2007

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
2007

本 報 告 回 顧 2006 年 香 港 物 業 市 場 的 活 動 ，
並 預 測 2007 及 2008 年 的 樓 宇 落 成 量
A review of the Hong Kong property market for the year 2006
with forecast of completions for 2007 and 2008

差餉物業估價署
Rating and Valuation Department

差餉物業估價署署長
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甲級 Grade A

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分層工廠大廈 Flatted Factories

工貿大廈 Industrial/Office

特殊廠房 Specialised Factories

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EPSON
Panasonic

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

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

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

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

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

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

報告所回顧的年度最後數月的有關租金和售價數字均屬臨時性質，有待收到進一步資料後再作分析。市民可透過本署網頁（網址：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。

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) ：

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

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

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

Overview

綜觀

過去數年強勁的經濟復蘇一直持續至2006年，年內本地生產總值亦錄得可觀的6.8%實質增長率。訪港旅客人次再創新高，失業率進一步回落至4.8%。利率自3月攀上五年來的最高位後似有靠穩迹象。股票市場交投暢旺，經濟條件日益改善，令人對前景樂觀，有利物業市場穩步發展。

The strong economic recovery of the past couple of years continued through 2006, with the GDP achieving a notable growth of 6.8% in real terms. Tourist arrivals again hit a new high and the unemployment rate dropped further to 4.8%. Interest rates had seemingly stabilised after reaching a 5-year peak in March. Along with a buoyant stock market, the improving economic conditions foreshadowed a positive outlook and provided an environment conducive to a stable property market.

物業售價自2003年中開始飆升，至2006年進入整固期，整體售價溫和上調。在經濟增長和用家强勁需求下，租金持續拾級而上，除工業樓宇外，整體物業的租金升勢較售價升勢快。各主要類型物業的空置率都較前一年改善。直至年底時，市場氣氛仍然普遍樂觀向好。

After the hectic surge since mid-2003, prices entered a period of consolidation in 2006 with milder increases across the board. Underpinned by strong user demand alongside the economic expansion, rents continued the upward path and rose faster than prices save that for industrial premises. Vacancy position in all major property sectors improved when compared with a year earlier. Market sentiment remained generally positive when the year drew to a close.

住宅

2006年住宅物業無論在銷售量和總成交額方面都有明顯下跌現象，部分原因是利率在年初時走勢不明朗。一手市場在首數個月的表現乏善足陳，其後利率站穩，市場氣氛轉好，發展商因而乘勢推出新樓盤，市場轉趨活躍。按揭貸款業務淡靜，銀行為廣招徠，亦紛紛向置業人士提供具吸引力的借貸優惠計劃，以紓緩借貸成本高昂的負擔，為復蘇的買賣市場增添動力。

雖然住宅物業在2006年的成交量下跌，但在第四季的售價仍較去年同期上升了3%。年內租金穩步上調，錄得5%的按年升幅。市場回報率全年均在相若水平徘徊。

2006年共有16 580個住宅單位落成，較前一年少4%。入住量為16 400個單位，與落成量相若，空置量亦下降至62 670個單位。預期2007年的落成量會下跌至12 740個單位，到2008年時回升至16 010個單位。未來兩年的預測落成量趨向低水平，但綜觀空置單位的存量，相信足以應付用家需求。

Residential

The residential sector in 2006 saw a distinct decline in both sales volume and total value, attributable partly to the uncertain interest rate outlook at the beginning of the year. The primary market was lacklustre in the first few months but turned more active later in the year when developers rolled out new projects taking advantage of the improved market sentiment upon the pause in interest rate hike. Mortgage business was down. To entice customers, banks offered home-buyers competitive financing packages to cushion the impact of high borrowing cost, adding impetus to the revived sales market.

Despite the shrinkage in transaction volume, residential prices crept up by 3% in the last quarter of 2006 against the same period in 2005. Rents progressed steadily throughout the year and registered a year-on-year gain of 5%. Market yields stayed at similar level over the year.

Residential completions in 2006 amounted to 16 580 units, 4% lower than the previous year. Take-up at 16 400 units was on a par with the completions and vacancy edged down fractionally to 62 670 units. Completions are expected to drop further to 12 740 units in 2007 and then bounce back to 16 010 units in 2008. Forecast completions in the ensuing two years tend to be low but the units available for occupation should be sufficient to meet demand taking into account the vacant stock.

寫字樓

2006年，在經濟蓬勃發展和核心地區新寫字樓供應緊張的情況下，機構投資者增購寫字樓，而整幢寫字樓買賣成交的個案亦有所增加。經濟復蘇及金融業興旺都帶動租金上漲，令本地和海外投資者一致看好物業市場。位處較佳地區的甲級寫字樓仍具優勢，但由於租金差距顯著，有部分租戶已開始考慮把公司或後勤部門遷往非核心地區。

寫字樓售價在2006年初輕微下跌，但由第二季開始回升，至年終仍有5%的增幅。另一方面，租金則大幅攀升，至年底時錄得15%的升幅。由於租金升幅較售價升幅大，市場回報率更見理想。

年內的寫字樓落成量為108 200平方米，是2005年落成量的3倍，惟仍遠低於171 000平方米的五年平均落成量。使用量連續第三年高於落成量，整體空置量下降至總存量的7.7%。預測2007年和2008年的落成量將分別為248 700平方米和341 900平方米，差不多全部屬於非核心地區鐵路沿線上蓋或其鄰近物業。

Office

The office sector in 2006 witnessed an increase in acquisitions by institutional investors and en-block transactions on the back of solid economic growth and tight new supply in core districts. The improving economy and expansion of the financial sector had lent support to the growth of office rents, giving both local and overseas investors confidence in the property market. Grade A accommodation in prime location continued to have the edge yet some tenants began to consider relocating the entire operation or back-up offices to non-core areas in the light of the appreciable rental gap.

Prices declined slightly at the beginning of 2006 but picked up again from the second quarter onwards, yielding an increase of 5%. Rents on the other hand rose significantly and achieved 15% gain by the year end. With rents outperforming prices, the market yields went up further.

Office completions in the year, at 108 200 m^2, tripled that in 2005, though still far less than the 5-year average of 171 000 m^2. Take-up outstripped completions for the third consecutive year which saw the overall vacancy down to 7.7% of stock. Completions in 2007 and 2008 are forecast to increase further to 248 700 m^2 and 341 900 m^2 respectively, with nearly all being found on top of or near the mass transportation routes in non-core districts.

商業樓宇

2006年的商業樓宇落成量為182 800平方米，是2000年以來的新高。使用量亦顯著上升，達176 000平方米；空置率則降至總存量的9.8%。預測隨後兩年的落成量將會下跌，2007年的落成量為52 200平方米，2008年的落成量則為125 300平方米。

Commercial

Around 182 800 m^2 commercial space were completed in 2006, a record high since 2000. Take-up improved notably to 176 000 m^2 and vacancy reduced to 9.8%. Completions are expected to fall in the following two years, to 52 200 m^2 in 2007 and 125 300 m^2 in 2008.

零售業樓宇

2006年香港經濟發展蓬勃，加上訪港旅客增多、失業率回落，令零售業市道十分暢旺。部分業主更翻新旗下商舖，並改變商場租戶組合，藉此增加租金收入。

年內，零售業樓宇的售價在窄幅上落，最後一季的售價比2005年同期只輕微上升了1%。至於租金則在首六個月保持平穩，至第三季開始攀升，累積升幅為4%。市場回報率全年均維持在4.6%至5.2%之間。

Retail

The retail sector in 2006 fared well amid the robust economic growth spurred by the surge in in-bound tourists and falling unemployment rate. Some landlords had been upgrading their shop premises through renovation and reshuffling of tenant mix in a bid to enhance rental income.

Retail prices fluctuated within narrow margin during the year and recorded a negligible increase of 1% in the last quarter over the corresponding period in 2005. Rents held steady in the first six months but started to edge up in the third quarter and leaped by 4%. Market yield hovered at 4.6%-5.2% throughout the year.

工業樓宇

2006年的工業樓宇投資市道仍然活躍，與前一年相比，交易宗數和總成交額均錄得升幅。市場對優質的工業樓宇需求甚殷，年內亦有多宗買賣整幢工業大廈的個案。物流業界對這類型物業的需求至為明顯，而一些投資者也因物業可改作其他用途而被吸引入市。

分層工廠大廈售價上升趨勢持續至2006年，累積升幅達23%。租金亦同樣上升，但升勢較緩慢，只有10%的增長，市場回報率因而有下降的壓力。年內並無分層工廠大廈落成，空置量亦稍微降至7.2%。由於有工業大廈清拆，所以使用量也下跌至負數。展望未來，2007年和2008年的預測落成量將分別為15 700平方米和72 700平方米。

2006年內沒有私人**工貿大廈**落成，加上較高的使用量，達18 200平方米，促使空置量較2005年顯著下降。年底的空置率由9.8%大幅降至6.9%，是有記錄以來的新低。預計來年的落成量將維持在低水平，2007年預計不會有新供應，2008年觀塘則可能有面積達4 300多平方米的新工貿大廈落成。

年內，**貨倉**物業的落成量為27 400平方米，空置量輕微上升至101 200平方米，相當於總存量的3%。預計2007年將不會有新供應，2008年則會有5 300平方米落成。

Industrial

The industrial market in 2006 remained active with increased number of transactions and value when compared with a year earlier. Interest in quality industrial properties persisted with several en-block transactions throughout the year. Demand from logistics businesses and investors purchasing for the alternative use potential was evident.

The rising trend of **flatted factory** prices rode into the year, culminating in a 23% growth. Rents rose in tandem with prices but at a slower pace of only 10%, thus adding downward pressure on the market yield. There were again no completions in the year and vacancy declined marginally to 7.2%. Take-up turned negative, mainly due to demolition. Looking ahead, it is forecast that 15 700 m^2 and 72 700 m^2 will be coming on stream in 2007 and 2008 respectively.

The absence of completions in **industrial/office** sector and a higher take-up at 18 200 m^2 led to a reduced level of vacancy relative to 2005. The year-end vacancy rate dropped considerably from 9.8% to 6.9%, the lowest on record. The trend of low completions is likely to continue in the years to come. While completions in 2007 will be nil, some 4 300 m^2 industrial/office space will probably be produced in 2008 in Kwun Tong.

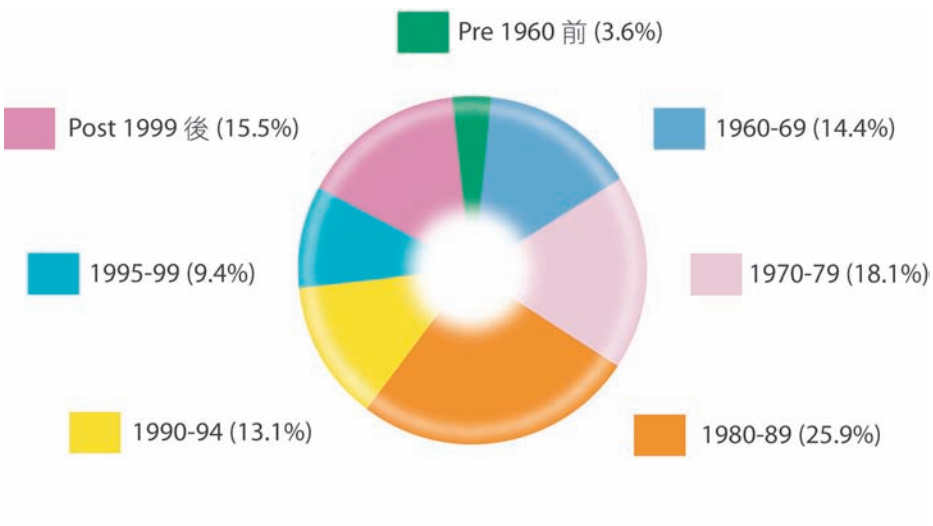
The completions of **storage** premises stood at 27 400 m^2. Vacancy increased moderately to 101 200 m^2, or 3% of stock. No new supply would be forthcoming in 2007 and 5 300 m^2 are expected to be available in 2008.

Private Domestic
私人住宅

這類別包括設有煮食設施、浴室及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。讀者應注意2001年及以前的數字是包括村屋在內。2006年底的整體存量為1 069 000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. It should be noted that figures in 2001 and before include village houses. At the end of 2006, the overall stock was 1 069 000 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2006年的私人住宅落成量是16 580個單位，比前一年減少4%。當中54%的新落成單位位於新界，另外36%位於九龍，餘下的10%則位於港島。在地區分布上，將軍澳有最多新落成單位，佔整體落成量的19%，其次為油尖旺和離島，分別佔14%和13%。

16 580 domestic units were completed in 2006, 4% less than the previous year. The New Territories contributed 54% of these new units, while Kowloon contributed 36%, and Hong Kong the remaining 10%. District-wise, Tseung Kwan O provided the highest number of new units, at 19% of overall completions, followed by Yau Tsim Mong at 14% and the Islands at 13%.

2006年的入住量為16 400個單位，較2005年的入住量下降6%。年底空置量降至62 670個單位，相當於總存量的5.9%，其中約有6 500個空置單位(或10%)由於仍未獲發滿意紙或轉讓同意書而未能入住。

Take-up in 2006 was 16 400 units, 6% below the level in 2005. Vacancy at the year end decreased to 62 670 units, equivalent to 5.9% of the total stock. About 6 500 (or 10%) of these units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

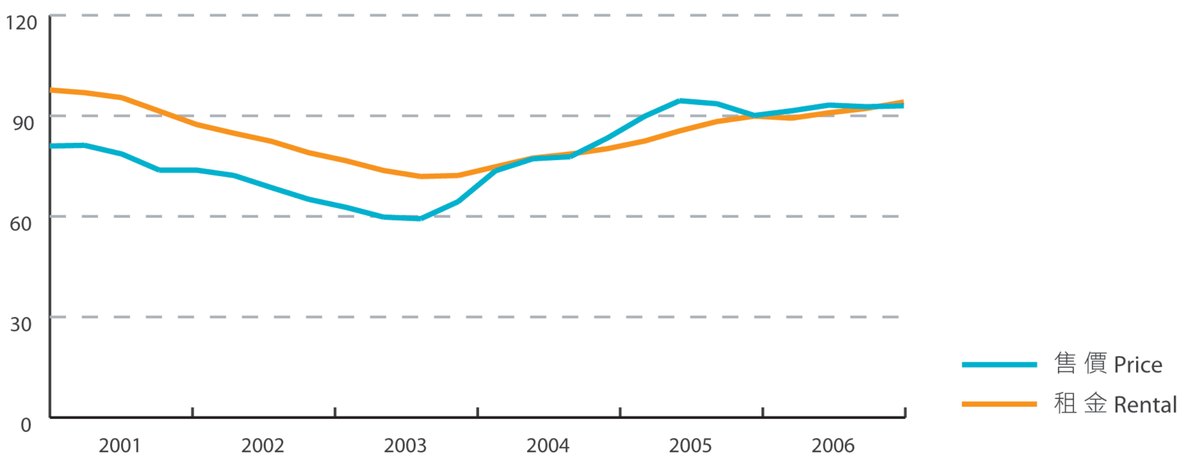
根據2006年12月31日的資料顯示，預期2007年及2008年的新落成單位分別約有12 740個及16 010個。在2007年，約有70%的新落成單位會位於新界，餘下的30%位於港島及九龍，約各佔一半。按地區計，元朗和將軍澳將分別佔整體新落成單位的18%和17%。至2008年，預測全年落成量會有68%來自新界。

It was estimated as at 31 December 2006 that about 12 740 units and 16 010 units would be completed in 2007 and 2008 respectively. In 2007, about 70% of the new units would be located in the New Territories, and the remaining 30% would come from Hong Kong and Kowloon in approximately equal split. On district level, Yuen Long and Tseung Kwan O would contribute about 18% and 17% respectively of the new units. In 2008, 68% of the estimated total supply in that year would come from the New Territories.

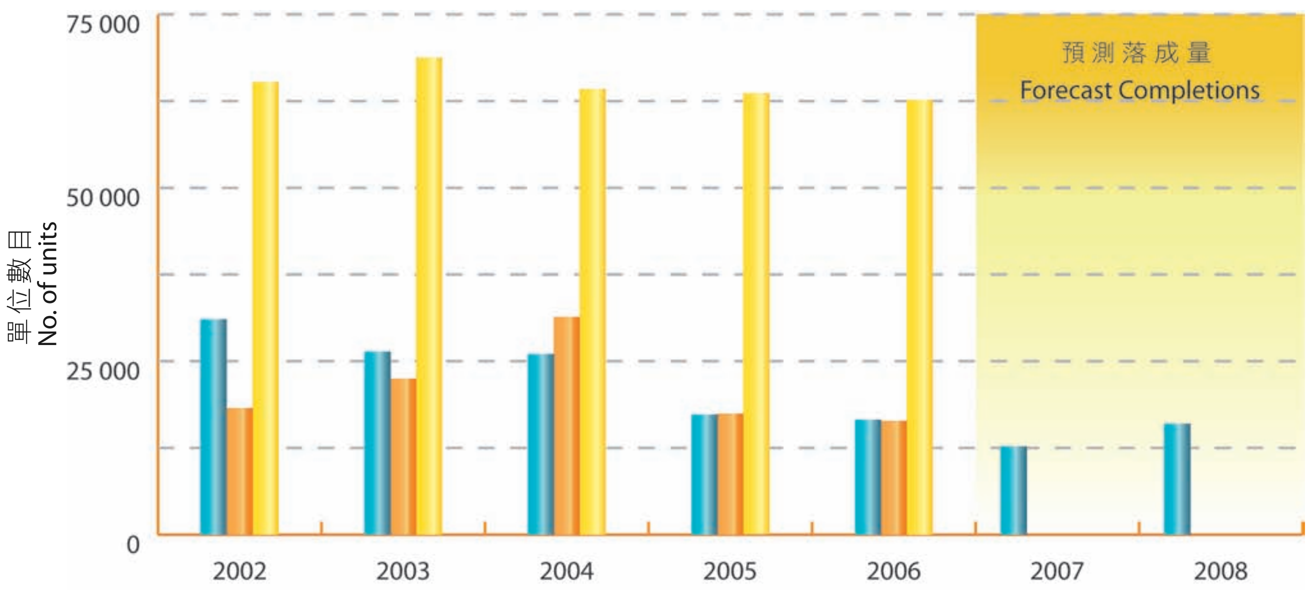
二手市場的售價在2006年上半年有溫和的升幅，但在下半年只有輕微變動。2006年第四季的整體售價指數，與前一年同期比較，錄得3%的升幅。租金則全年持續向上。2006年第四季與前一年同期比較，租金指數的升幅是5%。

Prices in the secondary market increased mildly in the first half of 2006, and recorded marginal fluctuations in the second half of the year. The overall price index in the last quarter of 2006 registered a 3% increase over the same period of the previous year. Rents generally followed a rising trend throughout the year. The rental index in the last quarter of 2006 indicated a 5% growth over the same period of the year before.

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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	31 050	26 400	26 040^	17 320	16 580	12 740#	16 010#
入住量 Take-up	18 240	22 490	31 400^	17 450	16 400		
空置量 Vacancy	65 270	68 780	64 250	63 540	62 670		
%+	6.6	6.8	6.2	6.0	5.9		

^ 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.

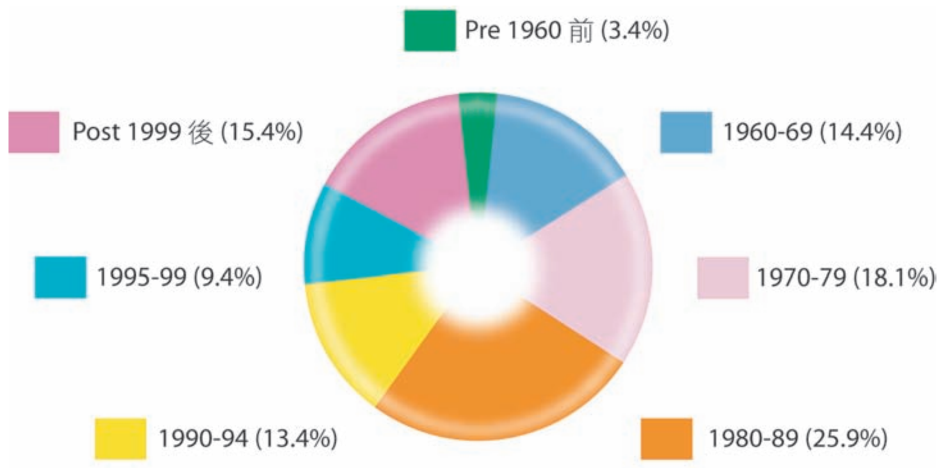
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 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。2006年底的總存量為991 000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 100m². Stock at the end of 2006 was 991 000 units which accounted for about 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



2006年落成的單位共有15 130個，主要位於九龍及新界，分別佔34%和57%。在地區分布上，將軍澳、離島、油尖旺及九龍城的落成量最多。單是B類單位已佔此分類落成量70%，如以整體新落成量計，則為64%。

15 130 units were completed in 2006 mainly located in Kowloon and the New Territories, accounting for 34% and 57% respectively. On district level, Tseung Kwan O, Islands, Yau Tsim Mong and Kowloon City provided the largest completions. Class B units alone provided 70% of the completions in this sub-sector and 64% in terms of the total new completions.

