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香港物業報告

Hong Kong Property Review

2019



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



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2019

本報告回顧 2018 年香港物業市場的活動，
並預測 2019 及 2020 年的樓宇落成量。

A review of the Hong Kong property
market for the year 2018 with forecast of
completions for 2019 and 2020

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差餉物業估價署
Rating and Valuation Department

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序言

Foreword

私人住宅
Private Domestic

私人商業樓宇
Private Commercial

私人寫字樓
Private Office

私人工業樓宇
Private Industrial



《香港物業報告》(報告)載錄差餉物業估價署在每年年底所編製的物業資料與數據。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年底所進行的調查，瞭解發展進度和蒐集有關資料，以求得出更可靠的預測數字。報告內所載的預測數字均以曆年計算，因而或會與載於其他政府刊物並以財政年度計算的數字有所不同。

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

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

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

The Hong Kong Property Review (the Review) presents property information and data compiled by the 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 year end. These forecast figures are on a calendar year basis and may be different from those compiled on a financial year basis in other Government publications.

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

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

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

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The Review is confined to the private property sector and does not cover statistics on public sector developments, both domestic and non-domestic, owned by the Government, Hong Kong Housing Authority and Hong Kong Housing Society.

本報告所用詞彙的定義、物業類別及各項數字的計算方法，可參閱64至75頁的「技術附註」。

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

如有查詢，可聯絡本署技術秘書（物業資料）：

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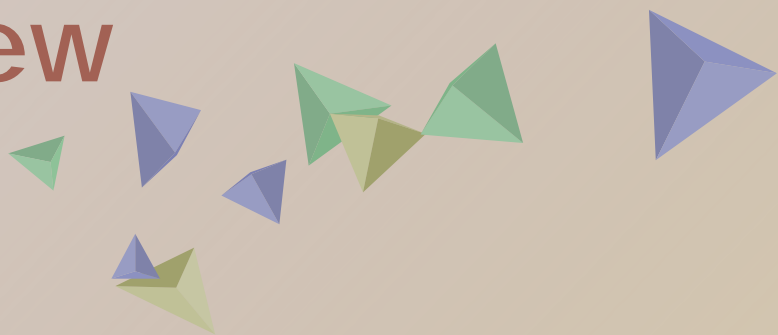
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綜觀

Overview





2018年全年合計，香港經濟錄得高於趨勢的增長。由於環球經濟環境良好，香港經濟在上半年錄得強勁增長。然而，受美國與內地的貿易摩擦以及美國接連加息影響，香港經濟增長在下半年明顯減慢，在第四季尤為顯著。基本通脹率由2017年的1.7%升至2018年的2.6%，屬於溫和水平。儘管外圍環境充滿挑戰，勞工市場進一步趨緊，總就業人數持續上升，收入情況亦見改善。失業率下降至2.8%，為二十多年以來的低位。

由於住宅單位供求情況偏緊繼續起支持作用，住宅物業市場在2018年上半年持續亢奮，但在下半年出現調整。住宅售價自8月起回落，但全年合計仍錄得升幅。市場氣氛受多項因素影響，包括本地最優惠貸款利率在9月上調，以及環球股票市場波動。儘管售價下跌，市民的置業購買力指數在第四季約為69%，遠高於1998至2017年期間44%的長期平均數。

商業及工業樓宇市場在2018年有起有跌。寫字樓市場在上半年氣氛普遍良好。然而，下半年環球經濟前景暗淡，導致市場活動在將近年底時失去動力。雖然如此，2018年全年合計，非住宅物業市場的售價和租金仍錄得升幅。

為應對過熱的樓市，政府自2010年11月起推出多輪需求管理措施。這些措施旨在防止物業市場進一步升溫，以免對本地宏觀經濟和金融體系的穩定造成重大風險，同時確保物業市場健康穩定發展，以促進本港整體的可持續發展。土地供應方面，政府決心覓地造地、建立土地儲備，以解決土地供應短缺的問題。為此，政府已提出幾項計劃，包括「明日大嶼願景」、發展棕地、土地共享和活

In 2018, Hong Kong economy registered an above-trend growth as a whole. First half of the year recorded robust upswing amid the favourable global economic environment. However, Hong Kong's economic growth decelerated notably in the second half, especially in the fourth quarter as the US-Mainland trade conflict and successive US interest rate hikes took its toll. Underlying inflation accelerated from 1.7% in 2017 to a moderate level of 2.6% in 2018. Despite the external challenges, the labour market showed further tightening, depicting continuous growth in total employment with income condition improved. The unemployment rate declined to 2.8%, the lowest in more than 20 years.

The residential property market remained exuberant in the first half of 2018, as the tight demand-supply balance of flats continued to render support. However, second half of the year underwent a consolidation. Flat prices reverted to a decline in August, though still recorded a gain for the whole year. Market sentiment was dampened by various factors, including the increase in local Best Lending Rates in September and volatility in the global stock markets. Notwithstanding the price decline, the index of home purchase affordability was around 69% in the fourth quarter, significantly above its long-term average of 44% over 1998-2017.

The commercial and industrial property markets experienced ups and downs in 2018. In the first half of the year, the office market showed upbeat sentiment. However, gloomy global economic outlook in the second half of the year caused market activities losing momentum towards the end of the year. Nevertheless, prices and rentals of non-residential sectors recorded gains in 2018 as a whole.

To address the overheated property market, the Government has introduced several rounds of demand-side management measures since November 2010. These measures aim at preventing further exuberance in the housing market which may pose significant risks to our macroeconomic and financial stability, as well as ensuring the healthy and stable development of the property market which is crucial to the sustainable development of Hong Kong as a whole. On land supply, the Government is determined to identify and produce land in order to

化工廈。此外，政府亦完全同意土地供應專責小組就土地供應策略所提供的建議。

短期挑戰以外，香港的中期經濟前景正面。內地深化改革和開放會創造可持續的增長，將對香港大有好處，尤其是「一帶一路」建設及粵港澳大灣區發展將帶來龐大的機遇。為把握這些機遇，政府將竭盡所能提升香港整體的競爭力。

住宅物業

住宅物業市場在2018年上半年保持暢旺，但在政府於6月推出六項房屋政策新措施後出現調整。這些措施旨在達到三個目標：令資助出售單位更可負擔；增加資助房屋單位供應及加強支援過渡性房屋供應；以及鼓勵一手私人住宅單位盡早推出市場。住宅售價自8月起回落，但全年合計仍錄得2%的溫和升幅。交投活動在下半年轉趨淡靜，令全年住宅物業交投量下跌7%至57 247宗。



向空置的一手私人住宅單位徵收「額外差餉」為其中一項房屋政策新措施，目的在促使地產商盡早推售或出租一手私人住宅單位。政府現正積極籌備有關立法工作。

build a land reserve to help resolve the challenge of land supply shortage. Several plans were presented, including the Lantau Tomorrow Vision, development of brownfield sites, land sharing and revitalisation of industrial buildings. The Government also fully endorsed the Task Force on Land Supply's recommendations relating to the land supply strategy.

Looking beyond the short-term challenges, the medium-term outlook for the Hong Kong economy is bright. The deepening reforms and opening-up in the Mainland will result in sustainable growth, which will be beneficial to Hong Kong. In particular, the Belt and Road Initiative and the Guangdong-Hong Kong-Macao Bay Area development will bring about enormous opportunities. To capitalise on these opportunities, the Government will spare no effort in strengthening Hong Kong's overall competitiveness.

Residential

The residential property market remained buoyant in the first half of 2018, but underwent a consolidation after the introduction of six new housing initiatives by the Government in June, which intended to meet three objectives, namely making subsidised sale flats more affordable, increasing supply of subsidised housing units and enhancing support for transitional housing supply, and encouraging more timely supply of first-hand private flats. Flat prices have reverted to a decline since August, though still recorded a mild increase of 2% for the whole year. Trading activities quietened down in the second half with the number of transactions for residential property reduced by 7% to 57 247 in 2018.

Introducing "Special Rates" on vacant first-hand private residential units was one of those initiatives which aimed at expediting housing supply by encouraging developers to sell or rent out completed units within a reasonable time. The Government is now formulating the legislative amendments.

2018年私人住宅的落成量增加18%至20 968個單位。入住量為11 623個單位，較前一年低31%。年底空置量上升至總存量的4.3%，相當於51 426個單位。在這些空置單位中，11 242個單位於佔用許可證發出後，仍未獲發滿意紙或轉讓同意書。2019和2020年的預測落成量分別為20 415個和20 181個單位。

2018年首七個月銷售市場暢旺，但其後回軟。然而，與2017年12月相比，私人住宅整體售價仍錄得1.8%的按年升幅。租金亦溫和增長，但在接近2018年年底時失去動力。私人住宅整體租金仍上升4.6%。有別於上一年，2018年的市場回報率呈溫和上升趨勢。

寫字樓

2018年寫字樓市道暢旺，但接近年底時有所冷卻。不過，年內售價和租金均錄得正數增長。由於香港的經濟自由和具競爭力的稅率繼續贏得國際認同，加上香港處於有利地理位置，是跨國企業和其他外國公司打入中國內地市場的門戶，市場對寫字樓的需求依然殷切。為應付市場需求，政府將致力增加寫字樓供應，而其中一個方法便是將商業地帶分散至其他地區，例如九龍東和鰂魚涌。

2018年寫字樓的落成量為179 200平方米，較2017年少10%。甲級寫字樓的落成量為178 500平方米，當中39%和38%分別來自觀塘和東區，而乙級寫字樓的700平方米落成量則全部來自北區。年內，寫字樓的整體使用量飆升至265 800平方米，甲級和乙級寫字樓的使用量分別為正數234 200平方米和34 600平方米。年底空置量跌至總存量的8.6%，相當於1 032 100平方米。甲級和乙級寫字樓的空置率分別下滑至各自總存量的8.7%和9.0%，而丙級寫字樓的空置率則微升至其總存量的7.2%。按分區計，北角／鰂魚涌的甲級寫字樓錄得雙位數字的空置率。

Completions in 2018 increased by 18% to 20 968 units. Take-up, at 11 623 units, was 31% lower than that of the last year. Vacancy at the year-end climbed to 4.3% of the total stock, equivalent to 51 426 units. Among these vacant units, 11 242 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. Forecast completions in 2019 and 2020 are 20 415 and 20 181 units respectively.

Sales market was buoyant in the first seven months of 2018 but softened thereafter. Nevertheless, overall flat prices recorded a year-on-year increase of 1.8% as compared to December 2017. Rents also increased moderately but lost momentum towards the end of 2018. Overall flat rents went up by 4.6%. Unlike the preceding year, market yield was on a moderate upward trend in 2018.

Office

The office market was upbeat in 2018 but cooled off towards the end of the year. Nonetheless, positive gains were recorded in both prices and rents in the year. As Hong Kong's economic freedom and competitive tax rates continue to win international recognition, together with its strategic location for multinational corporations and other foreign businesses to Mainland China, the demand for office remains great. To meet the market demand, the Government will endeavor to facilitate office supply and one of the means is by decentralisation of business areas to other districts, such as Kowloon East and Quarry Bay.

Office completions in 2018 were 179 200 m², 10% lower than that of 2017. Grade A completions were 178 500 m², of which 39% came from Kwun Tong and 38% from the Eastern district. Grade B completions of 700 m² wholly came from the North district. The overall take-up rocketed to 265 800 m² in the year. Grade A and Grade B offices had positive take-up of 234 200 m² and 34 600 m² respectively. The year-end vacancy reduced to 8.6% of the total stock, amounting to 1 032 100 m². The vacancy rate of Grade A and Grade B offices slid to 8.7% and 9.0% of the stock respectively while that of Grade C offices edged up to 7.2% of its stock. For sub-districts, Grade A offices in North Point/Quarry Bay recorded a double-digit vacancy rate.

2019年將有大量新供應，落成量達285 000平方米，但供應在2020年將大跌至65 900平方米。2019年甲級寫字樓的新落成量將有257 600平方米，主要來自觀塘，佔預計供應量的50%。2020年甲級寫字樓的落成量將大幅降至47 500平方米，荃灣和西貢合共佔預測落成量的82%。乙級寫字樓在2019年的預測落成量為22 800平方米，但2020年將跌至18 200平方米。丙級寫字樓的落成量在2019和2020年將分別為4 600平方米和200平方米。

Supply coming on stream in 2019 will be huge at 285 000 m², but then will drop substantially to 65 900 m² in 2020. In 2019, new Grade A space will account for 257 600 m², mainly from Kwun Tong amounting to 50% of the anticipated supply. But Grade A completions in 2020 will go down by a large extent to 47 500 m², with Tsuen Wan and Sai Kung together contributing 82% of the forecast completions. Grade B forecast completions will be 22 800 m² in 2019, but it will drop to 18 200 m² in 2020. There will be 4 600 m² and 200 m² of Grade C office completions in 2019 and 2020 respectively.

與2017年12月相比，2018年12月的寫字樓售價平均上升10.4%。按寫字樓級別分析，以2017年12月與2018年12月相比，甲級和乙級寫字樓的售價分別上漲23.8%和5.3%，而丙級寫字樓的售價則變化不大。另一方面，租金平均上升3.9%，甲級、乙級和丙級寫字樓的升幅分別為4.4%、3.4%和3.1%。市場回報率出現下行走勢。

Prices of office space in December 2018 on average escalated by 10.4% over December 2017. Analysed by office class, prices of Grade A and B office space increased by 23.8% and 5.3% respectively, while prices of Grade C office had minimal change between December of 2017 and 2018. Meanwhile, office rentals on average went up by 3.9%, with those of Grade A, B and C offices rising by 4.4%, 3.4% and 3.1% respectively. The market yield was heading downward.



商業樓宇

2018年商業樓宇的落成量上升19%至125 000平方米，單是新界便佔當中近一半的落成量。年內使用量錄得正數45 700平方米，較前一年少40%。空置率微升至總存量的9.4%，相當於1 076 700平方米。預計2019年落成量會減少至99 200平方米，當中以油尖旺和離島供應最多，各佔預測供應量的26%。2020年的落成量將增至134 900平方米，當中西貢、荃灣和灣仔將成為主要供應區，佔總供應量的56%。

零售業樓宇

訪港旅遊業的表現在2018年保持暢旺，主要受內地訪港旅客人數持續急增支持。整體訪港旅客續升11.4%至6 510萬人次新高。內部需求在2018年大致強韌。由於工資及收入穩健增加，私人消費開支全年合計保持顯著增長，但隨着資產市場出現調整，增長率在年內逐步回落。然而，環球經濟前景黯淡，2018年商業樓宇的交投量大幅下滑12%至1 900宗，跌勢在接近年底時尤為明顯。

私人零售業樓宇的售價和租金在2018年均輕微上升，以2017年12月與2018年12月相比，兩者分別錄得3.1%和1.5%的升幅。市場回報率保持穩定。

Commercial

Completions in 2018 rose by 19% to 125 000 m², with the New Territories alone contributing almost half of the completions. Positive take-up at 45 700 m² was registered in the year, 40% less than the preceding year. Vacancy rate increased marginally to 9.4% of its total stock at 1 076 700 m². Completions are expected to diminish in 2019 at 99 200 m² in total, with Yau Tsim Mong and Islands being the main suppliers, each accounting for 26% of the anticipated supply. In 2020, the completions will be boosted to 134 900 m² of which Sai Kung, Tsuen Wan and Wan Chai will become the major contributors, amounting to 56% of the total supply.

Retail

Performance of inbound tourism remained vibrant in 2018, mainly supported by the continued rally in Mainland visitors. Overall visitor arrivals soared by another 11.4% to a record 65.1 million. Domestic demand was broadly resilient in 2018. Private consumption expenditure maintained notable growth for the year as a whole on the back of solid gains in wages and earnings, but the growth rate eased successively through the year amid asset market corrections. However, transactions of commercial premises plunged remarkably by 12% to 1 900 in 2018, particularly towards the end of the year due to the gloomy global economic outlook.

Both private retail prices and rents rose slightly in 2018, recording a growth of 3.1% and 1.5% respectively between December of 2017 and 2018. Market yield remained stable.



工業樓宇

工業樓宇市場在2018年大致活躍，但從分層工廠大廈的交投活動可見，市場於第四季轉趨淡靜。政府在《2018年施政報告》中宣布推出包括活化工廈等多項措施，以增加土地供應。

2018年的落成量上升至41 100平方米，大部分來自觀塘和深水埗。使用量再次錄得負數7 500平方米。年底空置量微升至總存量的6.3%，相當於1 029 100平方米。落成量在2019年將上升至46 700平方米，並於2020年進一步上升至65 100平方米。

以2017年12月與2018年12月相比，售價和租金分別錄得9.7%和4.2%的升幅。年內市場回報率輕微下跌。

2018年並無工貿大廈落成。使用量轉為負數10 500平方米，而空置率增至總存量的9.3%，相當於51 400平方米。預期2019和2020年均不會有新供應。

2018年的貨倉落成量為3 000平方米。使用量錄得正數40 500平方米，空置率降至總存量的4.8%，相當於181 400平方米。預計2019年將有8 000平方米的新貨倉樓面落成，但預計2020年不會有新供應。

Industrial

The industrial property market was generally active in most of 2018, though quietened down during the fourth quarter of the year, as reflected in the trading activity of the **flatted factories**. As delivered in the 2018 Policy Address, the Government announced a raft of measures to boost land supply, including the revitalisation of industrial buildings.

Completions in 2018 rose to 41 100 m², mostly from Kwun Tong and Sham Shui Po. Take-up was again negative, reaching 7 500 m². Vacancy at the year-end edged up to 6.3% of total stock at 1 029 100 m². Completions in 2019 will rise to 46 700 m² and further increase to 65 100 m² in 2020.

Prices and rentals grew by 9.7% and 4.2% respectively, as comparing December of 2017 and 2018. Market yield edged down marginally in the year.

There were no **industrial/office** completions in 2018. Take-up turned negative to 10 500 m² and the vacancy rate increased to 9.3% of the stock at 51 400 m². No new supply is expected in 2019 and 2020.

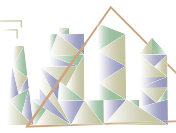
New **storage** space of 3 000 m² were completed in 2018. Positive take-up of 40 500 m² was recorded and the vacancy rate fell to 4.8% of total stock at 181 400 m². New storage supply of 8 000 m² is anticipated in 2019 but nil in 2020.



私人住宅

Private Domestic





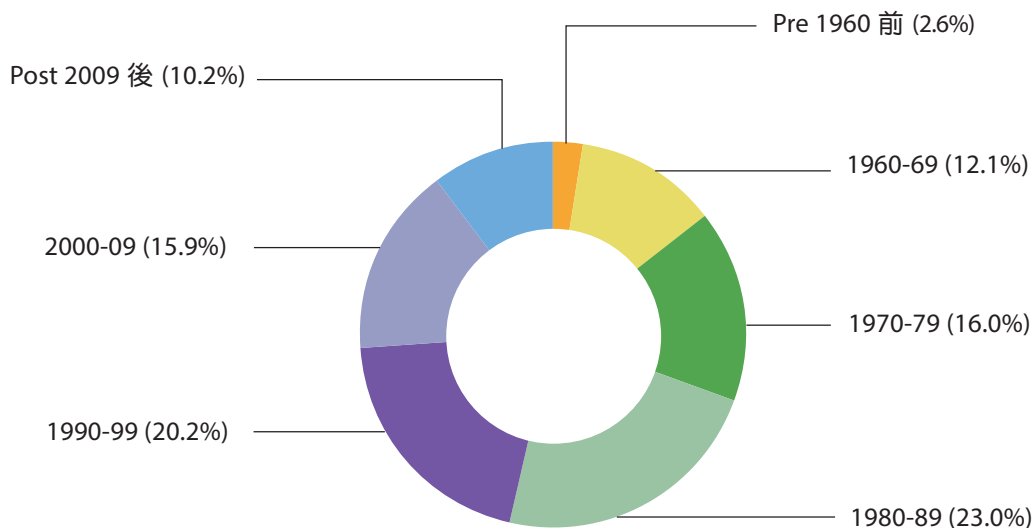
私人住宅 (整體)

Private Domestic (Overall)

這類別包括設有專用煮食設施、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。2018年年底的整體總存量為1 193 971個單位。圖表顯示按樓齡分類的總存量。

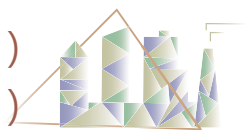
This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2018, the overall stock was 1 193 971 units. The chart shows stock distribution by age.

按樓齡分類的總存量 Stock Distribution by Age



2018年私人住宅落成量為20 968個單位，較前一年增加18%。當中新界佔大約56%，九龍佔28%，港島佔16%。按地區計，九龍城、西貢和荃灣為供應量較多的主要地區，分別佔整體落成量的24%、22%和21%。

Completions in 2018 amounted to 20 968 units, up by 18% from the previous year. About 56% of the completions was in the New Territories, 28% in Kowloon and 16% on Hong Kong Island. District-wise, Kowloon City, Sai Kung and Tsuen Wan were the major contributors providing 24%, 22% and 21% of the overall completions respectively.



2018年的入住量減少至11 623個單位，相當於年內落成量的55%。年底空置量隨入住量減少而增加至51 426個單位，相當於總存量的4.3%。空置單位中，有11 242個於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2018 reduced to 11 623 units, equivalent to 55% of the completions in the year. As a result, vacancy at the year-end was driven up to 51 426 units, or 4.3% of the total stock. Amongst these vacant units, 11 242 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



預計2019和2020年的落成量將維持相近水平，新落成單位分別為20 415個和20 181個。在2019年，約66%的新供應將來自新界，其中以西貢的比例最高，佔新落成單位的20%，其次為大埔，佔16%。2020年的新供應仍將會集中於新界，佔62%，當中以大埔的比例最高，佔整體落成量的21%，其次為屯門，佔15%。

Completions in 2019 and 2020 are expected to stay at similar level of 20 415 units and 20 181 units respectively. In 2019, about 66% of the new supply will come from the New Territories. Sai Kung will contribute the largest share at 20% of the new units, followed by Tai Po at 16%. New supply in 2020 will still be concentrated in the New Territories with a share of 62%. Tai Po will account for the largest share, at 21% of the overall completions, followed by Tuen Mun at 15%.

