2008	港島	Hong Kong	-	12 500	5 900	18 400	102 600	-	700	103 300	3 563 600	1 566 600	1 034 300	6 164 500
	九龍	Kowloon	-	5 700	-	5 700	175 800	8 700	-	184 500	2 162 700	807 800	488 300	3 458 800
	新界	New Territories	-	-	-	-	53 300	-	-	53 300	667 900	67 800	33 300	769 000
	全港	***OVERALL***	***-***	***18 200***	***5 900***	***24 100***	***331 700***	***8 700***	***700***	***341 100***	***6 394 200***	***2 442 200***	***1 555 900***	***10 392 300***

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	2008 年落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	預測落成量 Forecast Completions [2009]	[2010]
中西區	Central and Western	-	-	-	-	4 700	14 400
灣仔	Wan Chai	-	-	700	700	3 300	-
東區	Eastern	102 600	-	-	102 600	-	11 500
南區	Southern	-	-	-	-	-	-
港島	***HONG KONG***	***102 600***	***-***	***700***	***103 300***	***8 000***	***25 900***
油尖旺	Yau Tsim Mong	-	-	-	-	56 400	40 100
深水埗	Sham Shui Po	-	-	-	-	-	7 400
九龍城	Kowloon City	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	8 700	-	8 700	15 300	-
觀塘	Kwun Tong	175 800	-	-	175 800	73 000	22 700
九龍	***KOWLOON***	***175 800***	***8 700***	***-***	***184 500***	***144 700***	***70 200***
葵青	Kwai Tsing	39 400	-	-	39 400	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	13 900	-	-	13 900	-	6 600
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***53 300***	***-***	***-***	***53 300***	***-***	***6 600***
全港	***OVERALL***	***331 700***	***8 700***	***700***	***341 100***	***152 700***	***102 700***
分區	**Sub-districts**						
上環	Sheung Wan	-	-	-	-	2 400	4 700
中區	Central	-	-	-	-	2 300	9 700
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	700	700	3 300	-
北角 / 鰂魚涌	North Point / Quarry Bay	102 600	-	-	102 600	-	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	4 100	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	52 300	40 100

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 21

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	[2009] 甲級 A	乙級 B	丙級 C	總數 Total	[2010] 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	-	-	4 700	4 700	9 700	4 500	200	14 400
灣仔	Wan Chai	-	-	3 300	3 300	-	-	-	-
東區	Eastern	-	-	-	-	-	11 500	-	11 500
南區	Southern	-	-	-	-	-	-	-	-
港島	***HONG KONG***	***-***	***-***	***8 000***	***8 000***	***9 700***	***16 000***	***200***	***25 900***
油尖旺	Yau Tsim Mong	52 300	4 100	-	56 400	40 100	-	-	40 100
深水埗	Sham Shui Po	-	-	-	-	-	7 400	-	7 400
九龍城	Kowloon City	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	15 300	-	15 300	-	-	-	-
觀塘	Kwun Tong	73 000	-	-	73 000	22 700	-	-	22 700
九龍	***KOWLOON***	***125 300***	***19 400***	***-***	***144 700***	***62 800***	***7 400***	***-***	***70 200***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	6 600	-	-	6 600
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***-***	***-***	***-***	***-***	***6 600***	***-***	***-***	***6 600***
全港	***OVERALL***	***125 300***	***19 400***	***8 000***	***152 700***	***79 100***	***23 400***	***200***	***102 700***
分區	**Sub-districts**								
上環	Sheung Wan	-	-	2 400	2 400	-	4 500	200	4 700
中區	Central	-	-	2 300	2 300	9 700	-	-	9 700
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	3 300	3 300	-	-	-	-
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	4 100	-	4 100	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	52 300	-	-	52 300	40 100	-	-	40 100

分區數字已包括在地區數字內。

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

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

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2004	279 500	234 400	83.9	9 515 400	1 005 500	10.6	1 239 900	12.7
2005	34 100	4 400	12.9	9 735 600	849 400	8.7	853 800	8.7
2006	108 200	94 100	87.0	9 704 600	658 700	6.8	752 800	7.7
2007	320 000	279 100	87.2	9 786 700	622 000	6.4	901 100	8.9
2008	341 100	240 600	70.5	10 051 200	632 400	6.3	873 000	8.4

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

每平方米月租 $/ m^2$ per month

級別 Grade [平均面積] [Average size]	甲 A [268 平方米 m^2]						乙 B [88 平方米 m^2]						丙 C [47 平方米 m^2]					
年 / 月 Year / Month	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok
2007	510	719	448	291	360	370	238	436	304	206	293	264	193	318	262	236	298	221
2008 *	684	933	526	338	401	420	287	547	368	249	321	296	224	378	310	270	338	244
2007 7	534	739	481	317	350	(423)	239	450	306	191	287	277	196	331	258	234	374	219
8	536	759	445	323	347	355	263	454	295	227	303	247	198	332	262	235	316	231
9	485	889	460	290	357	373	261	461	303	210	299	255	207	335	273	241	332	228
10	513	734	435	314	386	(322)	268	456	316	201	292	260	208	359	283	249	287	224
11	539	760	449	299	370	(369)	259	444	321	235	309	276	201	345	272	262	273	218
12	700	815	477	280	376	364	276	438	354	212	292	288	194	331	286	264	303	242
2008 1	642	809	462	312	376	405	281	471	335	209	303	284	203	327	312	258	268	203
2	574	781	455	290	368	(447)	275	503	354	244	292	296	210	367	290	292	325	219
3	637	982	500	323	375	443	283	493	341	220	313	289	222	388	296	264	342	225
4	713	933	541	341	417	471	246	512	348	267	332	314	230	361	301	269	311	245
5	879	940	501	311	393	(360)	308	525	402	251	321	278	229	401	303	278	323	261
6	701	1 029	512	361	414	(393)	270	547	379	231	327	285	219	393	300	272	335	263
7	743	972	568	360	429	437	306	602	363	251	311	333	218	356	339	277	419	247
8 *	651	990	554	313	408	(395)	317	602	379	284	353	300	230	379	328	269	331	262
9 *	(642)	926	556	369	417	417	316	602	390	260	338	287	236	403	322	269	371	245
10 *	662	983	568	357	424	-	305	655	384	267	323	283	233	429	324	261	349	268
11 *	397	937	533	356	401	(412)	287	586	376	291	318	316	233	401	311	275	304	240
12 *	(724)	914	603	300	358	(399)	266	501	387	233	330	285	230	379	285	259	347	226

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2008 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2008.
\- No transaction record received by this Department.