2006年的入住量為14 040個單位，較前一年下降約13%。年底空置量靠穩，有56 190個單位，佔此類總存量5.7%。

在2006年底時預測，2007年及2008年會分別約有11 320和13 640個單位落成。新界的供應量將會最多，主要分布於荃灣、元朗、將軍澳及沙田。

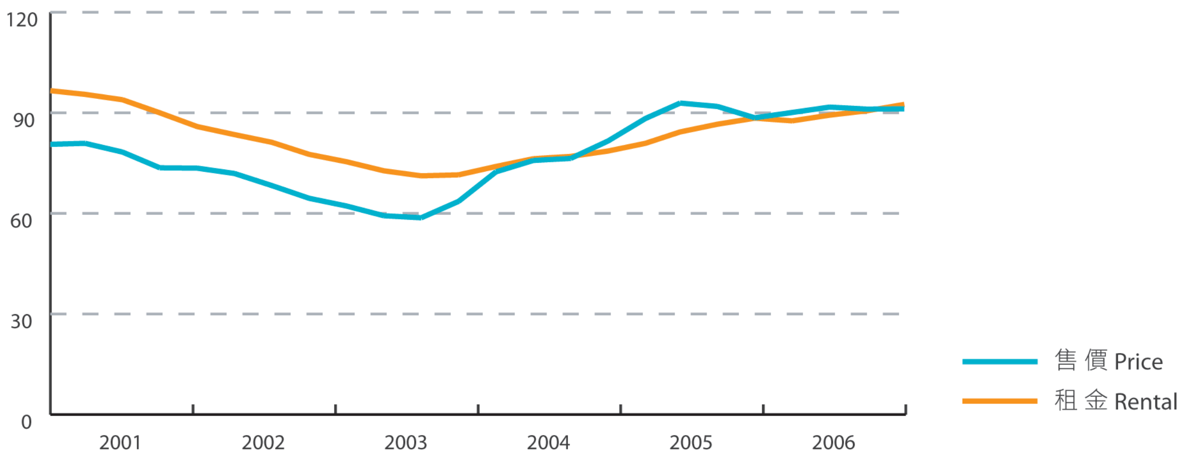
Take-up was 14 040 units in 2006, down 13% from the preceding year. Vacancy at the year-end stabilised at 56 190 units, or 5.7% of the stock in this sub-sector.

As estimated at the end of 2006, about 11 320 and 13 640 units would be completed in 2007 and 2008 respectively. Major supply would come from the New Territories, distributed mainly in Tsuen Wan, Yuen Long, Tseung Kwan O and Sha Tin.

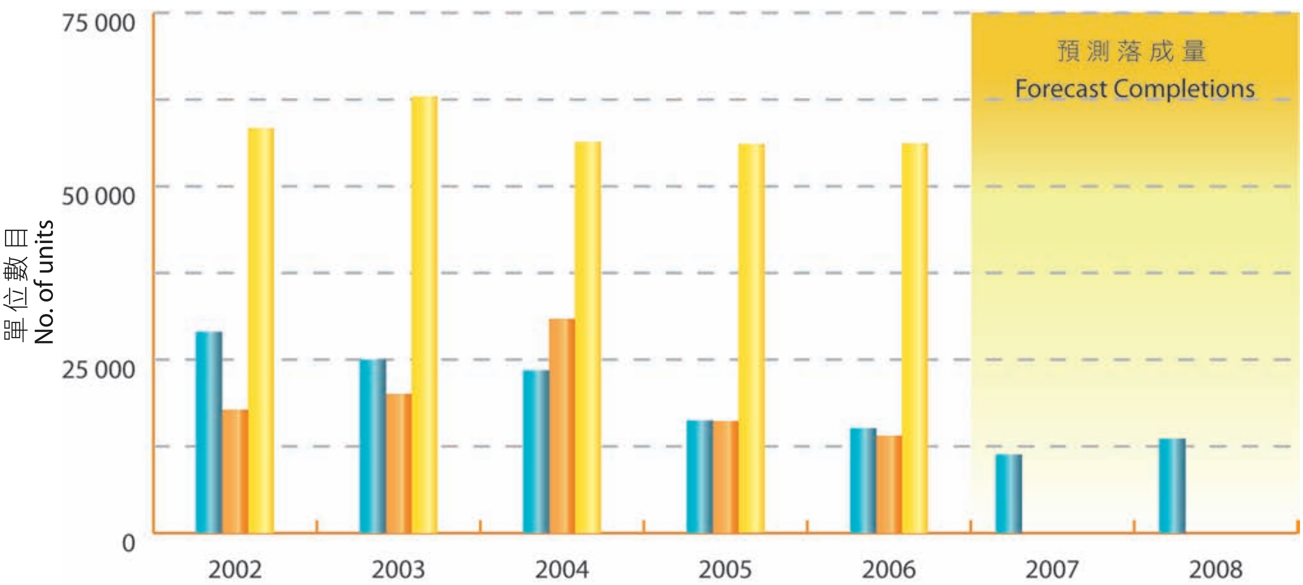
在2006年，租務市場的表現較強。售價在2006年下半年經整固，但租金在整年中均穩步上揚。2006年第四季的臨時售價指數及臨時租金指數較去年同期分別上升3%和5%。

The rental market showed stronger performance in 2006. While prices consolidated in the second half of 2006, rents grew steadily throughout the year. The provisional price and rental indices for the fourth quarter of 2006 increased by 3% and 5% over the same period of last year.

售價及租金指數
Price and Rental Indices



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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	29 030	25 000	23 460^	16 250	15 130	11 320#	13 640#
入住量 Take-up	17 780	20 080	30 890^	16 150	14 040		
空置量 Vacancy	58 390	62 980	56 400	56 000	56 190		
%+	6.4	6.7	5.9	5.7	5.7		

^ 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.

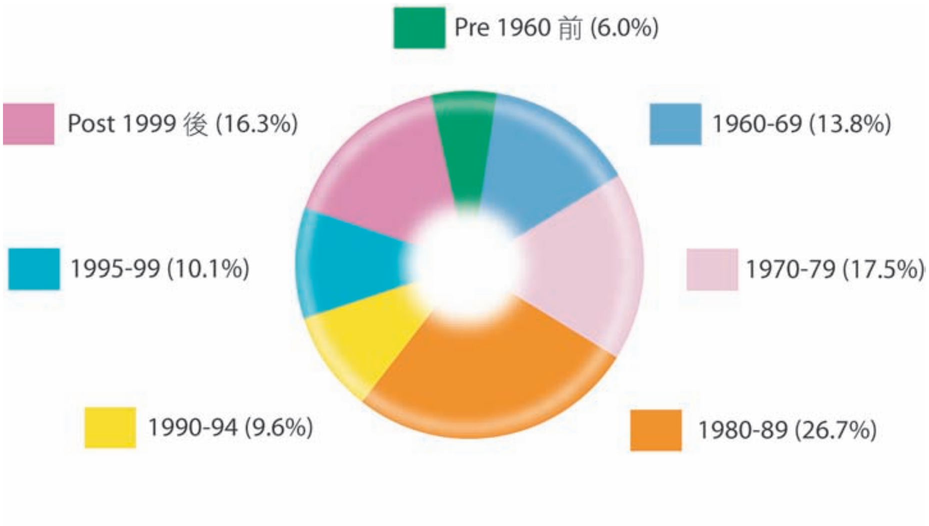
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 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。2006年底總存量為77 500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 100m² or above. Stock at the end of 2006 was 77 500 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



2006年有1 450個單位落成，其中逾半位於九龍，主要集中於油尖旺和深水埗。

There were 1 450 units completed in 2006. Over 50% of the units came from Kowloon, mainly located in Yau Tsim Mong and Sham Shui Po.

2006年的入住量錄得2 360個單位，升幅達82%。空置率亦有改善，年底的空置量下降至6 480個單位，佔此類總存量8.4%。

預期2007年的落成量將維持於相約水平共1 420個單位，當中差不多近半新單位坐落港島南區和油尖旺。預測2008年的落成量會升至2 370個單位，主要分布在九龍城和沙田。

Take-up increased further to 2 360 units in 2006, representing a growth rate of 82%. Improvement in vacancy was also recorded. The year-end vacancy dropped to 6 480 units, amounting to 8.4% of the stock in this sub-sector.

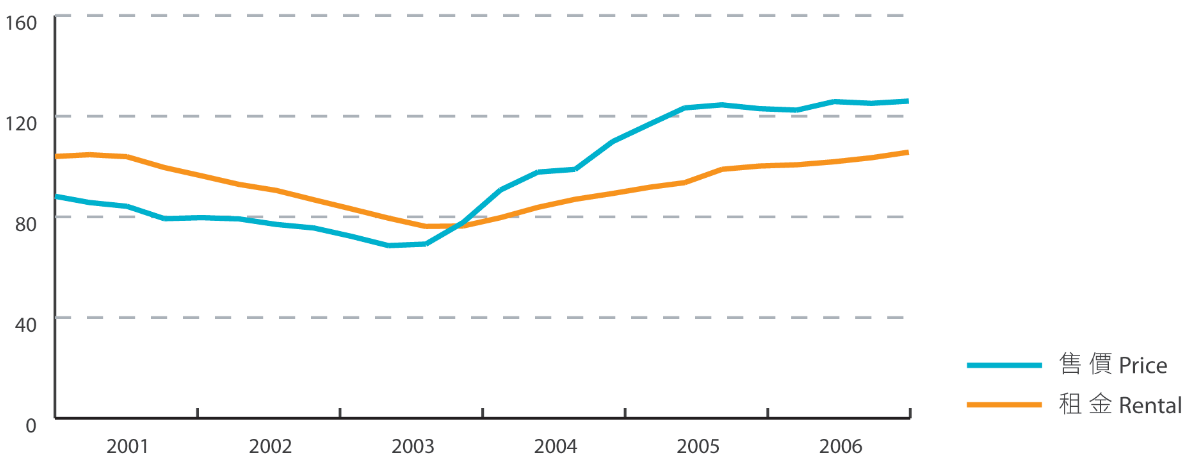
Completions in 2007 are anticipated to remain at similar level of 1 420 units, with Southern District and Yau Tsim Mong providing almost half of the new units. Forecast for 2008 would rise to 2 370 units which are mainly distributed in Kowloon City and Sha Tin.

與中／小型單位的情況一樣，2006年的大型單位在租賃市場的表現較買賣市場為佳。售價在2006年上半年上升，至年底時出現整固。但租金在年內則持續向上。2006年第四季的臨時售價指數和租金指數較前一年同期分別錄得2%和5%的升幅。

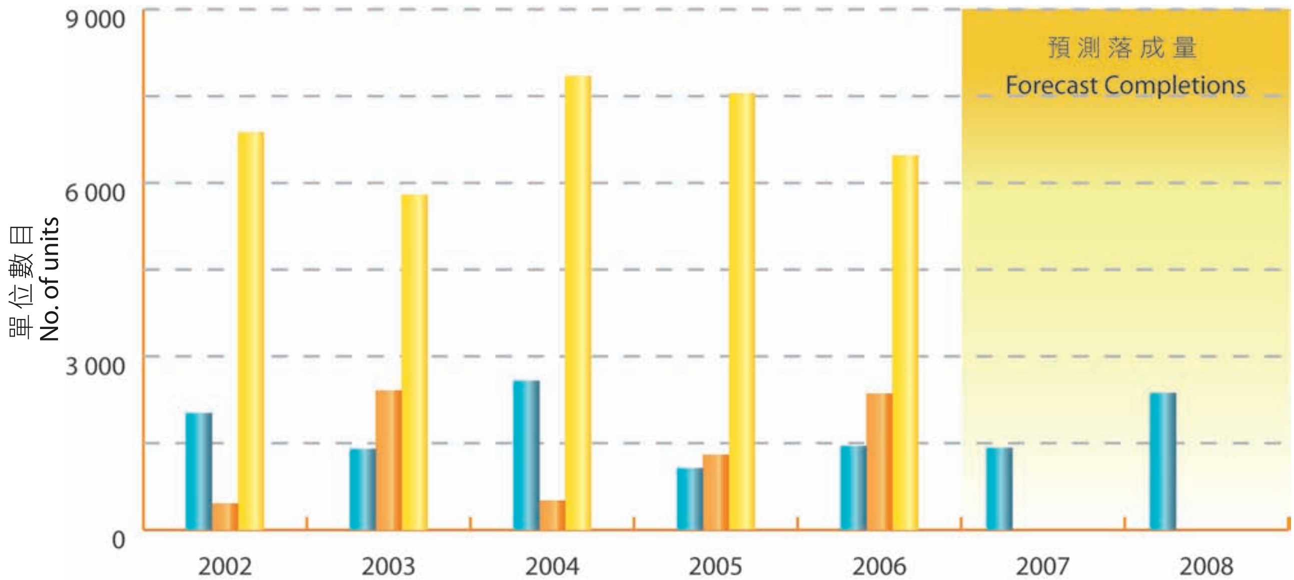
Same as the small/medium-sized flats, leasing of large units performed better than sales in 2006. Prices escalated in the first half of 2006 but then consolidated towards the year end. The rising trend of rents however persisted throughout the year. The provisional price and rental indices for the fourth quarter of 2006 over the same period of the year before edged up 2% and 5% 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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	2 020	1 400	2 580	1 070	1 450	1 420#	2 370#
入住量 Take-up	460	2 410	510	1 300	2 360		
空置量 Vacancy	6 880	5 800	7 850	7 540	6 480		
%+	9.6	8.0	10.4	9.9	8.4		

+ 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

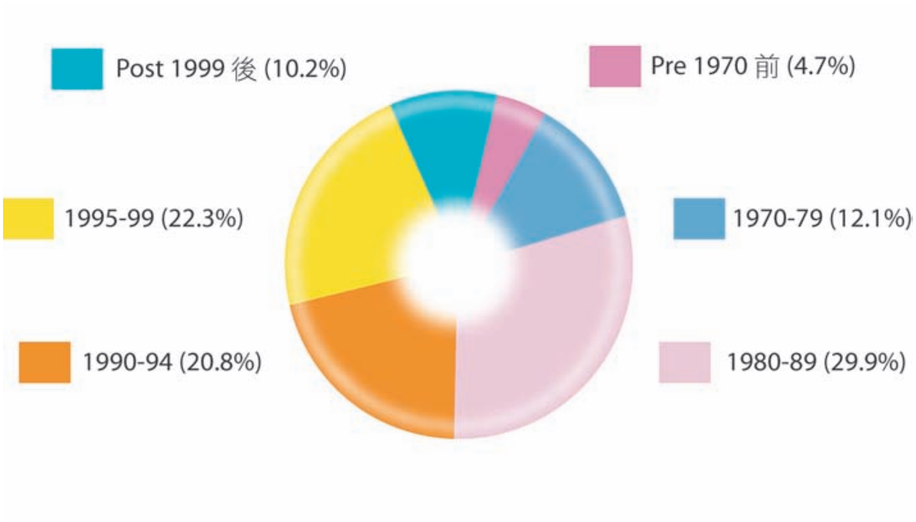
Private Office

私人寫字樓

2006年底私人寫字樓的總存量為9 812 800平方米，當中甲級寫字樓佔59%、乙級寫字樓佔25%，而丙級寫字樓則佔16%。2006年底，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65%。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 offices at the end of 2006 amounted to 9 812 800 m², comprising 59% Grade A, 25% Grade B and 16% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 65% of the total stock at the end of 2006. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2006年私人寫字樓的落成量為108 200平方米，是2005年的創低落成量的3倍多。甲級寫字樓的落成量為91 500平方米，佔總落成量的85%。

Office completions in 2006 were 108 200 m², more than a three-fold increase on the record low completions in 2005. Grade A space amounted to 91 500 m², or 85% of total completions.

2006年寫字樓的使用量達167 100平方米。由於使用量高於落成量，整體空置量下降至752 800平方米，佔總存量的7.7%。

在2007年及2008年，預計整體落成量會分別大幅攀升至248 700平方米及341 900平方米。核心地區在全港的供應中所佔的比重將逐步減少。2007年及2008年，每年分別只有2%的新落成量來自核心地區。2007年及2008年的落成面積中，甲級寫字樓分別會佔84%及94%。

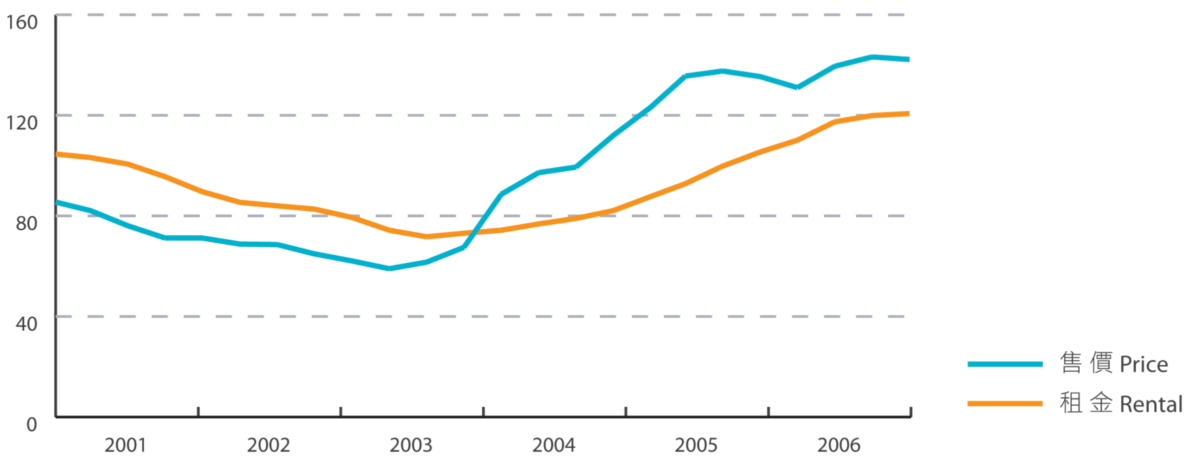
Take-up in 2006 was down to 167 100 m^2. As take-up exceeded completions, overall vacancy declined to 752 800 m^2, representing 7.7% of stock.

Completions in 2007 and 2008 are expected to increase sharply to 248 700 m^2 and 341 900 m^2 respectively. The core districts would play a diminishing role in the contributions to the territory-wide supply. In each of 2007 and 2008, only 2% of the new supply would come from the core districts. Grade A offices would account for 84% and 94% of new completions in 2007 and 2008 respectively.

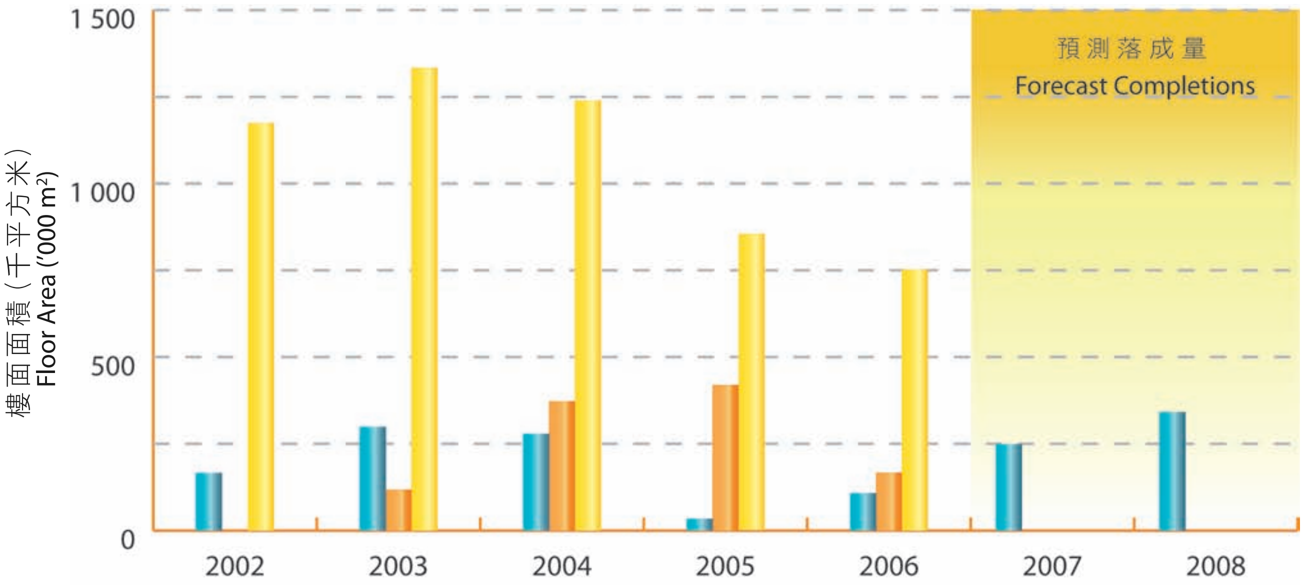
各級寫字樓的售價於2006年初輕微下跌，但在第二季開始回升，直至年底轉趨平穩。2006年第四季的整體臨時售價指數顯示，售價較2005年同期高出5%。2006年租務市場較活躍，租金有較顯著和平穩的升幅，而第四季的臨時租金指數較2005年同期增加了15%。

Prices declined slightly at the beginning of 2006, but moved up again from the second quarter onwards, until flattening towards the end of the year. The overall provisional price index for the fourth quarter of 2006 showed that prices edged up 5% from the same period in 2005. The rental market experienced more notable and steady growth in 2006 and the provisional index for the final quarter was up by 15% from the corresponding period of 2005.

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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	166	299	279	34	108	249#	342#
使用量 Take-up	0.2	118^	373	420	167^		
空置量 Vacancy	1 175	1 334	1 240	854	753		
%+	12.6	14.0	12.7	8.7	7.7		

^ 使用量數字是經過調整，以反映在年內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 building conversions or additional stock other than arising from new completions.

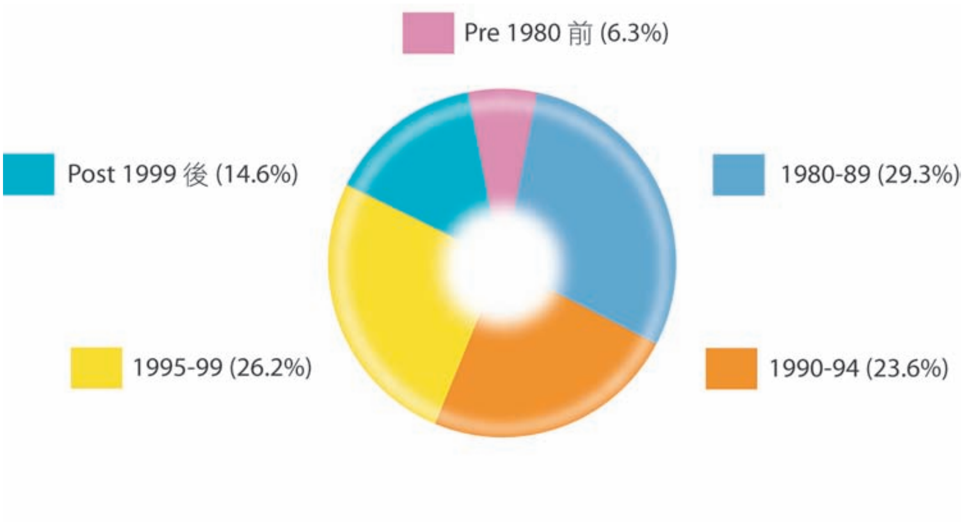
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2006年底甲級寫字樓的總存量為5 799 200平方米，佔所有級別寫字樓總存量59%。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 2006 stood at 5 799 200 m^2, representing 59% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



總存量的60%位於港島，而九龍及新界則分別佔31%及9%。

60% of the stock was located on Hong Kong Island, while the shares for Kowloon and the New Territories were 31% and 9% respectively.