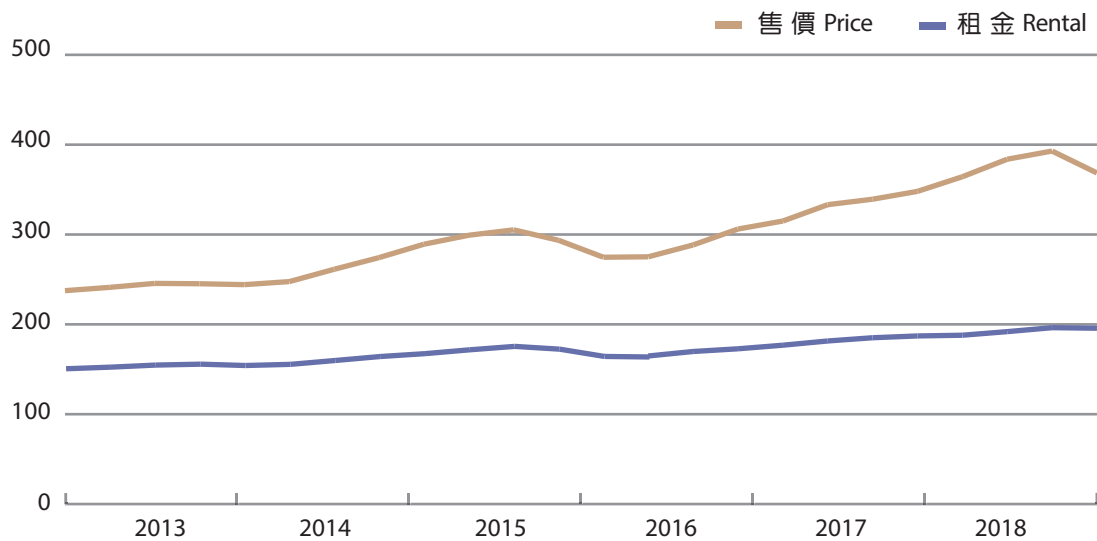
私人住宅 (整體) Private Domestic (Overall)

受美國與內地的貿易摩擦升溫、美國持續加息，以及本地最優惠貸款利率在9月隨之上調等多項因素影響，市場氣氛在2018年下半年逐漸減弱，令市場人士感到憂慮。這情況導致二手市場物業售價在首三季持續上升後，於第四季回落。第四季的整體售價較前一年同期高5.9%。租金同樣連升三個季度後，於第四季調整，較前一年同期增長4.6%。

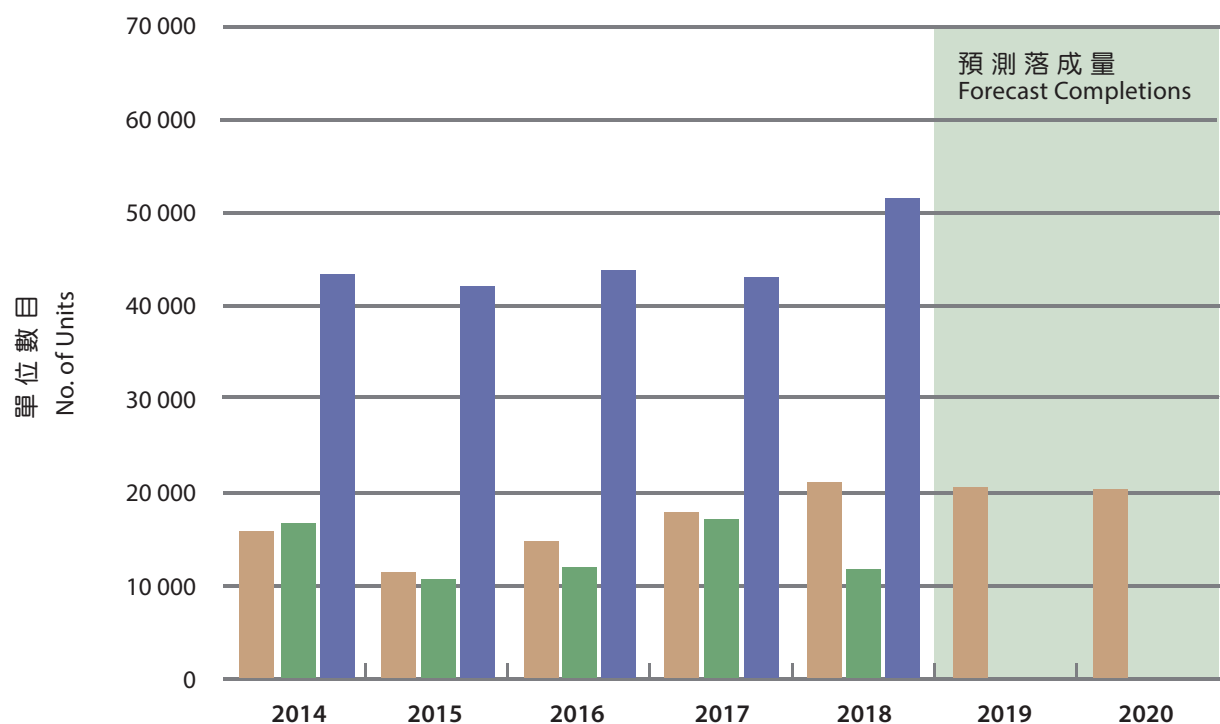
Amid the weakening sentiment in the second half of 2018, including the elevated US-Mainland trade conflicts, the continued US interest rate hikes and the subsequent increase in local Best Lending Rates in September, prices in the secondary market rose continually in the first three quarters and declined in the fourth quarter. Overall prices in the fourth quarter were 5.9% higher than the level in the same quarter of the previous year. Similarly, rents consolidated in the last quarter after rising consecutively for three quarters, increasing 4.6% over the corresponding period.



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

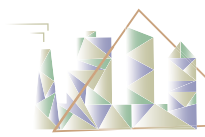


	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	15 719	11 296 *	14 595	17 791	20 968	20 415 [#]	20 181 [#]
入住量 Take-up	16 523	10 533	11 881	16 954	11 623		
空置量 Vacancy	43 263	42 035	43 657	42 942	51 426		
% ⁺	3.8	3.7	3.8	3.7	4.3		

* 2015年落成量包括在年內落成並預留為資助出售房屋，但其後於2017年以市價在公開市場發售的16個住宅單位。相關入住量和空置量的數字並沒有修正。
Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related take-up and vacancy figures.

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

預測數字
Forecast figures



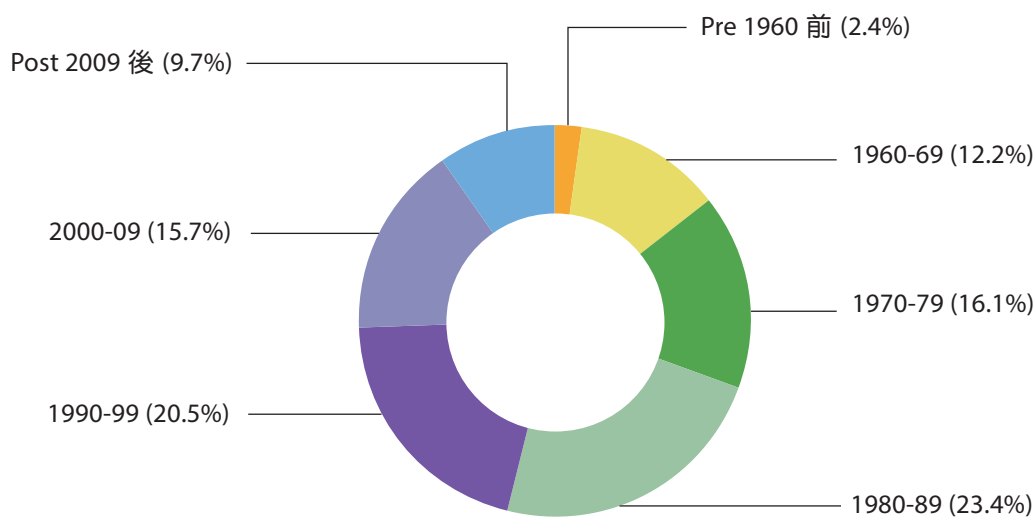
私人住宅 (中 / 小型單位)

Private Domestic (Small/Medium Units)

此分類包括實用面積為100平方米以下的單位。2018年年底的總存量為1 099 416個單位，佔私人住宅總存量的92%。圖表顯示這分類按樓齡劃分的總存量。

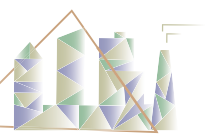
This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2018 was 1 099 416 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按樓齡分類的總存量 Stock Distribution by Age



2018年共有18 863個單位落成，其中55%位於新界，30%位於九龍，15%位於港島。九龍城和西貢供應最多新落成單位，合共佔此分類總落成量約49%。以單位面積計，B類單位佔新供應的44%，而A類和C類單位則分別佔38%和18%。

There were 18 863 units completed in 2018, of which 55% were located in the New Territories, 30% in Kowloon and 15% on Hong Kong Island. Supply mainly came from Kowloon City and Sai Kung, together contributing about 49% of the total completions in this sub-sector. In terms of flat size, Class B units accounted for 44% of the new supply, while Class A and Class C units shared out the remaining 38% and 18% respectively.



2018年的入住量下跌25%至11 083個單位。年底空置率隨入住量下跌而上升，佔此分類總存量的3.9%，相當於42 336個單位。

Take-up in 2018 dropped by 25% to 11 083 units, resulting in an increase in the year-end vacancy at 3.9% of the stock in this sub-sector, amounting to 42 336 units.



預計2019和2020年的單位落成量將分別為18 693個和18 795個。2019年的落成量中，新界的供應將佔66%，主要位於西貢和大埔。新界的供應比例將在2020年輕微下跌至63%，新落成單位主要分布於大埔和屯門。

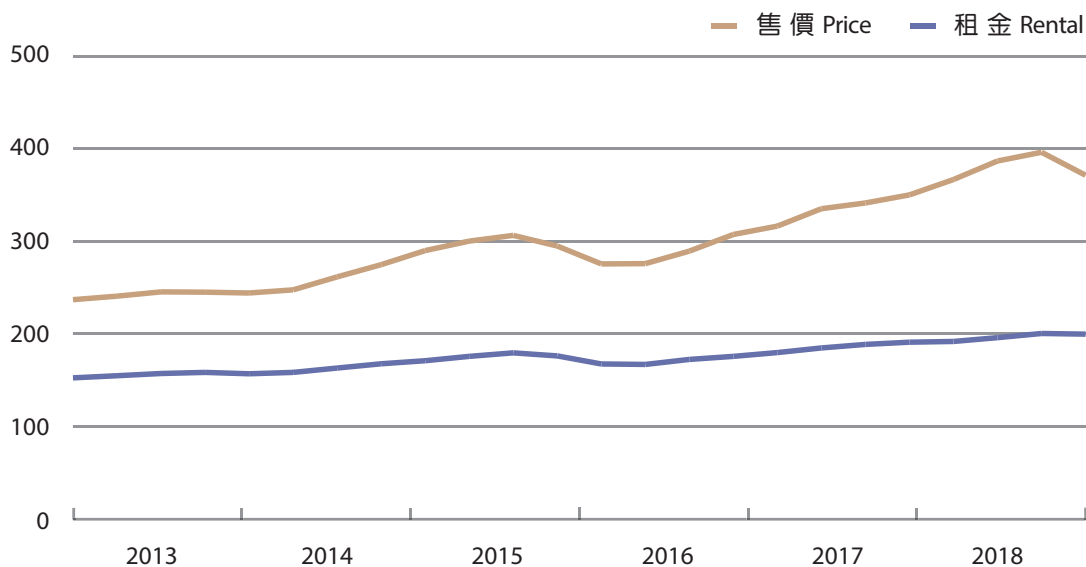
A total of 18 693 units and 18 795 units are estimated to be completed in 2019 and 2020 respectively. Of the completions in 2019, the New Territories will provide 66% of the supply, mainly in Sai Kung and Tai Po. Its contribution will drop slightly to 63% in 2020, locating mainly in Tai Po and Tuen Mun.

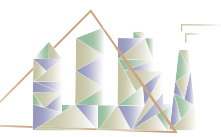
與大型單位相比，此分類的銷售市場表現較佳。售價在首三季接連急升後，在最後一季開始回落，但第四季售價仍然較前一年同季增加 6.1%。租金亦同樣在首三季不斷攀升後，在最後一季開始下跌，但最後一季的租金仍然較一年前高 4.6%。

By comparison, sales market in this sub-sector outperformed the large-sized flats. Prices soared consecutively for the first three quarters and began to fall in the last quarter. Nevertheless, prices in the fourth quarter of 2018 recorded a 6.1% increase over the corresponding quarter of the year earlier. Likewise, rents also climbed uninterrupted in the first three quarters and began to fall in the last quarter, resulting in an uplift of about 4.6% at year-end than a year ago.

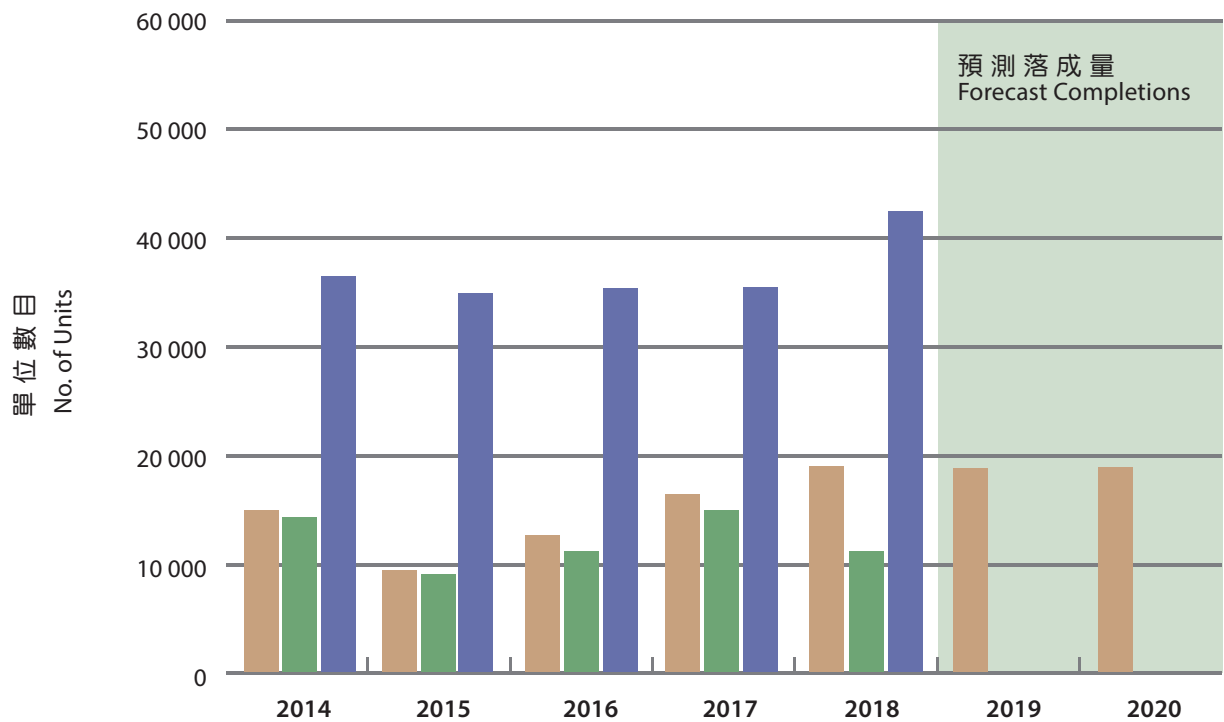


售價及租金指數 Price and Rental Indices





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



	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	14 813	9 372 *	12 512	16 350	18 863	18 693 [#]	18 795 [#]
入住量 Take-up	14 209	8 972	11 040	14 867	11 083		
空置量 Vacancy	36 370	34 826	35 234	35 314	42 336		
% ⁺	3.5	3.3	3.3	3.3	3.9		

* 2015年落成量包括在年內落成並預留為資助出售房屋，但其後於2017年以市價在公開市場發售的16個住宅單位。相關入住量和空置量的數字並沒有修正。
Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related take-up and vacancy figures.

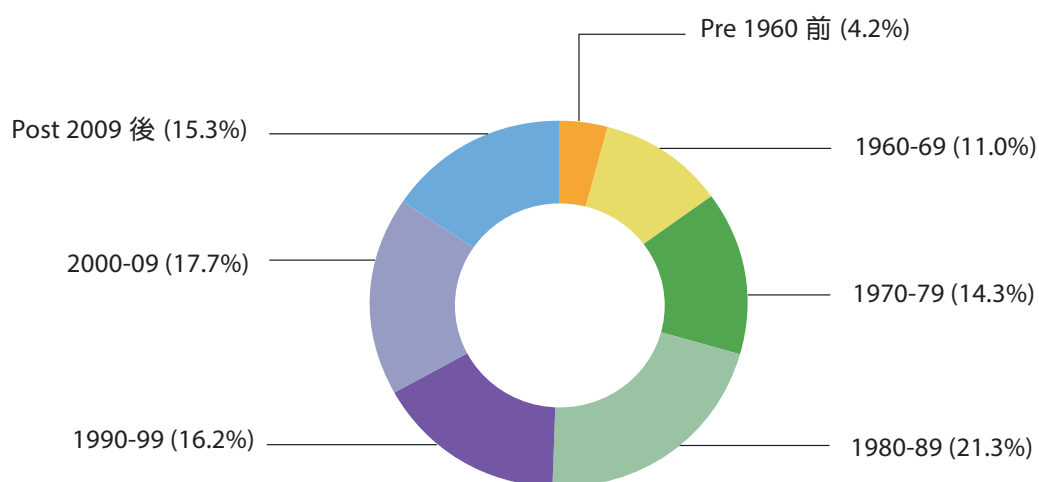
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

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。2018年年底的總存量為94 555個單位，佔私人住宅總存量的8%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2018 was 94 555 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



2018年落成的2 105個單位中，約63%位於新界。落成量最多的地區為沙田，佔29%，其次是荃灣，佔22%。

Of the 2 105 units completed in 2018, about 63% were located in the New Territories. Sha Tin was the district with the largest production accounting for 29% of the completions, followed by Tsuen Wan at 22%.

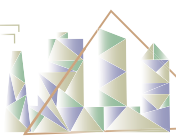
此分類在2018年的入住量由2017年的高位急挫74%，跌至540個單位。年底空置量升至9 090個單位，相當於此分類單位總存量的9.6%。

Take-up in this sub-sector plummeted by 74%, from the high base in 2017, to 540 units in 2018. Vacancy at the year-end increased to 9 090 units, representing 9.6% of the stock in this sub-sector.



預計此分類在2019年的落成量將下跌至1 722個單位，至2020年進一步下跌至1 386個單位。未來兩年的新供應將集中在新界。2019年的供應主要來自大埔和沙田，各佔新落成單位的18%。在2020年，大埔將列供應首位，佔新落成單位的27%。

Completions in this sub-sector are expected to drop to 1 722 units in 2019 and then drop further to 1 386 units in 2020. New supply in the coming two years will be concentrated in the New Territories. In 2019, the largest suppliers will be Tai Po and Sha Tin, each accounting for 18% of the new units. In 2020, Tai Po alone will top the list of supply, accounting for 27% of the new units.

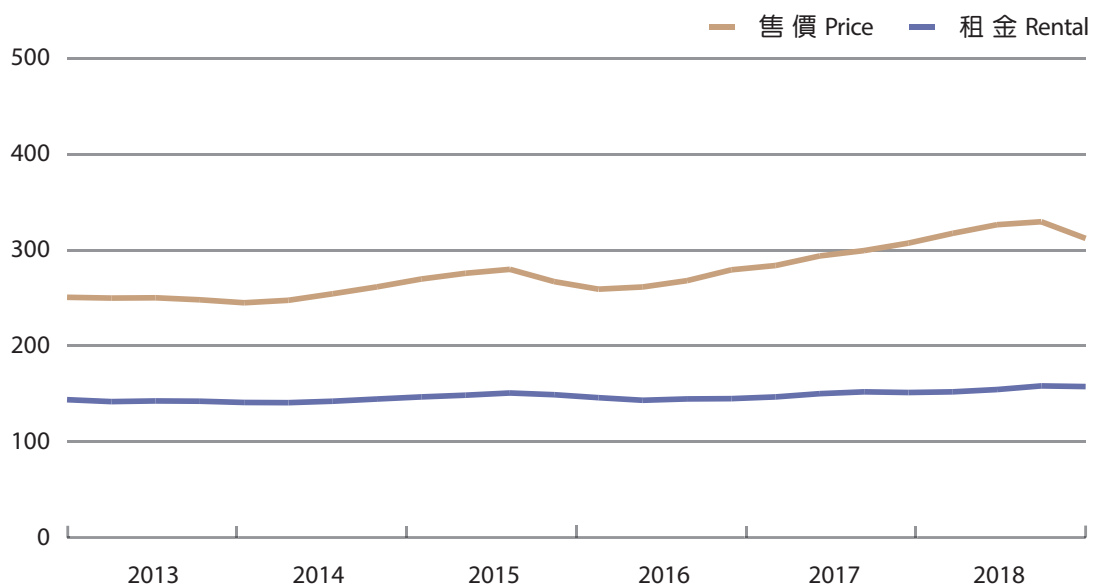


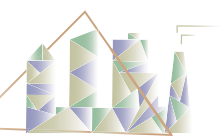
此分類物業的售價在2018年首三季不斷上升，雖然在最後一季回落，但仍較前一年增長1.6%。租賃市場亦錄得相近走勢，租金在首三季不斷增長後，在最後一季輕微下跌，但與2017年同季相比，仍錄得4.1%的增幅。

With an uninterrupted climb in the first three quarters of 2018, prices in this sub-sector fell in the last quarter, and finished with an increase of 1.6% compared with a year earlier. Similar movement in the rental market was recorded. After rising for three quarters it dropped slightly in the final quarter. Still, an increase of 4.1% was recorded when compared with the corresponding quarter in 2017.

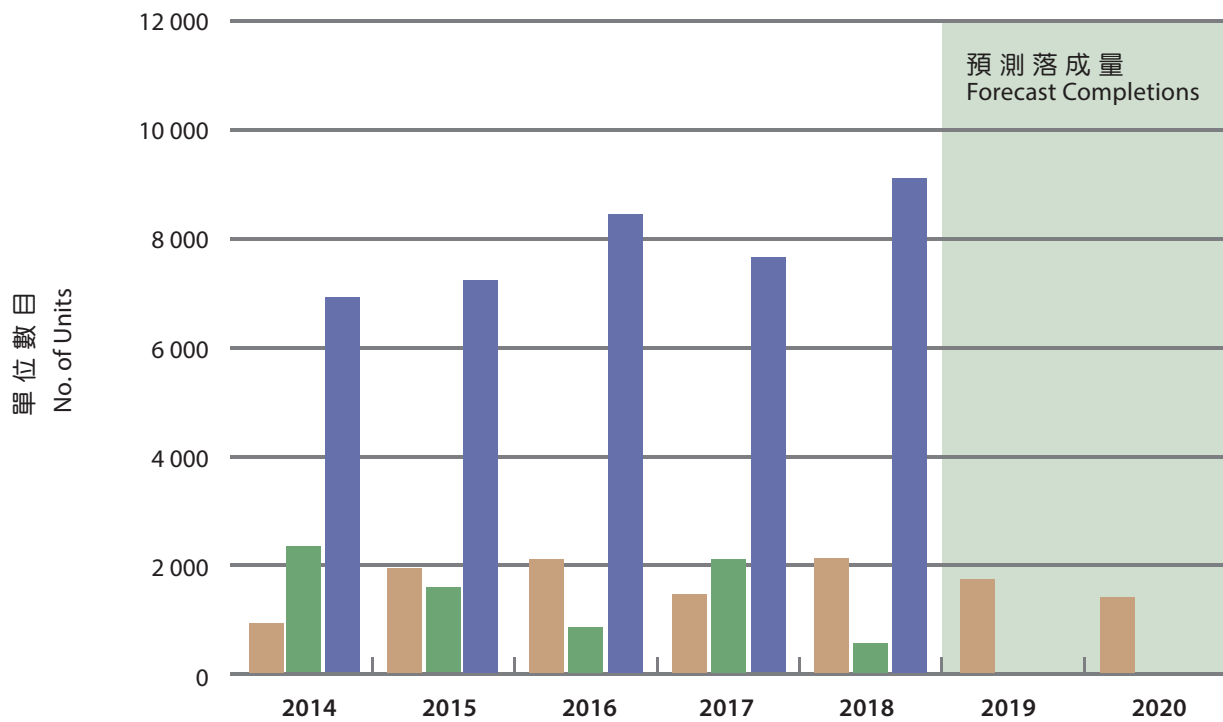


售價及租金指數 Price and Rental Indices





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



	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	906	1 924	2 083	1 441	2 105	1 722 [#]	1 386 [#]
入住量 Take-up	2 314	1 561	841	2 087	540		
空置量 Vacancy	6 893	7 209	8 423	7 628	9 090		
% ⁺	7.9	8.1	9.2	8.2	9.6		

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

預測數字
Forecast figures

私人寫字樓

Private Office



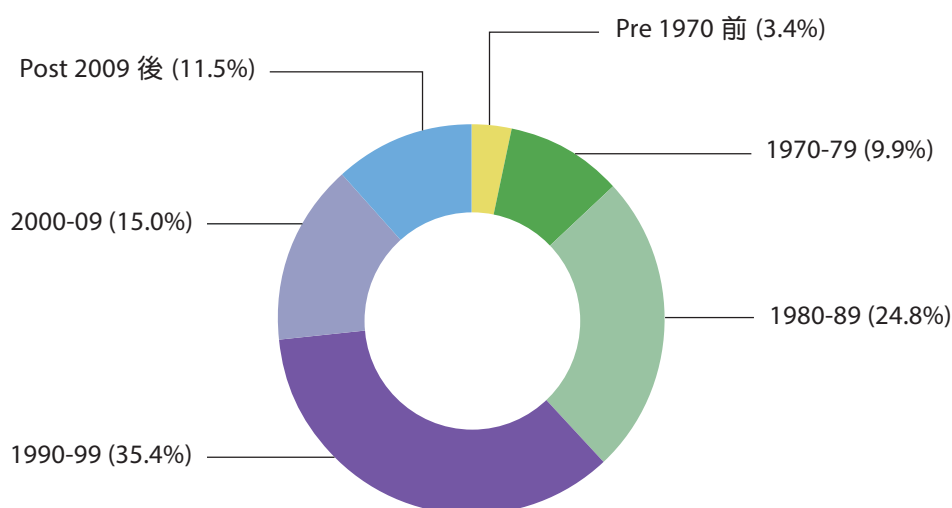


私人寫字樓 (整體) Private Office (Overall)

2018年年底，私人寫字樓的總存量為12 053 300平方米，當中甲級寫字樓佔65%，乙級寫字樓佔23%，丙級寫字樓佔12%。2018年年底，位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積共佔總存量的53%。圖表顯示按樓齡分類的整體寫字樓總存量。

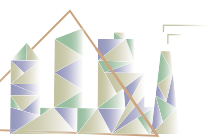
The total stock of private offices at the end of 2018 amounted to 12 053 300 m², comprising 65% Grade A, 23% Grade B and 12% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 53% of the total stock at the end of 2018. The chart shows the distribution of total stock for all offices by age.