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

每平方米售價 $ / m^2

級別 Grade [平均面積] [Average size]	甲 A [147 平方米 m^2]						乙 B [61 平方米 m^2]						丙 C [38 平方米 m^2]					
年 / 月 Year / Month	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok
2007	90 488	163 053	104 864	69 618	110 987	(169 070)	54 826	106 906	78 991	47 803	80 100	54 785	49 146	80 003	62 845	48 005	52 789	42 968
2008 *	(124 877)	218 474	125 607	88 727	129 545	(156 686)	76 900	121 058	99 743	57 994	94 450	62 852	59 053	92 443	74 798	62 586	62 067	49 772
2007 7	-	150 797	130 119	(63 080)	(83 162)	-	62 551	(79 638)	77 723	(47 587)	84 500	53 952	53 500	77 276	56 565	47 974	51 942	40 504
8	-	159 220	(120 545)	68 298	105 341	-	47 633	112 795	79 700	(49 072)	81 979	58 789	50 626	72 549	71 834	54 376	46 492	42 975
9	(80 407)	142 315	115 366	(72 246)	(108 918)	-	(70 866)	(102 510)	76 554	(48 427)	78 610	69 875	49 668	100 126	59 841	51 283	51 766	44 244
10	(157 646)	156 428	83 901	-	111 306	(169 070)	56 556	112 103	74 160	-	78 299	52 067	58 611	104 717	62 280	51 591	53 666	47 367
11	-	183 002	85 325	72 101	108 750	-	60 699	133 030	91 685	(48 416)	90 788	61 108	56 598	77 327	72 232	50 596	60 495	48 536
12	-	196 226	98 448	(72 404)	124 358	-	67 372	(163 673)	89 301	(52 413)	93 843	50 023	55 492	(94 091)	73 037	52 252	62 634	49 178
2008 1	-	210 899	114 346	(82 239)	128 598	-	88 924	(115 978)	97 931	(58 083)	99 837	57 088	53 673	(103 436)	75 248	64 418	65 363	52 255
2	-	223 776	(94 144)	(76 494)	142 656	-	(64 412)	(131 930)	110 761	(50 639)	100 910	60 111	51 995	(86 081)	77 030	59 079	63 008	52 514
3	-	222 445	(95 910)	-	133 035	-	(66 780)	-	100 921	(53 797)	102 438	64 859	56 941	(99 484)	72 499	60 437	71 039	49 753
4	-	241 473	-	-	134 896	-	(99 839)	(145 585)	(94 227)	(59 557)	94 607	70 046	62 739	70 979	74 130	64 061	65 254	48 388
5	(84 458)	230 078	(200 062)	(91 136)	117 764	-	70 181	-	(80 275)	(56 187)	84 323	58 994	61 581	(100 657)	83 423	64 875	50 821	49 650
6	(89 646)	226 712	(206 261)	(97 895)	(108 514)	-	78 779	(121 782)	(95 560)	(57 658)	89 439	72 097	58 856	106 803	74 599	61 759	61 681	51 879
7	(200 527)	(236 675)	-	-	117 284	(156 686)	(72 530)	-	111 551	(63 013)	94 313	66 632	69 364	(104 348)	67 268	62 423	67 321	46 221
8 *	-	-	-	-	(133 378)	-	(91 302)	(111 701)	(87 760)	-	79 933	67 654	62 294	(117 769)	81 175	(101 399)	56 566	57 128
9 *	-	(174 350)	(118 661)	(91 033)	(147 667)	-	-	(90 112)	99 499	(60 098)	(81 450)	63 045	57 366	-	75 547	61 316	59 237	48 274
10 *	-	(263 158)	(100 962)	(112 431)	(87 212)	-	(91 274)	(80 542)	(109 671)	-	(88 002)	55 331	59 422	(56 180)	(68 857)	(60 712)	59 923	40 952
11 *	-	-	-	(91 897)	(133 531)	-	-	-	(97 653)	-	(132 946)	58 593	(51 888)	-	(60 756)	(53 672)	54 531	48 728
12 *	-	(130 803)	(69 701)	-	(117 428)	-	(53 749)	-	(52 478)	-	87 912	61 302	(49 438)	(97 015)	(65 629)	(60 345)	(54 612)	37 637

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2008 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2008.
\- No transaction record received by this Department.

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

年 / 月 Year / Month		租金 Rents 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	售價 Prices 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		100.8	95.1	95.2	98.5	92.2	91.0	82.8	89.9
2001		105.0	97.7	93.2	101.0	81.8	80.2	70.9	78.7
2002		86.0	85.3	84.1	85.4	70.0	67.7	66.6	68.4
2003		73.4	76.3	75.8	74.6	64.8	63.4	58.4	62.5
2004		77.1	79.7	78.6	78.1	113.1	95.0	76.9	99.3
2005		100.1	94.1	88.7	96.4	149.7	134.7	104.1	133.0
2006		125.2	113.0	99.5	117.4	153.6	143.3	119.5	139.3
2007		140.1	128.9	112.1	131.9	177.8	169.7	147.0	165.5
2008 *		165.5	151.7	127.5	155.4	211.5	198.5	178.0	199.2
2007	7 - 9	141.8	130.3	113.7	133.5	180.6	170.0	150.8	167.5
	10 - 12	146.6	136.0	118.4	138.7	200.8	194.8	167.4	189.6
2008	1 - 3	155.1	143.0	122.5	146.1	221.6	204.4	180.4	206.4
	4 - 6	167.4	152.4	129.7	156.9	226.6	203.7	186.0	210.4
	7 - 9 *	171.1	158.6	130.2	160.9	214.2	207.1	185.7	204.7
	10 - 12 *	168.6	152.9	127.5	157.5	183.7	178.7	160.0	175.1
2007	7	140.8	128.8	111.7	132.1	176.5	169.8	145.8	164.0
	8	142.3	129.8	113.6	133.6	181.8	171.2	150.6	168.3
	9	142.2	132.2	115.9	134.7	183.5	169.0	156.1	170.2
	10	144.7	134.3	118.2	137.1	188.6	182.9	160.8	178.6
	11	146.0	135.9	119.1	138.4	200.5	199.3	169.2	191.3
	12	149.2	137.9	117.8	140.6	213.2	202.1	172.2	199.0
2008	1	152.0	139.6	118.7	142.8	220.0	203.6	172.9	203.3
	2	155.2	142.2	123.2	146.0	222.0	204.3	183.5	207.6
	3	158.1	147.2	125.5	149.4	222.7	205.2	184.8	208.4
	4	163.2	148.6	128.9	153.2	225.7	201.8	181.9	208.5
	5	169.7	153.9	130.9	158.8	228.5	202.6	187.1	211.5
	6	169.3	154.8	129.4	158.8	225.5	206.8	189.1	211.3
	7	171.7	155.6	128.5	160.3	(213.8)	207.2	189.2	205.6
	8 *	172.4	158.6	130.4	161.7	(199.9)	210.2	191.4	200.0
	9 *	169.1	161.6	131.8	160.8	(228.8)	203.9	176.6	208.6
	10 *	171.9	155.3	131.3	160.7	(194.0)	(190.7)	172.2	186.9
	11 *	170.0	154.4	127.4	158.7	(188.2)	(173.7)	154.4	174.0
	12 *	163.9	149.0	123.8	153.2	(169.0)	(171.8)	153.3	164.4

* 臨時數字
( ) 表示少於 20 宗交易。
由 2000 年 4 月起，租金和售價指數均就重新界定級別的寫字樓編製。
這些指數不能直接與較早前的指數相比。

* Provisional figures
( ) Indicates fewer than 20 transactions.
Since April 2000 both indices have been compiled in respect of units graded according to revised grading criteria.
They are not strictly comparable to earlier indices.

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 #
1999		100.0	100.0	100.0	100.0
2000		104.2	101.1	96.7	95.3
2001		116.8	105.7	95.2	86.7
2002		85.1	82.9	83.0	70.2
2003		67.3	67.0	74.5	63.8
2004		72.0	68.2	79.0	117.2
2005		104.3	88.7	105.9	159.9
2006		139.9	121.6	127.4	167.1
2007		175.1	132.9	133.2	186.3
2008 *		231.4	168.0	148.1	229.5
2007	7 - 9	180.3	134.2	133.3	190.1
	10 - 12	188.3	141.5	135.8	206.4
2008	1 - 3	207.6	154.8	141.1	239.8
	4 - 6	235.4	163.9	149.8	259.3
	7 - 9 *	249.0	176.9	152.6	227.7
	10 - 12 *	233.5	176.4	148.9	191.2
2007	7	174.8	132.8	132.6	187.1
	8	184.7	134.1	133.8	190.8
	9	181.4	135.6	133.6	192.3
	10	186.8	131.7	135.7	195.0
	11	185.2	141.7	135.9	206.5
	12	192.8	151.2	135.9	217.6
2008	1	198.9	152.3	137.2	234.0
	2	203.0	155.9	141.7	242.0
	3	220.8	156.3	144.4	243.4
	4	224.1	162.3	146.8	263.9
	5	239.8	165.4	148.5	249.1
	6	242.3	164.0	154.2	265.0
	7	247.9	174.6	151.5	(225.3)
	8 *	255.9	178.5	155.1	(222.5)
	9 *	243.3	177.5	151.1	(235.3)
	10 *	237.9	177.5	156.7	(201.0)
	11 *	235.2	176.7	148.8	(201.0)
	12 *	227.4	174.9	141.3	(171.6)