甲級寫字樓的落成量為91 500平方米，是2005年落成量的3倍。核心地區只有一個位於中環的發展項目落成，佔落成量的11%。而九龍灣的One Kowloon則佔近半的新供應量。

Completions of Grade A offices were 91 500 m^2, triple the level of 2005. The core districts produced only one development in Central, accounting for 11% of the completions. One Kowloon in Kowloon Bay contributed about half of the new supply.

2006年的使用量為80 800平方米，雖遠低於前一年的使用量，但亦相等於年內約90%的落成量。總空置面積輕微下降至442 900平方米，佔總存量的7.6%。除尖沙咀外，大部分核心地區的空置情況均有進一步改善。

Take-up in 2006 at 80 800 m² was well below the previous year's level but equivalent to about 90% of the completions in 2006. The total amount of vacant space dropped moderately to 442 900 m², and the vacancy rate in terms of stock fell to 7.6%. Further improvements were seen in most of the core districts except Tsim Sha Tsui.

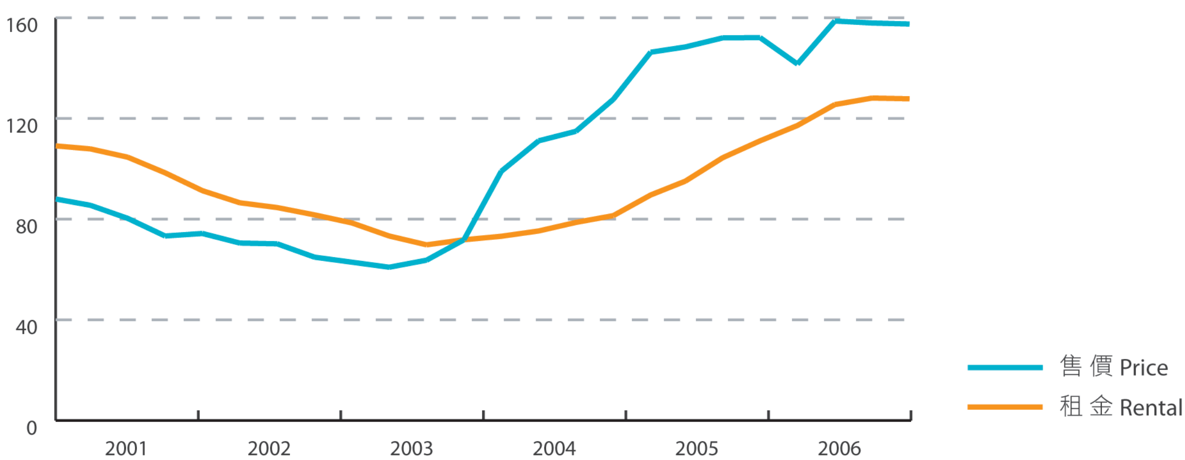
預計未來兩年的落成量會顯著增加，2007年及2008年的落成量會分別上升至208 700平方米及321 200平方米。相信核心地區在這兩年內不會有甲級寫字樓落成。將在2007年落成的甲級寫字樓中，約有82%來自油麻地、觀塘和沙田這些非核心地區。至2008年，預計有約83%的甲級寫字樓落成量來自港島東區及觀塘。

Completions in the following two years are expected to rise considerably to 208 700 m² in 2007 and 321 200 m² in 2008. The core districts are unlikely to produce any new Grade A space in these two years. The non-core districts of Yau Ma Tei, Kwun Tong and Sha Tin would contribute the major Grade A supply in 2007, accounting for 82%. In 2008, the Eastern District of Hong Kong Island and Kwun Tong would account for about 83% of all Grade A space completions.

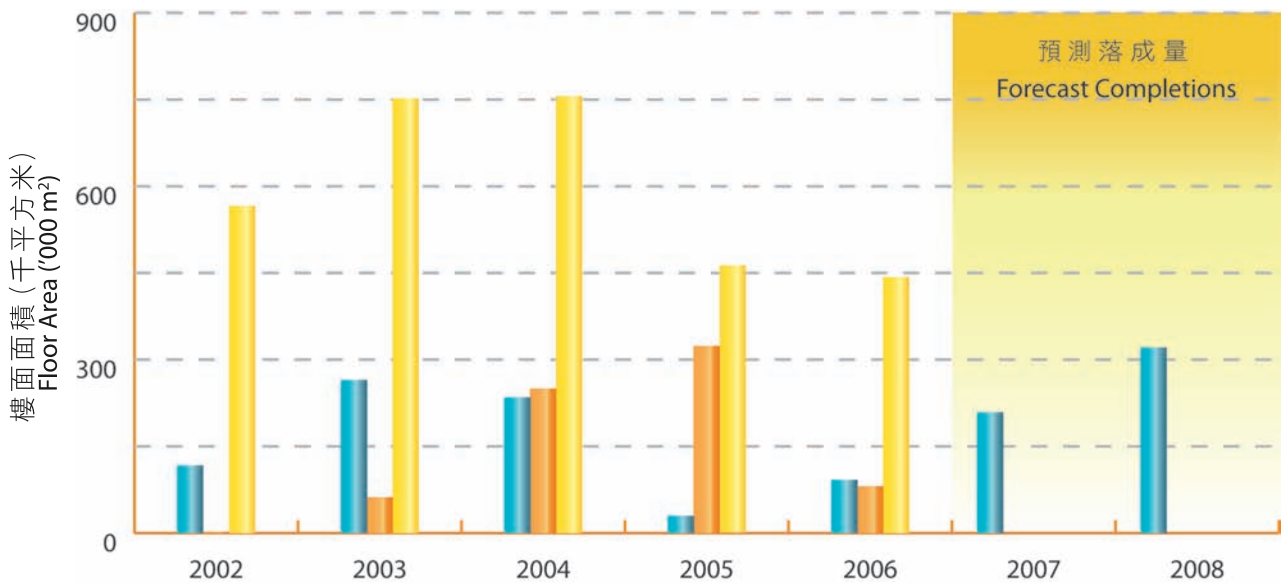
售價於2006年第一季輕微下調，但在第二季回升，其後變得頗為反覆。2006年第四季的臨時售價指數較2005年同期上升了4%。租金在上半年穩步向上，之後放緩靠穩。第四季的臨時租金指數與2005年底比較，錄得15%的升幅。

Prices decreased slightly in the first quarter of 2006, but picked up in the second quarter and remained unsettled during the rest of the year. The provisional price index for the last quarter of 2006 showed that prices edged up by 4% from the same period in 2005. Rents climbed up steadily in the first half of the year and stabilised afterwards. The provisional rental index for the last quarter registered a 15% increase from 2005 year end.

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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	117	265	235	30	92	209#	321#
使用量 Take-up	2	62^	250^	324	81		
空置量 Vacancy	566	752	756	462	443		
%+	10.8	13.7	13.1	8.1	7.6		

^ 在年內因級別的重新分類／樓宇改建而調整使用量數字以反映這些改變。
The take-up figures had been adjusted to reflect regradings and building conversions.

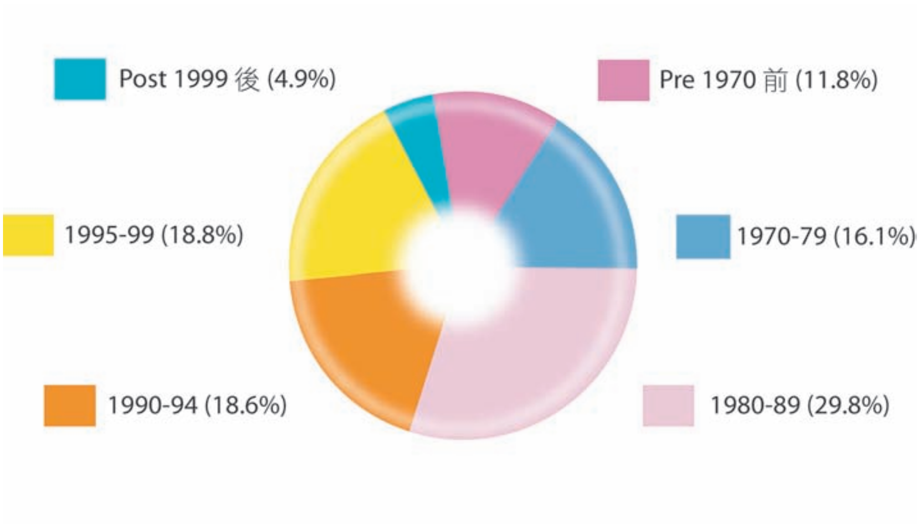
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2006年底乙級寫字樓的總存量為2 428 800平方米，佔所有級別寫字樓總存量的25%。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2006, stock of Grade B offices was 2 428 800 m², representing 25% 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65%，九龍和新界則分別佔32%和3%。

Hong Kong Island accounted for 65%, while Kowloon and the New Territories contributed 32% and 3% respectively.

2006年乙級寫字樓的落成量上升至8 700平方米，差不多是2005年落成量的4倍，而只有中環一個發展項目落成。

Grade B offices completions rose to 8 700 m² in 2006, almost four times the level of 2005. Only one development in Central was completed.

2006年的使用量錄得62 000平方米，遠遠超出同年的落成量，空置面積亦顯著減少至163 300平方米，相當於總存量的6.7%。

預計2007年及2008年的落成量會分別攀升至38 100平方米及17 600平方米。在2007年的供應中，預計約有66%的新落成面積坐落於黃大仙及觀塘，而在2008年，幾乎所有新供應均來自於黃大仙。

A take-up of 62 000 m^2 was recorded, far exceeding the completions in the year. The amount of vacant space reduced notably to 163 300 m^2, representing 6.7% of stock.

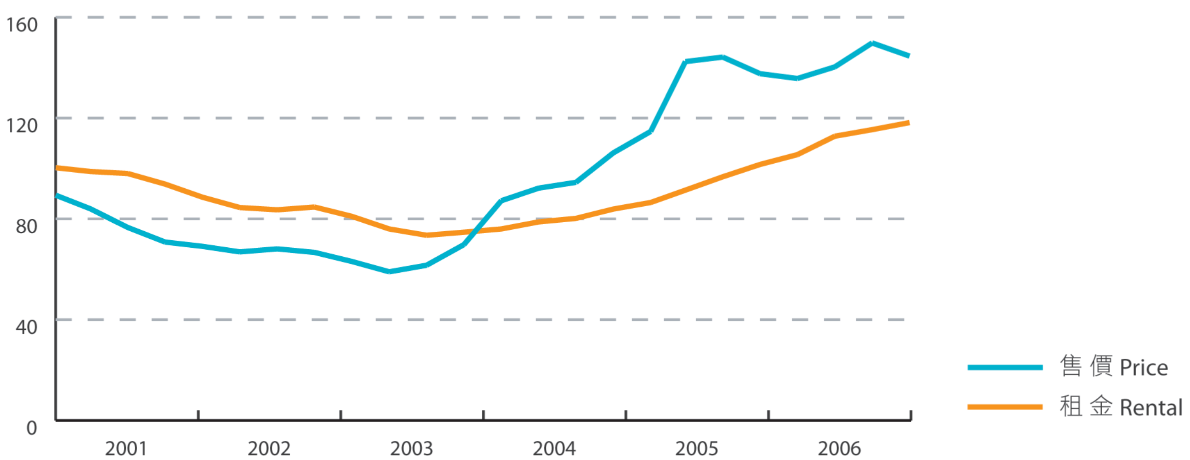
Completions in 2007 and 2008 are anticipated to rise substantially to 38 100 m^2 and 17 600 m^2 respectively. For the supply in 2007, about 66% of the new space would be from Wong Tai Sin and Kwun Tong, whereas 2008 would see almost all the new space coming from Wong Tai Sin.

2006年第四季的臨時售價指數顯示，年內售價反覆，但最終較前一年上升了5%。另一方面，年內租金穩步上升，並錄得16%的增幅。

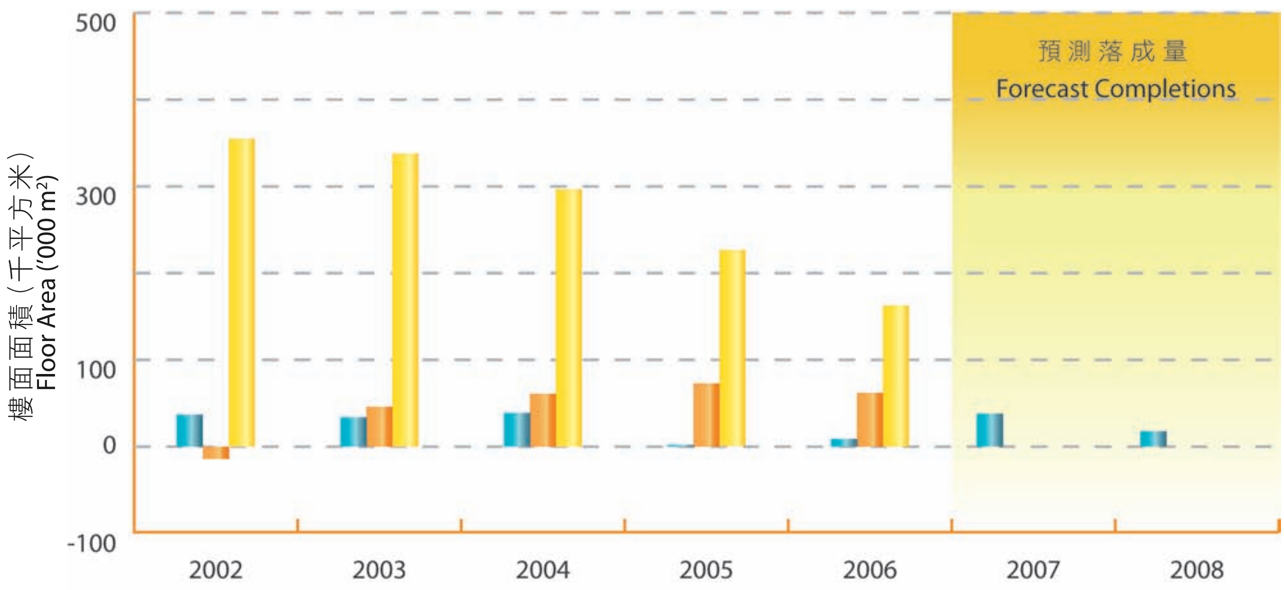
The provisional price index for the fourth quarter of 2006 showed that prices fluctuated during the year and finished with a gain of 5% from a year earlier. As regards rents, it climbed up steadily throughout the year and grew by 16%.

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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	37	34	39	2	9	38#	18#
使用量 Take-up	-14	46	61^	73	62^		
空置量 Vacancy	355	338	297	226	163		
%+	14.6	13.8	12.1	9.2	6.7		

^ 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.

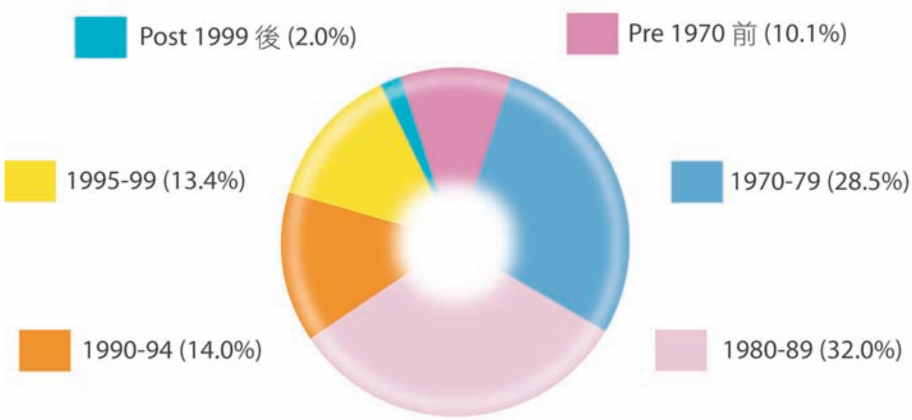
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

2006年底丙級寫字樓的總存量為1 584 800平方米，佔所有級別寫字樓總存量的16%。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 1 584 800 m² at the end of 2006, representing 16% 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.

2006年丙級寫字樓的落成量增至8 000平方米，是2005年落成量的4倍多，約有91%的新樓面面積坐落於中環。

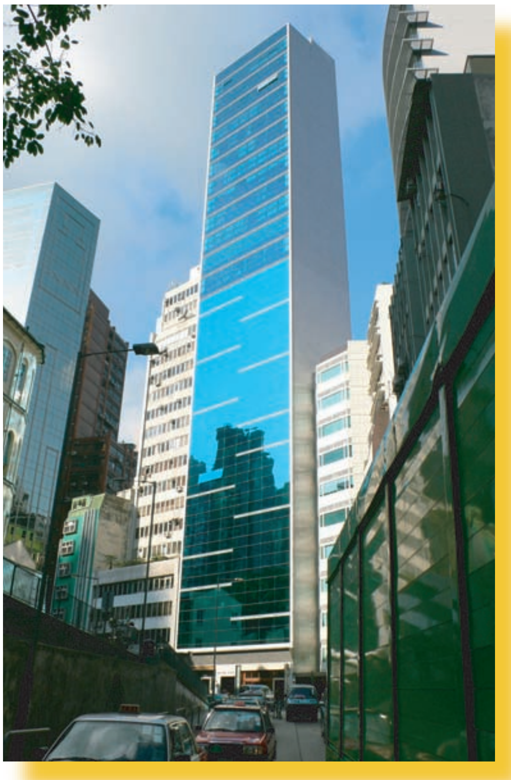
Grade C space completions increased to 8 000 m² in 2006, more than four times the completions in 2005. About 91% of the new space was located in Central.

2006年的使用量為24 300平方米，遠超過年內的落成量，空置量因而降至146 600平方米，即總存量的9.3%。

預計在隨後兩年的落成量均會減少。2007年的落成量為1 900平方米，2008年的落成量則為3 100平方米。2007年的新落成量主要集中在新界，2008年所有新落成量均來自核心地區。

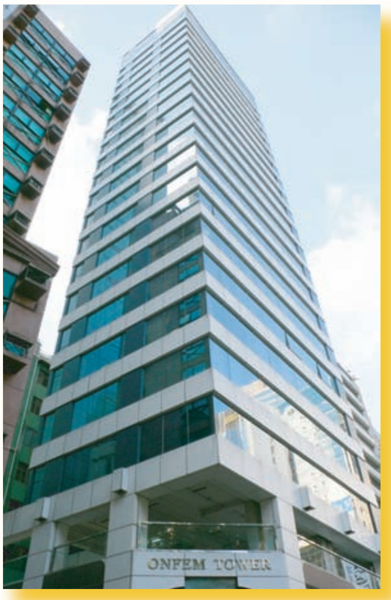
2006 recorded a take-up of 24 300 m^2, well above the year's completions. Vacancy as a result went down to 146 600 m^2, or 9.3% of stock.

Completions in the following two years are expected to fall, with 1 900 m^2 in 2007 and 3 100 m^2 in 2008. While majority of the new completions in 2007 would be found in the New Territories, 2008 would see all the new completions coming from the core districts.

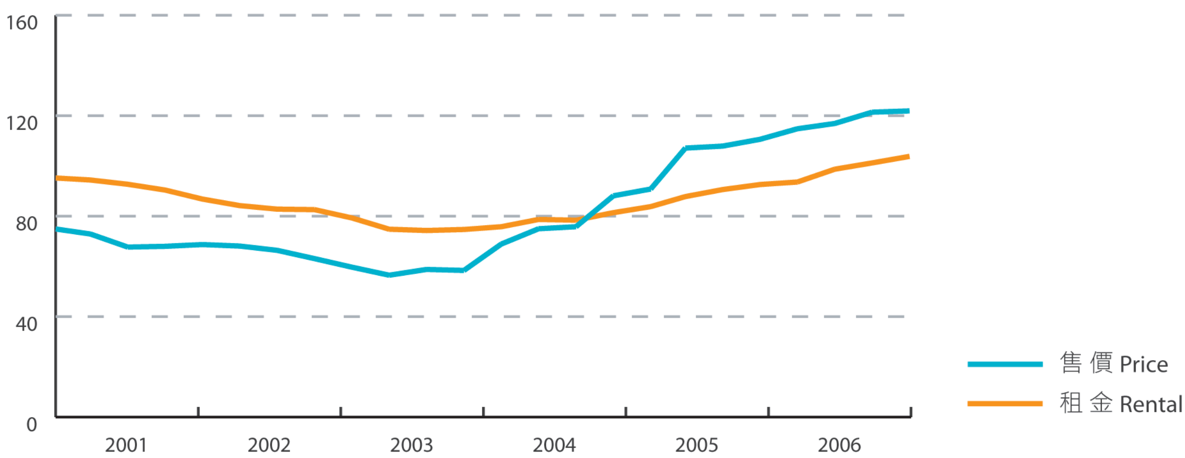


售價和租金在年內均穩步上揚。2006年第四季的臨時售價指數和臨時租金指數較2005年同期分別上升了10%和12%。

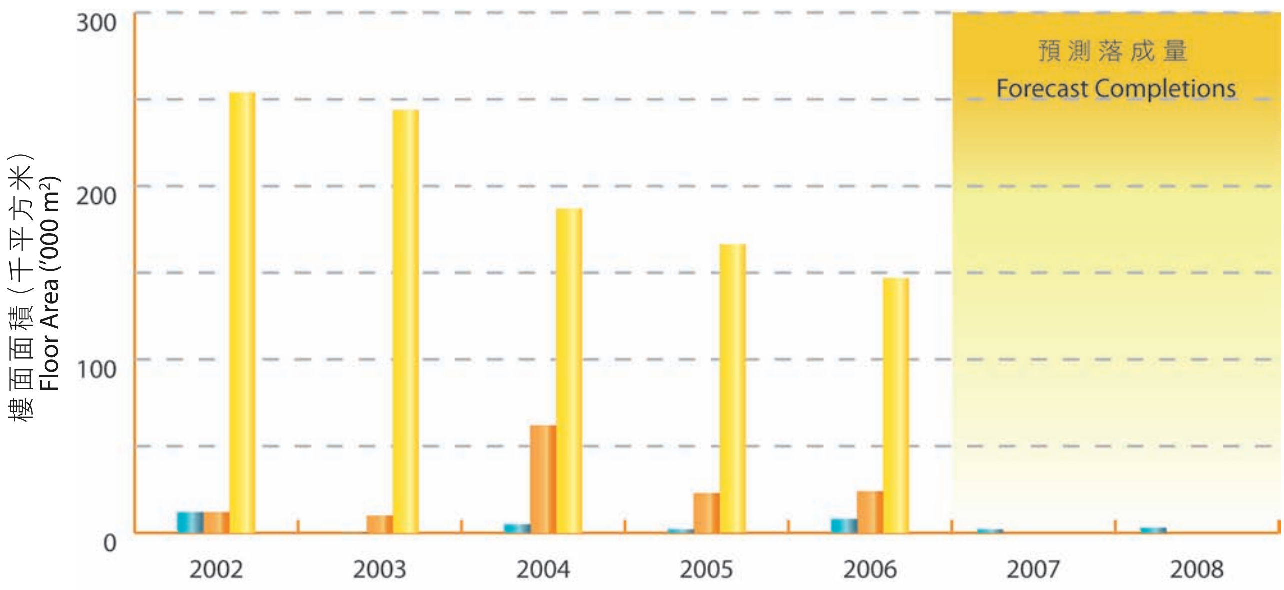
Prices and rents increased steadily during the year. The provisional price and rental indices for the fourth quarter of 2006 increased by 10% and 12% respectively from the corresponding quarter in 2005.