按樓齡分類的總存量 Stock Distribution by Age



2018年私人寫字樓的落成量為179 200平方米，較2017年下跌10%，所有落成量均位於非核心地區。甲級寫字樓的落成量為178 500平方米，幾乎等於年內寫字樓的全部供應量。

Office completions in 2018 were 179 200 m², representing a decrease of 10% from 2017. All completions came from the non-core districts. Completions of Grade A space amounted to 178 500 m², almost equivalent to the entire office supply of the year.



年內的整體使用量錄得265 800平方米，較前一年為高。年底空置量下跌8%至1 032 100平方米，相當於總存量的8.6%。

An overall take-up of 265 800 m² was recorded for the year, illustrating a boost from the preceding year. Vacancy at the year-end dropped by 8% to 1 032 100 m², which was equivalent to 8.6% of the total stock.



預計2019和2020年分別有285 000平方米和65 900平方米的私人寫字樓落成。2019年的供應中，港島、九龍和新界分別佔25%、46%和29%，當中觀塘和沙田合共提供新落成面積的71%。2020年，預計供應將集中於荃灣和西貢，合共佔整體落成量的59%。此外，預計甲級寫字樓將成主導，分別佔2019和2020年每年預測落成量的90%和72%。

285 000 m² and 65 900 m² are expected to be completed in 2019 and 2020 respectively. Hong Kong Island, Kowloon and the New Territories will share out 25%, 46% and 29% respectively of the 2019 supply, of which Kwun Tong and Sha Tin totally providing 71% of the newly completed spaces. In 2020, forecast supply will focus on Tsuen Wan and Sai Kung, altogether accounting for 59% of the overall completions. It is also anticipated that Grade A offices will dominate the scene of forecast completions in 2019 and 2020, contributing 90% and 72% of the annual supply respectively.

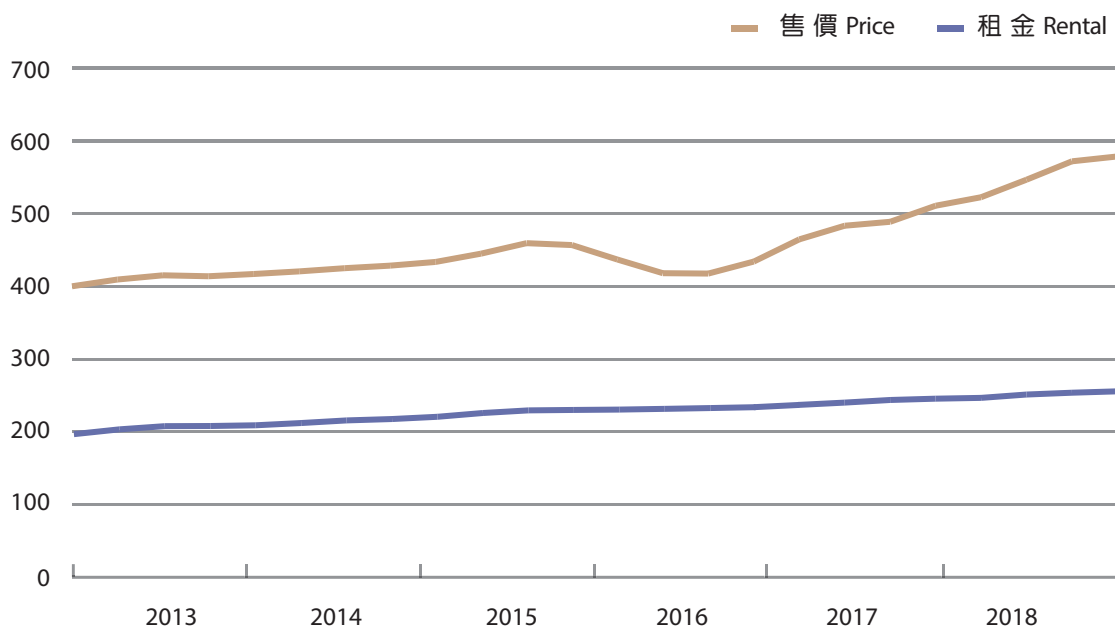
私人寫字樓 (整體) Private Office (Overall)

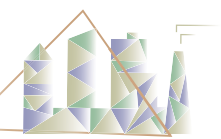
寫字樓售價和租金在2018年全年均錄得增長，當中以售價上升的幅度較為顯著。以2018年第四季與2017年第四季相比，售價急升13.3%，租金亦上升4.1%。

Office prices and rents registered growth throughout the year in 2018, with office prices going up in a much noticeable track. Prices in the fourth quarter of 2018 marked a surge of 13.3% over that in the corresponding period of 2017 while office rents ascended by 4.1% over the same period.

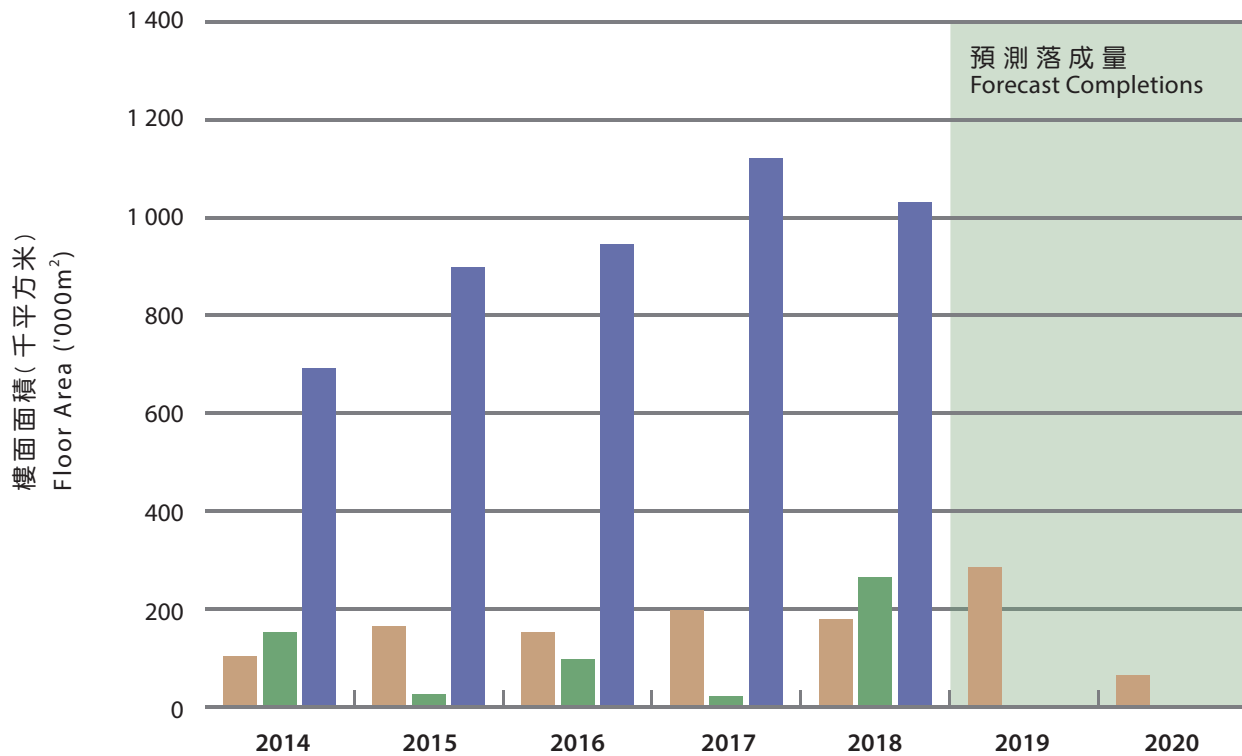


售價及租金指數 Price and Rental Indices





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



	樓面面積 (千平方米) Floor Area ('000m ²)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	104	165	153	198	179	285 [#]	66 [#]
使用量 Take-up	153	27	98	23	266		
空置量 Vacancy	693	899	946	1120	1032		
% ⁺	6.3	8.0	8.2	9.5	8.6		

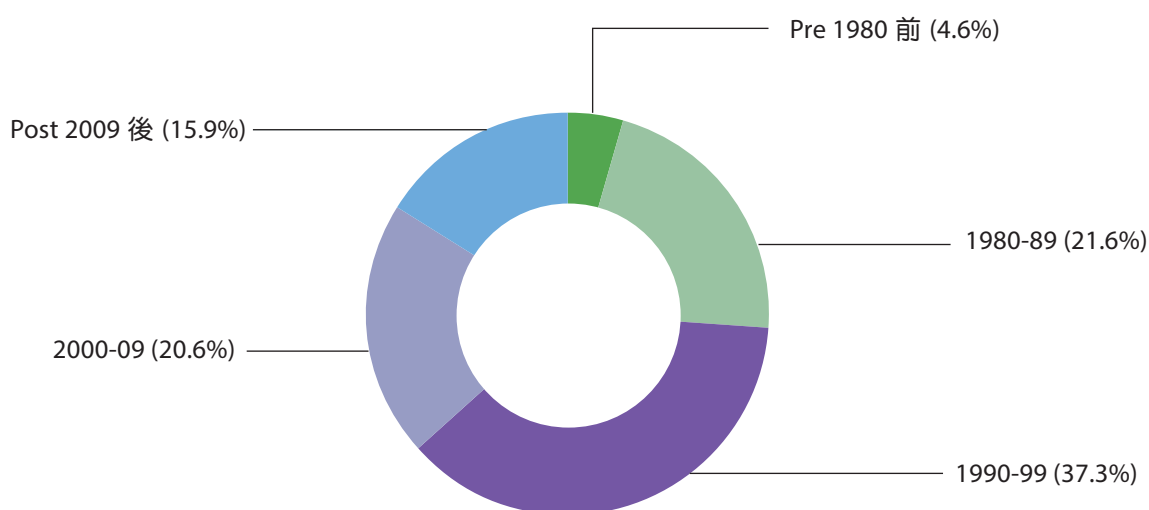
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

2018年年底，甲級寫字樓的總存量為7 775 300平方米，佔寫字樓總存量的65%。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 2018 was 7 775 300 m², representing 65% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量 Stock Distribution by Age

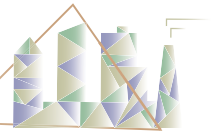


港島佔總存量的50%，而九龍與新界則分別佔38%和12%。

Hong Kong Island accounted for 50% of the stock, while the shares for Kowloon and the New Territories were 38% and 12% respectively.

甲級寫字樓的落成量為178 500平方米，較2017年下滑4%。新發展項目大多來自觀塘和東區，佔甲級寫字樓落成量的77%。

Completions of Grade A offices were 178 500 m², representing a slide of 4% from 2017. Majority of the new developments came from Kwun Tong and Eastern district, contributing 77% of the Grade A office completions.



2018年的使用量激增至234 200平方米。年底空置量下降至甲級寫字樓總存量的8.7%，相當於673 500平方米，其中28%的空置面積位於核心地區。

Take-up in 2018 surged to 234 200 m². The year-end vacancy reduced to 8.7% of the Grade A stock, amounting to 673 500 m². 28% of the vacant spaces was found in the core districts.



預計2019和2020年分別有257 600平方米和47 500平方米的新供應。2019年的主要供應來自觀塘和沙田，合共佔整體落成量的79%。2020年的新供應將集中於荃灣和西貢，佔預計落成量的82%。

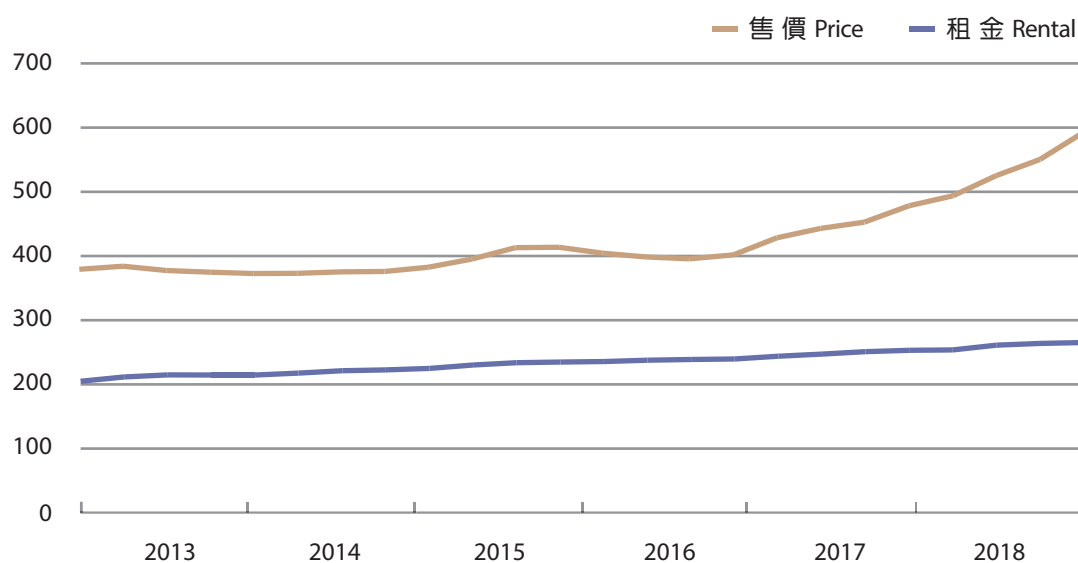
257 600 m² and 47 500 m² are estimated to come on stream in 2019 and 2020 respectively. Kwun Tong and Sha Tin will become the major suppliers in 2019, altogether accounting for 79% of the overall completions. In 2020, new supply will be concentrated in Tsuen Wan and Sai Kung by providing 82% of the estimated completions.

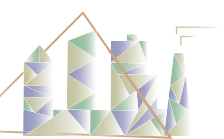
寫字樓售價在2018年全年大幅增長，以2018年第四季與2017年同季相比，升達23.9%。租金亦出現上升趨勢，但2018年第四季較2017年同期僅微升4.8%。

Office prices hiked up all over the year in 2018 and rocketed for 23.9% by comparing the fourth quarter of 2018 with the same quarter of the year earlier. Rents resembled the upward trend but edged up for 4.8% only in the fourth quarter of 2018 over the same period in 2017.

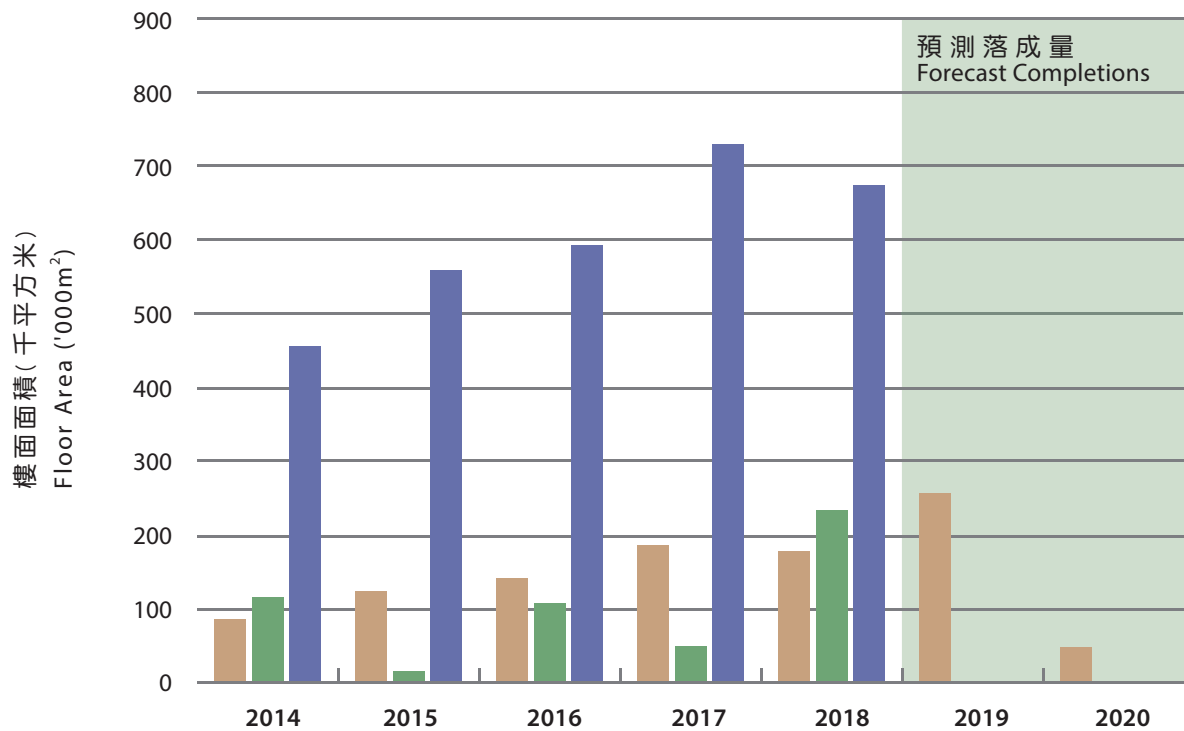


售價及租金指數 Price and Rental Indices





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



	樓面面積 (千平方米) Floor Area ('000m ²)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	86	124	142	186	178	257 [#]	48 [#]
使用量 Take-up	116	15	108	49	234		
空置量 Vacancy	455	558	592	729	674		
% ⁺	6.4	7.8	8.0	9.6	8.7		

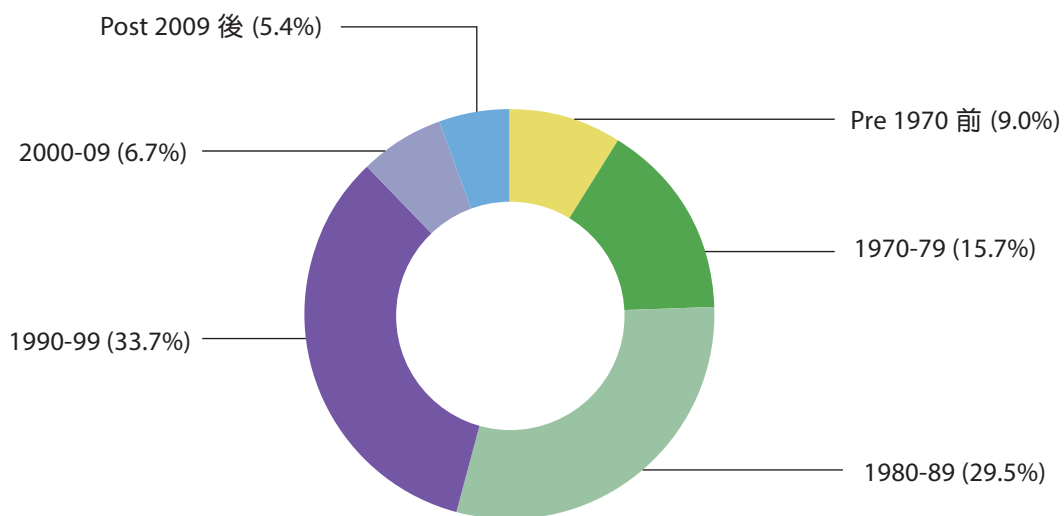
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

2018年年底，乙級寫字樓的總存量為2 797 300平方米，佔寫字樓總存量的23%。圖表顯示按樓齡分類的乙級寫字樓總存量。

Stock of Grade B offices at the end of 2018 was 2 797 300 m², representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量 Stock Distribution by Age

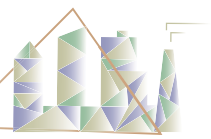


港島佔總存量的58%，而九龍與新界則分別佔36%和6%。

Hong Kong Island accounted for 58%, while Kowloon and the New Territories contributed 36% and 6% respectively.

2018年乙級寫字樓的落成量為700平方米，較2017年大幅下跌93%，新落成單位全位於北區。

Grade B office completions in 2018 demonstrated a plunge of 93% from 2017 to 700 m². All completions were located in the North district.



乙級寫字樓在2018年的使用量反彈至正數34 600平方米。年底空置量減少至252 300平方米，為乙級寫字樓總存量的9.0%，其中34%的空置面積位於核心地區。

In 2018, the take-up of Grade B offices rebounded to a positive figure of 34 600 m². The year-end vacancy reduced to 252 300 m², recorded a vacancy rate of 9.0% of the Grade B stock. 34% of the vacant spaces was found in the core districts.



預計2019和2020年分別有22 800平方米和18 200平方米的單位落成。2019年的供應大多來自東區和葵青，而2020年的供應將主要來自沙田，達10 700平方米寫字樓面積。

It is anticipated that 22 800 m² and 18 200 m² will be completed in 2019 and 2020 respectively. In 2019, the Eastern district and Kwai Tsing will be the main contributors, whereas major supply in 2020 will come from Sha Tin, providing 10 700 m² office space.