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

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

表 Table 27

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

平方米 m^2

地區	District	2007 年底總存量 Stock at year end	2008 年落成量 Completions	落成量佔 2007 年底總存量的百分率 Completions as a % of 2007 Stock	2008 年底總存量 Stock at year end	2008 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	1 135 700	300	0.0 +	1 137 100	83 200	7.3
灣仔	Wan Chai	1 007 800	7 000	0.7	1 024 100	78 900	7.7
東區	Eastern	751 600	800	0.1	748 900	41 500	5.5
南區	Southern	205 900	100	0.0 +	207 700	19 200	9.2
港島	***HONG KONG***	***3 101 000***	***8 200***	***0.3***	***3 117 800***	***222 800***	***7.1***
油尖旺	Yau Tsim Mong	1 998 700	5 300	0.3	2 011 900	174 800	8.7
深水埗	Sham Shui Po	691 400	8 000	1.2	701 500	59 700	8.5
九龍城	Kowloon City	699 400	2 300	0.3	706 800	68 200	9.6
黃大仙	Wong Tai Sin	287 200	1 600	0.6	291 200	35 000	12.0
觀塘	Kwun Tong	625 100	6 100	1.0	642 200	60 800	9.5
九龍	***KOWLOON***	***4 301 800***	***23 300***	***0.5***	***4 353 600***	***398 500***	***9.2***
葵青	Kwai Tsing	331 600	2 500	0.8	333 600	44 900	13.5
荃灣	Tsuen Wan	483 200	7 600	1.6	487 700	72 800	14.9
屯門	Tuen Mun	389 300	-	-	394 100	32 300	8.2
元朗	Yuen Long	444 700	-	-	447 400	30 200	6.8
北區	North	211 400	-	-	213 300	23 000	10.8
大埔	Tai Po	226 000	-	-	228 500	11 500	5.0
沙田	Sha Tin	437 300	1 600	0.4	443 800	42 800	9.6
西貢	Sai Kung	273 300	400	0.1	277 200	22 400	8.1
離島	Islands	283 900	5 700	2.0	290 800	18 900	6.5
新界	***NEW TERRITORIES***	***3 080 700***	***17 800***	***0.6***	***3 116 400***	***298 800***	***9.6***
全港	***OVERALL***	***10 483 500***	***49 300***	***0.5***	***10 587 800***	***920 100***	***8.7***

2008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2007年底總存量計算。
+ 少於 0.05%

2008 Stock figures are derived from the latest rating record,
and not from the 2007 Stock figures shown here.
+ Below 0.05%

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
2004	港島	Hong Kong	2 700	8 000	3 043 100
	九龍	Kowloon	4 900	72 100	3 882 200
	新界	New Territories	400	11 200	2 482 500
	全港	***OVERALL***	***8 000***	***91 300***	***9 407 800***
2005	港島	Hong Kong	6 700	2 000	3 038 900
	九龍	Kowloon	4 300	12 100	3 910 100
	新界	New Territories	-	96 600	2 573 400
	全港	***OVERALL***	***11 000***	***110 700***	***9 522 400***
2006	港島	Hong Kong	12 100	10 900	3 088 200
	九龍	Kowloon	14 500	127 900	4 265 300
	新界	New Territories	-	44 000	3 042 000
	全港	***OVERALL***	***26 600***	***182 800***	***10 395 500***
2007	港島	Hong Kong	5 500	5 700	3 101 000
	九龍	Kowloon	5 000	19 400	4 301 800
	新界	New Territories	-	22 900	3 080 700
	全港	***OVERALL***	***10 500***	***48 000***	***10 483 500***
2008	港島	Hong Kong	9 300	8 200	3 117 800
	九龍	Kowloon	8 200	23 300	4 353 600
	新界	New Territories	-	17 800	3 116 400
	全港	***OVERALL***	***17 500***	***49 300***	***10 587 800***

從2006年開始，數字包括「領匯」擁有的物業。

Figures from 2006 onwards include properties owned by The Link REIT.

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	2008 年落成量 Completions	預測落成量 Forecast Completions [2009]	[2010]
中西區	Central and Western	300	3 100	1 400
灣仔	Wan Chai	7 000	2 300	400
東區	Eastern	800	-	-
南區	Southern	100	8 300	1 000
港島	***HONG KONG***	***8 200***	***13 700***	***2 800***
油尖旺	Yau Tsim Mong	5 300	52 100	39 000
深水埗	Sham Shui Po	8 000	300	900
九龍城	Kowloon City	2 300	6 100	400
黃大仙	Wong Tai Sin	1 600	3 800	13 300
觀塘	Kwun Tong	6 100	6 700	4 000
九龍	***KOWLOON***	***23 300***	***69 000***	***57 600***
葵青	Kwai Tsing	2 500	-	-
荃灣	Tsuen Wan	7 600	9 400	-
屯門	Tuen Mun	-	-	400
元朗	Yuen Long	-	-	13 000
北區	North	-	100	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	1 600	1 800	9 300
西貢	Sai Kung	400	-	-
離島	Islands	5 700	-	7 200
新界	***NEW TERRITORIES***	***17 800***	***11 300***	***29 900***
全港	***OVERALL***	***49 300***	***94 000***	***90 300***

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
2004	91 300	68 700	75.2	9 316 500	950 700	10.2	1 019 400	10.8
2005	110 700	23 000	20.8	9 411 700	957 100	10.2	980 100	10.3
2006	182 800	168 500	92.2	10 212 700	854 100	8.4	1 022 600	9.8
2007	48 000	44 600	92.9	10 435 500	804 500	7.7	849 100	8.1
2008	49 300	48 500	98.4	10 538 500	871 600	8.3	920 100	8.7

從2006年開始，數字包括「領匯」擁有的物業。

Figures from 2006 onwards include properties owned by The Link REIT.

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] 年 / 月 Year / Month		租金 Rents (每平方米月租 $ / m^2 per month) 港島 Hong Kong [59 平方米 m^2]	九龍 Kowloon [53 平方米 m^2]	新界 New Territories [46 平方米 m^2]	售價 Prices (每平方米售價 $ / m^2) 港島 Hong Kong [44 平方米 m^2]	九龍 Kowloon [50 平方米 m^2]	新界 New Territories [33 平方米 m^2]
2007		1 060	1 023	814	239 540	211 487	142 025
2008 *		1 182	1 108	890	235 084	235 689	144 178
2007	7	1 040	970	866	216 170	213 524	197 152
	8	1 136	1 128	851	216 098	174 154	157 296
	9	1 132	1 094	923	239 545	284 189	144 404
	10	1 077	1 105	912	251 894	232 567	117 333
	11	1 225	1 196	840	285 998	200 273	155 240
	12	942	1 316	802	320 998	229 188	139 506
2008	1	1 088	952	780	245 805	236 356	144 421
	2	1 137	1 004	955	272 987	352 251	168 166
	3	1 274	1 169	1 025	252 064	231 691	141 295
	4	1 033	998	879	182 686	243 228	151 578
	5	1 183	1 047	842	224 380	236 966	112 681
	6	1 153	1 200	858	257 220	244 444	133 463
	7	1 568	1 180	885	207 380	214 301	163 842
	8 *	1 162	1 064	800	287 678	218 011	173 370
	9 *	1 222	1 141	872	232 253	197 075	122 589
	10 *	1 072	1 108	928	214 425	153 324	109 662
	11 *	1 096	1 316	986	(137 156)	179 801	131 822
	12 *	1 038	1 247	922	154 341	222 764	139 724

* 臨時數字
( ) 表示 少於 20 宗交易。
[ ] 表示 2008 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 2008.