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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	12	0.3	5	2	8	2#	3#
使用量 Take-up	12	10	62	23	24		
空置量 Vacancy	254	244	187	166	147		
%+	15.8	15.2	11.7	10.5	9.3		

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

\# 預測數字
Forecast figures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Private Commercial

私人商業樓宇

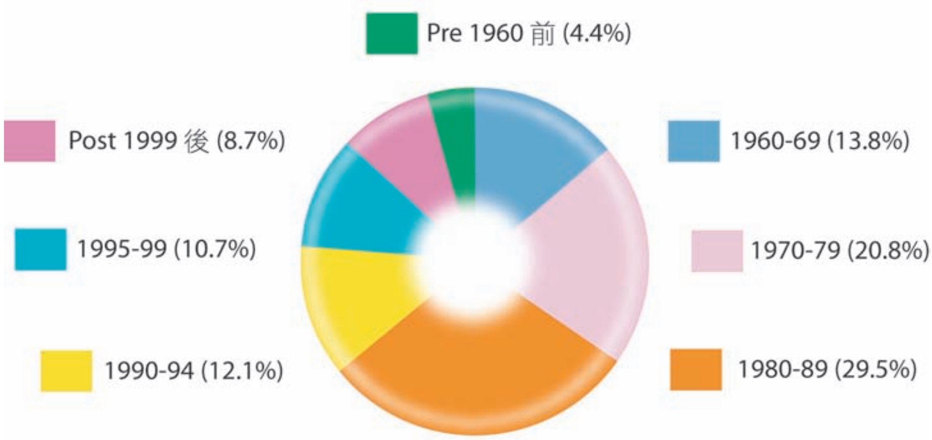
這類別包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在2006年底的總存量為10 395 500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 offices.

Stock in this sector at the end of 2006 was 10 395 500 m², 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



2006年的落成量為182 800平方米，較前一年增加了65%，主要集中在九龍。主要發展項目包括觀塘的企業廣場5期和油尖旺的九龍站。市區的落成量佔總供應量的76%。

Completions in 2006 were 182 800 m², about 65% rise from 2005 level, and were located mainly in Kowloon. Major developments included Enterprise Square Five in Kwun Tong and Kowloon Station in Yau Tsim Mong. Urban areas contributed 76% to the total supply.

使用量較前一年有可觀增長，達176 000平方米。空置量則輕微下跌至總存量的9.8%。油尖旺和觀塘合共佔整體空置量的三分之一。商場舖位和樓上商業單位佔整體空置量的比例則增至50%。

預計落成量在隨後兩年會下降，2007年的落成量為52 200平方米，2008年的落成量則為125 300平方米。2007年的新供應當中，約有44%位於新界，主要集中在荃灣；另有36%來自九龍。2008年的總供應量當中，接近50%來自九龍，新界則佔35%。

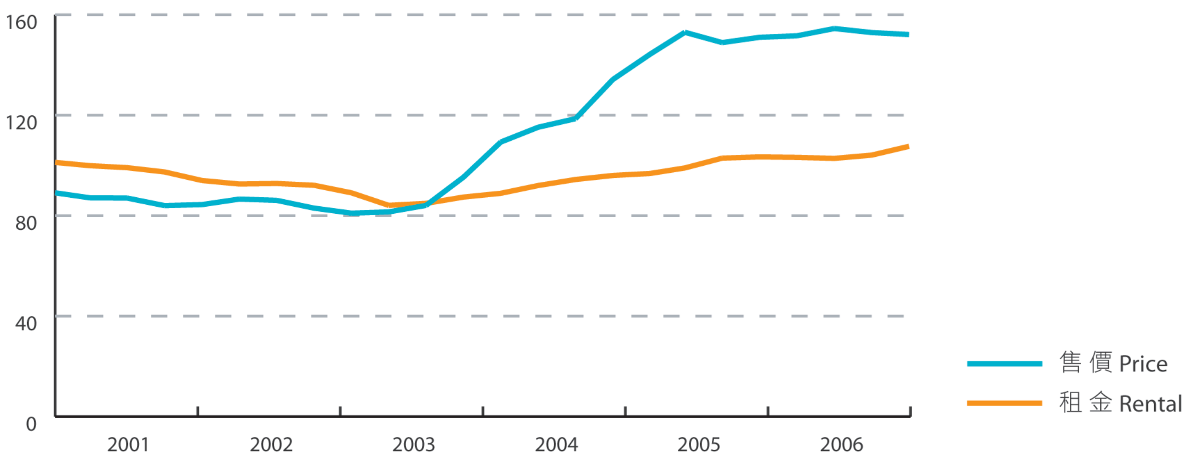
Take-up of 176 000 m^2 was considerably higher than the previous year. Vacancy decreased moderately to 9.8% of total stock. Yau Tsim Mong and Kwun Tong together accounted for one-third of the vacancy. The share of vacancy from arcade shops and upper floor commercial space increased to 50% of the total.

Lower completions are expected in the following two years, at 52 200 m^2 in 2007 and 125 300 m^2 in 2008. About 44% of the new supply in 2007 would be located in the New Territories, largely in Tsuen Wan, and another 36% would come from Kowloon. In 2008, Kowloon would account for almost 50% of the total supply, while the New Territories would contribute 35%.

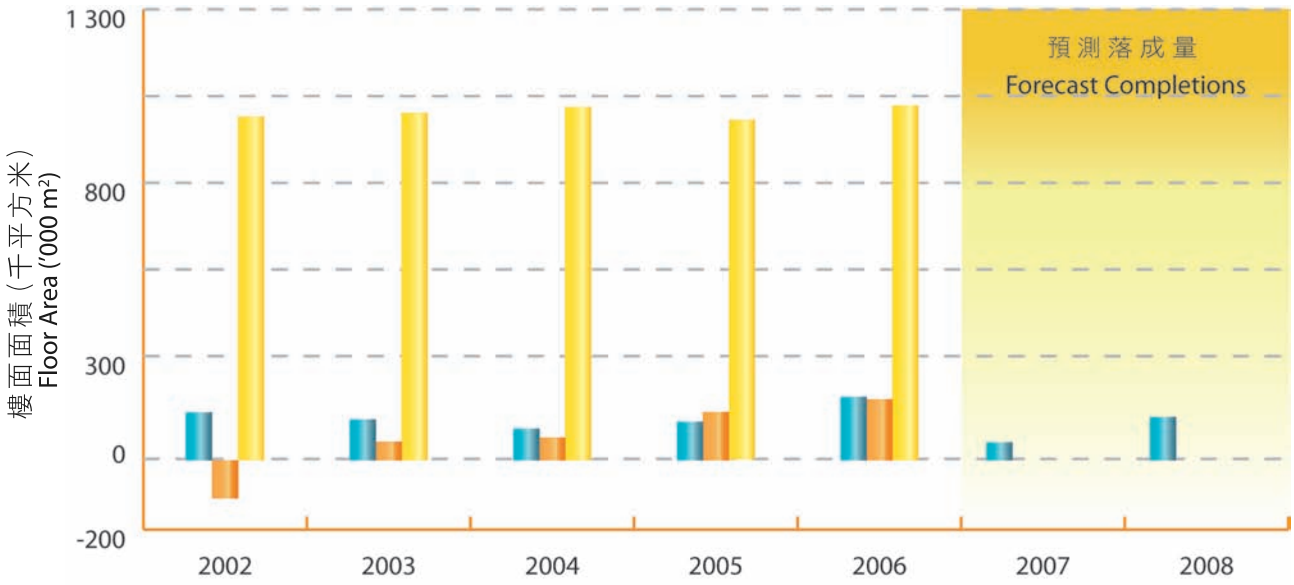
年內零售業樓宇的售價略為波動。2006年最後一季的售價較2005年底只輕微上升了1%。租金在2006年首半年保持平穩發展，惟在第三季開始上升，全年錄得4%的按年升幅。

Retail prices fluctuated in the year, recording a minimal increase of only 1% in the last quarter of 2006 relative to the 2005 year end level. Rents held steady in the first half of the year and started edging up in the third quarter, resulting in a year-on-year gain of 4%.

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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	138	118	91	111	183	52#	125#
使用量 Take-up	-110	54^	66	139	176*		
空置量 Vacancy	991	1 002	1 019	980	1023		
%+	10.7	10.8	10.8	10.3	9.8		

數字從2006年開始包括領匯房地產投資信託基金的物業。
Figures from 2006 onwards include properties owned by The Link REIT.

^ 在年內因樓宇改建關係而調整使用量數字以反映此項改變。
The take-up figure had been adjusted to reflect building conversions which took place during the year.

* 2006年的使用量數字是經過調整，包括「領匯」物業。
The take-up figure in 2006 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

Private Industrial

私人工業樓宇

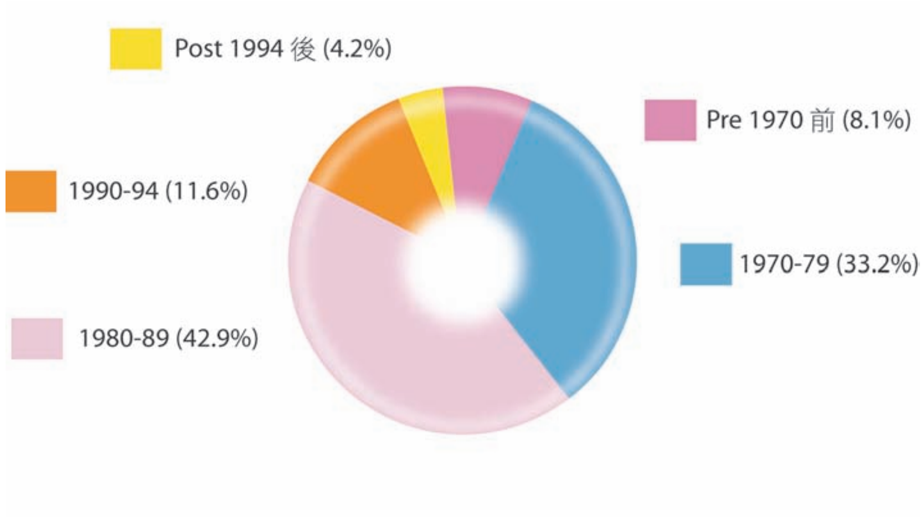
這類別包括分層工廠大廈及其附屬寫字樓。

This category comprises flatted factories and ancillary office accommodation.

這類物業在2006年底的總存量為17 396 500平方米，平均分布於市區和新界。按樓齡分類的總存量詳見圖表。

Stock in this sector was 17 396 500 m² at the end of 2006, and was distributed evenly 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



2006年內並無新工廠大廈落成；使用量下跌至負數，佔用樓面面積減少了41 600平方米。不過，由於同期的總存量因大廈清拆而減少，在互相抵銷下，空置量因而輕微下降至1 250 300平方米，相當於總存量的7.2%。超過50%的空置面積集中在三個地區，分別是觀塘、葵青和荃灣。

No new completions were recorded in 2006. The take-up was negative with a net loss of occupied space amounting to 41 600 m². This loss was more than offset by the reduction in the stock due to demolition. Vacancy therefore declined slightly to 1 250 300 m² representing 7.2% of stock. Over 50% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tsuen Wan.

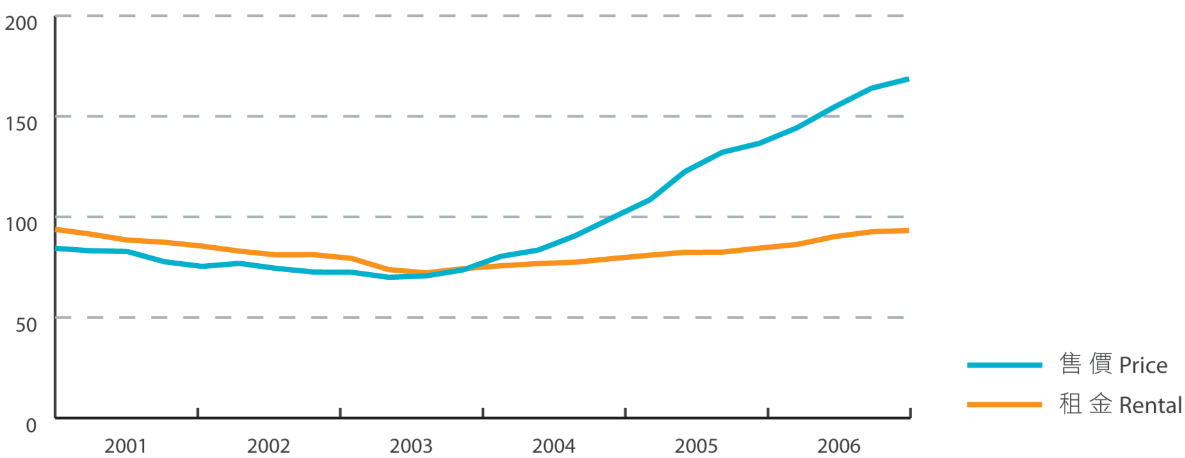
數幅閒置多年的發展地皮已開始施工，可望在未來一兩年內落成。預計2007年的落成量為15 700平方米，主要集中在黃大仙；2008年的落成量則為72 700平方米，其中的四分之三坐落於觀塘。

A few development sites which had been left idle for years were re-activated with construction work, pointing to likely completions in the two years ahead. 15 700 m² located mainly in Wong Tai Sin are forecast to be completed in 2007. New completions of 72 700 m² are expected to be available in 2008, of which three quarters would be in Kwun Tong.

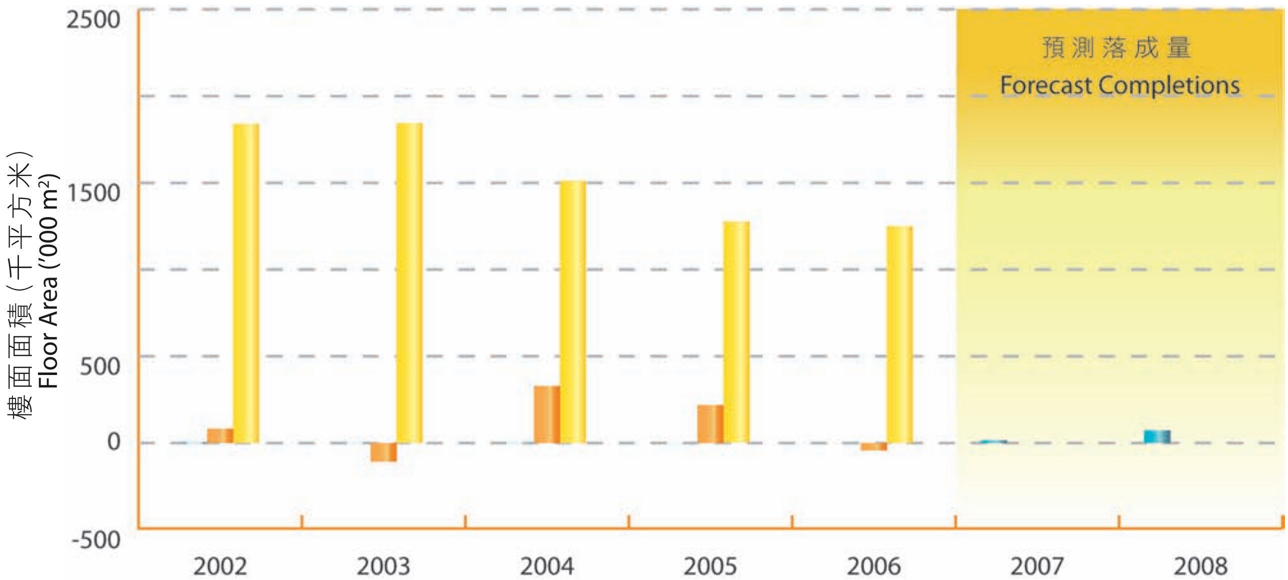
年內這類樓宇的售價和租金均穩步上升，但售價升幅比租金升幅更為顯著。2006年第四季的臨時售價指數較前一年同期上升了23%。租金方面，年內每季都有增長，惟升勢較為緩慢。2006年最後一季的臨時租金指數比2005年底增長了10%。

Both prices and rents edged up steadily throughout the year but the increase in prices was more noticeable than that of rents. The provisional price index for 2006 fourth quarter finished 23% higher than the same period of a year earlier. Rents also climbed from quarter to quarter, albeit at a slower pace. The provisional rental index for the final quarter of 2006 increased 10% relative to the end of 2005 level.

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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	3	0	1	0	0	16#	73#
使用量 Take-up	82	-107	329	219	-42		
空置量 Vacancy	1 840	1 844	1 512	1 273	1 250		
%+	10.5	10.6	8.7	7.3	7.2		

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

\# 預測數字
Forecast figures

這類別包括設計作工貿用途，並且取得佔用許可證作此用途的樓宇。

2006年底的總存量達612 800平方米，廣泛地分布於全港各區，其中深水埗、觀塘和葵青佔總樓面面積的70%以上。

2006年並沒有新供應，使用量則為18 200平方米，空置樓面面積因而減少至42 400平方米，相當於總存量的6.9%，是有記錄以來的新低。約有80%的空置量集中於港島東區、深水埗、觀塘和葵青。

預計2007年亦不會有新供應；而2008年的新落成量則只有位於觀塘的4 300平方米。

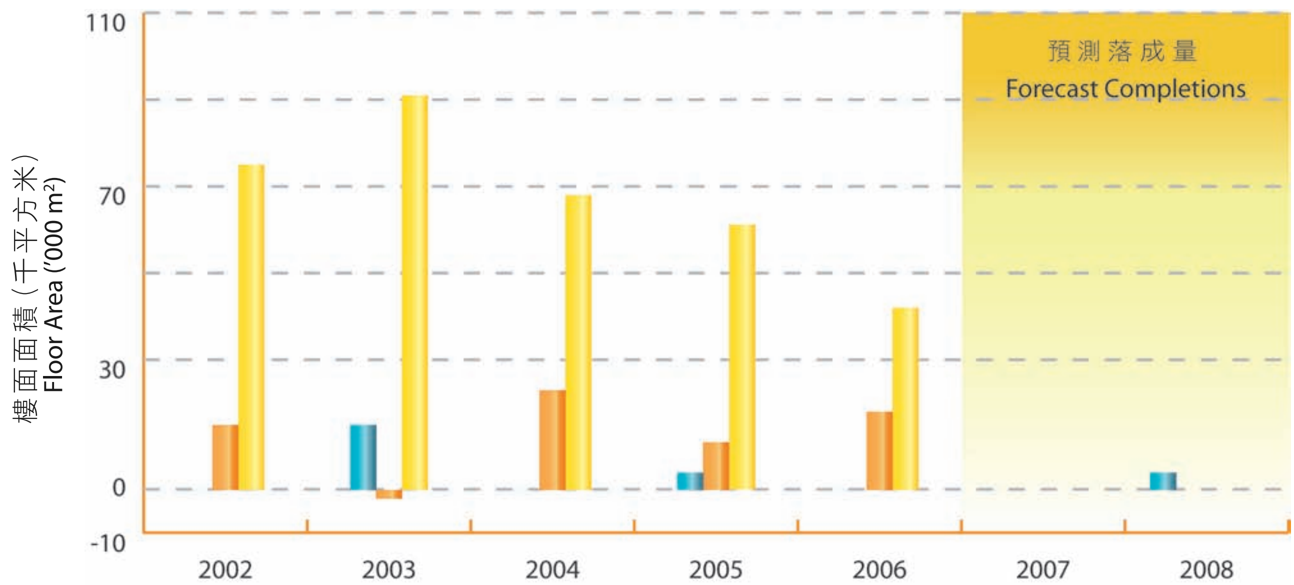
This category comprises floor space in developments designed for industrial/office use, and certified for occupation as such.

The 2006 year-end stock stood at 612 800 m^2, widely distributed throughout the territory. The districts of Sham Shui Po, Kwun Tong and Kwai Tsing accounted for more than 70% of the total space.

There were no new completions in 2006, but with a take-up of 18 200 m^2, vacant floor space reduced to record low of 42 400 m^2, or 6.9% of total stock. About 80% of the vacant space was located in the Eastern District of Hong Kong Island, Sham Shui Po, Kwun Tong and Kwai Tsing.

While there would be no new supply in 2007, new completions of 4 300 m^2 in Kwun Tong are forecast in 2008.

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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	0	15	0	4	0	0#	4#
使用量 Take-up	15	-2	23	11	18		
空置量 Vacancy	75	91	68	61	42		
%+	12.5	14.8	11.1	9.8	6.9		

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

\# 預測數字
Forecast figures

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2006年底的總存量為3 136 300平方米，其中大部分（逾80%）位於新界。

The stock in this sector was 3 136 300 m^2 at the end of 2006, largely in the New Territories which accounted for over 80%.