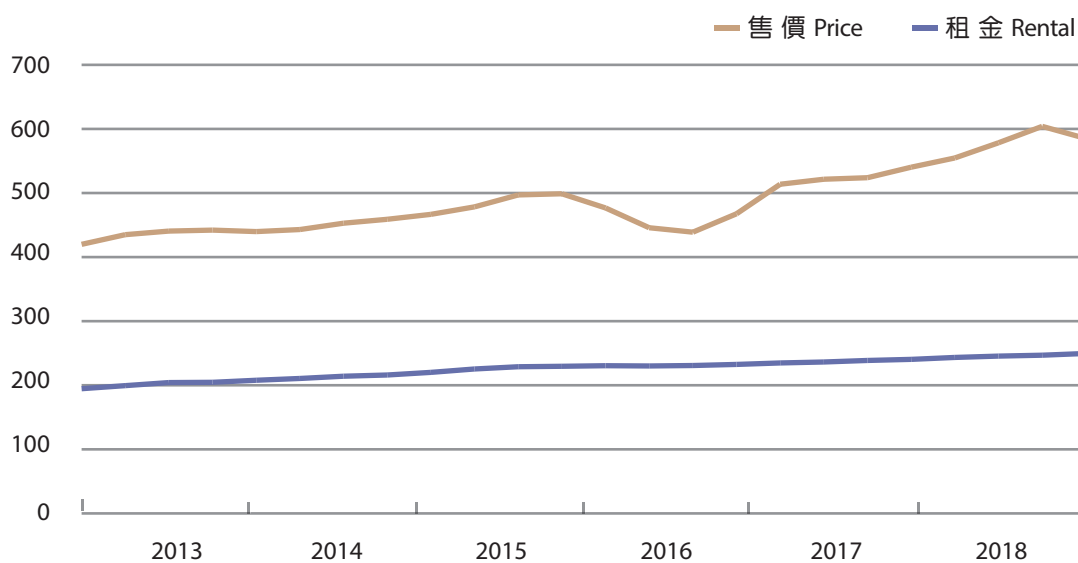
私人寫字樓 (乙級) Private Office (Grade B)

寫字樓售價在2018年首三季攀升，至第四季回落；與2017年第四季相比，2018年第四季仍錄得8.3%的增幅。寫字樓租金在2018年穩步上揚，以2017年第四季與2018年第四季相比，租金升幅為3.8%。

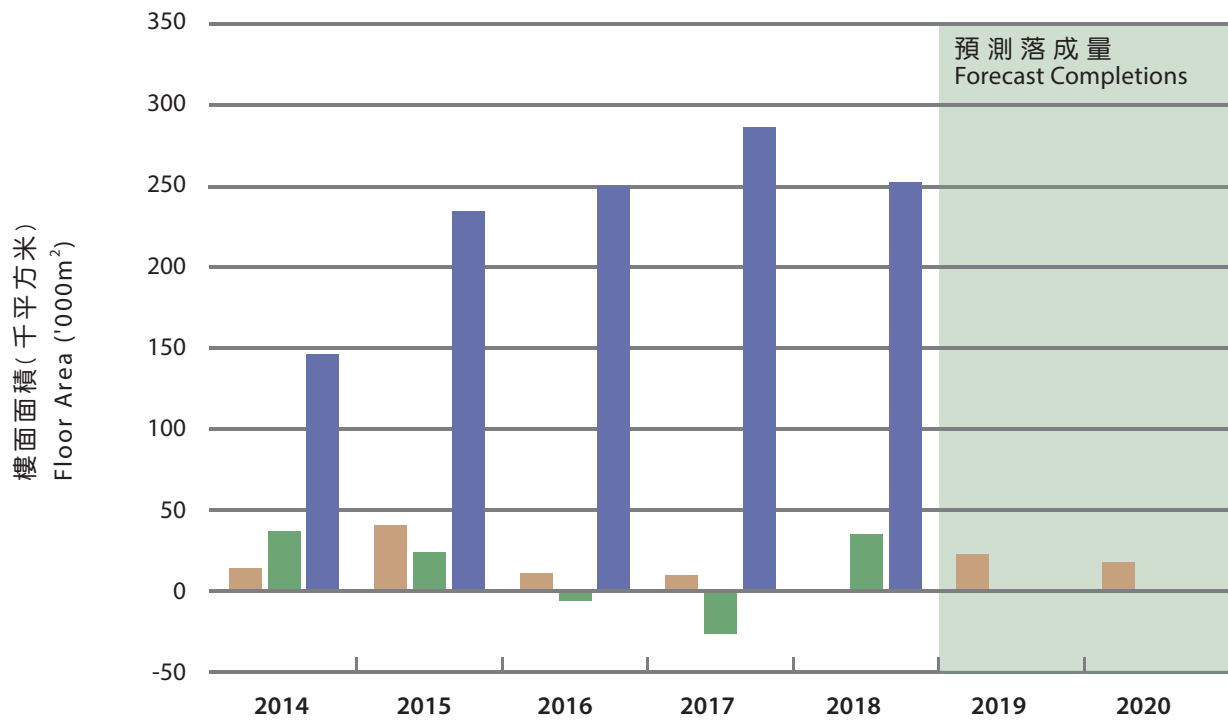
Office prices climbed up in the first three quarters of 2018 but retreated in the last quarter. Still, a growth of 8.3% was registered in the fourth quarter of 2018 over the corresponding period in 2017. The office rents grew steadily throughout 2018 and recorded an increase of 3.8% at the end of 2018 comparing with a year ago.



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



	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	14	41	11	10	1	23 [#]	18 [#]
使用量 Take-up	37	24	-6	-26	35		
空置量 Vacancy	146	234	250	286	252		
% ⁺	5.8	8.9	9.4	10.4	9.0		

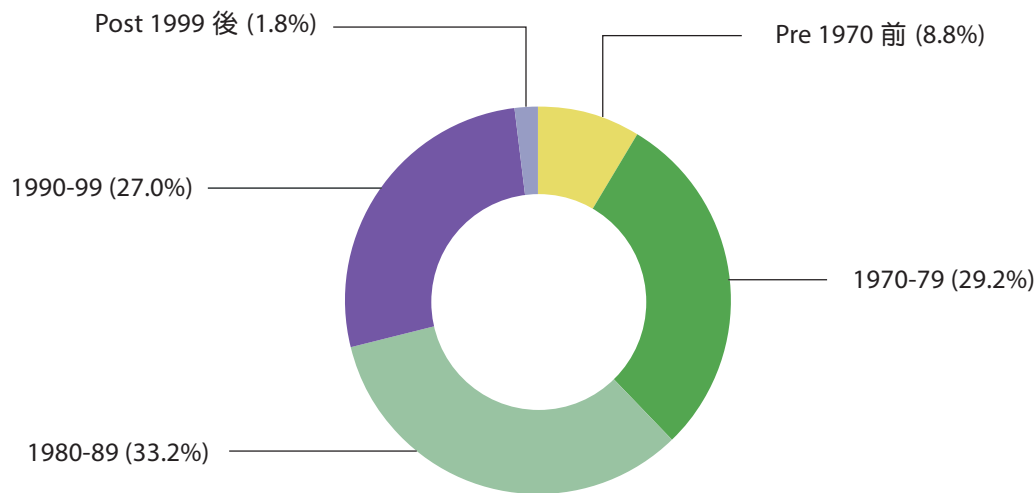
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

2018年年底，丙級寫字樓的總存量為1 480 700平方米，佔寫字樓總存量的12%。圖表顯示按樓齡分類的丙級寫字樓總存量。

Grade C offices had 1 480 700 m² as stock at the end of 2018, representing 12% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量 Stock Distribution by Age

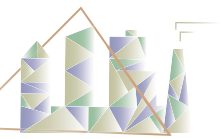


港島佔總存量的65%，而九龍與新界則分別佔32%和3%。

Hong Kong Island accounted for 65% of stock, while the shares for Kowloon and the New Territories were 32% and 3% respectively.

2018年沒有丙級寫字樓落成。

There were no Grade C office completions in 2018.



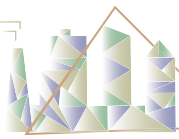
與甲級寫字樓和乙級寫字樓的情況不同，丙級寫字樓的使用量錄得負數3 000平方米，年底空置量達106 300平方米，相等於其總存量的7.2%，當中65%的空置面積位於核心地區。

Unlike those of the Grade A and Grade B offices, Grade C offices marked a negative take-up of 3 000 m². The year-end vacancy, amounting to 106 300 m², was equivalent to 7.2% of its stock. 65% of the vacant spaces was found in the core districts.



預計2019和2020年分別有4 600平方米和200平方米的丙級寫字樓面積落成。2019年的新供應將全部來自中西區，2020年的供應則全部來自油尖旺。

Grade C office space of 4 600 m² and 200 m² will be expected in 2019 and 2020 respectively. All new supply in 2019 will be located in Central and Western district while Yau Tsim Mong will contribute the entire supply in 2020.



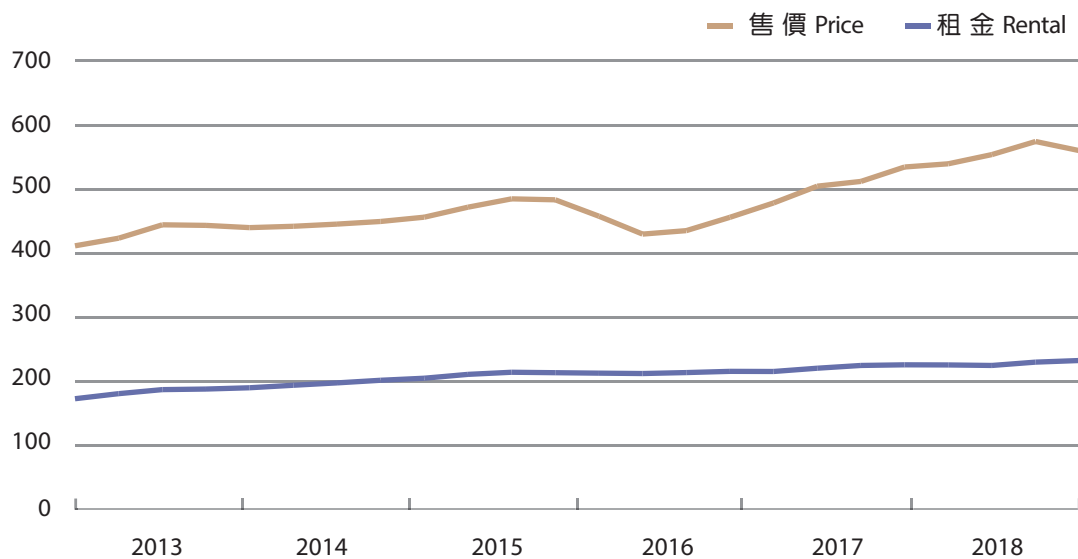
私人寫字樓 (丙級) Private Office (Grade C)

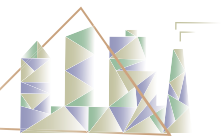
這分類的寫字樓售價在2018年首三季溫和增長，至第四季放軟；與2017年第四季相比，2018年第四季仍錄得4.8%的增長。另一方面，租賃市場全年均處於整固期。2018年最後一季的租金較2017年同期上升3.0%。

Office prices in this sub-sector softened in the fourth quarter after growing moderately throughout the first three quarters of 2018, yet illustrating a growth of 4.8% in the fourth quarter of 2018 over a year earlier. On the other hand, the leasing market experienced a consolidation during the year. A rental increase of 3.0% in the last quarter of 2018 over the corresponding period in 2017 was registered.

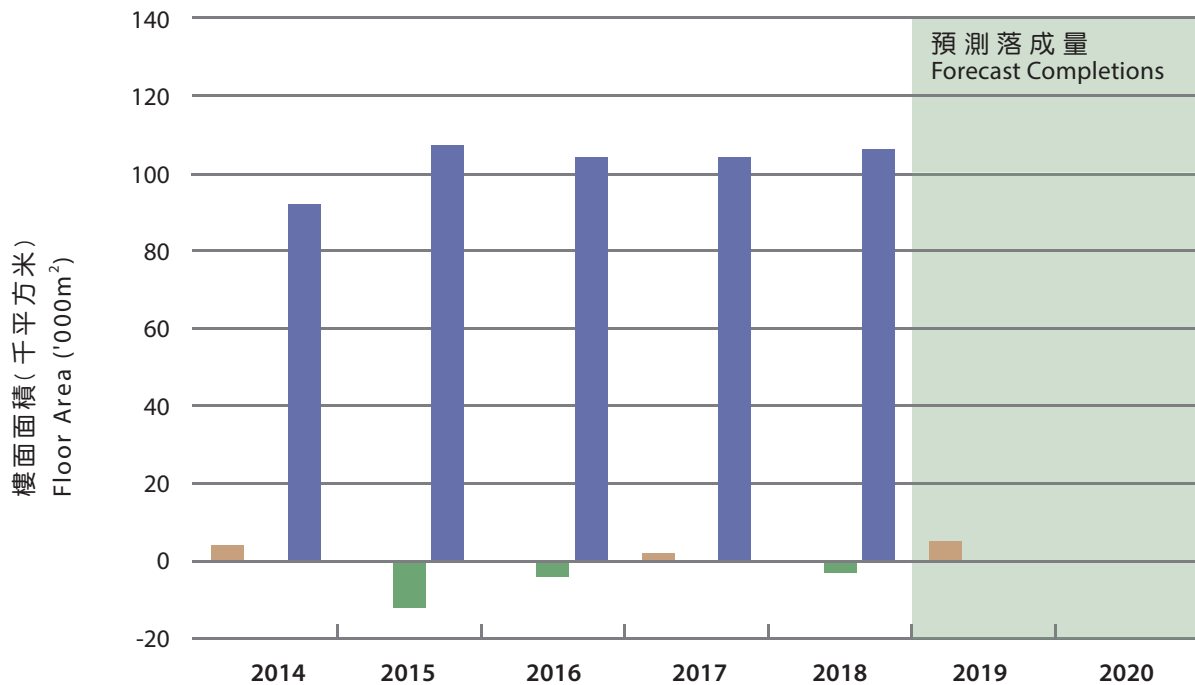


售價及租金指數 Price and Rental Indices





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



	樓面面積 (千平方米) Floor Area ('000m ²)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	4	0	0	2	0	5 [#]	0 [#]
使用量 Take-up	0	-12	-4	0	-3		
空置量 Vacancy	92	107	104	104	106		
% ⁺	6.2	7.2	7.0	7.0	7.2		

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

預測數字
Forecast figures

私人商業樓宇

Private Commercial





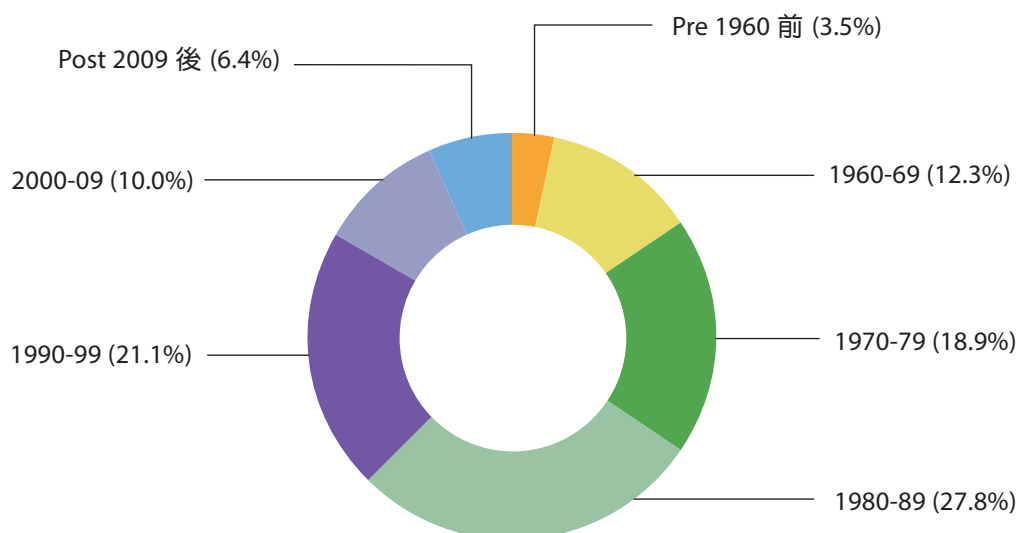
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在2018年年底的總存量為11 433 300平方米，其中港島佔29%，九龍佔41%，新界佔30%。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.

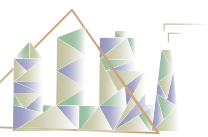
Stock in this sector was 11 433 300 m² at the end of 2018, with 29% of the total spaces on Hong Kong Island, 41% in Kowloon and 30% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



2018年的落成量增加至125 000平方米。按三大區域劃分，港島和九龍分別佔總落成量的14%和38%，新界則佔大份額的48%。按地區計，落成量以油尖旺最多，佔28%，其次為荃灣，佔24%。

Completions in 2018 expanded to 125 000 m². Among the three geographical areas, Hong Kong Island and Kowloon contributed 14% and 38% of the total completions respectively while the largest share of 48% was attributable to the New Territories. On district basis, Yau Tsim Mong was the top supplier contributing 28%, followed by Tsuen Wan at 24%.



2018年，商業樓宇的使用量錄得正數45 700平方米。年底空置量進一步上升至1 076 700平方米，相當於總存量的9.4%，商場鋪位和樓上商業單位佔總空置量的61%。

The commercial sector recorded a positive take-up of 45 700 m² in 2018. The vacancy at the year-end increased further to 1 076 700 m², representing 9.4% of the total stock. Vacant arcade shops and upper floor commercial space made up to 61% of the total vacancy.



預計2019和2020年將分別有99 200平方米和134 900平方米商用單位落成。2019年的供應主要集中於油尖旺和離島，分別佔預測總落成量的26%。而西貢、荃灣和灣仔則在2020年合共佔總落成量的56%。

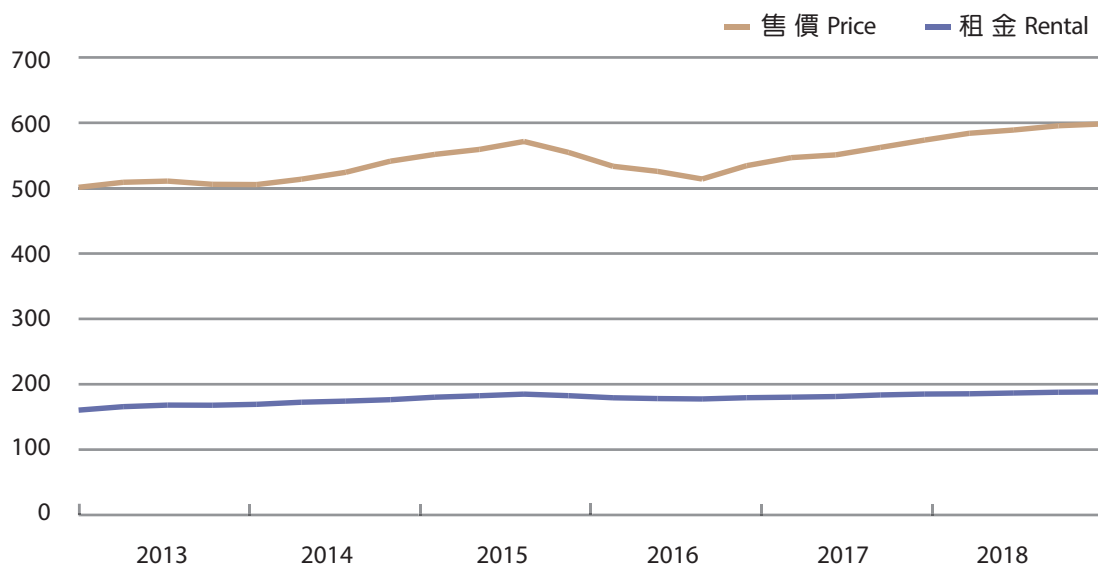
99 200 m² and 134 900 m² of commercial space are forecast to be completed in 2019 and 2020 respectively. Supply in 2019 will mainly come from Yau Tsim Mong and the Islands, each contributing 26% of the total estimated completions. In 2020, Sai Kung, Tsuen Wan and Wan Chai will altogether account for 56% of the total completions.

零售業樓宇方面，年內售價和租金均呈升勢。2018年第四季的售價和租金與2017年同期相比，分別上升4.3%和1.8%。

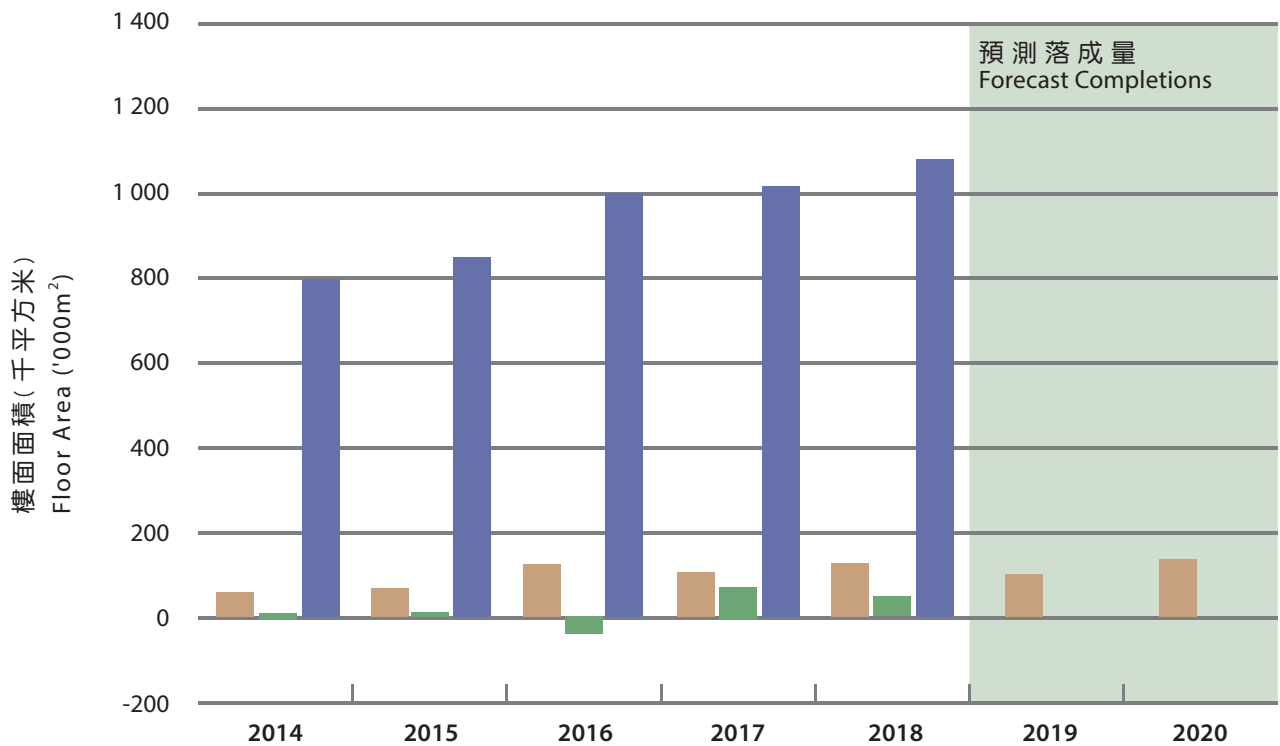
For retail properties, the sales and leasing markets both followed a rising trend during the year. Prices and rents grew by 4.3% and 1.8% respectively in the fourth quarter of 2018 over the same period in 2017.



私人零售業樓宇售價及租金指數 Private Retail Price and Rental Indices



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



	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	57	68	123	105	125	99 [#]	135 [#]
使用量 Take-up	16	10	-42	77	46		
空置量 Vacancy	795	847	998	1014	1077		
% ⁺	7.3	7.7	9.0	9.0	9.4		

+ 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



私人工業樓宇

Private Industrial



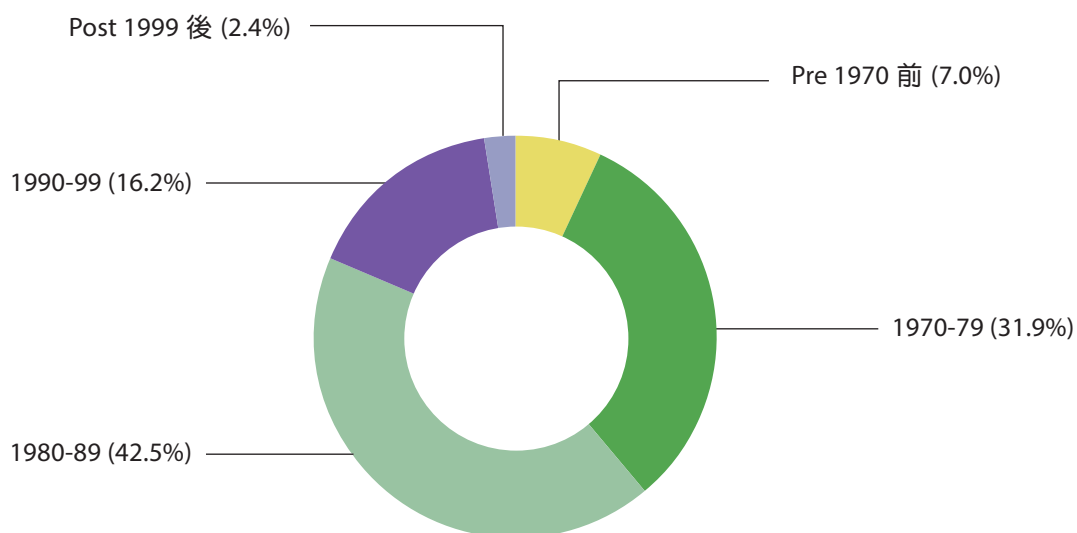
這類別包括分層工廠大廈及其附屬寫字樓。

這類物業於2018年年底的總存量為16 406 000平方米，平均分布於市區和新界。按樓齡分類的總存量詳見圖表。

This category comprises flatted factories and their ancillary office accommodation.

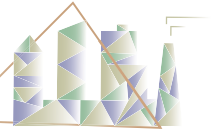
At the end of 2018, the stock in this sector was 16 406 000 m² evenly spread between the urban areas and the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



2018年的落成量為41 100平方米。觀塘和深水埗為主要供應來源，合共佔總落成量的66%。

Completions in 2018 amounted to 41 100 m². Kwun Tong and Sham Shui Po, being the main source of supply, contributed 66% of the total.