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
1999		100.0	100.0
2000		101.3	93.6
2001		99.4	86.8
2002		92.9	85.0
2003		86.4	85.5
2004		92.8	119.3
2005		100.5	149.3
2006		104.3	153.5
2007		111.8	172.5
2008 *		116.4	192.2
2007	7 - 9	113.5	176.6
	10 - 12	115.9	185.9
2008	1 - 3	116.8	197.2
	4 - 6	117.2	204.2
	7 - 9 *	117.2	193.7
	10 - 12 *	114.6	173.6
2007	7	112.5	174.9
	8	113.4	176.4
	9	114.5	178.5
	10	115.4	182.6
	11	115.9	186.4
	12	116.4	188.8
2008	1	116.6	193.5
	2	116.8	197.2
	3	116.9	200.8
	4	117.2	202.9
	5	116.9	203.8
	6	117.5	205.9
	7	117.8	200.7
	8 *	116.8	194.9
	9 *	117.0	185.4
	10 *	116.1	179.0
	11 *	115.5	171.7
	12 *	112.1	170.1

* 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	2007 年底總存量 Stock at year end	2008 年落成量 Completions	落成量佔 2007 年總存量的百分率 Completions as a % of 2007 Stock	2008 年底總存量 Stock at year end	2008 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	97 500	-	-	97 500	8 300	8.5
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 347 600	-	-	1 333 600	34 200	2.6
南區	Southern	773 900	-	-	773 600	91 900	11.9
港島	***HONG KONG***	***2 219 000***	***-***	***-***	***2 204 700***	***134 400***	***6.1***
油尖旺	Yau Tsim Mong	311 800	-	-	305 600	25 900	8.5
深水埗	Sham Shui Po	1 058 600	15 400	1.5	1 070 600	76 400	7.1
九龍城	Kowloon City	858 500	-	-	858 000	40 400	4.7
黃大仙	Wong Tai Sin	820 600	-	-	820 100	69 100	8.4
觀塘	Kwun Tong	3 323 900	47 500	1.4	3 335 100	299 200	9.0
九龍	***KOWLOON***	***6 373 400***	***62 900***	***1.0***	***6 389 400***	***511 000***	***8.0***
葵青	Kwai Tsing	3 310 400	3 300	0.1	3 316 600	195 200	5.9
荃灣	Tsuen Wan	2 268 800	-	-	2 209 000	171 600	7.8
屯門	Tuen Mun	1 402 700	-	-	1 480 400	46 500	3.1
元朗	Yuen Long	208 100	-	-	206 600	10 200	4.9
北區	North	279 300	3 300	1.2	282 600	24 400	8.6
大埔	Tai Po	151 600	-	-	151 600	7 900	5.2
沙田	Sha Tin	1 123 400	-	-	1 123 200	32 500	2.9
西貢	Sai Kung	9 000	-	-	9 000	-	-
離島	Islands	900	-	-	900	200	22.2
新界	***NEW TERRITORIES***	***8 754 200***	***6 600***	***0.1***	***8 779 900***	***488 500***	***5.6***
全港	***OVERALL***	***17 346 600***	***69 500***	***0.4***	***17 374 000***	***1 133 900***	***6.5***

2008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2007年底總存量計算。

2008 Stock figures are derived from the latest rating record,
and not from the 2007 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
2004	港島	Hong Kong	-	-	2 247 900
	九龍	Kowloon	3 700	-	6 460 000
	新界	New Territories	-	800	8 772 100
	全港	***OVERALL***	***3 700***	***800***	***17 480 000***
2005	港島	Hong Kong	-	-	2 247 600
	九龍	Kowloon	20 500	-	6 443 900
	新界	New Territories	-	-	8 776 900
	全港	***OVERALL***	***20 500***	***-***	***17 468 400***
2006	港島	Hong Kong	27 300	-	2 220 300
	九龍	Kowloon	20 400	-	6 418 900
	新界	New Territories	16 900	-	8 757 300
	全港	***OVERALL***	***64 600***	***-***	***17 396 500***
2007	港島	Hong Kong	-	-	2 219 000
	九龍	Kowloon	55 400	14 200	6 373 400
	新界	New Territories	-	1 500	8 754 200
	全港	***OVERALL***	***55 400***	***15 700***	***17 346 600***
2008	港島	Hong Kong	7 400	-	2 204 700
	九龍	Kowloon	46 100	62 900	6 389 400
	新界	New Territories	58 900	6 600	8 779 900
	全港	***OVERALL***	***112 400***	***69 500***	***17 374 000***

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	2008 年落成量 Completions	預測落成量 Forecast Completions [2009]	[2010]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	47 900
港島	***HONG KONG***	***-***	***-***	***47 900***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	15 400	-	15 000
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	47 500	-	-
九龍	***KOWLOON***	***62 900***	***-***	***15 000***
葵青	Kwai Tsing	3 300	-	-
荃灣	Tsuen Wan	-	20 300	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	3 300	-	3 100
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***6 600***	***20 300***	***3 100***
全港	***OVERALL***	***69 500***	***20 300***	***66 000***

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
2004	800	-	-	17 479 200	1 512 400	8.7	1 512 400	8.7
2005	-	-	-	17 468 400	1 273 300	7.3	1 273 300	7.3
2006	-	-	-	17 396 500	1 250 300	7.2	1 250 300	7.2
2007	15 700	15 700	100.0	17 330 900	1 054 200	6.1	1 069 900	6.2
2008	69,500	69,500	100.0	17 304 500	1 064 400	6.2	1 133 900	6.5

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] 年 / 月 Year / Month		租金 Rents (每平方米月租 $ / m² per month) 港島 Hong Kong [179 平方米 m²]	九龍 Kowloon [150 平方米 m²]	新界 New Territories [161 平方米 m²]	售價 Prices (每平方米售價 $ / m²) 港島 Hong Kong [130 平方米 m²]	九龍 Kowloon [132 平方米 m²]	新界 New Territories [126 平方米 m²]
2007		93	109	69	19 025	22 126	10 151
2008 *		109	118	75	23 288	27 303	12 593
2007	7	99	109	67	18 344	22 066	9 548
	8	92	110	70	21 399	23 166	10 049
	9	92	114	73	21 578	23 342	10 870
	10	90	112	70	19 844	23 060	11 039
	11	94	116	71	19 445	25 708	11 067
	12	106	114	76	18 066	25 772	11 775
2008	1	105	110	71	19 888	27 174	11 639
	2	121	117	79	20 177	27 608	11 941
	3	109	127	75	25 198	27 273	12 694
	4	109	115	71	27 785	27 144	13 179
	5	107	118	73	19 412	27 043	12 296
	6	115	123	76	22 973	28 259	13 342
	7	102	118	76	22 834	28 877	13 194
	8 *	113	119	77	25 621	27 100	13 049
	9 *	108	117	78	(25 539)	24 269	13 063
	10 *	104	119	74	(24 567)	26 888	13 099
	11 *	110	118	76	(21 586)	30 276	12 764
	12 *	108	113	74	(24 453)	23 573	10 700

* 臨時數字
( ) 表示 少於 20 宗交易。
[ ] 表示 2008 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 2008.
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
1999		100.0	100.0
2000		95.4	91.2
2001		90.3	82.0
2002		82.7	74.8
2003		74.9	71.7
2004		77.3	88.6
2005		82.6	125.0
2006		91.0	158.5
2007		100.5	199.5
2008 *		109.6	235.6
2007	7 - 9	101.8	207.8
	10 - 12	104.2	219.9
2008	1 - 3	108.7	236.5
	4 - 6	111.9	244.4
	7 - 9 *	111.4	244.6
	10 - 12 *	106.2	217.1
2007	7	100.4	201.9
	8	101.1	210.4
	9	104.0	211.0
	10	103.1	213.4
	11	103.6	219.5
	12	105.9	226.8
2008	1	107.2	232.7
	2	108.1	237.1
	3	110.9	239.7
	4	110.9	241.6
	5	113.5	245.3
	6	111.3	246.2
	7	111.7	252.9
	8 *	112.0	243.2
	9 *	110.4	237.6
	10 *	109.9	227.2
	11 *	106.5	218.7
	12 *	102.3	205.3