2006年共有四幢私人特殊廠房落成，總樓面面積為16 100平方米，當中兩幢位於大埔工業邨，另外兩幢則位於元朗工業邨。

Four new buildings, two of which in Tai Po Industrial Estate and the other two in Yuen Long Industrial Estate, contributed a total of 16 100 m^2 newly completed space in 2006.

預計2007年的新供應量為53 300平方米，主要來自西貢；在2008年，元朗則會有11 000平方米的新供應。

New supply of 53 300 m^2, coming mainly from Sai Kung, are forecast to be available in 2007. In 2008, 11 000 m^2 located in Yuen Long are expected to be completed.

這類別包括設計和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.

2006年底的總存量為3 430 100平方米，其中約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 3 430 100 m² at the end of 2006. About 80% of the stock was in the New Territories, predominantly in Kwai Tsing, Tsuen Wan and Sha Tin, accounting for 66% of the total space.

2006年的新落成量為27 400平方米，分布在六個地區，單是屯門已佔所有新樓面面積的60%。空置量輕微上升至101 200平方米，相當於總存量的3%。

New completions in 2006 amounted to 27 400 m², distributed in six districts, and Tuen Mun alone accounted for 60% of the new space. Vacancy rose slightly to 101 200 m², representing 3% of stock.

2007年將不會有新供應；預計2008年的新落成量只有5 300平方米，位於觀塘。

While future supply would not be forthcoming in 2007, new completions of 5 300 m² in Kwun Tong are forecast in 2008.

Technical Notes

技術附註

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技術附註

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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 Island, 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。

Grade C - plain with basic finishes; less flexible layout; small floor plates; basic lobbies; generally without central air-conditioning; barely adequate or inadequate lift services; minimal to average management; no parking facilities.

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

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

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

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

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

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

4.7 私人工貿大廈是設計或獲證明作工貿用途的樓面面積。

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

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

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

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

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

5. 樓面面積

5. Floor Areas

5.1 住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指單位獨佔的樓面面積，包括露台及外廊，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2005年前落成並已評估差餉的住宅樓宇則另有處理方法。空置物業數據是向大廈管理處、業主和佔用人蒐集，或本署派員視察而獲得的。

10.3 在2005年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3%的單位所得結果來推算的。

11. 入住量／使用量

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

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

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

12. 平均租金和售價

12.1 本署會分析新訂租約的租金資料，以計算在租金生效月份的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金，而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定（新訂租約是在2至4周前，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）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2005, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 For rated domestic premises completed prior to 2005, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

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

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

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

12. Average Rents and Prices

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (2-4 weeks 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。

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

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

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

13. 租金和售價指數

13. Rental and Price Indices

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

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

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

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

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

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

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

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

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

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

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

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

14. 較受歡迎屋苑的售價指數

14.1 這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。在2006年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、嘉雲臺、置富花園、會景閣、帝景園、豫苑、杏花邨、陽明山莊、光明臺、港運城、藍灣半島、康怡花園、浪琴園、貝沙灣、雍景臺、海怡半島、太古城、寶翠園、禮頓山、紅山半島、地利根德閣、樂陶苑。

九龍 － 窩打老道8號、泓景臺、星河明居、維港灣、麗港城、海逸豪園、美孚新邨、港灣豪庭、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、君臨天下、漾日居、黃埔花園。

新界 － 海雲軒、愛琴海岸、碧堤半島、聚康山莊、映灣園、帝堡城、沙田第一城、峯晴間、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、維景灣畔、將軍澳中心、珀麗灣、疊茵庭、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 in 2006 are slightly different from those of previous years, and include :

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

Kowloon - 8 Waterloo Road, Banyan Garden, Galaxia, Island Harbourview, Laguna City, Laguna Verde, Mei Foo Sun Chuen, Metro Harbour View, Parc Oasis, Park Avenue, Royal Peninsula, Sceneway Garden, Sky Tower, Sorrento, Telford Gardens, The Harbourside, The Waterfront, Whampoa Garden;

New Territories - Anglers' Bay, Aegean Coast, Bellagio, Beneville, Caribbean Coast, Castello, City One, Sha Tin, 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, Ocean Shores, Park Central, Park Island, Parkland Villas, 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2006年的權數是根據2005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 2006, the weights are based on the number of transactions effected in 2005.

15. 落成後使用方式

15. Mode of Occupation after Completion

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。

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

16. Property Market Yields

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。

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

17. Sales Transactions

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。

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.

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表 Table 1

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

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]	2006 年底總存量 Stock at year end		2006 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
A	< 20.0	9 158	350 455	11 117	3.2
	20 - 39.9	341 297			
B	40 - 69.9	519 498	519 498	36 201	7.0
C	70 - 99.9	121 404	121 404	8 875	7.3
D	100 - 159.9	54 778	54 778	3 499	6.4
E	160 - 199.9	11 081	22 763	2 978	13.1
	200 - 279.9	9 088			
	> 279.9	2 594			
所 有 類 別	**ALL CLASSES**	**1 068 898**	**1 068 898**	**62 670**	**5.9**

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	2005 年底總存量 Stock at year end	2006 年落成量 Completions	落成量佔 2005 年總存量的百分率 Completions as a % of 2005 Stock	2006 年底總存量 Stock at year end	2006 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	91 604	813	0.9	92 199	3 892	4.2
灣仔	Wan Chai	61 205	866	1.4	61 912	3 899	6.3
東區	Eastern	127 660	-	-	127 577	5 286	4.1
南區	Southern	40 336	8	0.0 +	40 316	1 912	4.7
港島	***HONG KONG***	***320 805***	***1 687***	***0.5***	***322 004***	***14 989***	***4.7***
油尖旺	Yau Tsim Mong	104 890	2 294	2.2	107 148	10 239	9.6
深水埗	Sham Shui Po	70 421	1 352	1.9	71 602	4 979	7.0
九龍城	Kowloon City	98 158	1 896	1.9	99 855	7 602	7.6
黃大仙	Wong Tai Sin	15 479	212	1.4	15 693	478	3.0
觀塘	Kwun Tong	47 346	210	0.4	47 557	1 391	2.9
九龍	***KOWLOON***	***336 294***	***5 964***	***1.8***	***341 855***	***24 689***	***7.2***
葵青	Kwai Tsing	35 229	-	-	35 231	1 096	3.1
荃灣	Tsuen Wan	71 149	1 652	2.3	72 761	5 080	7.0
屯門	Tuen Mun	54 817	-	-	54 811	2 915	5.3
元朗	Yuen Long	59 080	381	0.6	59 462	1 773	3.0
北區	North	24 426	1 116	4.6	25 542	1 500	5.9
大埔	Tai Po	28 340	30	0.1	28 376	1 523	5.4
沙田	Sha Tin	64 478	425	0.7	64 904	1 914	2.9
西貢	Sai Kung	38 990	3 150	8.1	42 140	2 592	6.2
離島	Islands	19 638	2 174	11.1	21 812	4 599	21.1
新界	***NEW TERRITORIES***	***396 147***	***8 928***	***2.3***	***405 039***	***22 992***	***5.7***
全港	***OVERALL***	***1 053 246***	***16 579***	***1.6***	***1 068 898***	***62 670***	***5.9***

2006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2005年底總存量計算。
+ 少於 0.05%

2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.
+ Below 0.05%

表 Table 3

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

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底各類單位總存量 Stock by Class at year end A	B	C	D	E	總數 Total
2002	港島	Hong Kong	93	2 165	103 730	130 444	37 159	24 065	14 629	310 027
	九龍	Kowloon	165	6 145	121 186	140 346	34 669	12 628	2 426	311 255
	新界	New Territories	19	22 742	114 060	189 973	38 777	13 456	4 428	360 694
	全港	***OVERALL***	***277***	***31 052***	***338 976***	***460 763***	***110 605***	***50 149***	***21 483***	***981 976***
2003	港島	Hong Kong	332	2 890	104 695	131 286	37 447	24 260	14 889	312 577
	九龍	Kowloon	54	11 107	123 414	147 299	35 864	13 272	2 459	322 308
	新界	New Territories	4	12 400	115 530	199 853	39 620	13 653	4 434	373 090
	全港	***OVERALL***	***390***	***26 397***	***343 639***	***478 438***	***112 931***	***51 185***	***21 782***	***1 007 975***
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***

表 Table 4

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

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition A	B	C	D	E	總數 Total	落成量 Completions A	B	C	D	E	總數 Total
2002	港島	Hong Kong	20	32	2	30	9	93	433	738	196	520	278	2 165
	九龍	Kowloon	50	72	12	4	27	165	1 805	2 369	1 792	134	45	6 145
	新界	New Territories	-	-	-	19	-	19	2 218	14 263	5 216	616	429	22 742
	全港	***OVERALL***	***70***	***104***	***14***	***53***	***36***	***277***	***4 456***	***17 370***	***7 204***	***1 270***	***752***	***31 052***
2003	港島	Hong Kong	66	189	12	6	59	332	1 039	1 031	300	201	319	2 890
	九龍	Kowloon	-	42	10	1	1	54	2 228	6 995	1 205	645	34	11 107
	新界	New Territories	1	2	1	-	-	4	1 471	9 882	844	197	6	12 400
	全港	***OVERALL***	***67***	***233***	***23***	***7***	***60***	***390***	***4 738***	***17 908***	***2 349***	***1 043***	***359***	***26 397***
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***

表 Table 5

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

單位數目 No. of units

年 Year	A	B	C	D	E	所有類別 All Classes
1997 *	1 278	13 692	2 449	488	295	18 202
1998 *	1 249	15 987	3 037	1 454	551	22 278
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

* 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]	2002	2003	2004	2005	2006 港島 Hong Kong	2006 九龍 Kowloon	2006 新界 New Territories	2006 總數 Total
A	< 20.0	-	119	13	92	-	-	72	72
	20 - 39.9	4 456	4 619	2 109	2 316	175	864	490	1 529
B	40 - 69.9	17 370	17 908	18 225	10 754	922	3 235	6 507	10 664
C	70 - 99.9	7 204	2 349	3 110	3 091	306	1 073	1 488	2 867
D	100 - 159.9	1 270	1 043	2 112	582	217	658	197	1 072
E	160 - 199.9	492	85	247	293	40	84	119	243
	200 - 279.9	190	169	101	107	5	34	54	93
	> 279.9	70	105	119	86	22	16	1	39
所有類別	**OVERALL**	**31 052**	**26 397**	**26 036**	**17 321**	**1 687**	**5 964**	**8 928**	**16 579**

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	各類單位落成量 2006 by Class A	B	C	D	E	總數 Total	預測落成量 Forecast [2007]	[2008]
中西區	Central and Western	175	442	161	26	9	813	156	778
灣仔	Wan Chai	-	480	145	191	50	866	508	327
東區	Eastern	-	-	-	-	-	-	220	208
南區	Southern	-	-	-	-	8	8	963	4
港島	***HONG KONG***	***175***	***922***	***306***	***217***	***67***	***1 687***	***1 847***	***1 317***
油尖旺	Yau Tsim Mong	36	1 492	534	216	16	2 294	1 095	1 505
深水埗	Sham Shui Po	-	720	177	380	75	1 352	330	811
九龍城	Kowloon City	824	749	222	58	43	1 896	180	1 082
黃大仙	Wong Tai Sin	-	68	140	4	-	212	304	276
觀塘	Kwun Tong	4	206	-	-	-	210	-	197
九龍	***KOWLOON***	***864***	***3 235***	***1 073***	***658***	***134***	***5 964***	***1 909***	***3 871***
葵青	Kwai Tsing	-	-	-	-	-	-	924	-
荃灣	Tsuen Wan	434	1 107	97	12	2	1 652	1 603	375
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	49	172	34	126	381	2 251	3 194
北區	North	128	735	211	24	18	1 116	218	411
大埔	Tai Po	-	1	12	4	13	30	163	80
沙田	Sha Tin	-	336	46	41	2	425	1 165	4 184
西貢	Sai Kung	-	2 846	302	1	1	3 150	2 122	2 096
離島	Islands	-	1 433	648	81	12	2 174	535	482
新界	***NEW TERRITORIES***	***562***	***6 507***	***1 488***	***197***	***174***	***8 928***	***8 981***	***10 822***
全港	***OVERALL***	***1 601***	***10 664***	***2 867***	***1 072***	***375***	***16 579***	***12 737***	***16 010***

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

單位數目 No. of units

地區	District	[2007] A	B	C	D	E	所有類別 All Classes	[2008] A	B	C	D	E	所有類別 All Classes
中西區	Central and Western	50	-	52	8	46	156	49	522	74	66	67	778
灣仔	Wan Chai	407	79	5	14	3	508	192	117	5	12	1	327
東區	Eastern	110	2	70	36	2	220	-	-	182	25	1	208
南區	Southern	5	275	416	121	146	963	-	-	-	-	4	4
港島	***HONG KONG***	***572***	***356***	***543***	***179***	***197***	***1 847***	***241***	***639***	***261***	***103***	***73***	***1 317***
油尖旺	Yau Tsim Mong	168	177	347	321	82	1 095	182	856	266	164	37	1 505
深水埗	Sham Shui Po	151	177	-	2	-	330	166	362	151	128	4	811
九龍城	Kowloon City	-	76	75	12	17	180	95	47	-	860	80	1 082
黃大仙	Wong Tai Sin	-	296	2	6	-	304	-	-	276	-	-	276
觀塘	Kwun Tong	-	-	-	-	-	-	-	192	-	4	1	197
九龍	***KOWLOON***	***319***	***726***	***424***	***341***	***99***	***1 909***	***443***	***1 457***	***693***	***1 156***	***122***	***3 871***
葵青	Kwai Tsing	-	924	-	-	-	924	-	-	-	-	-	-
荃灣	Tsuen Wan	-	989	427	167	20	1 603	-	180	90	20	85	375
屯門	Tuen Mun	-	-	-	-	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	1 882	291	1	77	2 251	-	2 586	608	-	-	3 194
北區	North	74	140	4	-	-	218	15	362	24	10	-	411
大埔	Tai Po	-	-	-	-	163	163	-	-	-	80	-	80
沙田	Sha Tin	-	375	655	60	75	1 165	712	2 084	820	556	12	4 184
西貢	Sai Kung	-	1 940	156	10	16	2 122	-	2 096	-	-	-	2 096
離島	Islands	-	524	-	-	11	535	-	-	324	102	56	482
新界	***NEW TERRITORIES***	***74***	***6 774***	***1 533***	***238***	***362***	***8 981***	***727***	***7 308***	***1 866***	***768***	***153***	***10 822***
全港	***OVERALL***	***965***	***7 856***	***2 500***	***758***	***658***	***12 737***	***1 411***	***9 404***	***2 820***	***2 027***	***348***	***16 010***

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	2005 年底總存量 Stock at year end	2006 年落成量 Completions	落成量佔 2005 年總存量的百分率 Completions as a % of 2005 Stock	2006 年底總存量 Stock at year end
中西區	Central and Western	471	5	1.1	465
灣仔	Wan Chai	291	8	2.7	299
東區	Eastern	1	-	-	1
南區	Southern	1 628	8	0.5	1 631
港島	***HONG KONG***	***2 391***	***21***	***0.9***	***2 396***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	51	22	43.1	73
九龍城	Kowloon City	424	8	1.9	429
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***519***	***30***	***5.8***	***546***
葵青	Kwai Tsing	3	-	-	3
荃灣	Tsuen Wan	116	-	-	114
屯門	Tuen Mun	320	-	-	320
元朗	Yuen Long	7 044	332	4.7	7 376
北區	North	222	16	7.2	238
大埔	Tai Po	2 223	13	0.6	2 236
沙田	Sha Tin	588	17	2.9	605
西貢	Sai Kung	1 916	2	0.1	1 920
離島	Islands	656	26	4.0	682
新界	***NEW TERRITORIES***	***13 088***	***406***	***3.1***	***13 494***
全港	***OVERALL***	***15 998***	***457***	***2.9***	***16 436***

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。
2006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2005年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2006 Stock figures are derived from the latest rating record,
and not from the 2005 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
2002	31 052	26 592	85.6	950 924	38 675	4.1	65 267	6.6
2003	26 397	22 885	86.7	981 578	45 896	4.7	68 781	6.8
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

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 2006 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2006 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	99	47	47.5	52	52.5
	九龍	Kowloon	2	2	100.0	-	-
	新界	New Territories	485	308	63.5	177	36.5
	全港	***OVERALL***	***586***	***357***	***60.9***	***229***	***39.1***
B	港島	Hong Kong	1 296	672	51.9	624	48.1
	九龍	Kowloon	1 299	1 076	82.8	223	17.2
	新界	New Territories	1 897	1 337	70.5	560	29.5
	全港	***OVERALL***	***4 492***	***3 085***	***68.7***	***1 407***	***31.3***
C	港島	Hong Kong	42	19	45.2	23	54.8
	九龍	Kowloon	44	37	84.1	7	15.9
	新界	New Territories	985	812	82.4	173	17.6
	全港	***OVERALL***	***1 071***	***868***	***81.0***	***203***	***19.0***
D	港島	Hong Kong	355	203	57.2	152	42.8
	九龍	Kowloon	2	-	-	2	100.0
	新界	New Territories	69	64	92.8	5	7.2
	全港	***OVERALL***	***426***	***267***	***62.7***	***159***	***37.3***
E	港島	Hong Kong	107	49	45.8	58	54.2
	九龍	Kowloon	2	2	100.0	-	-
	新界	New Territories	8	7	87.5	1	12.5
	全港	***OVERALL***	***117***	***58***	***49.6***	***59***	***50.4***
所有類別 All Classes	港島	Hong Kong	1 899	990	52.1	909	47.9
	九龍	Kowloon	1 349	1 117	82.8	232	17.2
	新界	New Territories	3 444	2 528	73.4	916	26.6
	全港	***OVERALL***	***6 692***	***4 635***	***69.3***	***2 057***	***30.7***

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

每平方米月租 $ / m^2 per month

類別 Class		A			B			C			D			E		
年 / Year	月 / Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2005		188	140	106	184	145	101	243	193	122	263	205	161	318	201	176
2006 *		216	154	113	208	155	107	257	198	125	299	220	172	355	197	188
2005	10	197	161	111	192	156	106	267	188	120	260	(203)	180	329	(217)	(198)
	11	200	172	112	188	162	105	245	221	126	271	221	150	318	(192)	(174)
	12	199	148	112	192	155	103	236	199	130	274	213	164	367	(216)	(216)
2006	1	196	139	113	189	150	106	259	184	125	285	(171)	186	337	(204)	(194)
	2	193	141	111	189	152	107	245	172	112	292	(168)	190	334	(231)	(217)
	3	198	145	112	185	154	106	237	204	137	289	(197)	(172)	308	(177)	(188)
	4	206	142	113	187	146	103	248	186	131	280	183	179	355	(189)	(210)
	5	197	141	110	184	154	104	255	194	113	294	213	157	363	(249)	(185)
	6	195	146	110	198	158	105	243	195	111	301	234	179	353	(185)	(162)
	7	214	149	114	205	151	107	263	203	130	300	241	173	358	(155)	(229)
	8	238	160	112	230	153	106	274	209	132	312	229	162	366	(177)	(158)
	9	255	164	114	238	161	107	280	202	124	318	231	170	359	(217)	(186)
	10	211	163	116	213	152	110	243	197	126	300	238	163	381	(214)	(190)
	11 *	222	196	117	211	167	109	252	196	122	290	232	158	369	(160)	(117)
	12 *	209	161	117	201	161	111	258	218	124	302	242	193	350	(188)	(163)

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional
( ) Indicates fewer than 20 transactions.