2018年的使用量維持負數7 500平方米。年底空置量上升至1 029 100平方米，相當於總存量的6.3%。逾半空置面積位於觀塘、葵青和荃灣。

Take-up in 2018 remained negative at 7 500 m². Vacancy at the year-end increased to 1 029 100 m², representing 6.3% of the total stock. More than half of the vacant spaces was located in Kwun Tong, Kwai Tsing and Tsuen Wan.



預計2019年的落成量維持46 700平方米，荃灣將供應最大面積，佔總落成量的36%，其次為屯門和葵青，分別佔25%和19%。2020年將有65 100平方米的新面積供應，主要來自葵青，佔新供應量的47%，另有26%來自觀塘。

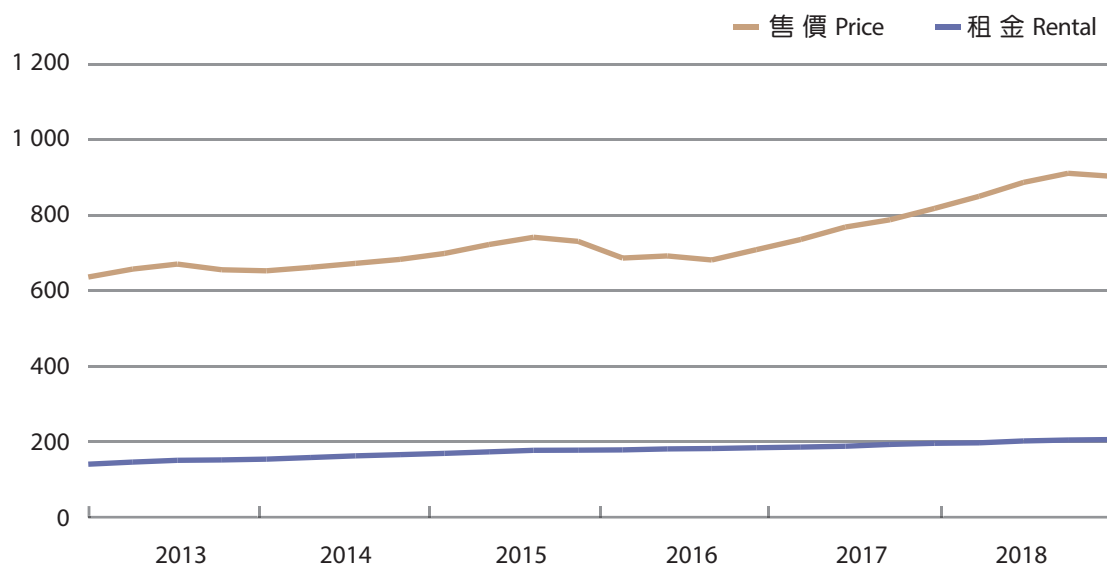
Completions in 2019 are expected to maintain at 46 700 m². Tsuen Wan will provide the largest space at 36% of the total, followed by Tuen Mun at 25% and Kwai Tsing at 19%. New space of 65 100 m² will come on stream in 2020, largely in Kwai Tsing accounting for 47% of the new supply. Another 26% of new space will come from Kwun Tong.

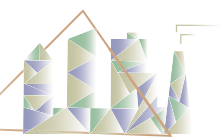
售價在2018年首三季持續上升，但至第四季略為放軟。以2018年第四季與2017年同季相比，售價上升10.4%。租金全年穩步上升5.1%。

Prices continued to rise in the first three quarters of 2018 but slightly softened in the fourth quarter. When comparing the fourth quarter of 2018 with the corresponding quarter of the year earlier, prices increased by 10.4%. Rents rose steadily by 5.1% throughout the year.

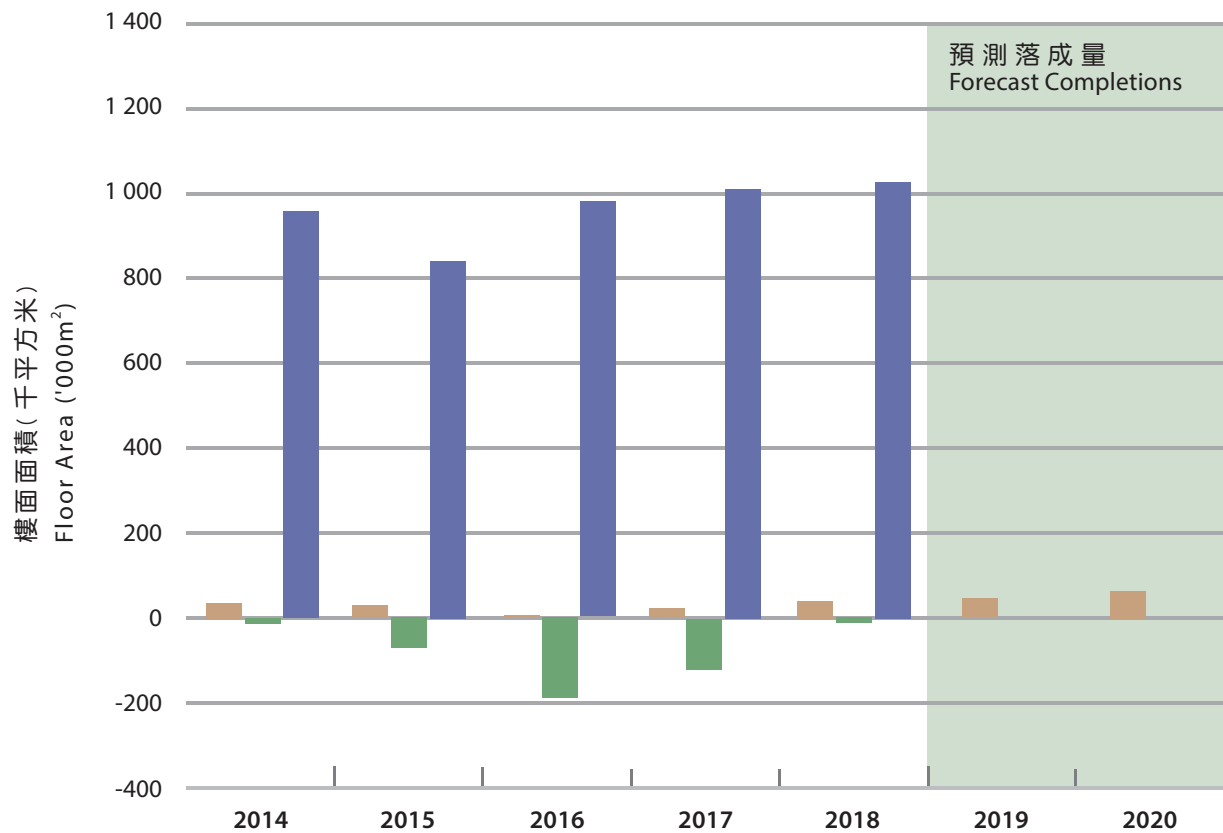


售價及租金指數 Price and Rental Indices





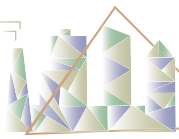
落成量、使用量及空置量
Completions, Take-up and Vacancy



	樓面面積 (千平方米) Floor Area ('000m ²)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	36	30	5	23	41	47 [#]	65 [#]
使用量 Take-up	-13	-71	-189	-120	-8		
空置量 Vacancy	959	843	978	1 012	1 029		
% ⁺	5.6	5.0	5.8	6.1	6.3		

+ 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



這類別指設計作工貿用途，並為此取得佔用許可證的樓宇。

在2018年並無新供應，亦無樓宇拆卸。年底的總存量維持550 000平方米。大部分面積位於市區，其中觀塘和深水埗共佔總面積的58%。

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

Stock at the end of 2018 maintained at 550 000 m² with no new supply or demolition. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po accounted for 58% of the total spaces.

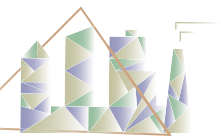


使用量為負數10 500平方米。空置率上升至年底總存量的9.3%，相當於51 400平方米，逾半數的空置面積位於觀塘。

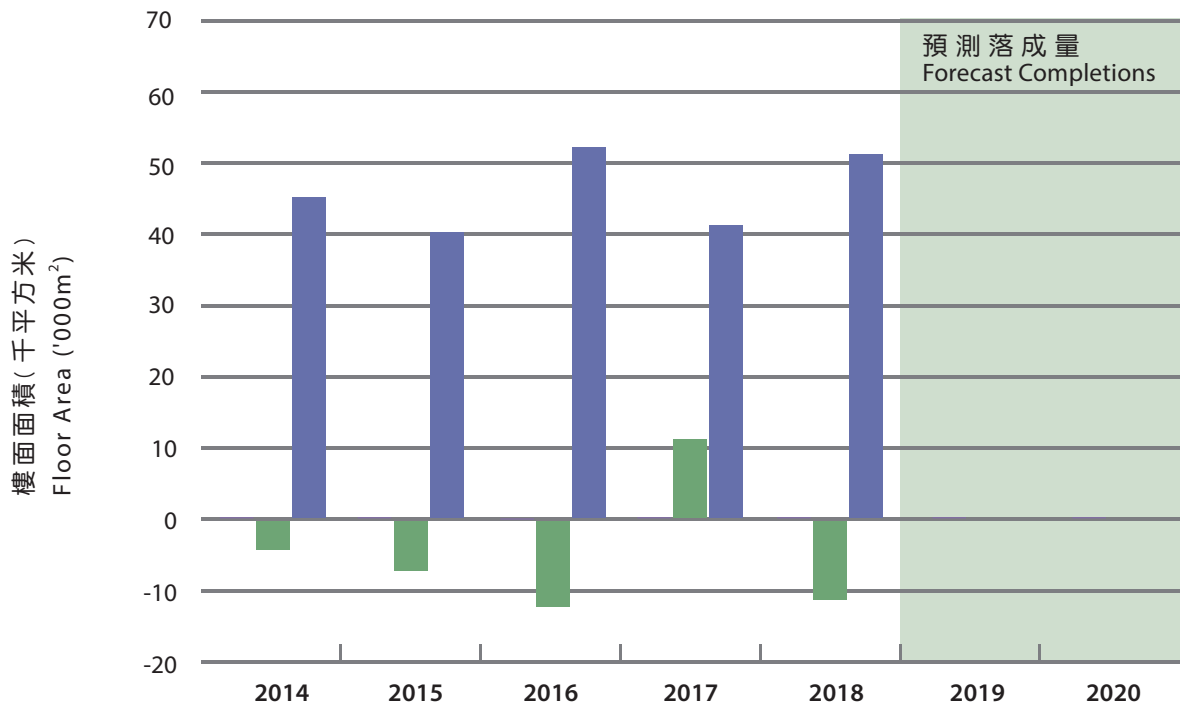
預測此類樓宇在2019和2020年均不會有新供應。

Take-up was negative at 10 500 m². Vacancy rate rose to 9.3% of the year-end stock at 51 400 m². More than half of the vacant spaces was found in Kwun Tong.

No new supply in this category is anticipated in both 2019 and 2020.



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



	樓面面積 (千平方米) Floor Area ('000m ²)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	0	0	0	0	0	0 [#]	0 [#]
使用量 Take-up	-4	-7	-12	11	-11		
空置量 Vacancy	45	40	52	41	51		
% ⁺	7.5	6.8	8.9	7.4	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

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

2018年年底，這類物業的總存量為3 159 100平方米，其中89%來自新界。

2018年，共26 000平方米樓面面積於新界落成，大部分位於西貢，佔新落成面積的52%，另有43%來自元朗。

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

The stock in this sector was 3 159 100 m² at the end of 2018, of which 89% came from the New Territories.

A total of 26 000 m² floor space in the New Territories were completed in 2018. The majority of space was located in Sai Kung and Yuen Long accounting for 52% and 43% of the new space respectively.



預計2019年的落成量將上升至71 400平方米，但於2020年下跌至14 600平方米。2019及2020年的供應主要來自西貢和葵青，分別佔當年落成量的57%和67%。而元朗預計是2019年新供應的第二位，提供29%預測落成量。

Completions are expected to rise to 71 400 m² in 2019 but drop to 14 600 m² in 2020. The major supplier in 2019 and 2020 will be Sai Kung and Kwai Tsing respectively, with each contributing 57% and 67% to the new supply in the year. Yuen Long will rank second in 2019, offering 29% of the forecast completions.

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

2018年年底的總存量為3 772 800平方米，其中超過80%來自新界，以葵青、沙田和荃灣為主導，合共佔總面積的69%。

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

The stock amounted to 3 772 800 m² at the end of 2018. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 69% of the total spaces.



2018年的落成量來自一個位於葵青達3 000平方米的發展項目。年底空置量下降至181 400平方米，或相當於總存量的4.8%，使用量則為正數40 500平方米。

預計2019年屯門將另有一座此類樓宇落成，面積達8 000平方米。預測此類樓宇在2020年不會有新供應。

Only one new development in Kwai Tsing was completed in 2018, providing 3 000 m² of space. Vacancy at the year-end decreased to 181 400 m², or 4.8% of the stock, with a positive take-up of 40 500 m².

Another storage building of 8 000 m² in Tuen Mun is expected to be completed in 2019 while no new supply is anticipated in 2020.



技術附註

Technical Notes



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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。

2. 範圍

本報告的調查範圍涵蓋全港私人樓宇。

3. 區域及地區

港島、九龍及新界區域是按區議會2015年的選區分界劃分為18個地區，詳情請見附錄及分區圖。寫字樓類別加插了分區，以便就主要的寫字樓區進行更詳細分析。

4. 物業類別

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

4.2 私人住宅單位，是指設有專用煮食設施、浴室和廁所的獨立居住單位，並按樓面面積分類如下：

- 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

1. Review Period

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

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts according to the boundaries of the District Council Districts in 2015 as shown in the Appendix and on the Plans. For the office sector, there is a further classification into certain sub-districts to enable more detailed analysis of the principal office districts.

4. Property Types

4.1 Premises are categorised according to the use for which the occupation permit was originally issued, unless known to have been subsequently structurally altered. 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 Private Domestic units are defined as independent dwellings with exclusive cooking facilities, bathroom and toilet. They are classified by reference to floor area as follows:

- Class A - saleable area less than 40 m²
- Class B - saleable area of 40 m² to 69.9 m²
- Class C - saleable area of 70 m² to 99.9 m²
- Class D - saleable area of 100 m² to 159.9 m²
- Class E - saleable area of 160 m² or above

4.3 統計數字並不包括公共房屋發展項目，即私人機構參建居屋、居者有其屋、可租可買、重建置業、夾心階層住屋、市區改善和住宅發售等計劃興建的住宅單位。此外，香港房屋委員會與香港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，亦不包括在內。解放軍及醫院管理局轄下的宿舍、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）、酒店和旅舍也不包括在內。自2002年起，樓宇總存量、落成量、拆卸量、入住量及空置量不包括村屋的統計數字。

4.4 表9的洋房包括只包含一個住宅物業的獨立式、半獨立式或排屋式建築物。村屋並不包括在內。

4.5 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；普遍有泊車設施。

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

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；並無泊車設施。

4.3 Public sector developments, including domestic units built under the Private Sector Participation, Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes, etc. are not included in the statistical figures. Besides, rental estates built by the Hong Kong Housing Authority and the Hong Kong Housing Society, units sold under the Tenants Purchase Scheme, and Government-owned quarters are excluded. Quarters held by the People's Liberation Army and the Hospital Authority, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), hotels and hostels are also excluded. Since 2002, village houses are no longer included in the stock, completions, demolition, take-up and vacancy figures.

4.4 House in Table 9 comprises detached, semi-detached or terraced building that contains only one residential property. Village houses are not included.

4.5 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.

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

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

4.6 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。香港房屋委員會和香港房屋協會所持有的商業樓宇並不包括在內。自香港房屋委員會於2005年年底把旗下部分商業樓宇分拆出售予領展房地產投資信託基金（領展）後，這些分拆出售的物業已歸入私人物業類別。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。

4.7 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）而建設的樓宇。此類物業並不包括下述的私人特殊廠房。香港房屋委員會興建的工廠樓宇也不包括在內。

4.8 私人工貿大廈包括設計或獲證明作工貿用途的物業。

4.9 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。

4.10 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。

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.

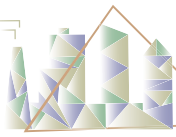
4.6 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Car parking space is excluded. Commercial premises owned by the Hong Kong Housing Authority and Hong Kong Housing Society are excluded. Following the divestment of selected commercial Hong Kong Housing Authority premises to Link Real Estate Investment Trust (Link REIT) at the end of 2005, these divested properties 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.

4.7 Private Flatted Factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. Private Specialised Factories, as described below, are excluded. Similar premises built by the Hong Kong Housing Authority are not included.

4.8 Private Industrial/Office premises comprise premises designed or certified for industrial/office use.

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

4.10 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

5.1 住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指個別單位獨立使用的樓面面積，包括露台、陽台、工作平台及其他類似設施，但不包括公用地方，如樓梯、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

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及 / 或與毗連單位的共用牆向內的一面所圍繞的全部面積。

6. 樓宇總存量

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。

6.2 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。

7. 落成量

7.1 私人樓宇落成量是指獲發佔用許可證的樓宇數量。

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。

5. Floor Areas

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, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

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. Stock

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

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. Completions

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

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冊記錄中刪除的私人樓宇數量。

9. 預測數量

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

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

9.3 上文第4段所述的公營房屋發展項目並不包括在內。

10. 空置量

10.1 空置量是指在年底進行普查時，實際上未被佔用的單位數目（在非住宅物業而言是樓面面積）。正在裝修的物業均界定為空置。此外，有些單位在佔用許可證發出後，因未獲發滿意紙或轉讓同意書而空置。讀者應注意，**空置量與物業是否由發展商持有無關**。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。空置量數字涵蓋總存量，並非單指新發展項目。

8. Demolition

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

9. Forecast

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

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

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

10. Vacancies

10.1 Vacancy indicates the number of units (or floor area in the case of non-domestic premises) not physically occupied at the time of the survey conducted at the end of the year. Premises under decoration are also classified as vacant. In addition, some vacancies could be due to units not yet issued with the Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. It should be noted that **vacancy bears no relationship with whether the property is held 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2016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2016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將年內落成量和年初的空置量相加，然後減去該年的拆卸量和年底空置量。負數顯示入住單位數目 / 使用樓面面積出現減少的情況。

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（即一手市場交易數字）無關，故不應與新建物業的銷售混為一談。

12. 平均租金和售價

12.1 本署會分析新訂租約的租金資料，以計算在租金生效月份的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金，而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定（新訂租約是在半至一個月前，續訂租約是在一至三個月前）。由2006年中起，零售業樓宇的租金資料包括由領展所持有的物業（詳情可參考上文第4.6段）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2016, 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 2016, 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 computed by adding the completions in that year to the vacancy figures at the beginning of the year, and then subtracting the year's demolition and the year-end vacancy figures. A negative figure indicates a net decrease in occupied unit/floor space.

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

12. Average Rents and Prices

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (1/2-1 month earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by Link REIT (for details, please refer to paragraph 4.6 above).

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

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

12.4 計算平均售價時，本署會分析經過審查以釐定印花稅的樓宇交易資料。惟下列類別樓宇交易並不會用作分析：不被接納用作釐定印花稅的樓宇買賣、涉及不同類別物業的買賣、未獲評估差餉的樓宇、並非交吉出售的住宅樓宇，以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準。如沒有買賣合約，買賣日期則根據轉讓契約的簽署日期。一般而言，買賣合約日期是在達成臨時協議後二至三周。

12.5 有關平均租金和售價的分析，只供一般參考用途。該些平均租金和售價並非旨在應用於某特定物業上。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。相對而言，租金與售價指數能較準確地反映價值的轉變。再者，括號中的數字乃由有限的交易宗數推算而來，使用這些數字時應特別小心。

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

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

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

12.5 Average rents and prices are analysed for general reference only. They are not intended for applying to a particular property. 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 different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. Rental and price indices are a better reflection of change in value. Further, figures in brackets are derived from limited number of transactions, and should be used with caution.

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

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

13. 租金和售價指數

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

13.2 計算租金和售價指數所根據的資料，跟用以計算平均租金和售價的數據相同。以指數衡量價值轉變時，是根據租金或售價除以有關物業的應課差餉租值所得的「因數」，而非根據每平方米樓面面積的租金或售價計算。物業的應課差餉租值是假設物業在指定日期空置出租時，估計全年可得的市值租金。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。

13.3 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。

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

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

13. Rental and Price Indices

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

13.2 The rental and price indices are derived from the same data that are used to compile average rents and prices. The indices measure value changes by reference to the "factor" of rent or price divided by rateable value of the subject properties rather than by reference to the rent or price per square metre of floor area. Rateable value of a property is an estimate of the annual open market rent at a designated date on the assumption that the property was then vacant and to let. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties.

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轉變的幅度。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，是不會相應地調算在內的。例如在租賃市場受壓時，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 the magnitude of market changes. 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2018年及之後獲選作分析的屋苑與以往所選的略有不同，包括：

港島 - 碧瑤灣、比華利山、賽西湖大廈、置富花園、會景閣、帝景園、嘉亨灣、杏花邨、陽明山莊、光明臺、港運城、藍灣半島、康怡花園、逸濤灣、浪琴園、帝后華庭、貝沙灣及貝沙灣南灣、雍景臺、深灣軒、海怡半島、太古城、寶翠園、渣甸山名門、禮頓山、泓都、逸樺園、紅山半島、地利根德閣、樂陶苑；

九龍 - 淘大花園、泓景臺、半山壹號、星河明居、翔龍灣、君滙港、海濱南岸、維港灣、麗港城、海逸豪園、昇悅居、曼克頓山、美孚新邨、港灣豪庭、畢架山一號、又一居、柏景灣、半島豪庭、滙景花園、擎天半島、德福花園、凱旋門、帝峯·皇殿、譽·港灣、漾日居、黃埔新邨、黃埔花園；

新界 - 愛琴海岸、星堤、碧堤半島、麗城花園、映灣園、帝堡城、栢慧豪園、瓏門、爵悅庭、沙田第一城、藍天海岸、滌濤山、牽晴閣、愉景灣、愉景新城、粉嶺中心、名城、花都廣場、香港黃金海岸、康樂園、嘉湖山莊、銀湖·天峰、日出康城 - 領都、日出康城 - 首都、匡湖居、新都城、都會駅、維景灣畔、天宇海、加州花園、將軍澳中心、珀麗灣、疊茵庭、藍澄灣、海濱花園、駿景園、御皇庭、加州豪園、浪翠園、太湖花園、新港城、帝琴灣、大埔中心、比華利山別墅、御龍山、采葉庭、豫豐花園、盈翠半島、屯門市廣場、雅典居、灝景灣、新時代中城、新時代廣場。

14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in sale and purchase agreements. Developments selected for analysis from 2018 onwards are slightly different from those of previous years, and include:

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

Kowloon - Amoy Gardens, Banyan Garden, Celestial Heights, Galaxia, Grand Waterfront, Harbour Green, Harbour Place, Island Harbourview, Laguna City, Laguna Verde, Liberte, Manhattan Hill, Mei Foo Sun Chuen, Metro Harbour View, One Beacon Hill, Parc Oasis, Park Avenue, Royal Peninsula, Sceneway Garden, Sorrento, Telford Gardens, The Arch, The Hermitage, The Latitude, The Waterfront, Whampoa Estate, Whampoa Garden;

New Territories - Aegean Coast, Avignon, Bellagio, Belvedere Garden, Caribbean Coast, Castello, Central Park Towers, Century Gateway, Chelsea Court, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Festival City, Flora Plaza, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lake Silver, Lohas Park - Le Prestige, Lohas Park - The Capitol, Marina Cove, Metro City, Metro Town, Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea Crest Villa, Serenity Park, Sunshine City, Symphony Bay, Tai Po Centre, The Beverly Hills, The Palazzo, The Parcville, The Sherwood, Tierra Verde, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada, YOHO Midtown, 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2018年的權數是根據2017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 2018, the weights are based on the number of transactions effected in 2017.

15. 落成後使用方式

此項分析只包括在報告年度內評定差餉估價，並且在估價時申報整間已被佔用的新落成住宅單位。

15. Mode of Occupation after Completion

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

16. 物業市場回報率

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

16. Property Market Yields

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

17. 樓宇買賣

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

17. Sales Transactions

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

18. 四捨五入

由於數字四捨五入，所以表內個別項目的總和與所示的總數可能有些微差別。

18. Rounding of Figures

Due to rounding, there may be a slight discrepancy between the sum of individual items and the total shown in the Tables.