* 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 [72 平方米 m^2]	深水埗 Sham Shui Po [84 平方米 m^2]	觀塘 Kwun Tong [55 平方米 m^2]	葵青 Kwai Tsing [84 平方米 m^2]	荃灣 Tsuen Wan [91 平方米 m^2]	沙田 Sha Tin [82 平方米 m^2]
2007		31 936	38 686	35 435	13 088	16 637	24 429
2008 *		36 875	43 274	40 835	15 752	19 230	26 564
2007	7	35 286	(37 171)	34 412	12 871	15 540	(27 464)
	8	23 422	43 949	36 630	12 643	14 891	27 326
	9	(45 237)	(41 061)	34 358	13 860	15 253	26 614
	10	(42 041)	43 379	36 605	13 092	16 201	28 254
	11	(42 778)	35 456	37 772	13 684	16 914	26 792
	12	35 097	38 883	43 431	13 821	18 948	24 167
2008	1	(30 400)	40 638	38 736	14 678	18 334	24 265
	2	(23 581)	(39 547)	44 678	15 650	17 479	26 335
	3	(39 120)	47 592	38 445	13 953	17 293	22 377
	4	46 293	42 006	39 353	16 463	20 046	30 879
	5	(28 668)	44 517	40 248	13 199	22 019	(29 108)
	6	(29 939)	46 238	42 941	19 027	18 955	28 009
	7	(38 018)	(60 833)	42 718	15 435	22 251	(29 382)
	8 *	(37 168)	(37 621)	41 012	17 069	22 655	(33 390)
	9 *	(35 188)	-	41 995	18 945	15 825	(35 714)
	10 *	(39 795)	(52 091)	38 158	17 264	13 190	(19 745)
	11 *	(34 679)	(20 242)	45 133	15 242	25 949	(21 635)
	12 *	(42 455)	35 498	35 038	(12 106)	15 850	(21 314)

* 臨時數字
( ) 表示少於 5 宗交易 。
[ ] 表示 2008 年內所分析單位的平均面積。
\- 本署沒有成交個案。
所分析的樓宇是於 1992 年或之後建成。
平均售價只以樓上單位的售價計算。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2008.
\- 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	2007 年底總存量 Stock at year end	2008 年落成量 Completions	落成量佔 2007 年總存量的百分率 Completions as a % of 2007 Stock	2008 年底總存量 Stock at year end	2008 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
東區	Eastern	47 300	-	-	47 300	4 900	10.4
南區	Southern	5 900	-	-	5 900	800	13.6
港島	***HONG KONG***	***53 200***	***-***	***-***	***53 200***	***5 700***	***10.7***
油尖旺	Yau Tsim Mong	9 700	-	-	9 700	700	7.2
深水埗	Sham Shui Po	132 900	-	-	132 100	7 400	5.6
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	2 900	10.2
觀塘	Kwun Tong	226 300	4 300	1.9	230 600	12 400	5.4
九龍	***KOWLOON***	***402 400***	***4 300***	***1.1***	***405 900***	***23 400***	***5.8***
葵青	Kwai Tsing	90 600	-	-	90 100	6 600	7.3
荃灣	Tsuen Wan	21 700	-	-	21 700	200	0.9
北區	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	38 700	-	-	38 700	3 900	10.1
新界	***NEW TERRITORIES***	***157 500***	***-***	***-***	***157 000***	***10 700***	***6.8***
全港	***OVERALL***	***613 100***	***4 300***	***0.7***	***616 100***	***39 800***	***6.5***

2008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2007年底總存量計算。

2008 Stock figures are derived from the latest rating record,
and not from the 2007 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	2008 年落成量 Completions	預測落成量 Forecast Completions [2009]	[2010]
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	4 300	-	-
九龍	***KOWLOON***	***4 300***	***-***	***-***
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
北區	North	-	-	-
沙田	Sha Tin	-	-	-
新界	***NEW TERRITORIES***	***-***	***-***	***-***
全港	***OVERALL***	***4 300***	***-***	***-***

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
2004	-	-	-	612 500	67 700	11.1	67 700	11.1
2005	4 100	200	4.9	611 600	60 400	9.9	60 600	9.8
2006	-	-	-	612 800	42 400	6.9	42 400	6.9
2007	-	-	-	613 100	35 500	5.8	35 500	5.8
2008	4 300	4 300	100.0	611 800	35 500	5.8	39 800	6.5

表 Table 43

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	2007 年底總存量 Stock at year end	2008 年落成量 Completions	落成量佔 2007 年總存量的百分率 Completions as a % of 2007 Stock	2008 年底總存量 Stock at year end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	7 900	-	-	7 900
南區	Southern	97 100	-	-	97 100
港島	***HONG KONG***	***105 000***	***-***	***-***	***105 000***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	33 200	-	-	33 100
九龍城	Kowloon City	34 600	-	-	34 600
黃大仙	Wong Tai Sin	34 900	-	-	34 900
觀塘	Kwun Tong	317 700	1 500	0.5	319 200
九龍	***KOWLOON***	***420 400***	***1 500***	***0.4***	***421 800***
葵青	Kwai Tsing	167 600	-	-	163 100
荃灣	Tsuen Wan	212 900	-	-	207 300
屯門	Tuen Mun	256 600	-	-	177 400
元朗	Yuen Long	536 000	-	-	527 400
北區	North	117 200	-	-	117 200
大埔	Tai Po	748 700	-	-	735 300
沙田	Sha Tin	158 200	-	-	158 100
西貢	Sai Kung	339 200	9 400	2.8	334 600
離島	Islands	79 900	-	-	79 900
新界	***NEW TERRITORIES***	***2 616 300***	***9 400***	***0.4***	***2 500 300***
全港	***OVERALL***	***3 141 700***	***10 900***	***0.3***	***3 027 100***

2008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2007年底總存量計算。

2008 Stock figures are derived from the latest rating record,
and not from the 2007 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	2008 年落成量 Completions	預測落成量 Forecast Completions [2009]	[2010]
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	1 500	-	-
九龍	***KOWLOON***	***1 500***	***-***	***-***
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	1 500	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	9 400	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***9 400***	***1 500***	***-***
全港	***OVERALL***	***10 900***	***1 500***	***-***

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	2007 年底總存量 Stock at year end	2008 年落成量 Completions	落成量佔 2007 年總存量的百分率 Completions as a % of 2007 Stock	2008 年底總存量 Stock at year end	2008 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	25 100	-	-	24 600	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	95 800	-	-	95 800	4 100	4.3
南區	Southern	29 900	-	-	29 900	300	1.0
港島	***HONG KONG***	***150 800***	***-***	***-***	***150 300***	***4 400***	***2.9***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 700	-	-	142 700	1 200	0.8
九龍城	Kowloon City	117 400	-	-	115 900	13 000	11.2
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	271 100	4 400	1.6	275 600	23 400	8.5
九龍	***KOWLOON***	***531 200***	***4 400***	***0.8***	***534 200***	***37 600***	***7.0***
葵青	Kwai Tsing	1 367 600	-	-	1 362 300	10 700	0.8
荃灣	Tsuen Wan	442 600	-	-	442 600	19 700	4.5
屯門	Tuen Mun	142 400	-	-	142 900	200	0.1
元朗	Yuen Long	116 200	-	-	116 200	400	0.3
北區	North	113 300	-	-	113 500	-	-
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	453 800	-	-	453 500	2 600	0.6
西貢	Sai Kung	7 600	-	-	7 600	-	-
離島	Islands	94 500	-	-	94 500	23 700	25.1
新界	***NEW TERRITORIES***	***2 738 600***	***-***	***-***	***2 733 700***	***57 300***	***2.1***
全港	***OVERALL***	***3 420 600***	***4 400***	***0.1***	***3 418 200***	***99 300***	***2.9***