表 Table 13

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

每平方米售價 $ / m^2

類別 Class	A			B			C			D			E		
年 / 月 Year / 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
2005	39 158	29 896	30 529	49 266	38 868	32 684	66 634	56 516	41 584	82 482	73 046	49 987	115 358	96 641	57 151
2006 *	42 790	30 005	28 912	52 141	38 013	31 179	69 276	56 871	41 545	85 718	75 413	48 425	120 308	98 236	56 221
2005 10	40 632	30 661	29 452	49 372	34 611	31 580	68 951	53 211	41 841	77 582	72 013	49 110	134 657	(115 723)	(76 565)
11	37 186	28 705	27 829	45 021	31 104	30 640	61 691	46 952	40 122	83 484	69 108	49 075	99 380	(92 995)	48 005
12	39 303	28 081	30 025	47 630	36 270	32 098	65 761	55 737	40 083	82 771	69 862	50 931	112 012	(107 191)	(49 348)
2006 1	40 024	28 943	29 874	49 657	38 392	32 532	65 560	54 375	41 256	84 337	72 873	45 247	138 664	(86 517)	(52 660)
2	41 882	28 326	29 682	49 519	39 483	31 730	66 543	56 540	40 083	76 207	69 884	51 243	114 667	(104 601)	(65 209)
3	41 219	30 214	29 896	52 860	37 687	31 857	69 824	58 194	41 975	86 836	76 766	45 590	118 955	(109 771)	48 578
4	43 048	29 174	29 925	52 764	39 302	32 630	69 582	59 558	42 651	86 946	85 353	43 839	108 680	(108 732)	60 194
5	43 767	30 639	29 284	52 955	38 482	31 885	71 037	59 756	41 799	86 833	76 919	50 371	124 265	(101 315)	54 390
6	42 897	30 574	28 325	50 377	38 910	30 828	73 963	55 686	42 906	86 287	75 724	45 431	118 526	(101 109)	(55 254)
7	40 559	30 001	28 527	51 122	37 865	30 795	66 739	56 835	39 257	84 452	76 292	50 308	145 366	(67 665)	54 332
8	44 119	30 400	28 703	53 547	37 992	30 556	67 419	60 936	41 871	86 104	79 203	49 444	129 472	(117 118)	63 235
9	43 659	30 503	28 672	53 387	36 527	30 215	69 813	56 434	41 984	80 288	67 285	51 820	121 137	(99 372)	57 344
10	43 343	29 977	28 176	52 579	37 623	29 964	70 843	51 539	41 190	92 118	78 217	50 922	117 339	(90 214)	58 246
11 *	43 427	29 724	28 058	52 438	37 223	30 705	70 073	55 213	41 905	90 805	74 597	45 555	112 425	(76 397)	53 274
12 *	44 292	30 958	27 769	52 468	36 974	30 250	68 612	54 642	40 730	85 594	69 900	52 724	111 958	(96 868)	58 626

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional
( ) 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
1997		128.1	135.7	140.9	139.3	138.7	133.3	139.0	134.5
1998		112.8	110.3	113.6	116.2	116.9	111.7	116.5	112.6
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 *		90.0	89.0	93.9	100.6	106.2	90.0	102.9	91.6
2005	10 - 12	87.0	88.0	94.0	97.9	102.9	88.4	100.2	89.9
2006	1 - 3	86.4	87.4	92.7	99.4	102.3	87.6	100.7	89.3
	4 - 6	88.7	88.6	94.2	100.0	104.4	89.3	101.9	90.9
	7 - 9	91.1	89.2	94.1	100.2	108.1	90.6	103.5	92.2
	10 - 12 *	93.9	90.9	94.5	102.6	110.1	92.5	105.7	94.1
2005	10	87.2	88.3	93.9	96.2	101.9	88.6	98.8	89.9
	11	87.7	87.8	93.5	98.2	102.8	88.5	100.3	90.0
	12	86.0	87.9	94.6	99.3	104.1	88.0	101.5	89.7
2006	1	85.2	87.7	93.5	99.4	102.4	87.4	100.7	89.1
	2	86.3	87.4	93.0	100.3	103.3	87.6	101.6	89.4
	3	87.7	87.1	91.5	98.6	101.1	87.9	99.7	89.3
	4	88.2	89.3	95.6	100.9	103.2	89.6	101.9	91.1
	5	88.7	88.7	94.3	99.5	104.8	89.4	101.8	91.0
	6	89.3	87.8	92.8	99.6	105.2	89.0	102.0	90.7
	7	90.1	88.1	96.4	99.8	108.1	89.9	103.3	91.6
	8	90.9	89.0	93.8	100.2	108.0	90.3	103.5	91.9
	9	92.4	90.6	92.2	100.6	108.2	91.5	103.8	93.0
	10	92.7	90.2	94.9	103.7	109.5	91.7	106.1	93.5
	11 *	95.1	90.6	93.4	100.3	110.3	92.7	104.4	94.1
	12 *	93.8	91.8	95.2	103.8	110.4	93.0	106.5	94.6

* 臨時數字 * Provisional

表 Table 15

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

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
1997		161.4	162.7	168.8	168.5	172.9	162.7	169.7	163.1
1998		118.5	116.0	117.3	116.1	114.0	117.2	115.6	117.1
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 *		86.5	91.6	107.9	120.9	137.6	91.0	124.8	92.6
2005	10 - 12	84.0	89.2	104.3	119.9	133.9	88.5	123.0	90.1
2006	1 - 3	85.0	91.1	106.4	118.0	137.5	90.1	122.4	91.5
	4 - 6	86.7	92.5	109.2	122.1	138.1	91.7	125.8	93.2
	7 - 9	86.9	91.5	107.1	120.8	138.6	91.1	125.1	92.7
	10 - 12 *	87.4	91.1	108.9	122.7	136.2	91.2	126.0	93.0
2005	10	85.8	90.5	107.1	121.6	135.9	90.2	124.7	91.8
	11	82.5	87.5	102.1	118.8	130.1	86.9	121.3	88.5
	12	83.7	89.5	103.6	119.4	135.6	88.5	123.0	90.1
2006	1	84.1	90.7	105.0	117.5	136.7	89.4	121.8	90.8
	2	84.3	90.9	106.0	117.5	138.5	89.6	122.2	91.1
	3	86.6	91.8	108.3	119.0	137.3	91.2	123.2	92.6
	4	86.6	92.9	109.8	121.9	138.8	91.9	125.9	93.4
	5	87.6	93.1	110.1	124.6	135.1	92.4	127.0	94.0
	6	86.0	91.4	107.8	119.7	140.3	90.7	124.5	92.3
	7	85.7	91.2	106.4	117.8	133.2	90.4	121.5	91.9
	8	87.3	91.5	106.8	123.1	140.8	91.2	127.3	93.0
	9	87.6	91.8	108.1	121.5	141.8	91.6	126.4	93.3
	10	87.3	91.5	108.1	123.0	135.3	91.3	126.0	93.1
	11 *	87.0	90.8	109.5	122.8	134.3	91.0	125.6	92.7
	12 *	87.8	91.0	109.0	122.4	139.0	91.4	126.5	93.2

* 臨時數字

* Provisional

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		A, B & C			D & E			所有類別 Overall		
Year	Month	市區 Urban	新界 N.T.	合計 All	市區 Urban	新界 N.T.	合計 All	市區 Urban	新界 N.T.	合計 All
2005	1	92.0	79.7	85.7	125.0	119.5	121.7	94.3	82.2	88.0
	2	94.4	81.8	87.9	127.8	121.1	123.9	96.7	84.2	90.2
	3	99.1	84.2	91.6	129.6	122.4	125.4	101.2	86.5	93.7
	4	102.8	87.6	95.1	133.2	123.1	127.7	104.8	89.9	97.1
	5	104.6	89.1	96.7	134.0	125.0	128.9	106.6	91.4	98.7
	6	103.8	88.2	95.8	132.4	123.7	127.4	105.8	90.5	97.8
	7	102.4	88.4	95.3	128.5	122.8	125.0	104.2	90.6	97.2
	8	103.0	87.6	95.2	133.3	123.0	127.7	105.1	89.9	97.2
	9	103.7	89.2	96.3	132.0	122.2	126.6	105.7	91.3	98.2
	10	102.0	89.0	95.4	129.9	124.7	126.7	103.9	91.3	97.3
	11	99.2	84.7	91.8	131.4	120.6	125.6	101.3	86.9	94.0
	12	97.0	83.4	90.1	129.2	118.1	123.2	99.3	85.6	92.2
2006	1	98.5	83.2	90.7	128.4	121.8	124.5	100.5	85.6	92.8
	2	100.1	84.4	92.0	126.0	128.2	125.6	102.1	86.9	94.2
	3	101.0	85.2	92.8	130.9	123.3	126.6	103.1	87.5	95.1
	4	100.9	84.7	92.5	131.0	124.3	127.0	103.0	87.0	94.7
	5	101.2	84.6	92.6	133.6	124.9	128.8	103.5	86.9	94.9
	6	99.8	82.6	90.9	131.2	121.2	125.7	101.9	85.0	93.1
	7	99.0	83.4	90.9	131.7	121.3	126.1	101.2	85.7	93.1
	8	99.7	81.8	90.5	132.6	124.0	127.7	101.9	84.2	92.7
	9	99.5	82.0	90.5	130.9	122.7	126.3	101.6	84.3	92.6
	10	99.3	80.6	89.6	131.9	124.5	127.6	101.5	83.0	91.9
	11 *	99.0	80.4	89.4	132.0	121.5	126.5	101.2	82.8	91.6
	12 *	98.7	79.8	88.9	133.1	121.2	126.9	100.9	82.2	91.2

* 臨時數字
技術附註第 14 段對「較受歡迎屋苑」有詳細說明。

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

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

平方米 m^2

地區	District	2006 年底總存量 Stock at year end				2006 年底空置量 Amount Vacant at year end				空置百分率 % Vacant			
		甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	1 874 800	773 800	636 800	3 285 400	84 400	55 400	69 600	209 400	4.5	7.2	10.9	6.4
灣仔	Wan Chai	917 700	581 300	325 200	1 824 200	59 900	29 900	22 900	112 700	6.5	5.1	7.0	6.2
東區	Eastern	586 800	181 600	85 200	853 600	23 100	20 100	9 000	52 200	3.9	11.1	10.6	6.1
南區	Southern	84 900	37 500	10 500	132 900	36 100	6 000	1 100	43 200	42.5	16.0	10.5	32.5
港島	***HONG KONG***	***3 464 200***	***1 574 200***	***1 057 700***	***6 096 100***	***203 500***	***111 400***	***102 600***	***417 500***	***5.9***	***7.1***	***9.7***	***6.8***
油尖旺	Yau Tsim Mong	1 031 400	639 200	427 900	2 098 500	85 600	40 200	34 900	160 700	8.3	6.3	8.2	7.7
深水埗	Sham Shui Po	137 800	47 300	39 200	224 300	2 600	3 500	2 100	8 200	1.9	7.4	5.4	3.7
九龍城	Kowloon City	107 400	57 000	20 800	185 200	3 200	500	1 600	5 300	3.0	0.9	7.7	2.9
黃大仙	Wong Tai Sin	-	21 800	1 200	23 000	-	1 000	-	1 000	-	4.6	-	4.3
觀塘	Kwun Tong	504 400	20 800	6 100	531 300	69 800	1 400	400	71 600	13.8	6.7	6.6	13.5
九龍	***KOWLOON***	***1 781 000***	***786 100***	***495 200***	***3 062 300***	***161 200***	***46 600***	***39 000***	***246 800***	***9.1***	***5.9***	***7.9***	***8.1***
葵青	Kwai Tsing	74 900	11 400	2 000	88 300	2 200	800	1 000	4 000	2.9	7.0	50.0	4.5
荃灣	Tsuen Wan	88 400	10 300	800	99 500	25 000	1 700	-	26 700	28.3	16.5	-	26.8
屯門	Tuen Mun	32 500	-	8 400	40 900	9 800	-	500	10 300	30.2	-	6.0	25.2
元朗	Yuen Long	9 200	9 900	19 000	38 100	-	100	3 200	3 300	-	1.0	16.8	8.7
北區	North	26 700	-	500	27 200	5 100	-	300	5 400	19.1	-	60.0	19.9
大埔	Tai Po	-	5 200	1 200	6 400	-	200	-	200	-	3.8	-	3.1
沙田	Sha Tin	174 900	16 300	-	191 200	9 700	-	-	9 700	5.5	-	-	5.1
西貢	Sai Kung	9 000	-	-	9 000	5 400	-	-	5 400	60.0	-	-	60.0
離島	Islands	138 400	15 400	-	153 800	21 000	2 500	-	23 500	15.2	16.2	-	15.3
新界	***NEW TERRITORIES***	***554 000***	***68 500***	***31 900***	***654 400***	***78 200***	***5 300***	***5 000***	***88 500***	***14.1***	***7.7***	***15.7***	***13.5***
全港	***OVERALL***	***5 799 200***	***2 428 800***	***1 584 800***	***9 812 800***	***442 900***	***163 300***	***146 600***	***752 800***	***7.6***	***6.7***	***9.3***	***7.7***
分區	**Sub-districts**												
上環	Sheung Wan	232 400	350 300	430 400	1 013 100	20 800	25 500	49 200	95 500	9.0	7.3	11.4	9.4
中區	Central	1 591 900	372 700	189 500	2 154 100	62 600	24 300	18 900	105 800	3.9	6.5	10.0	4.9
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	917 700	581 300	325 200	1 824 200	59 900	29 900	22 900	112 700	6.5	5.1	7.0	6.2
北角 / 鰂魚涌	North Point / Quarry Bay	586 800	147 500	67 400	801 700	23 100	7 900	7 500	38 500	3.9	5.4	11.1	4.8
尖沙咀	Tsim Sha Tsui	832 700	325 400	209 500	1 367 600	59 600	16 700	9 800	86 100	7.2	5.1	4.7	6.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	177 700	313 800	218 400	709 900	26 000	23 500	25 100	74 600	14.6	7.5	11.5	10.5

分區數字已包括在地區數字內。

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

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

平方米 m^2

地區	District	2005 年底總存量 Stock at year end	2006 年落成量 Completions	落成量佔 2005 年總存量的百分率 Completions as a % of 2005 Stock	2006 年底總存量 Stock at year end	2006 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	3 273 600	26 100	0.8	3 285 400	209 400	6.4
灣仔	Wan Chai	1 858 400	-	-	1 824 200	112 700	6.2
東區	Eastern	855 400	-	-	853 600	52 200	6.1
南區	Southern	132 900	-	-	132 900	43 200	32.5
港島	***HONG KONG***	***6 120 300***	***26 100***	***0.4***	***6 096 100***	***417 500***	***6.8***
油尖旺	Yau Tsim Mong	2 112 600	700	0.0 +	2 098 500	160 700	7.7
深水埗	Sham Shui Po	224 800	-	-	224 300	8 200	3.7
九龍城	Kowloon City	185 500	-	-	185 200	5 300	2.9
黃大仙	Wong Tai Sin	23 000	-	-	23 000	1 000	4.3
觀塘	Kwun Tong	487 900	44 500	9.1	531 300	71 600	13.5
九龍	***KOWLOON***	***3 033 800***	***45 200***	***1.5***	***3 062 300***	***246 800***	***8.1***
葵青	Kwai Tsing	88 200	-	-	88 300	4 000	4.5
荃灣	Tsuen Wan	78 500	21 000	26.8	99 500	26 700	26.8
屯門	Tuen Mun	40 800	-	-	40 900	10 300	25.2
元朗	Yuen Long	38 100	-	-	38 100	3 300	8.7
北區	North	27 300	-	-	27 200	5 400	19.9
大埔	Tai Po	6 400	-	-	6 400	200	3.1
沙田	Sha Tin	189 700	-	-	191 200	9 700	5.1
西貢	Sai Kung	9 000	-	-	9 000	5 400	60.0
離島	Islands	137 600	15 900	11.6	153 800	23 500	15.3
新界	***NEW TERRITORIES***	***615 600***	***36 900***	***6.0***	***654 400***	***88 500***	***13.5***
全港	***OVERALL***	***9 769 700***	***108 200***	***1.1***	***9 812 800***	***752 800***	***7.7***
分區	**Sub-districts**						
上環	Sheung Wan	1 016 800	-	-	1 013 100	95 500	9.4
中區	Central	2 134 300	26 100	1.2	2 154 100	105 800	4.9
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 858 400	-	-	1 824 200	112 700	6.2
北角 / 鰂魚涌	North Point / Quarry Bay	803 500	-	-	801 700	38 500	4.8
尖沙咀	Tsim Sha Tsui	1 387 900	-	-	1 367 600	86 100	6.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	703 700	700	0.1	709 900	74 600	10.5

2006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2005年底總存量計算。
分區數字已包括在地區數字內。
\+ 少於 0.05%

2006 Stock figures are derived from the latest rating record,
and not from the 2005 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
2002	港島	Hong Kong	-	3 400	-	3 400	92 800	6 200	9 200	108 200	3 262 600	1 567 100	1 072 500	5 902 200
	九龍	Kowloon	-	-	-	-	23 900	9 000	2 000	34 900	1 527 300	760 900	508 200	2 796 400
	新界	New Territories	-	-	-	-	-	21 400	1 100	22 500	444 400	94 600	33 200	572 200
	全港	***OVERALL***	***-***	***3 400***	***-***	***3 400***	***116 700***	***36 600***	***12 300***	***165 600***	***5 234 300***	***2 422 600***	***1 613 900***	***9 270 800***
2003	港島	Hong Kong	2 200	5 000	500	7 700	181 900	4 400	300	186 600	3 428 000	1 566 500	1 063 900	6 058 400
	九龍	Kowloon	-	-	-	-	76 000	8 400	-	84 400	1 603 300	769 300	508 200	2 880 800
	新界	New Territories	-	-	-	-	6 800	21 000	-	27 800	451 200	115 600	33 200	600 000
	全港	***OVERALL***	***2 200***	***5 000***	***500***	***7 700***	***264 700***	***33 800***	***300***	***298 800***	***5 482 500***	***2 451 400***	***1 605 300***	***9 539 200***
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***

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	2006 甲級 A	2006 乙級 B	2006 丙級 C	2006 總數 Total	預測落成量 Forecast [2007]	預測落成量 Forecast [2008]
中西區	Central and Western	10 100	8 700	7 300	26 100	-	3 100
灣仔	Wan Chai	-	-	-	-	4 900	2 300
東區	Eastern	-	-	-	-	16 100	101 000
南區	Southern	-	-	-	-	-	-
港島	***HONG KONG***	***10 100***	***8 700***	***7 300***	***26 100***	***21 000***	***106 400***
油尖旺	Yau Tsim Mong	-	-	700	700	66 200	-
深水埗	Sham Shui Po	-	-	-	-	18 100	-
九龍城	Kowloon City	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	8 700	15 300
觀塘	Kwun Tong	44 500	-	-	44 500	72 500	165 500
九龍	***KOWLOON***	***44 500***	***-***	***700***	***45 200***	***165 500***	***180 800***
葵青	Kwai Tsing	-	-	-	-	-	39 900
荃灣	Tsuen Wan	21 000	-	-	21 000	-	-
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	-	-	-	1 200	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	50 200	14 800
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	15 900	-	-	15 900	10 800	-
新界	***NEW TERRITORIES***	***36 900***	***-***	***-***	***36 900***	***62 200***	***54 700***
全港	***OVERALL***	***91 500***	***8 700***	***8 000***	***108 200***	***248 700***	***341 900***
分區	**Sub-districts**						
上環	Sheung Wan	-	-	-	-	-	1 600
中區	Central	10 100	8 700	7 300	26 100	-	1 500
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	4 900	2 300
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	16 100	101 000
尖沙咀	Tsim Sha Tsui	-	-	-	-	1 200	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	700	700	65 000	-

分區數字已包括在地區數字內。

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

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

平方米 m^2

地區	District	[2007] 甲級 A	乙級 B	丙級 C	總數 Total	[2008] 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	-	-	-	-	-	-	3 100	3 100
灣仔	Wan Chai	-	4 200	700	4 900	-	2 300	-	2 300
東區	Eastern	16 100	-	-	16 100	101 000	-	-	101 000
南區	Southern	-	-	-	-	-	-	-	-
港島	***HONG KONG***	***16 100***	***4 200***	***700***	***21 000***	***101 000***	***2 300***	***3 100***	***106 400***
油尖旺	Yau Tsim Mong	65 000	1 200	-	66 200	-	-	-	-
深水埗	Sham Shui Po	10 600	7 500	-	18 100	-	-	-	-
九龍城	Kowloon City	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	8 700	-	8 700	-	15 300	-	15 300
觀塘	Kwun Tong	56 000	16 500	-	72 500	165 500	-	-	165 500
九龍	***KOWLOON***	***131 600***	***33 900***	***-***	***165 500***	***165 500***	***15 300***	***-***	***180 800***
葵青	Kwai Tsing	-	-	-	-	39 900	-	-	39 900
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	-	1 200	1 200	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	50 200	-	-	50 200	14 800	-	-	14 800
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	10 800	-	-	10 800	-	-	-	-
新界	***NEW TERRITORIES***	***61 000***	***-***	***1 200***	***62 200***	***54 700***	***-***	***-***	***54 700***
全港	***OVERALL***	***208 700***	***38 100***	***1 900***	***248 700***	***321 200***	***17 600***	***3 100***	***341 900***
分區	**Sub-districts**								
上環	Sheung Wan	-	-	-	-	-	-	1 600	1 600
中區	Central	-	-	-	-	-	-	1 500	1 500
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	4 200	700	4 900	-	2 300	-	2 300
北角 / 鰂魚涌	North Point / Quarry Bay	16 100	-	-	16 100	101 000	-	-	101 000
尖沙咀	Tsim Sha Tsui	-	1 200	-	1 200	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	65 000	-	-	65 000	-	-	-	-

分區數字已包括在地區數字內。

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

表 Table 22

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

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2002	165 600	105 400	63.6	9 120 900	1 069 100	11.7	1 174 500	12.6
2003	298 800	220 700	73.9	9 240 400	1 113 100	12.0	1 333 800	14.0
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

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 [274 平方米 m^2]						乙 B [92 平方米 m^2]						丙 C [46 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
2005		267	414	279	192	279	296	160	288	198	150	238	224	146	234	202	186	240	191
2006 *		424	549	365	242	338	360	195	356	248	174	275	253	162	276	233	202	262	203
2005	7	310	409	301	228	278	(267)	156	311	195	150	224	210	140	262	208	187	291	203
	8	236	483	304	221	295	300	166	312	202	163	247	220	147	247	206	196	240	190
	9	291	490	290	189	295	296	168	283	198	144	261	257	155	240	208	187	238	216
	10	237	477	277	211	317	(293)	178	300	228	145	251	228	149	282	209	190	236	183
	11	(298)	474	288	223	317	(279)	191	317	217	159	278	252	147	270	223	190	256	196
	12	(349)	485	300	211	312	(402)	194	338	220	163	266	249	154	238	203	207	237	197
2006	1	354	467	315	213	305	(298)	202	314	229	133	324	236	153	251	212	204	227	188
	2	410	506	320	201	347	(359)	185	324	229	174	308	235	158	256	222	176	243	192
	3	420	515	325	222	311	(366)	191	323	246	184	262	235	164	253	211	200	265	186
	4	(431)	559	350	242	357	(290)	200	393	234	158	254	250	160	253	226	198	243	206
	5	441	600	343	301	336	(351)	202	351	242	177	260	241	166	296	226	202	263	201
	6	489	540	368	233	340	-	188	351	248	174	262	249	163	294	224	198	260	211
	7	449	579	430	283	339	(506)	193	394	253	181	265	264	160	296	256	214	332	212
	8 *	387	550	401	251	314	(404)	174	391	260	202	279	259	151	304	244	185	277	216
	9 *	(416)	598	420	245	317	(433)	226	388	253	180	279	272	167	287	244	217	258	211
	10 *	(544)	578	405	252	358	(239)	204	359	264	172	275	260	165	274	254	196	238	216
	11 *	(365)	597	342	259	371	(363)	193	329	270	200	269	300	172	290	247	224	244	212
	12 *	(513)	468	405	243	359	(223)	203	343	300	178	306	264	169	276	237	219	237	207

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2006 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2006.
\- 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 $ / m²