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2. 各區總存量、落成量及空置量
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5. 各類單位落成量
6. 不同面積單位落成量
7. 各區落成量及預測落成量
8. 各區不同類別單位預測落成量
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19. 各級別拆卸量、落成量及總存量
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- Demolition, Completions and Stock by Class
- Demolition and Completions by Class
- Completions by Class
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- Completions and Forecast Completions by District
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- Stock and Completions of Houses by District
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- Demolition, Completions and Stock by Grade
- Completions and Forecast Completions by District
- Forecast Completions by Grade and District
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私人貨倉

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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]	2018 年年底總存量 Stock at year-end		2018 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	10 559	372 678	14 206	3.8
	20 - 39.9	362 119			
B	40 - 69.9	580 630	580 630	20 642	3.6
C	70 - 99.9	146 108	146 108	7 488	5.1
D	100 - 159.9	67 343	67 343	5 657	8.4
	160 - 199.9	13 377			
E	200 - 279.9	10 373	27 212	3 433	12.6
	> 279.9	3 462			
所有類別	ALL CLASSES	1 193 971	1 193 971	51 426	4.3

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	2017 年年底總存量 Stock at year-end	2018 年落成量 Completions	落成量佔 2017 年總存量的百分率 Completions as a % of 2017 Stock	2018 年年底總存量 Stock at year-end	2018 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	93 203	850	0.9	93 823	3 490	3.7
灣仔	Wan Chai	72 710	114	0.2	72 647	3 231	4.4
東區	Eastern	119 190	2 411	2.0	121 309	3 926	3.2
南區	Southern	42 355	55	0.1	42 351	1 224	2.9
港島	HONG KONG	327 458	3 430	1.0	330 130	11 871	3.6
油尖旺	Yau Tsim Mong	113 153	54	0.0 ⁺	113 167	3 157	2.8
深水埗	Sham Shui Po	76 970	586	0.8	77 425	3 397	4.4
九龍城	Kowloon City	106 824	4 957	4.6	111 633	8 366	7.5
黃大仙	Wong Tai Sin	18 996	234	1.2	19 230	221	1.1
觀塘	Kwun Tong	47 252	-	-	47 102	760	1.6
九龍	KOWLOON	363 195	5 831	1.6	368 557	15 901	4.3
葵青	Kwai Tsing	35 487	136	0.4	35 618	834	2.3
荃灣	Tsuen Wan	77 375	4 342	5.6	81 479	4 651	5.7
屯門	Tuen Mun	59 295	818	1.4	60 109	2 813	4.7
元朗	Yuen Long	80 843	156	0.2	80 974	3 442	4.3
北區	North	27 599	557	2.0	28 156	1 398	5.0
大埔	Tai Po	32 453	-	-	32 428	655	2.0
沙田	Sha Tin	81 499	1 120	1.4	82 579	2 989	3.6
西貢	Sai Kung	62 682	4 573	7.3	67 229	6 245	9.3
離島	Islands	26 742	5	0.0 ⁺	26 712	627	2.3
新界	NEW TERRITORIES	483 975	11 707	2.4	495 284	23 654	4.8
全港	OVERALL	1 174 628	20 968	1.8	1 193 971	51 426	4.3

+ 少於 0.05%

2018 年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 2017 年年底總存量計算。

+ Below 0.05%

2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 Year-end Stock figures shown here.

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

單位數目 No. of units

年 Year	區域 Area	Area	拆卸量	落成量	年底各類單位總存量 Stock by Class at year-end					總數 Total
			Demolition	Completions	A	B	C	D	E	
2014	港島	Hong Kong	586	1 917	106 169	136 493	38 588	26 838	15 847	323 935
	九龍	Kowloon	1 911	3 347	126 999	165 938	41 160	17 261	2 847	354 205
	新界	New Territories	3	10 455	121 758	253 402	58 689	17 876	6 565	458 290
	全港	OVERALL	2 500	15 719	354 926	555 833	138 437	61 975	25 259	1 136 430
2015	港島	Hong Kong	1 182	2 459	105 998	137 159	38 791	27 007	15 952	324 907
	九龍	Kowloon	817	1 900	127 339	166 228	41 226	17 607	2 922	355 322
	新界	New Territories	-	6 937	122 632	256 677	60 283	18 756	6 877	465 225
	全港	OVERALL	1 999	11 296 *	355 969	560 064	140 300	63 370	25 751	1 145 454
2016	港島	Hong Kong	428	2 249	106 736	137 583	39 003	27 172	16 105	326 599
	九龍	Kowloon	664	3 171	128 595	166 488	41 301	18 146	3 151	357 681
	新界	New Territories	-	9 175	124 394	262 267	61 255	19 401	7 168	474 485
	全港	OVERALL	1 092	14 595	359 725	566 338	141 559	64 719	26 424	1 158 765
2017	港島	Hong Kong	437	1 453	107 609	137 611	38 916	27 083	16 239	327 458
	九龍	Kowloon	1 103	6 683	131 154	168 327	41 782	18 712	3 220	363 195
	新界	New Territories	12	9 655	127 757	266 831	62 180	19 845	7 362	483 975
	全港	OVERALL	1 552	17 791	366 520	572 769	142 878	65 640	26 821	1 174 628
2018	港島	Hong Kong	507	3 430	108 493	138 149	39 604	27 539	16 345	330 130
	九龍	Kowloon	334	5 831	134 416	169 930	42 145	18 868	3 198	368 557
	新界	New Territories	20	11 707	129 769	272 551	64 359	20 936	7 669	495 284
	全港	OVERALL	861	20 968	372 678	580 630	146 108	67 343	27 212	1 193 971

* 2015 年九龍區落成量包括在年內落成並預留為資助出售房屋，但其後於 2017 年以市價在公開市場發售的 16 個住宅單位。相關總存量的數字並沒有修正。

* Completions of 2015 in Kowloon include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related stock figures.

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							落成量 Completions				
		A	B	C	D	E	總數 Total	A	B	C	D	E	總數 Total
2014	港島 Hong Kong	174	309	58	31	14	586	698	1 025	95	60	39	1 917
	九龍 Kowloon	1 118	675	109	4	5	1 911	901	1 256	777	331	82	3 347
	新界 New Territories	-	-	-	-	3	3	561	6 165	3 335	275	119	10 455
	全港 OVERALL	1 292	984	167	35	22	2 500	2 160	8 446	4 207	666	240	15 719
2015	港島 Hong Kong	724	387	49	-	22	1 182	669	1 115	316	257	102	2 459
	九龍 Kowloon	234	420	138	24	1	817	646	603	232	358	61	1 900
	新界 New Territories	-	-	-	-	-	-	820	3 329	1 642	856	290	6 937
	全港 OVERALL	958	807	187	24	23	1 999	2 135	5 047	2 190	1 471	453	11 296 *
2016	港島 Hong Kong	131	229	49	6	13	428	848	793	262	126	220	2 249
	九龍 Kowloon	63	520	72	6	3	664	1 386	797	206	551	231	3 171
	新界 New Territories	-	-	-	-	-	-	1 703	5 572	945	648	307	9 175
	全港 OVERALL	194	749	121	12	16	1 092	3 937	7 162	1 413	1 325	758	14 595
2017	港島 Hong Kong	154	80	101	96	6	437	1 023	279	22	30	99	1 453
	九龍 Kowloon	130	811	127	27	8	1 103	2 809	2 659	572	602	41	6 683
	新界 New Territories	-	-	-	1	11	12	3 059	4 727	1 200	426	243	9 655
	全港 OVERALL	284	891	228	124	25	1 552	6 891	7 665	1 794	1 058	383	17 791
2018	港島 Hong Kong	164	293	17	15	18	507	1 142	906	804	329	249	3 430
	九龍 Kowloon	22	184	72	47	9	334	3 451	1 762	410	167	41	5 831
	新界 New Territories	-	6	-	12	2	20	2 619	5 569	2 200	1 045	274	11 707
	全港 OVERALL	186	483	89	74	29	861	7 212	8 237	3 414	1 541	564	20 968

* 2015年九龍區B類單位落成量包括在年內落成並預留為資助出售房屋，但其後於2017年以市價在公開市場發售的16個住宅單位。

* Completions of 2015 for Class B units in Kowloon include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.

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

						單位數目 No. of units
年 Year	A	B	C	D	E	總數 Total
2009	373	2 998	1 369	1 530	887	7 157
2010	689	6 742	4 534	1 182	258	13 405
2011	636	4 586	3 101	919	207	9 449
2012	1 511	4 496	1 720	1 827	595	10 149
2013	1 423	4 688	1 207	573	363	8 254
2014	2 160	8 446	4 207	666	240	15 719
2015	2 135	5 047	2 190	1 471	453	11 296 *
2016	3 937	7 162	1 413	1 325	758	14 595
2017	6 891	7 665	1 794	1 058	383	17 791
2018	7 212	8 237	3 414	1 541	564	20 968

* 2015年B類單位落成量包括在年內落成並預留為資助出售房屋，但其後於2017年以市價在公開市場發售的16個住宅單位。

* Completions of 2015 for Class B units include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.

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]	2014	2015	2016	2017	2018			總數 Total
						港島 Hong Kong	九龍 Kowloon	新界 New Territories	
A	< 20.0	64	79	206	691	156	415	-	571
	20 - 39.9	2 096	2 056	3 731	6 200	986	3 036	2 619	6 641
B	40 - 69.9	8 446	5 047	7 162	7 665	906	1 762	5 569	8 237
C	70 - 99.9	4 207	2 190	1 413	1 794	804	410	2 200	3 414
D	100 - 159.9	666	1 471	1 325	1 058	329	167	1 045	1 541
	160 - 199.9	90	231	537	221	136	10	128	274
E	200 - 279.9	89	148	138	97	56	21	103	180
	> 279.9	61	74	83	65	57	10	43	110
所有類別 ALL CLASSES		15 719	11 296 *	14 595	17 791	3 430	5 831	11 707	20 968

* 2015年B類單位落成量包括在年內落成並預留為資助出售房屋，但其後於2017年以市價在公開市場發售的16個住宅單位。

* Completions of 2015 for Class B units include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.

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	2018年各類單位落成量 Completions by Class					總數 Total	預測落成量 Forecast Completions	
		A	B	C	D	E		[2019]	[2020]
中西區	Central and Western	310	173	176	46	145	850	2 023	242
灣仔	Wan Chai	44	-	-	49	21	114	23	217
東區	Eastern	788	733	628	234	28	2 411	1 063	632
南區	Southern	-	-	-	-	55	55	199	297
港島	HONG KONG	1 142	906	804	329	249	3 430	3 308	1 388
油尖旺	Yau Tsim Mong	54	-	-	-	-	54	728	142
深水埗	Sham Shui Po	532	9	-	24	21	586	1 481	2 382
九龍城	Kowloon City	2 633	1 751	410	143	20	4 957	681	1 510
黃大仙	Wong Tai Sin	232	2	-	-	-	234	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	653	2 325
九龍	KOWLOON	3 451	1 762	410	167	41	5 831	3 543	6 359
葵青	Kwai Tsing	136	-	-	-	-	136	-	-
荃灣	Tsuen Wan	610	1 951	1 326	455	-	4 342	1 043	1
屯門	Tuen Mun	435	328	44	6	5	818	2 836	2 945
元朗	Yuen Long	34	78	-	37	7	156	818	1 749
北區	North	309	248	-	-	-	557	596	-
大埔	Tai Po	-	-	-	-	-	-	3 234	4 279
沙田	Sha Tin	293	31	190	419	187	1 120	794	880
西貢	Sai Kung	802	2 933	640	128	70	4 573	4 032	2 546
離島	Islands	-	-	-	-	5	5	211	34
新界	NEW TERRITORIES	2 619	5 569	2 200	1 045	274	11 707	13 564	12 434
全港	OVERALL	7 212	8 237	3 414	1 541	564	20 968	20 415	20 181

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	[2019]						[2020]					
		A	B	C	D	E	總數 Total	A	B	C	D	E	總數 Total
中西區	Central and Western	1 635	227	8	77	76	2 023	197	5	1	-	39	242
灣仔	Wan Chai	-	-	-	-	23	23	216	-	-	-	1	217
東區	Eastern	656	107	130	170	-	1 063	502	43	3	78	6	632
南區	Southern	141	1	-	28	29	199	-	-	-	56	241	297
港島	HONG KONG	2 432	335	138	275	128	3 308	915	48	4	134	287	1 388
油尖旺	Yau Tsim Mong	720	8	-	-	-	728	105	37	-	-	-	142
深水埗	Sham Shui Po	1 125	171	45	132	8	1 481	857	1 296	164	1	64	2 382
九龍城	Kowloon City	590	67	3	16	5	681	1 090	-	123	267	30	1 510
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	651	2	-	-	-	653	93	1 553	632	47	-	2 325
九龍	KOWLOON	3 086	248	48	148	13	3 543	2 145	2 886	919	315	94	6 359
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	461	369	198	10	5	1 043	-	-	-	-	1	1
屯門	Tuen Mun	1 483	1 016	188	46	103	2 836	2 135	602	177	7	24	2 945
元朗	Yuen Long	225	532	37	7	17	818	1 086	592	24	20	27	1 749
北區	North	192	48	230	93	33	596	-	-	-	-	-	-
大埔	Tai Po	597	1 783	537	299	18	3 234	689	2 183	1 038	282	87	4 279
沙田	Sha Tin	172	170	137	180	135	794	148	254	402	58	18	880
西貢	Sai Kung	1 127	2 268	476	133	28	4 032	280	2 054	212	-	-	2 546
離島	Islands	26	64	70	41	10	211	-	-	2	10	22	34
新界	NEW TERRITORIES	4 283	6 250	1 873	809	349	13 564	4 338	5 685	1 855	377	179	12 434
全港	OVERALL	9 801	6 833	2 059	1 232	490	20 415	7 398	8 619	2 778	826	560	20 181

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	2017 年年底總存量 Stock at year-end	2018 年落成量 Completions	落成量佔 2017 年總存量的百分率 Completions as a % of 2017 Stock	2018 年年底總存量 Stock at year-end
中西區	Central and Western	524	3	0.6	527
灣仔	Wan Chai	333	1	0.3	332
東區	Eastern	-	-	-	-
南區	Southern	1 749	3	0.2	1 745
港島	HONG KONG	2 606	7	0.3	2 604
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	83	19	22.9	102
九龍城	Kowloon City	492	4	0.8	496
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	KOWLOON	619	23	3.7	642
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	140	-	-	128
屯門	Tuen Mun	533	5	0.9	538
元朗	Yuen Long	8 066	44	0.5	8 109
北區	North	855	-	-	855
大埔	Tai Po	2 438	-	-	2 439
沙田	Sha Tin	752	92	12.2	843
西貢	Sai Kung	1 948	63	3.2	2 009
離島	Islands	865	5	0.6	869
新界	NEW TERRITORIES	15 599	209	1.3	15 792
全港	OVERALL	18 824	239	1.3	19 038

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。
2018 年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 2017 年年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 Year-end 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
2014	15 719	13 523	86.0	1 120 711	29 740	2.7	43 263	3.8
2015	11 296 *	10 756	95.4	1 134 174	31 279	2.8	42 035	3.7
2016	14 595	13 399	91.8	1 144 170	30 258	2.6	43 657	3.8
2017	17 791	16 580	93.2	1 156 837	26 362	2.3	42 942	3.7
2018	20 968	18 728	89.3	1 173 003	32 698	2.8	51 426	4.3

* 2015 年落成量包括在年內落成並預留為資助出售房屋，但其後於 2017 年以市價在公開市場發售的 16 個住宅單位。相關空置量的數字並沒有修正。

* Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related vacancy figures.

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 2018 年評估差餉時申報為已入住的單位數目	業主自住 Owner Occupied		出租 Let	
				No. of Units Valued in 2018 and Reported as Wholly Occupied	單位數目 No. of Units	百分率 %	單位數目 No. of Units	百分率 %
A		港島	Hong Kong	739	249	33.7	490	66.3
		九龍	Kowloon	1 244	604	48.6	640	51.4
		新界	New Territories	2 016	1 353	67.1	663	32.9
		全港	OVERALL	3 999	2 206	55.2	1 793	44.8
B		港島	Hong Kong	167	53	31.7	114	68.3
		九龍	Kowloon	1 434	885	61.7	549	38.3
		新界	New Territories	3 901	2 709	69.4	1 192	30.6
		全港	OVERALL	5 502	3 647	66.3	1 855	33.7
C		港島	Hong Kong	11	-	-	11	100.0
		九龍	Kowloon	346	271	78.3	75	21.7
		新界	New Territories	876	688	78.5	188	21.5
		全港	OVERALL	1 233	959	77.8	274	22.2
D		港島	Hong Kong	29	28	96.6	1	3.4
		九龍	Kowloon	37	34	91.9	3	8.1
		新界	New Territories	190	160	84.2	30	15.8
		全港	OVERALL	256	222	86.7	34	13.3
E		港島	Hong Kong	24	5	20.8	19	79.2
		九龍	Kowloon	9	8	88.9	1	11.1
		新界	New Territories	44	37	84.1	7	15.9
		全港	OVERALL	77	50	64.9	27	35.1
所有類別		港島	Hong Kong	970	335	34.5	635	65.5
All Classes		九龍	Kowloon	3 070	1 802	58.7	1 268	41.3
		新界	New Territories	7 027	4 947	70.4	2 080	29.6
		全港	OVERALL	11 067	7 084	64.0	3 983	36.0

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

每平方米月租 \$ / m² per month

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
2017		452	354	296	403	327	251	433	356	259	444	349	256	454	368	240
2018 *		488	391	315	429	354	267	455	376	270	452	381	269	473	370	251
2017	10	460	366	306	412	330	255	423	361	260	457	340	271	492	(369)	222
	11	468	365	311	412	337	258	467	357	269	439	358	262	446	(392)	226
	12	465	373	305	416	347	257	458	364	263	470	361	256	437	(253)	240
2018	1	472	390	298	427	345	256	476	365	264	444	379	269	482	(367)	271
	2	477	386	305	427	354	262	468	383	260	450	382	277	447	(111)	(261)
	3	467	383	303	416	352	260	448	364	260	452	389	257	437	-	251
	4	467	382	304	418	337	260	460	365	266	445	342	271	467	(307)	(226)
	5	474	378	312	420	358	265	469	372	263	458	396	265	482	(466)	243
	6	481	387	322	419	345	265	456	381	266	459	384	258	474	(453)	212
	7	493	392	323	431	349	272	427	369	277	443	388	264	493	(365)	270
	8	494	410	328	435	366	276	443	374	285	449	382	278	486	(409)	250
	9	505	390	309	435	355	272	458	385	270	465	378	264	463	(315)	256
	10	505	390	318	442	364	270	468	392	275	450	390	280	469	(208)	254
	11 *	504	393	312	435	357	273	462	385	272	462	393	275	505	(404)	263
	12 *	491	382	312	433	362	269	432	378	263	449	371	274	451	(448)	250

* 臨時數字

() 表示少於 20 宗交易。

- 本署沒有收到成交個案。

* Provisional figures

() Indicates fewer than 20 transactions.

- No transaction record received by this Department.

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

每平方米售價 \$/m²

類別 Class		A			B			C			D			E		
年 / 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
2017		158 293	130 558	121 633	160 860	131 061	106 554	186 054	163 325	112 805	215 818	179 974	103 235	251 606	273 418	91 785
2018 *		180 366	149 819	138 429	176 517	147 295	120 122	210 426	177 561	128 339	231 949	195 619	116 293	286 369 (270 109)		102 444
2017	10	158 716	134 022	124 552	160 567	132 749	108 076	184 141	158 590	116 829	242 599	176 252	101 953 (276 889)	(400 288)		98 788
	11	164 230	136 552	125 342	166 462	137 656	113 119	190 567	172 766	123 395	221 537	192 403	109 617 (286 886)	(243 749)		78 091
	12	164 551	138 535	129 226	170 118	136 298	112 829	200 471	157 133	121 393	240 344	194 677	108 534 (279 933)	(242 672)	(89 477)	
2018	1	171 329	140 763	132 075	170 467	141 290	115 354	203 758	170 613	121 870	231 143	176 014	120 848 (285 351)	(317 792)		91 250
	2	172 459	147 791	131 983	175 351	146 427	117 872	206 056	205 891	126 876	229 862 (217 407)		125 806 (287 628)	(230 788)	(107 487)	
	3	174 970	149 386	135 073	169 328	147 390	116 440	188 657	165 662	127 666	222 381	226 643	107 341 (278 303)	(287 468)		73 282
	4	183 541	149 355	139 675	176 744	148 831	119 473	208 410	180 819	124 817	235 148	190 609	115 753 (276 919)	(237 793)		101 404
	5	181 374	152 141	141 153	177 459	151 918	123 144	218 381	167 171	129 269	227 107	187 300	113 624	286 441 (248 338)		99 602
	6	184 662	160 077	147 492	179 950	156 826	128 706	218 786	189 263	135 044	230 433 (213 306)		121 026	282 608 (334 351)	(81 838)	
	7	190 109	156 704	143 969	186 035	143 081	126 824	216 671	169 237	126 511	231 824 (218 193)		111 461 (327 510)		- (105 437)	
	8	186 766	157 093	144 151	179 921	151 818	124 646	208 694	173 651	134 150 (250 619)	(156 000)		113 785 (337 828)	(236 813)		117 800
	9	182 792	148 211	142 034	183 081	145 786	118 306	225 441	173 797	132 616 (239 107)	(185 978)		113 235 (274 992)	(173 088)	(100 806)	
	10	184 393	141 335	138 176	175 261	133 078	114 279	220 943	145 934	134 054 (257 319)	(185 669)		116 561 (466 568)		-	157 296
	11 *	175 257	136 383	132 060	176 425	144 420	113 526	223 330	188 677	117 074 (235 501)	(198 234)		122 695 (226 340)	(342 648)	(87 276)	
	12 *	173 897	141 817	130 438	174 765	140 890	112 259	200 527	181 117	132 063 (223 937)	(170 486)	(110 373)		-	-	(96 847)

* 臨時數字

() 表示少於 20 宗交易。

- 本署沒有收到成交個案。

住宅樓宇的首次買賣並不會用作分析。

香港物業報告 2019

* Provisional figures

() Indicates fewer than 20 transactions.

- No transaction record received by this Department.

Primary sales of domestic premises are excluded from the analysis.