2008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2007年底總存量計算。

2008 Stock figures are derived from the latest rating record,
and not from the 2007 Stock figures shown here.

表 Table 46

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	2008 年落成量 Completions	預測落成量 Forecast Completions [2009]	[2010]
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	4 400	-	-
九龍	***KOWLOON***	***4 400***	***-***	***-***
葵青	Kwai Tsing	-	-	-
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***	***-***	***-***	***-***
全港	***OVERALL***	***4 400***	***-***	***-***

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
2004	-	-	-	3 390 300	158 000	4.7	158 000	4.7
2005	12 700	-	-	3 388 700	97 300	2.9	97 300	2.9
2006	27 400	3 800	13.9	3 402 700	97 400	2.9	101 200	3.0
2007	-	-	-	3 420 600	95 600	2.8	95 600	2.8
2008	4 400	4 400	100.0	3 413 800	94 900	2.8	99 300	2.9

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

回報百分率 % return

年 / 月 Year / Month		住宅 Domestic A	B	C	D	E
1999		5.2	4.4	4.5	4.5	4.2
2000		5.8	4.9	4.8	4.7	4.4
2001		6.3	5.3	5.4	5.4	5.0
2002		6.1	5.1	5.1	5.0	4.7
2003		6.2	5.2	4.8	4.6	4.3
2004		5.3	4.3	4.0	3.7	3.3
2005		5.0	4.1	3.7	3.4	3.0
2006		5.3	4.2	3.8	3.5	3.2
2007		5.1	4.2	3.7	3.5	3.0
2008 *		4.8	4.1	3.7	3.5	3.1
2007	7 - 9	5.2	4.3	3.8	3.6	3.1
	10 - 12	4.9	4.2	3.6	3.4	2.9
2008	1 - 3	4.7	4.1	3.6	3.4	2.9
	4 - 6	4.8	4.1	3.7	3.4	3.0
	7 - 9	4.9	4.2	3.8	3.7	3.1
	10 - 12 *	5.0	4.2	4.0	3.9	3.5
2007	7	5.2	4.2	3.8	3.6	3.3
	8	5.2	4.3	3.8	3.5	3.1
	9	5.2	4.3	3.9	3.5	3.0
	10	5.1	4.2	3.8	3.5	2.9
	11	4.9	4.2	3.6	3.4	2.9
	12	4.8	4.1	3.5	3.3	2.8
2008	1	4.7	4.0	3.5	3.3	2.9
	2	4.7	4.0	3.5	3.4	2.9
	3	4.7	4.1	3.6	3.4	2.9
	4	4.8	4.1	3.7	3.4	2.9
	5	4.9	4.1	3.6	3.4	3.0
	6	4.8	4.2	3.7	3.4	3.0
	7	4.9	4.2	3.8	3.7	3.0
	8	5.0	4.2	3.8	3.6	3.0
	9	4.9	4.1	3.8	3.7	3.3
	10	5.1	4.3	4.1	3.8	3.4
	11 *	5.1	4.3	4.0	4.0	3.6
	12 *	4.8	3.9	3.7	3.7	3.2

* 臨時數字

* Provisional figures

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

回報百分率 % return

年 / 月 Year / Month		寫字樓 Office 甲級 Grade A	寫字樓 Office 乙級 Grade B	分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
1999		5.6	6.7	12.8	7.0
2000		6.2	7.2	13.0	7.8
2001		7.3	8.4	13.8	8.1
2002		7.1	8.5	13.9	7.7
2003		6.3	7.8	13.1	7.0
2004		3.7	5.4	10.9	5.5
2005		3.9	4.5	8.3	4.9
2006		4.6	5.0	7.2	4.8
2007		3.9	4.6	6.2	4.6
2008 *		3.9	4.6	5.7	4.2
2007	7 - 9	4.1	4.7	6.1	4.6
	10 - 12	3.8	4.3	5.9	4.4
2008	1 - 3	3.7	4.3	5.7	4.2
	4 - 6	3.8	4.6	5.7	4.1
	7 - 9 *	4.2	4.7	5.7	4.3
	10 - 12 *	4.8	5.2	6.1	4.7
2007	7	4.2	4.7	6.2	4.5
	8	4.1	4.7	6.0	4.6
	9	4.1	4.8	6.2	4.5
	10	4.0	4.5	6.0	4.5
	11	3.8	4.2	5.9	4.4
	12	3.7	4.2	5.8	4.3
2008	1	3.6	4.2	5.7	4.3
	2	3.7	4.3	5.6	4.2
	3	3.7	4.4	5.7	4.1
	4	3.8	4.5	5.7	4.2
	5	3.9	4.6	5.7	4.1
	6	3.9	4.6	5.6	4.0
	7	4.2	4.6	5.6	4.2
	8 *	4.5	4.6	5.7	4.3
	9 *	3.8	4.8	5.9	4.5
	10 *	4.6	5.0	6.0	4.6
	11 *	4.7	5.4	5.9	4.9
	12 *	5.0	5.3	6.2	4.7

* 臨時數字

** 此欄數字只就樓上單位計算。

* Provisional figures

** The figures are in respect 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)
2006		82 472	232 026
2007		123 575	434 033
2008		95 931	343 827
2007	1 - 3	23 328	68 674
	4 - 6	30 293	109 309
	7 - 9	29 421	89 593
	10 - 12	40 533	166 457
2008	1 - 3	36 917	137 734
	4 - 6	27 533	104 299
	7 - 9	18 792	58 846
	10 - 12	12 689	42 948
2008	1	14 786	56 527
	2	12 581	43 765
	3	9 550	37 442
	4	9 047	27 564
	5	8 281	26 304
	6	10 205	50 431
	7	7 433	25 139
	8	5 284	14 974
	9	6 075	18 733
	10	4 719	16 279
	11	3 264	9 007
	12	4 706	17 662

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

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

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

買賣合約數目 No. of Agreements

年 / 月 Year / Month		成交金額 (百萬元) Range of Consideration ($ million)												總數 Total
		少於 1 Less than 1		1 至少於 2 1 to less than 2		2 至少於 3 2 to less than 3		3 至少於 5 3 to less than 5		5 至少於 10 5 to less than 10		10 或以上 10 or over		
		數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	
2006		19 606	24	26 832	33	15 085	18	12 190	15	6 167	7	2 592	3	82 472
2007		20 461	17	45 457	37	21 386	17	18 483	15	11 106	9	6 682	5	123 575
2008		11 018	11	36 784	38	17 273	18	16 664	17	9 534	10	4 658	5	95 931
2007	1 - 3	5 127	22	8 478	36	4 112	18	3 001	13	1 677	7	933	4	23 328
	4 - 6	5 781	19	11 111	37	4 567	15	4 585	15	2 438	8	1 811	6	30 293
	7 - 9	4 659	16	12 099	41	5 294	18	4 073	14	2 165	7	1 131	4	29 421
	10 - 12	4 894	12	13 769	34	7 413	18	6 824	17	4 826	12	2 807	7	40 533
2008	1 - 3	3 686	10	13 024	35	6 442	17	7 766	21	4 339	12	1 660	4	36 917
	4 - 6	3 324	12	10 625	39	4 817	17	4 391	16	2 595	9	1 781	6	27 533
	7 - 9	2 238	12	7 851	42	3 726	20	2 907	15	1 428	8	642	3	18 792
	10 - 12	1 770	14	5 284	42	2 288	18	1 600	13	1 172	9	575	5	12 689
2008	1	1 533	10	5 226	35	2 600	18	2 955	20	1 738	12	734	5	14 786
	2	1 292	10	4 817	38	2 411	19	2 336	19	1 155	9	570	5	12 581
	3	861	9	2 981	31	1 431	15	2 475	26	1 446	15	356	4	9 550
	4	1 202	13	3 731	41	1 576	17	1 442	16	757	8	339	4	9 047
	5	1 026	12	3 362	41	1 601	19	1 322	16	631	8	339	4	8 281
	6	1 096	11	3 532	35	1 640	16	1 627	16	1 207	12	1 103	11	10 205
	7	893	12	3 085	42	1 363	18	1 128	15	642	9	322	4	7 433
	8	644	12	2 387	45	1 013	19	736	14	352	7	152	3	5 284
	9	701	12	2 379	39	1 350	22	1 043	17	434	7	168	3	6 075
	10	612	13	1 937	41	933	20	617	13	471	10	149	3	4 719
	11	542	17	1 387	42	568	17	444	14	224	7	99	3	3 264
	12	616	13	1 960	42	787	17	539	11	477	10	327	7	4 706