級別 Grade [平均面積] [Average size]		甲 A [242 平方米 m²]						乙 B [74 平方米 m²]						丙 C [42 平方米 m²]					
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok
2005		114 066	121 796	79 442	55 889	94 799	(154 561)	34 415	82 121	61 222	36 350	64 172	48 572	29 887	50 671	43 862	33 841	39 336	30 891
2006 *		80 219	131 412	95 576	61 070	99 356	(143 376)	41 396	85 247	63 875	42 148	67 043	46 076	35 152	57 905	48 409	39 378	41 874	34 784
2005	7	-	129 476	(77 210)	-	95 501	(154 561)	35 921	(95 460)	56 070	(43 119)	69 334	52 748	23 237	(59 739)	40 357	35 059	36 031	31 602
	8	(187 885)	137 845	(90 265)	(55 523)	103 593	-	35 537	(80 563)	65 788	(39 888)	71 179	47 182	31 385	53 022	49 940	30 636	47 077	32 205
	9	-	(138 000)	(148 986)	-	(92 759)	-	(39 303)	(104 935)	68 127	(42 692)	68 220	47 082	25 186	52 934	44 976	41 247	58 350	36 633
	10	-	(117 257)	(61 993)	-	100 902	-	41 980	(52 000)	(82 894)	(36 550)	66 654	48 393	31 130	(41 630)	46 893	35 968	52 304	35 496
	11	-	131 774	(110 553)	-	(99 785)	-	(30 853)	-	(47 036)	(42 045)	71 015	55 050	34 608	(64 050)	39 385	39 273	39 876	30 226
	12	-	(133 389)	(85 821)	-	104 460	-	(42 845)	(118 054)	(56 499)	(38 961)	(66 084)	51 930	27 894	(63 985)	47 281	32 836	37 685	32 278
2006	1	-	125 859	-	-	92 817	-	46 482	-	(61 614)	-	60 388	40 883	30 093	(63 480)	42 394	35 872	41 897	37 220
	2	-	(81 487)	(97 832)	-	(91 456)	-	38 623	(50 679)	72 526	(43 201)	(55 037)	38 118	31 469	(55 679)	45 557	38 621	40 819	31 376
	3	(50 919)	141 656	(64 316)	-	98 485	(143 376)	(41 295)	-	63 404	(38 793)	61 602	47 133	37 573	(61 475)	47 271	37 966	41 001	33 777
	4	(58 225)	153 654	99 160	(54 006)	88 019	-	43 271	(92 101)	60 351	(42 651)	61 567	41 440	30 761	(73 526)	50 366	38 279	44 427	35 207
	5	(105 771)	116 559	(91 304)	-	(89 667)	-	44 818	(104 568)	63 992	(46 222)	62 927	50 346	32 977	(52 202)	51 196	38 287	44 776	33 055
	6	-	129 988	(85 048)	(62 802)	(99 000)	-	(49 439)	-	59 771	(37 952)	72 200	57 133	42 146	(51 502)	48 805	40 237	39 884	35 406
	7	-	(123 161)	(77 321)	-	112 875	-	(30 365)	-	68 559	(39 727)	69 473	43 662	34 827	(68 670)	55 237	37 705	44 012	33 730
	8 *	-	(149 596)	(138 249)	(67 786)	109 607	-	36 496	-	51 853	(42 115)	71 530	47 308	32 539	(50 568)	46 655	39 343	40 565	33 544
	9 *	-	119 905	(74 568)	-	107 055	-	(31 142)	(91 685)	77 158	(43 817)	79 766	40 258	37 919	(68 683)	52 293	40 343	38 918	39 672
	10 *	(82 187)	128 109	(79 948)	(66 022)	(94 429)	-	(53 216)	(94 979)	58 882	(37 147)	69 863	50 921	37 590	54 907	50 262	41 738	36 703	31 980
	11 *	-	143 554	(100 749)	-	(105 403)	-	(44 589)	(63 200)	64 317	-	73 814	38 799	36 796	-	50 206	(38 079)	48 522	34 655
	12 *	-	145 563	(103 462)	-	90 122	-	36 011	(63 200)	60 122	(50 178)	60 325	50 424	37 690	(49 300)	46 656	44 206	43 016	35 270

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2006 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2006.
\- No transaction record received by this Department.

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

	租金 Rents				售價 Prices			
年 / 月 Year / Month	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
1997	157.2	159.8	150.6	156.8	217.9	213.0	189.4	213.1
1998	138.3	135.9	127.2	135.9	133.8	135.5	135.0	134.5
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 *	124.7	113.0	99.3	117.0	153.9	142.6	118.7	139.0
2005 7 - 9	104.4	96.7	90.6	99.8	152.0	144.2	107.9	137.6
10 - 12	111.1	101.6	92.6	105.4	152.1	137.6	110.6	135.4
2006 1 - 3	117.2	105.5	93.6	110.1	141.6	135.7	114.8	131.0
4 - 6	125.5	112.8	98.7	117.4	158.7	140.3	116.9	139.5
7 - 9 *	128.1	115.4	101.2	119.9	157.9	149.8	121.4	143.2
10 - 12 *	127.8	118.2	103.8	120.7	157.5	144.6	121.9	142.2
2005 7	102.3	93.1	90.7	97.6	155.2	137.8	102.3	136.2
8	104.1	97.0	89.5	99.6	157.3	148.8	110.5	142.0
9	106.7	100.1	91.6	102.3	(143.4)	146.0	111.0	134.7
10	107.1	99.4	90.8	102.2	(147.0)	136.5	114.5	134.6
11	113.3	103.2	93.9	107.2	(154.6)	140.8	111.0	137.5
12	113.0	102.2	93.0	106.7	(154.7)	135.5	106.3	134.0
2006 1	113.7	103.9	92.7	107.5	149.0	133.9	111.5	132.8
2	119.6	105.1	94.5	111.4	134.0	139.2	114.6	128.8
3	118.4	107.4	93.5	111.3	141.7	134.1	118.2	131.4
4	125.2	111.3	97.8	116.8	163.8	138.3	114.4	140.3
5	125.2	113.9	99.2	117.6	154.5	140.8	115.0	137.2
6	126.1	113.1	99.1	117.9	157.8	141.9	121.2	141.1
7	128.8	113.9	100.9	119.8	156.5	150.9	123.5	143.7
8 *	126.9	115.8	101.1	119.4	(162.6)	147.2	120.8	144.1
9 *	128.7	116.6	101.7	120.6	154.7	151.3	119.8	141.8
10 *	125.9	115.7	103.2	119.0	163.5	143.7	119.0	143.1
11 *	129.2	119.5	104.5	122.0	153.2	150.1	125.5	143.1
12 *	128.2	119.3	103.6	121.1	155.9	140.1	121.1	140.3

* 臨時數字
( ) 表示少於 20 宗交易。
上述指數並非限於主要地區。
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
( ) Indicates fewer than 20 transactions.
The indices are not restricted to the main districts.
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	租金 Rents 灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	租金 Rents 尖沙咀 Tsim Sha Tsui	售價 Prices 核心地區 # Core Districts #
1997		170.8	168.4	148.8	231.7
1998		150.3	150.1	129.8	129.4
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 *		139.1	121.9	127.4	167.4
2005	7 - 9	112.6	91.8	109.9	167.7
	10 - 12	118.8	99.8	118.1	164.6
2006	1 - 3	127.0	110.5	122.1	159.6
	4 - 6	138.5	120.1	128.8	169.1
	7 - 9 *	143.7	127.3	128.1	170.2
	10 - 12 *	147.0	129.8	130.7	170.7
2005	7	108.1	88.5	105.8	162.6
	8	112.8	94.9	111.3	173.1
	9	116.8	91.9	112.6	(167.3)
	10	117.2	95.6	115.5	155.1
	11	118.1	100.5	120.2	(174.1)
	12	121.0	103.2	118.7	164.5
2006	1	121.6	106.7	118.6	161.3
	2	130.6	112.0	126.8	(161.5)
	3	128.7	112.9	121.0	155.9
	4	135.9	120.6	127.8	173.5
	5	139.4	118.3	128.5	164.1
	6	140.1	121.3	130.1	169.7
	7	141.3	124.9	129.8	177.4
	8 *	143.4	127.2	127.6	172.7
	9 *	146.5	129.8	127.0	160.5
	10 *	147.3	130.6	130.3	168.4
	11 *	151.5	131.3	129.7	(171.9)
	12 *	142.3	127.6	132.0	171.7

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

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

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	2005 年底總存量 Stock at year end	2006 年落成量 Completions	落成量佔 2005 年底總存量的百分率 Completions as a % of 2005 Stock	2006 年底總存量 Stock at year end	2006 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	1 126 500	9 100	0.8	1 126 400	111 500	9.9
灣仔	Wan Chai	1 010 500	1 000	0.1	1 005 800	76 800	7.6
東區	Eastern	718 200	-	-	750 300	43 800	5.8
南區	Southern	183 700	800	0.4	205 700	15 000	7.3
港島	***HONG KONG***	***3 038 900***	***10 900***	***0.4***	***3 088 200***	***247 100***	***8.0***
油尖旺	Yau Tsim Mong	1 924 600	52 000	2.7	1 970 200	213 500	10.8
深水埗	Sham Shui Po	655 000	3 800	0.6	677 800	56 700	8.4
九龍城	Kowloon City	675 600	7 700	1.1	700 800	74 300	10.6
黃大仙	Wong Tai Sin	172 600	2 200	1.3	283 300	14 800	5.2
觀塘	Kwun Tong	482 300	62 200	12.9	633 200	135 700	21.4
九龍	***KOWLOON***	***3 910 100***	***127 900***	***3.3***	***4 265 300***	***495 000***	***11.6***
葵青	Kwai Tsing	269 600	-	-	330 000	25 300	7.7
荃灣	Tsuen Wan	460 000	500	0.1	467 800	71 300	15.2
屯門	Tuen Mun	309 400	-	-	386 600	33 500	8.7
元朗	Yuen Long	386 300	600	0.2	439 600	32 300	7.3
北區	North	178 300	-	-	210 500	13 100	6.2
大埔	Tai Po	187 500	100	0.1	223 900	8 200	3.7
沙田	Sha Tin	325 000	-	-	425 700	25 500	6.0
西貢	Sai Kung	202 800	21 900	10.8	271 300	32 200	11.9
離島	Islands	254 500	20 900	8.2	286 600	39 100	13.6
新界	***NEW TERRITORIES***	***2 573 400***	***44 000***	***1.7***	***3 042 000***	***280 500***	***9.2***
全港	***OVERALL***	***9 522 400***	***182 800***	***1.9***	***10 395 500***	***1 022 600***	***9.8***

2006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2005年底總存量計算。
2006年底總存量數字包括「領匯」擁有的物業。

2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.
Stock at 2006 year end includes properties owned by The Link REIT.

表 Table 28

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

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year end
2002	港島	Hong Kong	7 200	30 500	3 017 200
	九龍	Kowloon	500	39 800	3 797 700
	新界	New Territories	-	67 700	2 429 700
	全港	***OVERALL***	***7 700***	***138 000***	***9 244 600***
2003	港島	Hong Kong	5 400	45 400	3 052 400
	九龍	Kowloon	600	44 000	3 795 400
	新界	New Territories	400	28 500	2 457 800
	全港	***OVERALL***	***6 400***	***117 900***	***9 305 600***
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***

2006 年底總存量數字包括「領匯」擁有的物業。

Stock at 2006 year end includes properties owned by The Link REIT.

表 Table 29

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

平方米 m^2

地區	District	2006	預測落成量 Forecast [2007]	預測落成量 Forecast [2008]
中西區	Central and Western	9 100	2 200	2 400
灣仔	Wan Chai	1 000	5 300	9 100
東區	Eastern	-	600	700
南區	Southern	800	2 500	8 300
港島	***HONG KONG***	***10 900***	***10 600***	***20 500***
油尖旺	Yau Tsim Mong	52 000	10 400	32 900
深水埗	Sham Shui Po	3 800	3 100	6 500
九龍城	Kowloon City	7 700	1 600	5 200
黃大仙	Wong Tai Sin	2 200	1 600	3 800
觀塘	Kwun Tong	62 200	2 000	13 100
九龍	***KOWLOON***	***127 900***	***18 700***	***61 500***
葵青	Kwai Tsing	-	1 300	1 200
荃灣	Tsuen Wan	500	17 900	12 900
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	600	400	25 000
北區	North	-	-	100
大埔	Tai Po	100	-	-
沙田	Sha Tin	-	2 600	3 600
西貢	Sai Kung	21 900	-	500
離島	Islands	20 900	700	-
新界	***NEW TERRITORIES***	***44 000***	***22 900***	***43 300***
全港	***OVERALL***	***182 800***	***52 200***	***125 300***

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
2002	138 000	122 300	88.6	9 092 700	868 500	9.6	990 800	10.7
2003	117 900	90 500	76.8	9 187 700	911 700	9.9	1 002 200	10.8
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

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 [65 平方米 m^2]	九龍 Kowloon [52 平方米 m^2]	新界 New Territories [54 平方米 m^2]	售價 Prices (每平方米售價 $ / m^2) 港島 Hong Kong [51 平方米 m^2]	九龍 Kowloon [52 平方米 m^2]	新界 New Territories [38 平方米 m^2]
2005		939	974	764	183 927	224 785	139 664
2006 *		1 002	999	769	162 611	180 606	110 511
2005	7	969	942	803	156 906	182 677	102 379
	8	898	1 138	697	190 947	182 236	144 834
	9	961	946	855	158 234	213 887	112 694
	10	919	993	764	187 335	150 976	173 529
	11	1 126	996	677	158 178	188 474	168 211
	12	941	1 398	930	125 400	191 409	140 567
2006	1	812	1 138	791	164 435	151 377	89 372
	2	888	914	766	109 934	161 011	135 400
	3	1 005	1 030	794	177 508	183 131	109 177
	4	973	875	702	209 266	246 129	114 317
	5	1 034	883	721	164 662	178 198	97 042
	6	951	908	752	157 330	135 150	108 510
	7	1 037	1 143	733	148 642	192 349	105 835
	8 *	966	881	700	180 092	287 503	127 771
	9 *	1 166	1 049	793	140 673	158 831	95 702
	10 *	941	1 095	884	160 992	127 875	112 569
	11 *	1 182	1 108	920	167 820	161 722	125 465
	12 *	993	1 106	776	124 216	191 706	119 163

* 臨時數字

[ ] 表示 2006 年內所分析單位的平均面積。

* Provisional

[ ] Indicates average size of the units analysed during 2006.

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
1997		123.5	177.3
1998		111.2	128.3
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 *		104.5	152.8
2005	7 - 9	102.9	148.9
	10 - 12	103.4	151.0
2006	1 - 3	103.2	151.6
	4 - 6	102.8	154.5
	7 - 9 *	104.1	152.9
	10 - 12 *	107.6	152.1
2005	7	102.3	143.8
	8	102.4	148.4
	9	103.9	154.4
	10	102.7	153.2
	11	103.8	151.6
	12	103.6	148.2
2006	1	102.9	146.3
	2	102.9	155.3
	3	103.9	153.3
	4	101.6	155.8
	5	103.6	157.5
	6	103.3	150.2
	7	104.0	151.3
	8 *	103.7	152.2
	9 *	104.6	155.1
	10 *	106.2	151.9
	11 *	108.0	153.0
	12 *	108.7	151.3

* 臨時數字

* Provisional

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	2005 年底總存量 Stock at year end	2006 年落成量 Completions	落成量佔 2005 年總存量的百分率 Completions as a % of 2005 Stock	2006 年底總存量 Stock at year end	2006 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	109 000	-	-	97 500	6 500	6.7
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 348 200	-	-	1 348 200	51 400	3.8
南區	Southern	790 400	-	-	774 600	109 800	14.2
港島	***HONG KONG***	***2 247 600***	***-***	***-***	***2 220 300***	***167 700***	***7.6***
油尖旺	Yau Tsim Mong	313 600	-	-	313 000	25 200	8.1
深水埗	Sham Shui Po	1 071 400	-	-	1 060 000	69 900	6.6
九龍城	Kowloon City	864 100	-	-	858 900	49 000	5.7
黃大仙	Wong Tai Sin	807 200	-	-	806 600	34 600	4.3
觀塘	Kwun Tong	3 387 600	-	-	3 380 400	232 600	6.9
九龍	***KOWLOON***	***6 443 900***	***-***	***-***	***6 418 900***	***411 300***	***6.4***
葵青	Kwai Tsing	3 327 000	-	-	3 311 800	252 400	7.6
荃灣	Tsuen Wan	2 272 200	-	-	2 272 100	183 100	8.1
屯門	Tuen Mun	1 403 800	-	-	1 402 500	117 800	8.4
元朗	Yuen Long	206 200	-	-	206 200	23 900	11.6
北區	North	280 500	-	-	278 600	30 800	11.1
大埔	Tai Po	151 600	-	-	151 600	1 800	1.2
沙田	Sha Tin	1 125 700	-	-	1 124 600	61 200	5.4
西貢	Sai Kung	9 000	-	-	9 000	-	-
離島	Islands	900	-	-	900	300	33.3
新界	***NEW TERRITORIES***	***8 776 900***	***-***	***-***	***8 757 300***	***671 300***	***7.7***
全港	***OVERALL***	***17 468 400***	***-***	***-***	***17 396 500***	***1 250 300***	***7.2***

2006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2005年底總存量計算。

2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.

表 Table 34

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
2002	港島	Hong Kong	-	-	2 314 600
	九龍	Kowloon	3 700	-	6 482 200
	新界	New Territories	-	2 700	8 768 400
	全港	***OVERALL***	***3 700***	***2 700***	***17 565 200***
2003	港島	Hong Kong	64 500	-	2 250 100
	九龍	Kowloon	23 100	-	6 459 100
	新界	New Territories	15 100	-	8 753 300
	全港	***OVERALL***	***102 700***	***-***	***17 462 500***
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***

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	2006	預測落成量 Forecast [2007]	[2008]
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	-	-	15 400
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	14 200	-
觀塘	Kwun Tong	-	-	54 800
九龍	***KOWLOON***	***-***	***14 200***	***70 200***
葵青	Kwai Tsing	-	-	2 500
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	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***-***	***1 500***	***2 500***
全港	***OVERALL***	***-***	***15 700***	***72 700***

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
2002	2 700	2 700	100.0	17 556 900	1 837 600	10.5	1 840 300	10.5
2003	-	-	-	17 462 500	1 844 400	10.6	1 844 400	10.6
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

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 $ / m^2 per month) 港島 Hong Kong [186 平方米 m^2]	九龍 Kowloon [156 平方米 m^2]	新界 New Territories [165 平方米 m^2]	售價 Prices (每平方米售價 $ / m^2) 港島 Hong Kong [132 平方米 m^2]	九龍 Kowloon [136 平方米 m^2]	新界 New Territories [133 平方米 m^2]
2005		73	89	58	10 890	14 057	7 033
2006 *		83	96	64	14 147	17 378	8 419
2005	7	75	87	56	10 674	15 881	7 365
	8	75	84	56	12 118	15 303	7 485
	9	69	95	55	12 474	14 976	7 668
	10	76	91	57	11 643	14 099	7 343
	11	74	96	56	12 699	13 970	7 365
	12	80	95	65	12 634	15 233	7 155
2006	1	77	88	58	(13 101)	16 887	7 102
	2	84	98	64	12 211	15 241	7 722
	3	81	98	66	12 801	16 684	7 774
	4	82	93	59	14 693	16 496	8 002
	5	82	98	64	14 992	17 877	8 360
	6	77	98	66	12 626	16 374	9 258
	7	85	98	63	13 495	16 861	8 891
	8 *	86	95	66	13 360	17 892	8 749
	9 *	90	99	66	14 611	18 717	8 717
	10 *	89	97	66	16 173	18 983	8 388
	11 *	81	97	63	14 474	18 048	8 710
	12 *	88	103	65	16 302	18 023	8 612

* 臨時數字

[ ] 表示 2006 年內所分析單位的平均面積。

( ) 表示少於 20 宗交易。

平均租金及售價只以樓上單位的租金及售價計算。

* Provisional

[ ] Indicates average size of the units analysed during 2006.

( ) Indicates fewer than 20 transactions.