Hong Kong Property Review 2019

私人住宅 - 各類單位租金指數 (全港)
PRIVATE DOMESTIC - RENTAL 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
2009	102.0	97.8	98.1	105.7	114.2	99.4	108.8	100.4
2010	120.7	118.0	117.1	124.1	130.9	118.9	126.5	119.7
2011	137.1	132.0	128.0	135.9	145.6	133.5	139.2	134.0
2012	149.6	140.5	132.0	137.9	148.1	142.7	141.5	142.6
2013	163.6	153.8	141.0	142.0	143.8	155.8	142.7	154.5
2014	171.8	158.9	143.3	142.3	141.9	161.6	142.2	159.5
2015	187.4	172.7	154.0	150.5	145.7	175.7	148.9	172.8
2016	184.8	165.8	148.4	146.3	141.9	170.8	144.7	168.2
2017	201.2	181.7	159.4	153.5	143.9	186.2	150.1	182.6
2018 *	213.5	192.4	166.7	159.2	148.7	197.0	155.6	193.0
2017	10 - 12	207.5	185.8	162.1	155.3	144.2	191.1	187.1
2018	1 - 3	207.8	187.0	162.8	155.7	145.3	191.9	187.9
	4 - 6	211.8	191.7	166.2	157.7	148.6	196.0	191.9
	7 - 9	217.2	196.0	169.1	162.0	150.8	200.5	196.3
	10 - 12 *	217.2	194.8	168.6	161.3	150.1	199.8	195.7
2017	10	206.9	185.4	162.0	155.2	144.3	190.6	186.7
	11	207.5	186.0	162.1	155.3	143.9	191.2	187.2
	12	208.1	186.0	162.2	155.4	144.4	191.4	187.5
2018	1	207.6	185.8	161.8	155.3	144.6	191.1	187.2
	2	207.6	186.5	162.1	155.6	144.7	191.4	187.5
	3	208.3	188.7	164.6	156.1	146.6	193.1	189.1
	4	210.5	190.8	166.0	156.3	148.3	195.1	191.0
	5	211.1	191.6	166.2	157.7	148.4	195.7	191.7
	6	213.9	192.6	166.3	159.1	149.0	197.2	193.1
	7	215.7	194.7	167.6	160.6	150.6	199.1	194.9
	8	217.4	196.6	169.8	162.3	150.9	200.9	196.8
	9	218.4	196.7	170.0	163.1	151.0	201.4	197.3
	10	219.0	196.8	170.1	163.3	151.5	201.7	197.6
	11 *	217.2	195.3	168.9	161.0	150.1	200.1	196.0
	12 *	215.5	192.2	166.8	159.6	148.7	197.7	193.6

* 臨時數字

* Provisional figures

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

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有類別 All Classes	
2009	120.3	117.2	135.1	153.4	177.1	119.8	159.0	121.3	
2010	152.5	144.4	166.2	187.5	215.0	149.3	193.8	150.9	
2011	187.3	173.8	193.8	213.3	241.7	180.8	219.7	182.1	
2012	217.6	195.7	208.4	226.0	260.9	205.2	234.5	206.2	
2013	260.3	230.1	233.5	244.9	267.4	242.1	249.8	242.4	
2014	278.7	243.2	238.2	247.8	264.7	257.1	252.3	256.9	
2015	326.7	282.8	265.4	269.4	283.4	297.9	273.2	296.8	
2016	314.8	272.9	258.8	264.5	275.1	287.1	267.1	286.1	
2017	368.3	318.4	296.9	293.1	306.1	335.8	296.3	333.9	
2018 *	416.7	359.4	332.9	320.2	325.2	380.2	321.6	377.4	
2017	10 - 12	383.3	330.9	311.1	304.9	314.5	350.1	307.4	348.0
2018	1 - 3	401.6	346.6	323.2	315.1	324.7	366.7	317.6	364.3
	4 - 6	423.3	365.6	339.8	325.3	330.3	386.7	326.6	383.8
	7 - 9	434.2	374.7	344.1	328.6	332.7	396.1	329.7	392.9
	10 - 12 *	407.6	350.5	324.6	312.0	313.3	371.3	312.3	368.5
2017	10	379.5	327.4	306.8	299.3	310.5	346.4	302.3	344.2
	11	381.5	330.5	312.0	305.1	313.6	349.2	307.4	347.2
	12	388.9	334.8	314.5	310.2	319.3	354.7	312.6	352.7
2018	1	395.2	340.1	320.3	314.7	322.2	360.5	316.7	358.4
	2	402.3	346.5	322.4	315.2	324.6	366.9	317.7	364.5
	3	407.2	353.1	326.9	315.3	327.2	372.6	318.5	370.0
	4	415.1	359.9	333.1	319.1	327.3	379.8	321.3	377.0
	5	423.0	364.8	339.9	325.5	330.1	386.2	326.7	383.4
	6	431.9	372.0	346.4	331.3	333.4	394.1	331.8	391.1
	7	435.4	376.5	346.7	332.3	334.8	397.8	332.9	394.8
	8	436.8	375.5	345.8	330.8	334.2	397.7	331.7	394.6
	9	430.3	372.2	339.7	322.7	329.2	392.7	324.4	389.4
	10	418.7	361.3	331.4	315.5	319.3	381.9	316.5	378.7
	11 *	406.0	350.0	324.1	311.5	311.3	370.4	311.4	367.5
	12 *	398.0	340.3	318.4	309.0	(309.2)	361.7	309.1	359.2

* 臨時數字

() 表示少於 20 宗交易。

住宅樓宇的首次買賣並不會用作分析。

* Provisional figures

() Indicates fewer than 20 transactions.

Primary sales of domestic premises are excluded from the analysis.

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

年 / 月 Year / Month	A, B & C			D & E			所有類別 Overall			
	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	
2017	1	269.5	250.0	261.4	318.2	230.3	280.8	273.2	251.1	263.5
	2	276.2	253.0	265.7	320.5	231.1	282.4	279.6	254.1	267.7
	3	280.0	258.8	270.9	323.7	235.6	286.4	283.4	259.8	272.9
	4	285.6	267.6	278.7	325.8	241.4	290.8	288.8	268.6	280.6
	5	288.6	270.2	281.5	327.1	246.1	294.1	291.8	271.3	283.5
	6	286.0	274.6	283.6	330.7	246.8	296.2	289.5	275.6	285.5
	7	286.4	274.6	283.7	333.5	248.8	298.6	290.0	275.6	285.7
	8	287.3	275.1	284.4	333.9	249.2	299.0	290.9	276.2	286.4
	9	292.0	275.4	286.2	342.2	246.2	301.2	295.8	276.4	288.3
	10	295.2	277.5	288.8	337.2	252.9	302.7	298.6	278.7	290.8
	11	298.4	280.5	291.9	341.0	256.7	306.7	301.8	281.7	294.0
	12	299.8	285.2	295.5	347.0	260.3	311.5	303.5	286.4	297.6
2018	1	303.6	288.5	299.0	349.5	265.0	315.3	307.2	289.8	301.2
	2	312.3	294.6	306.1	354.6	267.5	319.1	315.7	295.8	308.1
	3	315.2	299.3	310.3	355.1	273.6	322.8	318.5	300.6	312.3
	4	324.3	305.7	317.7	365.2	274.7	328.2	327.6	306.8	319.7
	5	328.5	314.1	324.8	374.9	276.5	333.9	332.2	315.0	326.7
	6	333.9	320.1	330.8	376.4	280.4	336.8	337.4	321.0	332.6
	7	337.4	323.3	334.1	371.8	288.7	339.2	340.4	324.4	335.9
	8	336.7	322.7	333.4	365.2	294.3	339.1	339.3	324.0	335.2
	9	331.9	318.3	328.8	368.2	284.5	335.1	334.9	319.4	330.7
	10	327.0	312.6	323.3	370.9	274.6	330.9	330.5	313.5	325.2
	11 *	310.1	298.0	307.7	370.0	274.2	330.3	314.6	299.4	310.1
	12 *	300.7	290.4	299.3	369.7	267.2	326.3	305.8	291.7	301.9

* 臨時數字

技術附註第 14 段對「較受歡迎屋苑」有詳細說明。
住宅樓宇的首次買賣並不會用作分析。

* Provisional figures

For details of the Selected Popular Residential Developments, see paragraph 14 of the Technical Notes.
Primary sales of domestic premises are excluded from the analysis.

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

平方米 m²

地區	District	2018年年底總存量 Stock at year-end				2018年年底空置量 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	1 925 000	781 900	571 900	3 278 800	75 300	40 600	39 700	155 600	3.9	5.2	6.9	4.7
灣仔	Wan Chai	988 800	596 100	317 800	1 902 700	47 600	36 400	23 200	107 200	4.8	6.1	7.3	5.6
東區	Eastern	769 700	174 100	56 800	1 000 600	110 900	5 900	1 300	118 100	14.4	3.4	2.3	11.8
南區	Southern	220 400	70 400	21 700	312 500	40 400	19 400	500	60 300	18.3	27.6	2.3	19.3
港島	HONG KONG	3 903 900	1 622 500	968 200	6 494 600	274 200	102 300	64 700	441 200	7.0	6.3	6.7	6.8
油尖旺	Yau Tsim Mong	1 168 700	621 100	398 300	2 188 100	59 800	31 400	22 000	113 200	5.1	5.1	5.5	5.2
深水埗	Sham Shui Po	200 500	81 700	38 700	320 900	18 700	24 800	1 600	45 100	9.3	30.4	4.1	14.1
九龍城	Kowloon City	131 000	42 000	20 000	193 000	25 000	1 300	2 500	28 800	19.1	3.1	12.5	14.9
黃大仙	Wong Tai Sin	31 800	47 000	1 200	80 000	20 200	6 100	1 100	27 400	63.5	13.0	91.7	34.3
觀塘	Kwun Tong	1 407 000	218 800	17 600	1 643 400	208 400	47 700	7 300	263 400	14.8	21.8	41.5	16.0
九龍	KOWLOON	2 939 000	1 010 600	475 800	4 425 400	332 100	111 300	34 500	477 900	11.3	11.0	7.3	10.8
葵青	Kwai Tsing	172 400	48 900	8 600	229 900	11 200	11 000	6 600	28 800	6.5	22.5	76.7	12.5
荃灣	Tsuen Wan	113 500	68 200	800	182 500	7 100	26 100	-	33 200	6.3	38.3	-	18.2
屯門	Tuen Mun	32 300	-	6 500	38 800	1 700	-	300	2 000	5.3	-	4.6	5.2
元朗	Yuen Long	9 200	8 700	19 100	37 000	-	400	200	600	-	4.6	1.0	1.6
北區	North	30 000	700	500	31 200	1 900	700	-	2 600	6.3	100.0	-	8.3
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	435 200	10 100	-	445 300	36 200	-	-	36 200	8.3	-	-	8.1
西貢	Sai Kung	9 000	3 400	-	12 400	7 000	-	-	7 000	77.8	-	-	56.5
離島	Islands	130 800	19 000	-	149 800	2 100	500	-	2 600	1.6	2.6	-	1.7
新界	NEW TERRITORIES	932 400	164 200	36 700	1 133 300	67 200	38 700	7 100	113 000	7.2	23.6	19.3	10.0
全港	OVERALL	7 775 300	2 797 300	1 480 700	12 053 300	673 500	252 300	106 300	1 032 100	8.7	9.0	7.2	8.6
分區	Sub-districts												
上環	Sheung Wan	228 700	352 300	394 700	975 700	13 100	25 900	27 700	66 700	5.7	7.4	7.0	6.8
中區	Central	1 653 300	379 000	161 700	2 194 000	62 100	14 000	8 800	84 900	3.8	3.7	5.4	3.9
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	944 500	564 200	296 500	1 805 200	42 800	35 900	22 900	101 600	4.5	6.4	7.7	5.6
北角 / 鯉魚涌	North Point / Quarry Bay	814 000	156 000	60 400	1 030 400	115 600	5 400	1 300	122 300	14.2	3.5	2.2	11.9
尖沙咀	Tsim Sha Tsui	854 000	306 200	197 500	1 357 700	69 900	11 200	9 500	90 600	8.2	3.7	4.8	6.7
油麻地 / 旺角	Yau Ma Tei / Mong Kok	331 100	314 900	200 800	846 800	10 900	20 200	12 500	43 600	3.3	6.4	6.2	5.1

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 OFFICES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

		平方米 m ²					
地區	District	2017 年年底總存量 Stock at year-end	2018 年落成量 Completions	落成量佔 2017 年總存量的百分率 Completions as a % of 2017 Stock	2018 年年底總存量 Stock at year-end	2018 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	3 281 700	-	-	3 278 800	155 600	4.7
灣仔	Wan Chai	1 897 600	-	-	1 902 700	107 200	5.6
東區	Eastern	949 100	67 800	7.1	1 000 600	118 100	11.8
南區	Southern	263 200	29 400	11.2	312 500	60 300	19.3
港島	HONG KONG	6 391 600	97 200	1.5	6 494 600	441 200	6.8
油尖旺	Yau Tsim Mong	2 190 100	-	-	2 188 100	113 200	5.2
深水埗	Sham Shui Po	304 200	12 100	4.0	320 900	45 100	14.1
九龍城	Kowloon City	214 600	-	-	193 000	28 800	14.9
黃大仙	Wong Tai Sin	78 600	-	-	80 000	27 400	34.3
觀塘	Kwun Tong	1 568 300	69 200	4.4	1 643 400	263 400	16.0
九龍	KOWLOON	4 355 800	81 300	1.9	4 425 400	477 900	10.8
葵青	Kwai Tsing	230 700	-	-	229 900	28 800	12.5
荃灣	Tsuen Wan	145 900	-	-	182 500	33 200	18.2
屯門	Tuen Mun	40 800	-	-	38 800	2 000	5.2
元朗	Yuen Long	37 000	-	-	37 000	600	1.6
北區	North	30 300	700	2.3	31 200	2 600	8.3
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	440 500	-	-	445 300	36 200	8.1
西貢	Sai Kung	12 400	-	-	12 400	7 000	56.5
離島	Islands	146 800	-	-	149 800	2 600	1.7
新界	NEW TERRITORIES	1 090 800	700	0.1	1 133 300	113 000	10.0
全港	OVERALL	11 838 200	179 200	1.5	12 053 300	1 032 100	8.6
分區	Sub-districts						
上環	Sheung Wan	976 500	-	-	975 700	66 700	6.8
中區	Central	2 196 300	-	-	2 194 000	84 900	3.9
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 800 300	-	-	1 805 200	101 600	5.6
北角 / 鯉魚涌	North Point / Quarry Bay	963 300	67 800	7.0	1 030 400	122 300	11.9
尖沙咀	Tsim Sha Tsui	1 357 100	-	-	1 357 700	90 600	6.7
油麻地 / 旺角	Yau Ma Tei / Mong Kok	849 400	-	-	846 800	43 600	5.1

2018 年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 2017 年年底總存量計算。分區數字已包括在地區數字內。

2018 Year-end Stock figures are derived from the latest rating record, and not from the 2017 Year-end Stock figures shown here. Sub-district figures have already been included in District figures.

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

平方米 m²

年 Year	區域 Area	Area	拆卸量 Demolition				落成量 Completions				年底總存量 Stock at year-end			
			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
2014	港島	Hong Kong	17 200	-	3 900	21 100	-	10 400	3 100	13 500	3 700 200	1 593 200	973 800	6 267 200
	九龍	Kowloon	-	500	-	500	26 500	-	700	27 200	2 580 000	841 200	484 500	3 905 700
	新界	New Territories	-	-	-	-	59 600	3 300	-	62 900	780 800	75 000	32 000	887 800
	全港	OVERALL	17 200	500	3 900	21 600	86 100	13 700	3 800	103 600	7 061 000	2 509 400	1 490 300	11 060 700
2015	港島	Hong Kong	-	-	1 900	1 900	22 500	18 000	-	40 500	3 715 200	1 611 700	973 500	6 300 400
	九龍	Kowloon	24 100	-	-	24 100	88 000	22 600	-	110 600	2 646 300	926 200	481 700	4 054 200
	新界	New Territories	-	-	-	-	13 400	-	-	13 400	818 100	78 500	32 000	928 600
	全港	OVERALL	24 100	-	1 900	26 000	123 900	40 600	-	164 500	7 179 600	2 616 400	1 487 200	11 283 200
2016	港島	Hong Kong	-	-	7 200	7 200	-	10 700	200	10 900	3 743 600	1 619 800	964 000	6 327 400
	九龍	Kowloon	-	-	-	-	105 300	-	-	105 300	2 744 600	958 700	476 700	4 180 000
	新界	New Territories	-	-	-	-	36 900	-	-	36 900	902 400	85 500	34 700	1 022 600
	全港	OVERALL	-	-	7 200	7 200	142 200	10 700	200	153 100	7 390 600	2 664 000	1 475 400	11 530 000
2017	港島	Hong Kong	-	-	1 600	1 600	62 200	9 500	2 000	73 700	3 787 800	1 635 100	968 700	6 391 600
	九龍	Kowloon	-	-	-	-	123 700	100	-	123 800	2 876 000	1 006 800	473 000	4 355 800
	新界	New Territories	-	-	-	-	-	600	-	600	931 200	120 900	38 700	1 090 800
	全港	OVERALL	-	-	1 600	1 600	185 900	10 200	2 000	198 100	7 595 000	2 762 800	1 480 400	11 838 200
2018	港島	Hong Kong	-	-	800	800	97 200	-	-	97 200	3 903 900	1 622 500	968 200	6 494 600
	九龍	Kowloon	-	-	-	-	81 300	-	-	81 300	2 939 000	1 010 600	475 800	4 425 400
	新界	New Territories	-	-	-	-	-	700	-	700	932 400	164 200	36 700	1 133 300
	全港	OVERALL	-	-	800	800	178 500	700	-	179 200	7 775 300	2 797 300	1 480 700	12 053 300

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

平方米 m²

地區	District	2018年落成量 Completions			總數 Total	預測落成量 Forecast Completions	
		甲級 A	乙級 B	丙級 C		[2019]	[2020]
中西區	Central and Western	-	-	-	-	7 800	2 100
灣仔	Wan Chai	-	-	-	-	19 700	-
東區	Eastern	67 800	-	-	67 800	43 900	-
南區	Southern	29 400	-	-	29 400	1 100	4 000
港島	HONG KONG	97 200	-	-	97 200	72 500	6 100
油尖旺	Yau Tsim Mong	-	-	-	-	1 100	8 800
深水埗	Sham Shui Po	12 100	-	-	12 100	-	-
九龍城	Kowloon City	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	69 200	-	-	69 200	128 000	-
九龍	KOWLOON	81 300	-	-	81 300	129 100	8 800
葵青	Kwai Tsing	-	-	-	-	8 300	1 400
荃灣	Tsuen Wan	-	-	-	-	-	23 400
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	700	-	700	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	75 100	10 700
西貢	Sai Kung	-	-	-	-	-	15 500
離島	Islands	-	-	-	-	-	-
新界	NEW TERRITORIES	-	700	-	700	83 400	51 000
全港	OVERALL	178 500	700	-	179 200	285 000	65 900
分區	Sub-districts						
上環	Sheung Wan	-	-	-	-	4 400	2 100
中區	Central	-	-	-	-	3 400	-
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	19 700	-
北角 / 鯉魚涌	North Point / Quarry Bay	67 800	-	-	67 800	43 900	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	1 100	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	8 800

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 OFFICES - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m²

地區	District	[2019]				[2020]			
		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	-	3 200	4 600	7 800	-	2 100	-	2 100
灣仔	Wan Chai	19 700	-	-	19 700	-	-	-	-
東區	Eastern	34 800	9 100	-	43 900	-	-	-	-
南區	Southern	-	1 100	-	1 100	-	4 000	-	4 000
港島	HONG KONG	54 500	13 400	4 600	72 500	-	6 100	-	6 100
油尖旺	Yau Tsim Mong	-	1 100	-	1 100	8 600	-	200	8 800
深水埗	Sham Shui Po	-	-	-	-	-	-	-	-
九龍城	Kowloon City	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	128 000	-	-	128 000	-	-	-	-
九龍	KOWLOON	128 000	1 100	-	129 100	8 600	-	200	8 800
葵青	Kwai Tsing	-	8 300	-	8 300	-	1 400	-	1 400
荃灣	Tsuen Wan	-	-	-	-	23 400	-	-	23 400
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	75 100	-	-	75 100	-	10 700	-	10 700
西貢	Sai Kung	-	-	-	-	15 500	-	-	15 500
離島	Islands	-	-	-	-	-	-	-	-
新界	NEW TERRITORIES	75 100	8 300	-	83 400	38 900	12 100	-	51 000
全港	OVERALL	257 600	22 800	4 600	285 000	47 500	18 200	200	65 900
分區	Sub-districts								
上環	Sheung Wan	-	1 600	2 800	4 400	-	2 100	-	2 100
中區	Central	-	1 600	1 800	3 400	-	-	-	-
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	19 700	-	-	19 700	-	-	-	-
北角 / 鯉魚涌	North Point / Quarry Bay	34 800	9 100	-	43 900	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	1 100	-	1 100	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	8 600	-	200	8 800

分區數字已包括在地區數字內。

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

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

平方米 m²

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
2014	103 600	73 800	71.2	10 957 100	619 100	5.7	692 900	6.3
2015	164 500	135 800	82.6	11 118 700	762 700	6.9	898 500	8.0
2016	153 100	144 100	94.1	11 376 900	802 200	7.1	946 300	8.2
2017	198 100	190 500	96.2	11 640 100	929 000	8.0	1 119 500	9.5
2018	179 200	159 100	88.8	11 874 100	873 000	7.4	1 032 100	8.6

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

每平方米月租 \$ / m² per month

[平均面積]		甲級 Grade A						乙級 Grade B						丙級 Grade C								
[Average size]		[258 平方米 m ²]						[94 平方米 m ²]						[46 平方米 m ²]								
		灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘# Kowloon Bay/ Kwun Tong#		
年 / 月 Year / Month																						
2017		958	1 196	784	515	566	656	375	518	785	543	405	478	487	365	437	610	494	436	476	427	(191)
2018 *		1 136	1 258	799	539	585	840	393	569	833	559	434	492	484	344	434	642	508	459	491	447	(191)
2017	7	996	1 222	798	534	591	(544)	366	542	854	555	426	480	484	(364)	467	631	501	437	487	455	-
	8	1 059	1 200	851	533	579	642	378	520	769	522	392	461	507	367	459	629	494	429	503	434	-
	9	(1 079)	1 254	775	532	591	696	394	565	747	551	401	500	469	351	418	633	491	453	493	442	-
	10	866	1 249	769	533	578	(715)	373	562	792	553	413	489	437	374	408	623	512	437	482	453	-
	11	957	1 157	770	509	574	(569)	398	558	805	531	424	499	491	358	445	590	476	432	495	447	-
	12	1 010	1 247	761	495	547	(488)	391	510	869	573	396	458	509	(348)	425	608	464	465	480	443	(191)
2018	1	1 143	1 188	725	519	599	673	375	534	762	526	403	467	445	345	408	611	490	445	473	429	-
	2	(786)	1 281	736	559	550	843	358	580	880	564	438	461	486	409	454	645	504	463	442	428	(155)
	3	966	1 181	773	548	575	(1 362)	385	546	831	564	414	510	488	339	441	660	516	466	480	440	-
	4	1 188	1 241	711	527	570	833	368	572	870	544	439	488	524	341	427	626	479	444	465	436	-
	5	1 112	1 302	798	560	588	(942)	400	556	797	560	437	477	476	373	431	630	512	445	492	451	(247)
	6	1 180	1 330	840	591	573	1 143	419	579	835	544	424	484	476	381	430	591	502	452	512	439	-
	7	1 051	1 163	854	488	566	(575)	392	579	823	569	413	506	479	299	441	648	515	472	490	459	-
	8 *	1 321	1 254	865	551	595	795	413	585	877	559	425	488	474	359	427	663	494	453	503	453	-
	9 *	(1 114)	1 329	822	488	597	744	392	546	800	579	436	508	489	282	470	642	537	487	512	462	-
	10 *	953	1 254	783	582	634	(768)	399	569	813	566	512	515	491	386	432	640	526	466	500	469	(206)
	11 *	853	1 281	825	547	602	(1 129)	414	647	810	552	455	498	470	(298)	423	740	510	450	502	465	-
	12 *	(1 386)	1 352	810	551	562	(504)	377	549	862	587	456	492	493	342	437	636	532	464	529	414	-

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2018 年內所分析單位的平均面積。

- 本署沒有收到成交個案。

九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2018.

- No transaction record received by this Department.