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.
2006		13 986	17	57 725	68 486	83	174 303	82 472
2007		20 123	16	122 470	103 452	84	311 561	123 575
2008		11 046	12	77 331	84 885	88	266 494	95 931
2007	1 - 3	3 095	13	13 980	20 233	87	54 693	23 328
	4 - 6	5 876	19	41 086	24 417	81	68 223	30 293
	7 - 9	5 722	19	23 333	23 699	81	66 260	29 421
	10 - 12	5 430	13	44 071	35 103	87	122 385	40 533
2008	1 - 3	4 791	13	24 185	32 126	87	113 549	36 917
	4 - 6	3 236	12	30 022	24 297	88	74 277	27 533
	7 - 9	1 590	8	10 083	17 202	92	48 762	18 792
	10 - 12	1 429	11	13 041	11 260	89	29 906	12 689
2008	1	1 702	12	8 927	13 084	88	47 600	14 786
	2	690	5	3 614	11 891	95	40 151	12 581
	3	2 399	25	11 644	7 151	75	25 798	9 550
	4	540	6	2 702	8 507	94	24 862	9 047
	5	638	8	3 788	7 643	92	22 516	8 281
	6	2 058	20	23 532	8 147	80	26 899	10 205
	7	457	6	5 300	6 976	94	19 838	7 433
	8	216	4	1 208	5 068	96	13 766	5 284
	9	917	15	3 575	5 158	85	15 158	6 075
	10	403	9	5 135	4 316	91	11 143	4 719
	11	131	4	907	3 133	96	8 100	3 264
	12	895	19	6 999	3 811	81	10 663	4 706

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)
2006		2 874	16 374	4 402	24 585	7 409	13 998
2007		4 129	37 714	5 490	38 204	9 072	20 074
2008 *		2 848	25 005	4 158	33 399	5 763	15 039
2007	7 - 9	997	7 126	1 360	9 711	2 313	5 425
	10 - 12	1 491	19 958	1 606	13 409	2 422	6 036
2008	1 - 3	1 183	11 609	1 390	11 320	2 096	5 699
	4 - 6	873	7 405	1 317	9 753	1 783	4 939
	7 - 9 *	513	4 374	946	8 526	1 246	3 136
	10 - 12 *	279	1 618	505	3 800	638	1 265
2007	7	312	2 031	507	3 856	813	2 034
	8	345	2 758	442	2 603	869	2 114
	9	340	2 337	411	3 253	631	1 277
	10	412	4 737	462	3 083	729	2 172
	11	585	8 082	589	4 708	814	1 838
	12	494	7 140	555	5 619	879	2 027
2008	1	482	4 754	584	4 331	861	2 249
	2	365	4 908	384	3 378	529	1 476
	3	336	1 948	422	3 611	706	1 974
	4	327	2 614	444	3 476	624	1 538
	5	278	2 611	439	3 033	557	1 587
	6	268	2 180	434	3 244	602	1 814
	7	216	2 114	398	3 255	498	1 262
	8 *	148	1 188	286	3 074	385	955
	9 *	149	1 072	262	2 198	363	919
	10 *	96	536	196	964	217	408
	11 *	78	341	138	994	197	418
	12 *	105	741	171	1 842	224	439

* 臨時數字

這些數字是根據買賣合約的簽署**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, and **not** the date on which the Agreement is submitted for registration.

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

各 區 域 及 地 區

AREAS AND DISTRICTS

區 域 Area	地 區 District	地 區 內 的 分 區 名 稱	Names of Sub-districts within District Boundaries	規 劃 統 計 小 區 Tertiary Planning Units
港島 HONG KONG	中西區 CENTRAL AND WESTERN	堅尼地城、石塘咀、 西營盤、上環、 中環、金鐘、 半山區、山頂	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 172(p), 181, 182(p)
	灣仔 WAN CHAI	灣仔、銅鑼灣、 跑馬地、大坑、 掃桿埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 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(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 194(p)
	南區 SOUTHERN	薄扶林、香港仔、 鴨脷洲、黃竹坑、 壽臣山、淺水灣、 舂磡角、赤柱、 大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	111(p), 171, 172(p), 173, 174, 175(p), 176, 183(p), 191, 192, 193, 194(p), 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, 213(p), 214, 215(p), 216, 220, 221, 222(p), 225, 226(p), 227, 228, 229, 236(p), 251, 252, 253, 254

(p) = part 部分

各 區 域 及 地 區
AREAS AND DISTRICTS

區 域 Area	地 區 District	地 區 內 的 分 區 名 稱	Names of Sub-districts within District Boundaries	規 劃 統 計 小 區 Tertiary Planning Units
九龍 KOWLOON	深水埗 SHAM SHUI PO	美孚、荔枝角、長沙灣、深水埗、石硤尾、又一村、大窩坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	255, 260(p), 261, 262, 263, 264, 265, 266, 267, 268(p), 269(p), 271(p), 320(p), 328(p), 761(p)
	九龍城 KOWLOON CITY	紅磡、土瓜灣、馬頭角、馬頭圍、啟德、九龍城、何文田、九龍塘、筆架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213(p), 215(p), 222(p), 226(p), 231, 232, 233, 234, 235, 236(p), 237, 241, 242, 243, 244, 245, 246, 247, 268(p), 271(p), 272, 282(p), 283(p), 285, 286(p)
	黃大仙 WONG TAI SIN	新蒲崗、黃大仙、東頭、橫頭磡、樂富、鑽石山、慈雲山、牛池灣	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282(p), 283(p), 284, 286(p), 287(p), 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, 286(p), 287(p), 290, 291, 292, 293(p), 294, 295, 297(p), 298(p), 831(p), 835(p)
新界 NEW TERRITORIES	葵青 KWAI TSING	葵涌、青衣	Kwai Chung, Tsing Yi	260(p), 269(p), 310(p), 320(p), 326, 327(p), 328(p), 329, 350, 351, 733(p)
	荃灣 TSUEN WAN	荃灣、梨木樹、汀九、深井、青龍頭、馬灣、欣澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310(p), 321, 322, 323, 324, 325, 327(p), 331, 332, 333(p), 334, 335, 336, 340(p), 413(p), 531(p), 731, 732(p), 733(p), 961(p), 971(p), 972(p), 973(p), 974, 975