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**
1997		132.5	168.9
1998		118.1	131.8
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 *		90.6	157.9
2005	7 - 9	82.5	132.1
	10 - 12	84.5	136.6
2006	1 - 3	86.3	144.3
	4 - 6	90.2	154.6
	7 - 9 *	92.6	164.0
	10 - 12 *	93.3	168.6
2005	7	82.0	130.4
	8	81.2	131.3
	9	84.2	134.6
	10	84.0	135.5
	11	84.5	135.0
	12	84.9	139.2
2006	1	86.2	141.9
	2	85.6	143.4
	3	87.1	147.5
	4	89.7	147.6
	5	90.8	156.0
	6	90.0	160.2
	7	91.4	162.9
	8 *	91.4	161.8
	9 *	95.1	167.2
	10 *	93.3	166.6
	11 *	94.0	167.3
	12 *	92.6	171.8

* 臨時數字

上述指數只就樓上單位計算。

* Provisional

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 [93 平方米 m^2]	深水埗 Sham Shui Po [76 平方米 m^2]	觀塘 Kwun Tong [61 平方米 m^2]	葵青 Kwai Tsing [70 平方米 m^2]	荃灣 Tsuen Wan [133 平方米 m^2]	沙田 Sha Tin [89 平方米 m^2]
2005		21 510	32 255	23 833	10 706	11 924	17 802
2006 *		28 247	35 175	28 783	12 466	14 536	18 623
2005	7	18 643	(36 880)	22 494	11 649	9 140	17 366
	8	22 972	(41 474)	25 107	10 759	12 294	18 890
	9	24 831	(32 288)	26 937	13 063	13 455	18 119
	10	(23 303)	27 217	24 363	10 022	12 373	19 157
	11	24 860	(40 309)	25 035	11 403	16 134	21 150
	12	25 188	(31 776)	30 108	8 946	8 964	17 972
2006	1	(31 039)	(36 577)	29 049	9 568	13 880	(12 380)
	2	-	(24 027)	26 578	16 894	10 097	18 845
	3	26 707	(34 975)	26 986	12 727	10 628	16 479
	4	(28 317)	28 291	26 841	11 276	13 501	19 603
	5	28 355	34 221	26 804	10 514	13 178	20 100
	6	21 392	39 734	26 413	14 247	15 291	16 314
	7	(22 894)	(41 946)	28 364	10 827	15 221	20 624
	8 *	(20 895)	(31 152)	30 535	11 122	17 377	21 255
	9 *	35 409	(34 674)	30 437	13 947	16 670	18 855
	10 *	(21 833)	41 141	34 123	11 614	15 272	18 458
	11 *	(36 111)	33 430	32 693	11 168	18 748	17 607
	12 *	31 462	40 737	28 742	14 431	9 811	19 466

* 臨時數字
( ) 表示少於 5 宗交易 。
[ ] 表示 2006 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
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2006.
\- No transaction record received by this Department.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

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

平方米 m^2

地區	District	2005 年底總存量 Stock at year end	2006 年落成量 Completions	落成量佔 2005 年總存量的百分率 Completions as a % of 2005 Stock	2006 年底總存量 Stock at year end	2006 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
東區	Eastern	47 300	-	-	47 300	11 400	24.1
南區	Southern	5 900	-	-	5 900	2 600	44.1
港島	***HONG KONG***	***53 200***	***-***	***-***	***53 200***	***14 000***	***26.3***
油尖旺	Yau Tsim Mong	9 700	-	-	9 700	1 000	10.3
深水埗	Sham Shui Po	133 000	-	-	132 800	8 400	6.3
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	1 600	5.7
觀塘	Kwun Tong	226 400	-	-	226 300	5 600	2.5
九龍	***KOWLOON***	***402 600***	***-***	***-***	***402 300***	***16 600***	***4.1***
葵青	Kwai Tsing	93 000	-	-	90 400	8 300	9.2
荃灣	Tsuen Wan	21 700	-	-	21 700	2 000	9.2
北區	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	38 700	-	-	38 700	1 500	3.9
新界	***NEW TERRITORIES***	***159 900***	***-***	***-***	***157 300***	***11 800***	***7.5***
全港	***OVERALL***	***615 700***	***-***	***-***	***612 800***	***42 400***	***6.9***

2006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2005年底總存量計算。

2006 Stock figures are derived from the latest rating record,
and not from the 2005 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	2006	預測落成量 Forecast [2007]	[2008]
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***

表 Table 42

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
2002	-	-	-	598 900	74 600	12.5	74 600	12.5
2003	14 800	14 000	94.6	598 000	77 000	12.9	91 000	14.8
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

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 m²

地區	District	2005 年底總存量 Stock at year end	2006 年落成量 Completions	落成量佔 2005 年總存量的百分率 Completions as a % of 2005 Stock	2006 年底總存量 Stock at year end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	26 900	-	-	26 900
南區	Southern	97 100	-	-	97 100
港島	***HONG KONG***	***124 000***	***-***	***-***	***124 000***
油尖旺	Yau Tsim Mong	2 200	-	-	-
深水埗	Sham Shui Po	34 400	-	-	34 400
九龍城	Kowloon City	43 700	-	-	34 600
黃大仙	Wong Tai Sin	34 900	-	-	34 900
觀塘	Kwun Tong	355 800	-	-	326 800
九龍	***KOWLOON***	***471 000***	***-***	***-***	***430 700***
葵青	Kwai Tsing	167 600	-	-	167 600
荃灣	Tsuen Wan	212 800	-	-	212 900
屯門	Tuen Mun	256 600	-	-	256 600
元朗	Yuen Long	528 000	5 100	1.0	534 600
北區	North	114 900	-	-	117 200
大埔	Tai Po	731 200	11 000	1.5	748 600
沙田	Sha Tin	158 500	-	-	158 200
西貢	Sai Kung	305 500	-	-	306 000
離島	Islands	79 900	-	-	79 900
新界	***NEW TERRITORIES***	***2 555 000***	***16 100***	***0.6***	***2 581 600***
全港	***OVERALL***	***3 150 000***	***16 100***	***0.5***	***3 136 300***

2006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2005年底總存量計算。

2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.

表 Table 44

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	2006	預測落成量 Forecast Completions [2007]	[2008]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	***-***	***-***	***-***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	***-***	***-***	***-***
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	5 100	1 500	11 000
北區	North	-	-	-
大埔	Tai Po	11 000	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	51 800	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***16 100***	***53 300***	***11 000***
全港	***OVERALL***	***16 100***	***53 300***	***11 000***

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	2005 年底總存量 Stock at year end	2006 年落成量 Completions	落成量佔 2005 年總存量的百分率 Completions as a % of 2005 Stock	2006 年底總存量 Stock at year end	2006 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	25 100	-	-	25 100	500	2.0
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	103 000	-	-	103 000	1 000	1.0
南區	Southern	29 800	-	-	29 800	-	-
港島	***HONG KONG***	***157 900***	***-***	***-***	***157 900***	***1 500***	***0.9***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	143 400	-	-	143 300	600	0.4
九龍城	Kowloon City	114 100	3 800	3.3	117 400	7 300	6.2
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	271 600	-	-	271 600	34 800	12.8
九龍	***KOWLOON***	***529 100***	***3 800***	***0.7***	***532 300***	***42 700***	***8.0***
葵青	Kwai Tsing	1 364 000	1 700	0.1	1 367 600	17 700	1.3
荃灣	Tsuen Wan	439 300	-	-	439 300	13 300	3.0
屯門	Tuen Mun	128 400	16 400	12.8	144 800	3 300	2.3
元朗	Yuen Long	116 200	2 200	1.9	118 400	9 300	7.9
北區	North	110 700	2 700	2.4	113 400	-	-
大埔	Tai Po	-	600	-	600	-	-
沙田	Sha Tin	453 700	-	-	453 700	7 400	1.6
西貢	Sai Kung	7 600	-	-	7 600	-	-
離島	Islands	94 500	-	-	94 500	6 000	6.3
新界	***NEW TERRITORIES***	***2 714 400***	***23 600***	***0.9***	***2 739 900***	***57 000***	***2.1***
全港	***OVERALL***	***3 401 400***	***27 400***	***0.8***	***3 430 100***	***101 200***	***3.0***

2006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2005年底總存量計算。

2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.

私 人 貨 倉 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2006	預測落成量 Forecast Completions [2007]	[2008]
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	3 800	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	5 300
九龍	***KOWLOON***	***3 800***	***-***	***5 300***
葵青	Kwai Tsing	1 700	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	16 400	-	-
元朗	Yuen Long	2 200	-	-
北區	North	2 700	-	-
大埔	Tai Po	600	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***23 600***	***-***	***-***
全港	***OVERALL***	***27 400***	***-***	***5 300***

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

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2002	26 600	26 600	100.0	3 370 100	226 700	6.7	253 300	7.5
2003	-	-	-	3 381 200	197 900	5.9	197 900	5.9
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

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
1997		4.2	3.7	3.8	3.7	3.4
1998		4.9	4.1	4.3	4.4	4.4
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	3.6	3.1
2005	7 - 9	5.0	4.1	3.7	3.4	3.1
	10 - 12	5.3	4.3	4.0	3.5	3.1
2006	1 - 3	5.2	4.2	3.8	3.6	3.0
	4 - 6	5.2	4.1	3.8	3.5	3.1
	7 - 9	5.3	4.2	3.8	3.5	3.2
	10 - 12 *	5.4	4.3	3.8	3.6	3.3
2005	7	5.0	4.1	3.7	3.4	3.1
	8	5.0	4.0	3.8	3.4	3.1
	9	5.1	4.1	3.6	3.4	3.1
	10	5.2	4.3	3.9	3.4	3.0
	11	5.5	4.4	4.0	3.6	3.2
	12	5.3	4.3	4.0	3.6	3.1
2006	1	5.2	4.2	3.9	3.6	3.0
	2	5.2	4.2	3.9	3.7	3.0
	3	5.2	4.2	3.7	3.6	3.0
	4	5.2	4.2	3.8	3.5	3.0
	5	5.1	4.1	3.7	3.4	3.2
	6	5.3	4.2	3.8	3.6	3.0
	7	5.3	4.2	4.0	3.6	3.3
	8	5.3	4.2	3.8	3.5	3.1
	9	5.3	4.3	3.7	3.5	3.1
	10	5.4	4.3	3.8	3.6	3.3
	11 *	5.5	4.3	3.7	3.5	3.3
	12 *	5.4	4.4	3.8	3.6	3.2

* 臨時數字

* Provisional

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
1997		4.2	5.0	10.0	4.6
1998		6.1	6.4	11.5	5.7
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 *		4.5	5.0	7.2	4.9
2005	7 - 9	4.0	4.3	7.9	5.0
	10 - 12	4.3	4.8	7.9	5.0
2006	1 - 3	4.8	5.0	7.5	4.9
	4 - 6	4.4	5.1	7.4	4.7
	7 - 9 *	4.6	4.9	7.2	4.8
	10 - 12 *	4.6	5.2	7.0	5.0
2005	7	3.9	4.4	8.0	5.1
	8	3.9	4.2	7.8	5.0
	9	4.4	4.4	7.9	4.9
	10	4.3	4.7	7.8	4.9
	11	4.3	4.7	8.0	5.0
	12	4.3	4.9	7.8	5.1
2006	1	4.5	5.0	7.6	5.2
	2	5.2	4.9	7.4	4.8
	3	4.9	5.2	7.4	4.9
	4	4.3	5.1	7.6	4.6
	5	4.6	5.2	7.4	4.7
	6	4.5	5.1	7.3	4.9
	7	4.6	4.8	7.2	4.9
	8 *	4.4	5.0	7.2	4.8
	9 *	4.7	4.9	7.2	4.8
	10 *	4.3	5.1	6.9	5.0
	11 *	4.7	5.1	7.2	5.0
	12 *	4.6	5.4	6.9	5.1

* 臨時數字

** 此欄數字只就樓上單位計算。

* Provisional

** 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)
2004		100 630	276 735
2005		103 362	312 832
2006		82 472	232 026
2005	1 - 3	24 842	73 466
	4 - 6	37 337	115 090
	7 - 9	21 895	64 285
	10 - 12	19 288	59 991
2006	1 - 3	17 724	45 227
	4 - 6	21 811	63 048
	7 - 9	22 241	63 768
	10 - 12	20 696	59 983
2006	1	4 899	11 762
	2	5 369	13 619
	3	7 456	19 846
	4	6 849	20 244
	5	7 812	23 372
	6	7 150	19 432
	7	5 398	13 764
	8	7 032	21 036
	9	9 811	28 968
	10	6 335	18 152
	11	7 106	19 461
	12	7 255	22 370

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

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

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

買賣合約數目 No. of Agreements

年 / 月 Year / Month		成交金額 (百萬元) Range of Consideration ($ million) 少於 1 Less than 1 數目 No.	% 	1 至少於 2 1 to less than 2 數目 No.	%	2 至少於 3 2 to less than 3 數目 No.	%	3 至少於 5 3 to less than 5 數目 No.	%	5 至少於 10 5 to less than 10 數目 No.	%	10 或以上 10 or over 數目 No.	%	總數 Total
2004		25 782	26	31 424	31	20 489	20	12 516	12	6 978	7	3 441	3	100 630
2005		23 768	23	32 300	31	18 491	18	16 705	16	7 775	8	4 323	4	103 362
2006		19 606	24	26 832	33	15 085	18	12 190	15	6 167	7	2 592	3	82 472
2005	1 - 3	5 592	23	7 279	29	4 590	18	4 378	18	2 228	9	775	3	24 842
	4 - 6	7 745	21	11 970	32	7 586	20	5 677	15	2 679	7	1 680	4	37 337
	7 - 9	5 543	25	7 397	34	3 805	17	2 920	13	1 274	6	956	4	21 895
	10 - 12	4 888	25	5 654	29	2 510	13	3 730	19	1 594	8	912	5	19 288
2006	1 - 3	4 702	27	6 104	34	3 224	18	2 133	12	1 090	6	471	3	17 724
	4 - 6	5 065	23	7 165	33	3 678	17	3 354	15	1 781	8	768	4	21 811
	7 - 9	4 778	21	6 425	29	4 919	22	3 922	18	1 588	7	609	3	22 241
	10 - 12	5 061	24	7 138	34	3 264	16	2 781	13	1 708	8	744	4	20 696
2006	1	1 400	29	1 779	36	812	17	523	11	258	5	127	3	4 899
	2	1 383	26	1 854	35	960	18	669	12	368	7	135	3	5 369
	3	1 919	26	2 471	33	1 452	19	941	13	464	6	209	3	7 456
	4	1 652	24	2 263	33	1 122	16	1 016	15	522	8	274	4	6 849
	5	1 738	22	2 502	32	1 248	16	1 337	17	710	9	277	4	7 812
	6	1 675	23	2 400	34	1 308	18	1 001	14	549	8	217	3	7 150
	7	1 433	27	1 951	36	854	16	650	12	342	6	168	3	5 398
	8	1 632	23	2 232	32	1 326	19	1 108	16	521	7	213	3	7 032
	9	1 713	17	2 242	23	2 739	28	2 164	22	725	7	228	2	9 811
	10	1 515	24	2 108	33	1 103	17	938	15	468	7	203	3	6 335
	11	1 885	27	2 525	36	1 080	15	881	12	501	7	234	3	7 106
	12	1 661	23	2 505	35	1 081	15	962	13	739	10	307	4	7 255

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.
2004		25 694	26	97 763	74 936	74	178 973	100 630
2005		15 994	15	93 208	87 368	85	219 623	103 362
2006		13 986	17	57 725	68 486	83	174 303	82 472
2005	1 - 3	4 141	17	19 130	20 701	83	54 335	24 842
	4 - 6	5 417	15	32 750	31 920	85	82 340	37 337
	7 - 9	2 243	10	16 129	19 652	90	48 156	21 895
	10 - 12	4 193	22	25 199	15 095	78	34 792	19 288
2006	1 - 3	1 294	7	4 589	16 430	93	40 639	17 724
	4 - 6	3 023	14	14 420	18 788	86	48 629	21 811
	7 - 9	5 902	27	21 803	16 339	73	41 965	22 241
	10 - 12	3 767	18	16 913	16 929	82	43 070	20 696
2006	1	148	3	545	4 751	97	11 218	4 899
	2	251	5	604	5 118	95	13 015	5 369
	3	895	12	3 440	6 561	88	16 406	7 456
	4	781	11	4 334	6 068	89	15 910	6 849
	5	1 137	15	5 848	6 675	85	17 525	7 812
	6	1 105	15	4 238	6 045	85	15 194	7 150
	7	552	10	2 063	4 846	90	11 701	5 398
	8	1 421	20	6 054	5 611	80	14 982	7 032
	9	3 929	40	13 686	5 882	60	15 282	9 811
	10	1 165	18	4 455	5 170	82	13 697	6 335
	11	953	13	4 061	6 153	87	15 400	7 106
	12	1 649	23	8 397	5 606	77	13 973	7 255

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)
2004		3 213	19 343	7 833	50 769	5 889	6 695
2005		3 431	22 288	7 143	42 661	6 560	9 960
2006 *		2 875	16 453	4 401	24 577	7 424	14 111
2005	7 - 9	798	6 007	1 753	9 039	1 705	2 677
	10 - 12	595	2 782	1 136	6 472	1 471	2 215
2006	1 - 3	649	3 100	1 115	5 872	1 690	2 798
	4 - 6	794	4 922	1 168	7 092	2 038	3 540
	7 - 9 *	669	4 340	1 031	6 160	1 822	3 259
	10 - 12 *	763	4 091	1 087	5 452	1 874	4 514
2005	7	211	1 159	542	2 627	528	830
	8	309	2 990	720	3 108	609	968
	9	278	1 858	491	3 304	568	879
	10	217	1 025	428	2 276	517	776
	11	196	847	380	2 059	466	668
	12	182	910	328	2 136	488	770
2006	1	170	1 347	295	1 391	469	813
	2	169	597	329	1 544	431	758
	3	310	1 156	491	2 938	790	1 227
	4	270	2 194	378	2 459	655	1 049
	5	291	1 412	419	2 747	715	1 313
	6	233	1 316	371	1 886	668	1 178
	7	194	1 030	305	1 773	581	1 003
	8 *	225	1 981	340	2 310	616	1 027
	9 *	250	1 328	386	2 077	625	1 229
	10 *	244	1 121	362	1 552	600	1 217
	11 *	276	1 437	389	2 172	644	1 099
	12 *	243	1 534	336	1 728	630	2 198

* 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

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 ISLAND	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, 216, 217, 220, 221, 222(p), 225, 226, 227, 228, 229, 236(p), 266(p), 269(p)

(p) = part 部分

各 區 域 及 地 區
AREAS AND DISTRICTS

區 域 Area	地 區 District	地 區 內 的 分 區 名 稱	Names of Sub-districts within District Boundaries	規 劃 統 計 小 區 Tertiary Planning Units
九龍 KOWLOON	深水埗 SHAM SHUI PO	美孚、荔枝角、長沙灣、深水埗、石硤尾、又一村、大窩坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	260, 261, 262, 263, 264, 265, 266(p), 267, 268(p), 269(p), 271(p), 320(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), 222(p), 231, 232, 233, 234, 235, 236(p), 237, 241, 242, 243, 244, 245, 246, 247(p), 268(p), 271(p), 272, 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	271(p), 281, 282, 283(p), 284, 287, 288, 289
	觀塘 KWUN TONG	坪石、九龍灣、牛頭角、佐敦谷、觀塘、秀茂坪、藍田、油塘、鯉魚門	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	247(p), 280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298(p)
新界 NEW TERRITORIES	葵青 KWAI TSING	葵涌、青衣	Kwai Chung, Tsing Yi	269(p), 310(p), 320(p), 321(p), 326, 327(p), 328, 329, 350, 351
	荃灣 TSUEN WAN	荃灣、梨木樹、汀九、深井、青龍頭、馬灣、陰澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Yam O	310(p), 321(p), 322, 323, 324, 325, 331, 332, 333(p), 334, 335, 336, 340(p), 413(p), 531(p), 533(p), 731, 732(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	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, 513(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(p), 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 632(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), 533(p), 631(p), 632(p), 633(p), 634(p), 652(p), 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729(p), 732(p), 741, 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 811(p), 812(p), 815(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	327(p), 729(p), 732(p), 733, 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)

(p) = part 部分

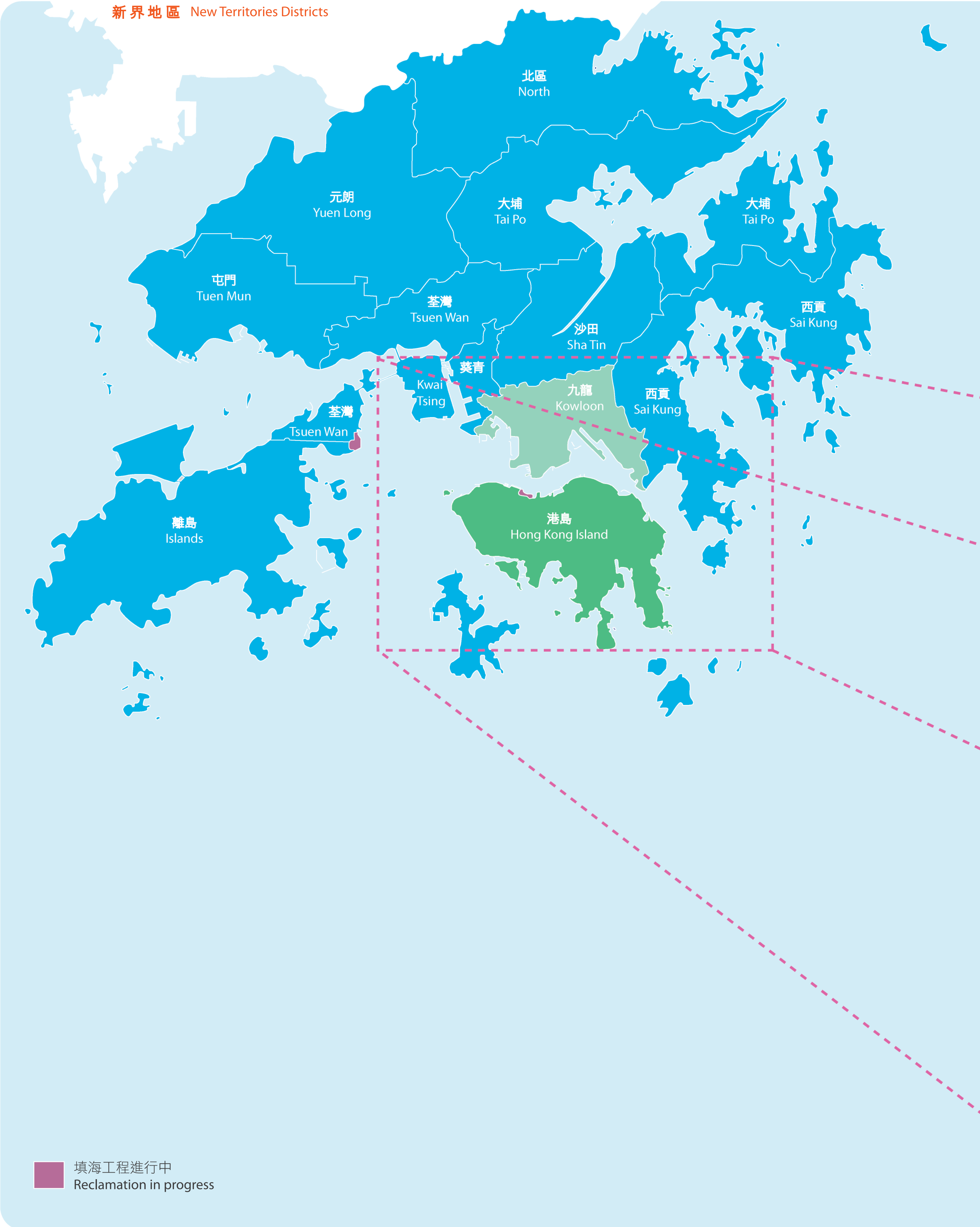
各 區 域 及 地 區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 SAI KUNG	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 298(p), 742(p), 761(p), 762(p), 811(p), 812(p), 813, 814, 815(p), 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	離島 ISLANDS	長洲、坪洲、大嶼山（包括東涌）、南丫島	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(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	131, 132, 133, 134, 135, 144, 145, 146, 148(p), 149
北角 / 鰂魚涌	North Point / Quarry Bay	151(p), 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213(p), 214, 215, 216
油麻地 / 旺角	Yau Ma Tei / Mong Kok	217, 220, 221, 222(p), 225, 226, 227, 228, 229


新界地區 New Territories Districts
北區
North
元朗
Yuen Long
大埔
Tai Po
大埔
Tai Po
屯門
Tuen Mun
荃灣
Tsuen Wan
西貢
Sai Kung
沙田
Sha Tin
葵青
Kwai
Tsing
九龍
Kowloon
西貢
Sai Kung
荃灣
Tsuen Wan
離島
Islands
港島
Hong Kong Island
填海工程進行中
Reclamation in progress

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