(p) = part 部分

各區域及地區

AREAS AND DISTRICTS

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

(p) = part 部分

各 區 域 及 地 區
AREAS AND DISTRICTS

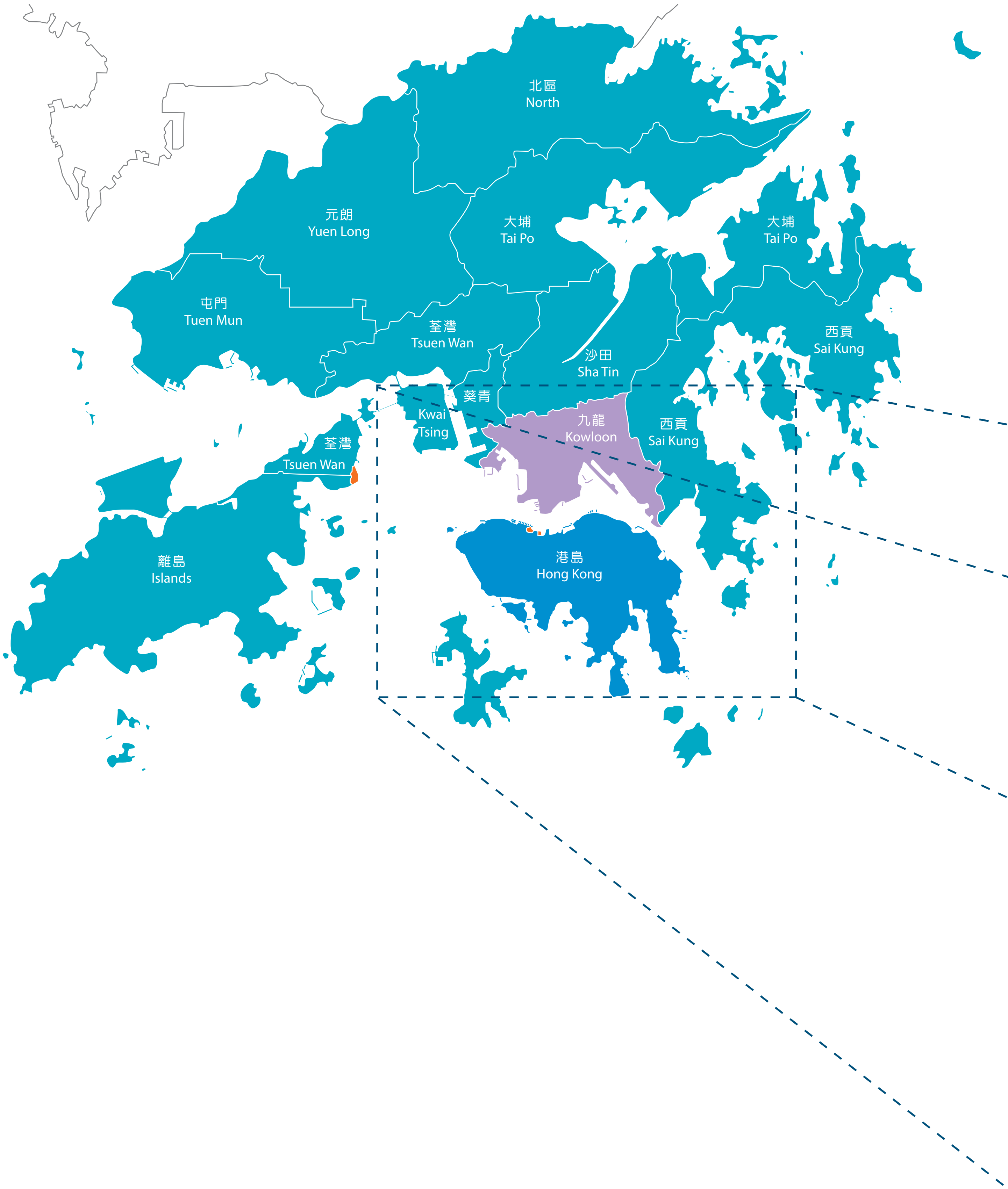
區 域 Area	地 區 District	地 區 內 的 分 區 名 稱	Names of Sub-districts within District Boundaries	規 劃 統 計 小 區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 SAI KUNG	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	293(p), 296, 297(p), 298(p), 741(p), 742(p), 744(p), 762(p), 811, 812, 813, 814, 815, 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831(p), 832, 833, 834, 835(p), 836, 837, 838, 839
	離島 ISLANDS	長洲、坪洲、大嶼山（包括東涌）、南丫島	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

(p) = part 部分

寫 字 樓 分 區
OFFICE SUB-DISTRICTS

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

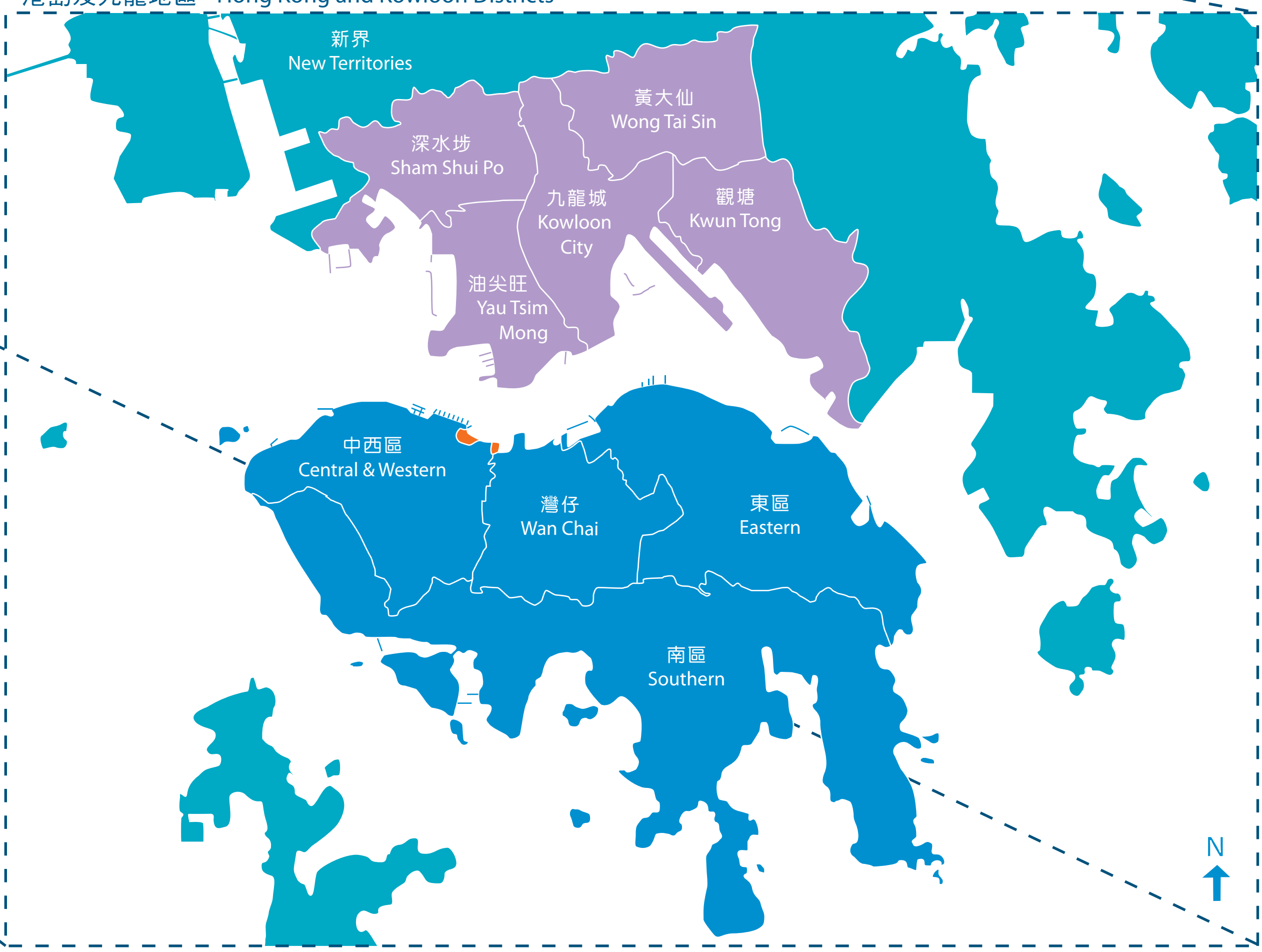
新界地區 New Territories Districts



填海工程進行中
Reclamation in progress

差餉物業估價署
Rating and Valuation Department

港島及九龍地區 Hong Kong and Kowloon Districts



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