The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

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

每平方米售價 \$/m²

[平均面積] [Average size]		甲級 Grade A [133 平方米 m ²]						乙級 Grade B [55 平方米 m ²]						丙級 Grade C [33 平方米 m ²]								
		上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌	尖沙咀	油麻地/ 旺角	九龍灣/ 觀塘#	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌	尖沙咀	油麻地/ 旺角	九龍灣/ 觀塘#	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌	尖沙咀	油麻地/ 旺角	九龍灣/ 觀塘#
		Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsu	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsu	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsu	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Tong#
年 / 月 Year / Month																						
2017	(200 155)	468 426	264 440	236 771	216 390	-	157 011	190 522	263 078	249 421	154 921	189 220	155 729	(142 948)	175 739	254 595	201 589	181 866	159 117	166 169	-	-
2018 *	390 369	569 342	288 969	(358 169)	233 290	-	176 645	200 283	456 122	308 503	167 018	204 889	186 449	(154 321)	197 790	261 817	214 822	198 338	167 893	175 820	-	-
2017	7	- (559 105)	-	- (223 341)	-	(135 828)	-	(219 005)	(262 354)	-	195 115	173 182	-	181 812	(309 701)	(180 371)	(194 883)	135 244	169 123	-	-	-
	8	- (550 093)	-	- (303 104)	-	169 191	(221 739)	(330 729)	(225 225)	(169 797)	(152 575)	169 198	-	(154 794)	(283 801)	(173 975)	210 757	174 763	163 694	-	-	-
	9	- (463 489)	(203 008)	- (190 854)	-	173 977	(188 503)	- (182 881)	-	195 407	157 623	-	(228 841)	-	207 585	190 483	183 825	177 751	-	-	-	-
	10	-	(224 266)	(225 642)	(253 771)	-	175 762	(210 777)	- (241 999)	(164 657)	206 293	153 884	-	164 163	-	195 855	190 268	159 087	173 351	-	-	-
	11	- (511 965)	(402 313)	- (264 129)	-	130 070	(184 983)	- (199 185)	(164 656)	(183 638)	167 524	(152 885)	202 746	(264 582)	203 145	(167 959)	(176 786)	168 344	-	-	-	-
	12	(213 269)	- (259 877)	- (236 000)	-	(169 082)	(199 634)	- (191 288)	(147 326)	222 213	159 406	-	(174 388)	(240 224)	160 907	185 122	172 399	176 453	-	-	-	-
2018	1	(298 819)	(444 612)	-	-	221 954	-	160 144	(155 449)	- (273 860)	(156 679)	(242 868)	165 111	-	-	(312 892)	185 157	177 641	171 152	170 772	-	-
	2	- (570 521)	-	- (239 645)	-	(166 857)	(196 942)	- (348 740)	-	(226 119)	(168 065)	-	(178 756)	-	(190 097)	(191 857)	(173 504)	174 393	-	-	-	-
	3	- (547 086)	(359 980)	- (248 264)	-	158 135	-	- (315 546)	-	194 659	(190 165)	-	169 504	(269 192)	(195 731)	(217 865)	(210 554)	169 072	-	-	-	-
	4	(191 033)	(543 950)	- (207 483)	-	158 361	-	- (349 296)	(157 620)	(191 814)	179 848	-	207 335	(187 983)	(225 680)	181 029	161 983	175 460	-	-	-	-
	5	(257 426)	(506 335)	(217 490)	- (252 538)	-	(213 385)	-	- (256 399)	(160 677)	(191 940)	(172 398)	-	196 090	-	209 141	(200 632)	170 608	198 031	-	-	-
	6	- (543 179)	(258 405)	(358 169)	(187 097)	-	(164 146)	- (398 596)	(284 726)	(162 734)	(210 885)	(154 906)	-	184 485	(227 114)	220 597	(237 943)	161 379	161 642	-	-	-
	7	(602 283)	(491 488)	-	- (253 530)	-	(206 405)	(221 836)	- (290 937)	- (202 024)	191 695	-	215 838	(279 156)	222 811	-	173 516	173 928	-	-	-	-
	8 *	- (587 157)	-	- (304 569)	-	(113 660)	(214 003)	(543 626)	(352 780)	- (196 822)	197 781	-	186 209	-	(321 994)	(278 816)	161 926	182 731	-	-	-	-
	9 *	- (388 585)	-	- (191 939)	-	(212 443)	-	-	- (191 652)	- (208 734)	-	-	(283 728)	-	(207 816)	(187 292)	187 188	193 061	-	-	-	-
	10 *	- (820 864)	-	-	-	(196 262)	(180 435)	-	-	- (212 830)	202 241	(154 321)	233 934	-	(267 045)	(186 086)	(182 458)	(179 515)	-	-	-	-
	11 *	- (718 170)	(261 343)	-	-	(191 257)	-	(215 630)	(303 260)	- (220 788)	(179 046)	-	(153 351)	-	(199 913)	(200 568)	160 969	(159 773)	-	-	-	-
	12 *	-	- (267 198)	-	-	(422 205)	-	(491 628)	-	-	204 777	(198 289)	-	(152 941)	-	(213 533)	(185 310)	(131 950)	162 572	-	-	-

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2018 年內所分析單位的平均面積。

- 本署沒有收到成交個案。

九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2018.

- No transaction record received by this Department.

The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

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

年 / 月 Year / Month	租金 Rents				售價 Prices				
	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	
2009	141.5	134.7	117.2	135.7	183.1	184.1	171.0	179.8	
2010	150.4	150.2	133.1	147.6	239.1	231.4	217.6	230.4	
2011	177.0	166.6	147.7	169.9	301.2	304.9	286.7	297.9	
2012	196.9	183.8	163.5	188.3	321.6	349.5	337.4	334.7	
2013	211.5	200.7	182.2	204.1	378.9	434.4	430.7	409.8	
2014	219.0	212.1	195.8	213.7	374.3	448.7	444.2	423.0	
2015	230.9	226.0	210.9	226.7	401.1	485.2	474.0	448.9	
2016	237.9	231.0	213.6	232.3	400.1	457.2	444.7	426.9	
2017	248.8	237.6	221.7	241.8	450.6	524.9	507.4	487.1	
2018 *	261.0	246.3	228.2	252.0	540.5	580.5	557.0	555.2	
2017	7 - 9	251.0	238.7	224.8	243.9	452.7	523.9	512.0	489.0
	10 - 12	253.1	240.4	225.8	245.7	478.3	540.3	534.5	511.1
2018	1 - 3	253.7	243.4	225.6	246.8	493.7	554.7	539.5	522.8
	4 - 6	261.1	245.5	224.8	251.4	525.3	578.4	553.9	546.9
	7 - 9 *	263.8	246.9	230.0	253.9	550.4	604.0	574.3	572.2
	10 - 12 *	265.2	249.6	232.5	255.8	(592.7)	585.1	560.1	578.9
2017	7	249.8	237.4	223.4	242.6	(443.4)	(518.3)	509.4	483.9
	8	250.9	239.4	225.3	244.0	(452.7)	(525.3)	511.2	488.9
	9	252.2	239.4	225.7	245.0	462.1	(528.2)	515.4	494.2
	10	252.9	239.7	225.8	245.5	471.3	534.0	529.0	504.5
	11	253.1	239.8	225.8	245.6	482.0	540.3	537.3	513.3
	12	253.3	241.7	225.9	246.1	(481.6)	546.6	537.3	515.6
2018	1	251.5	242.2	225.8	245.2	484.3	549.3	537.9	517.3
	2	252.6	243.1	226.1	246.1	(490.1)	(555.4)	533.4	519.7
	3	257.1	244.9	224.8	249.0	506.7	(559.4)	547.3	531.5
	4	259.1	245.1	223.1	249.9	(517.0)	564.4	549.0	538.3
	5	261.2	245.4	224.9	251.3	(527.8)	(577.8)	549.4	546.2
	6	263.0	246.0	226.5	252.9	(531.2)	(593.0)	563.4	556.1
	7	263.1	246.2	228.6	253.1	(538.1)	(599.0)	569.7	562.8
	8 *	263.2	247.1	230.6	253.8	(554.8)	604.6	572.7	574.1
	9 *	265.2	247.3	230.9	254.8	(558.2)	(608.4)	580.5	579.8
	10 *	265.5	249.0	232.0	255.6	(600.1)	(616.5)	(584.6)	599.0
	11 *	265.7	249.8	232.6	256.3	(582.1)	(563.1)	(559.3)	568.5
	12 *	264.4	250.0	232.9	255.6	(596.0)	(575.6)	(536.5)	569.1

* 臨時數字
() 表示少於 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

私人寫字樓 - 核心地區甲級寫字樓的租金及售價指數
PRIVATE OFFICES - RENTAL AND PRICE INDICES FOR GRADE A OFFICES IN CORE DISTRICTS
(1999 = 100)

年 / 月 Year / Month	租金 Rents			售價 Prices
	上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地區 # Core Districts #
2009	187.6	146.8	124.4	197.2
2010	197.3	151.5	132.6	259.4
2011	250.6	180.4	155.4	328.2
2012	272.5	202.9	172.3	340.0
2013	267.8	215.5	187.4	380.1
2014	270.6	218.6	195.7	365.2
2015	282.4	228.4	208.5	391.4
2016	296.4	238.5	210.5	409.5
2017	317.9	252.7	216.0	473.2
2018 *	339.0	263.6	227.0	548.6
2017	7 - 9	320.5	219.0	522.3
	10 - 12	325.0	219.8	502.3
2018	1 - 3	327.9	220.5	510.0
	4 - 6	338.4	226.3	532.6
	7 - 9 *	344.4	229.3	(554.8)
	10 - 12 *	345.4	232.1	(596.9)
2017	7	318.5	216.5	(502.3)
	8	306.6	224.0	(587.2)
	9	336.4	216.5	(477.5)
	10	328.1	221.7	(481.0)
	11	320.0	220.6	(531.2)
	12	326.8	217.1	(494.8)
2018	1	319.6	222.4	(455.4)
	2	327.9	217.4	(554.7)
	3	336.1	221.6	(519.8)
	4	332.2	226.2	(533.5)
	5	336.7	227.7	(528.0)
	6	346.2	224.9	(536.4)
	7	336.6	226.5	(571.5)
	8 *	346.5	230.6	(624.8)
	9 *	350.1	230.8	(468.1)
	10 *	340.0	236.2	(703.7)
	11 *	343.2	232.0	(602.5)
	12 *	353.1	228.2	(484.6)

核心地區：上環 / 中區、灣仔 / 銅鑼灣及尖沙咀

* 臨時數字

() 表示少於 10 宗交易。

Core districts : Sheung Wan / Central, Wan Chai / Causeway Bay and Tsim Sha Tsui

* Provisional figures

() Indicates fewer than 10 transactions.

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 m²

地區	District	2017年年底總存量 Stock at year-end	2018年落成量 Completions	落成量佔2017年總存量的百分率 Completions as a % of 2017 Stock	2018年年底總存量 Stock at year-end	2018年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	1 128 700	10 400	0.9	1 135 800	116 800	10.3
灣仔	Wan Chai	1 182 700	800	0.1	1 186 800	104 600	8.8
東區	Eastern	714 500	5 800	0.8	716 700	61 900	8.6
南區	Southern	253 900	-	-	251 800	26 000	10.3
港島	HONG KONG	3 279 800	17 000	0.5	3 291 100	309 300	9.4
油尖旺	Yau Tsim Mong	2 122 900	35 400	1.7	2 154 600	184 100	8.5
深水埗	Sham Shui Po	727 600	3 400	0.5	731 300	67 200	9.2
九龍城	Kowloon City	733 700	5 300	0.7	765 500	62 000	8.1
黃大仙	Wong Tai Sin	324 800	800	0.2	326 400	44 000	13.5
觀塘	Kwun Tong	686 500	2 400	0.3	703 300	87 700	12.5
九龍	KOWLOON	4 595 500	47 300	1.0	4 681 100	445 000	9.5
葵青	Kwai Tsing	366 900	300	0.1	368 200	31 100	8.4
荃灣	Tsuen Wan	512 300	29 700	5.8	548 000	90 100	16.4
屯門	Tuen Mun	415 400	4 900	1.2	422 000	27 200	6.4
元朗	Yuen Long	513 900	-	-	511 800	35 000	6.8
北區	North	229 300	3 000	1.3	231 500	24 100	10.4
大埔	Tai Po	235 000	-	-	234 200	10 800	4.6
沙田	Sha Tin	503 000	-	-	503 900	39 900	7.9
西貢	Sai Kung	321 000	22 800	7.1	342 700	50 200	14.6
離島	Islands	302 100	-	-	298 800	14 000	4.7
新界	NEW TERRITORIES	3 398 900	60 700	1.8	3 461 100	322 400	9.3
全港	OVERALL	11 274 200	125 000	1.1	11 433 300	1 076 700	9.4

2018年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2017年年底總存量計算。

2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 Year-end Stock figures shown here.

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

平方米 m²

年 Year	區域 Area	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2014	港島	Hong Kong	9 600	12 500	3 227 700
	九龍	Kowloon	18 400	22 800	4 448 600
	新界	New Territories	100	21 800	3 240 900
	全港	OVERALL	28 100	57 100	10 917 200
2015	港島	Hong Kong	8 000	16 700	3 242 700
	九龍	Kowloon	14 600	29 900	4 463 500
	新界	New Territories	-	21 700	3 286 200
	全港	OVERALL	22 600	68 300	10 992 400
2016	港島	Hong Kong	8 200	25 700	3 238 900
	九龍	Kowloon	5 900	36 100	4 547 100
	新界	New Territories	100	61 300	3 347 200
	全港	OVERALL	14 200	123 100	11 133 200
2017	港島	Hong Kong	3 500	30 500	3 279 800
	九龍	Kowloon	8 800	42 300	4 595 500
	新界	New Territories	-	32 200	3 398 900
	全港	OVERALL	12 300	105 000	11 274 200
2018	港島	Hong Kong	14 000	17 000	3 291 100
	九龍	Kowloon	2 700	47 300	4 681 100
	新界	New Territories	300	60 700	3 461 100
	全港	OVERALL	17 000	125 000	11 433 300

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 m²

地區	District	2018年落成量	預測落成量 Forecast Completions	
		Completions	[2019]	[2020]
中西區	Central and Western	10 400	7 900	8 800
灣仔	Wan Chai	800	8 800	21 700
東區	Eastern	5 800	7 600	9 900
南區	Southern	-	300	3 900
港島	HONG KONG	17 000	24 600	44 300
油尖旺	Yau Tsim Mong	35 400	26 000	8 600
深水埗	Sham Shui Po	3 400	1 400	11 500
九龍城	Kowloon City	5 300	4 300	4 200
黃大仙	Wong Tai Sin	800	-	-
觀塘	Kwun Tong	2 400	9 200	8 700
九龍	KOWLOON	47 300	40 900	33 000
葵青	Kwai Tsing	300	-	2 400
荃灣	Tsuen Wan	29 700	-	22 100
屯門	Tuen Mun	4 900	5 100	-
元朗	Yuen Long	-	400	1 500
北區	North	3 000	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	2 700	100
西貢	Sai Kung	22 800	-	31 500
離島	Islands	-	25 500	-
新界	NEW TERRITORIES	60 700	33 700	57 600
全港	OVERALL	125 000	99 200	134 900

私人商業樓宇 - 整體空置趨勢
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m²

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
2014	57 100	48 300	84.6	10 860 100	746 700	6.9	795 000	7.3
2015	68 300	64 100	93.9	10 924 100	783 300	7.2	847 400	7.7
2016	123 100	109 700	89.1	11 010 100	888 600	8.1	998 300	9.0
2017	105 000	101 500	96.7	11 169 200	912 900	8.2	1 014 400	9.0
2018	125 000	122 400	97.9	11 308 300	954 300	8.4	1 076 700	9.4

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

區域 Area	租金 Rents (每平方米月租 \$/m ² per month)			售價 Prices (每平方米售價 \$/m ²)			
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	
[平均面積] [Average size]	[63 平方米 m ²]	[57 平方米 m ²]	[50 平方米 m ²]	[37 平方米 m ²]	[29 平方米 m ²]	[26 平方米 m ²]	
年 / 月 Year / Month							
2017	1 518	1 396	1 325	527 179	376 050	402 002	
2018 *	1 528	1 437	1 360	491 670	439 903	395 762	
2017							
	7	1 472	1 271	1 336	696 957	406 541	354 989
	8	1 572	1 382	1 375	418 273	369 818	(319 983)
	9	1 398	1 624	1 277	420 152	429 095	504 227
	10	1 470	1 445	1 450	468 486	380 443	275 079
	11	1 591	1 561	1 313	701 148	353 150	460 931
	12	1 478	1 403	1 246	615 585	341 376	387 937
2018							
	1	1 427	1 328	1 167	430 806	537 371	323 440
	2	1 461	1 412	1 283	(436 367)	404 305	466 843
	3	1 551	1 578	1 384	380 580	511 518	486 844
	4	1 411	1 481	1 262	656 849	540 651	348 460
	5	1 529	1 373	1 374	715 553	392 954	346 066
	6	1 574	1 394	1 398	468 131	366 529	397 519
	7	1 520	1 301	1 406	(382 839)	537 171	408 229
	8 *	1 702	1 388	1 372	506 267	345 039	603 420
	9 *	1 672	1 592	1 372	526 729	421 374	356 483
	10 *	1 454	1 528	1 379	(541 477)	380 800	(316 057)
	11 *	1 585	1 429	1 507	(429 573)	296 540	(349 550)
	12 *	1 378	1 410	1 391	(290 615)	418 548	(342 196)

* 臨時數字
() 表示少於 20 宗交易。
[] 表示 2018 年內所分析單位的平均面積。

* Provisional figures
() Indicates fewer than 20 transactions.
[] Indicates average size of the units analysed during 2018.

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
2009	110.9	193.1
2010	122.9	257.2
2011	134.3	327.4
2012	151.3	420.5
2013	165.5	506.8
2014	173.1	521.2
2015	182.5	559.2
2016	178.6	526.9
2017	182.5	558.4
2018 *	187.0	591.7
2017 7 - 9	183.6	562.3
10 - 12	185.0	573.6
2018 1 - 3	185.4	584.0
4 - 6	186.6	589.0
7 - 9 *	187.8	595.5
10 - 12 *	188.3	598.3
2017 7	183.1	557.5
8	183.3	562.1
9	184.3	567.4
10	184.4	569.1
11	184.4	574.8
12	186.2	577.0
2018 1	185.2	581.8
2	185.5	583.3
3	185.6	587.0
4	185.8	587.6
5	186.9	588.9
6	187.0	590.6
7	187.4	591.8
8 *	187.9	596.2
9 *	188.0	598.5
10 *	188.9	598.8
11 *	187.2	601.1
12 *	188.9	595.1

* 臨時數字

* Provisional figures

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

平方米 m²

地區	District	2017年年底總存量 Stock at year-end	2018年落成量 Completions	落成量佔2017年總存量的百分率 Completions as a % of 2017 Stock	2018年年底總存量 Stock at year-end	2018年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	66 900	-	-	66 900	4 700	7.0
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 186 400	-	-	1 185 200	69 100	5.8
南區	Southern	673 500	7 000	1.0	656 300	106 600	16.2
港島	HONG KONG	1 926 800	7 000	0.4	1 908 400	180 400	9.5
油尖旺	Yau Tsim Mong	300 100	4 900	1.6	279 200	17 600	6.3
深水埗	Sham Shui Po	1 026 100	12 400	1.2	1 028 500	64 900	6.3
九龍城	Kowloon City	848 400	-	-	848 400	41 600	4.9
黃大仙	Wong Tai Sin	748 200	-	-	747 800	43 300	5.8
觀塘	Kwun Tong	3 023 000	14 900	0.5	3 013 600	217 700	7.2
九龍	KOWLOON	5 945 800	32 200	0.5	5 917 500	385 100	6.5
葵青	Kwai Tsing	3 227 300	1 900	0.1	3 227 800	189 900	5.9
荃灣	Tsuen Wan	2 245 000	-	-	2 208 600	119 000	5.4
屯門	Tuen Mun	1 460 000	-	-	1 422 800	87 000	6.1
元朗	Yuen Long	203 300	-	-	203 300	9 400	4.6
北區	North	280 000	-	-	280 000	25 000	8.9
大埔	Tai Po	152 900	-	-	152 900	4 900	3.2
沙田	Sha Tin	1 083 600	-	-	1 083 800	28 300	2.6
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	900	-	-	900	100	11.1
新界	NEW TERRITORIES	8 653 000	1 900	0.0 +	8 580 100	463 600	5.4
全港	OVERALL	16 525 600	41 100	0.2	16 406 000	1 029 100	6.3

+ 少於 0.05%

2018年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2017年年底總存量計算。

+ Below 0.05%

2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 Year-end Stock figures shown here.

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

平方米 m²

年 Year	區域 Area	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2014	港島	Hong Kong	58 300	-	2 034 800
	九龍	Kowloon	20 700	-	6 130 100
	新界	New Territories	-	35 600	8 855 900
	全港	OVERALL	79 000	35 600	17 020 800
2015	港島	Hong Kong	2 300	-	2 025 200
	九龍	Kowloon	16 300	27 200	6 037 400
	新界	New Territories	32 900	2 500	8 788 200
	全港	OVERALL	51 500	29 700	16 850 800
2016	港島	Hong Kong	17 500	-	1 998 300
	九龍	Kowloon	11 500	4 500	5 998 300
	新界	New Territories	29 600	-	8 732 500
	全港	OVERALL	58 600	4 500	16 729 100
2017	港島	Hong Kong	71 600	-	1 926 800
	九龍	Kowloon	31 500	6 700	5 945 800
	新界	New Territories	4 600	15 800	8 653 000
	全港	OVERALL	107 700	22 500	16 525 600
2018	港島	Hong Kong	-	7 000	1 908 400
	九龍	Kowloon	30 300	32 200	5 917 500
	新界	New Territories	1 500	1 900	8 580 100
	全港	OVERALL	31 800	41 100	16 406 000

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

平方米 m²

地區	District	2018 年落成量	預測落成量 Forecast Completions	
		Completions	[2019]	[2020]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	7 000	-	11 900
港島	HONG KONG	7 000	-	11 900
油尖旺	Yau Tsim Mong	4 900	3 300	-
深水埗	Sham Shui Po	12 400	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	5 700
觀塘	Kwun Tong	14 900	3 600	16 800
九龍	KOWLOON	32 200	6 900	22 500
葵青	Kwai Tsing	1 900	8 700	30 700
荃灣	Tsuen Wan	-	16 900	-
屯門	Tuen Mun	-	11 900	-
元朗	Yuen Long	-	-	-
北區	North	-	2 300	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	1 900	39 800	30 700
全港	OVERALL	41 100	46 700	65 100

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

平方米 m²

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
2014	35 600	31 000	87.1	16 985 200	927 700	5.5	958 700	5.6
2015	29 700	18 600	62.6	16 821 100	824 000	4.9	842 600	5.0
2016	4 500	4 500	100.0	16 724 600	973 300	5.8	977 800	5.8
2017	22 500	17 100	76.0	16 503 100	995 200	6.0	1 012 300	6.1
2018	41 100	36 400	88.6	16 364 900	992 700	6.1	1 029 100	6.3

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	租金 Rents (每平方米月租 \$/m ² per month)			售價 Prices (每平方米售價 \$/m ²)			
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	
[平均面積] [Average size]	[161 平方米 m ²]	[134 平方米 m ²]	[144 平方米 m ²]	[111 平方米 m ²]	[111 平方米 m ²]	[103 平方米 m ²]	
年 / 月 Year / Month							
2017	185	189	134	84 816	80 598	51 802	
2018 *	193	203	145	91 918	90 698	59 856	
2017	7	190	190	134	76 005	82 363	50 379
	8	173	193	141	86 199	85 208	48 522
	9	191	192	138	(91 375)	77 233	51 811
	10	197	193	138	(93 538)	81 377	53 197
	11	198	204	135	91 206	80 218	54 929
	12	205	200	145	80 030	87 177	55 067
2018	1	177	199	137	88 280	85 261	54 422
	2	177	200	141	(88 048)	88 701	57 367
	3	185	202	145	82 844	87 956	55 599
	4	183	197	140	(82 278)	95 854	60 386
	5	197	207	148	103 113	88 907	59 732
	6	195	204	148	97 847	95 024	58 458
	7	198	208	145	98 485	97 850	64 527
	8 *	200	205	151	79 942	92 911	63 495
	9 *	200	204	147	(99 613)	89 295	65 642
	10 *	204	203	146	(89 473)	86 782	70 237
	11 *	206	210	143	(108 508)	85 610	65 828
	12 *	202	202	152	(92 550)	80 117	58 560

* 臨時數字

() 表示少於 20 宗交易。

[] 表示 2018 年內所分析單位的平均面積。

平均租金及售價只以樓上單位的租金及售價計算。

* Provisional figures

() Indicates fewer than 20 transactions.

[] Indicates average size of the units analysed during 2018.

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
2009	99.4	216.3
2010	108.9	284.4
2011	118.6	385.0
2012	131.9	489.8
2013	147.3	655.4
2014	160.1	668.0
2015	174.4	723.9
2016	181.4	692.7
2017	190.7	778.1
2018 *	202.4	888.4
2017 7 - 9	192.9	788.4
10 - 12	195.9	818.6
2018 1 - 3	197.1	850.6
4 - 6	202.1	887.6
7 - 9 *	204.6	911.7
10 - 12 *	205.8	903.6
2017 7	191.1	779.1
8	193.8	783.7
9	193.8	802.5
10	195.2	808.2
11	196.1	823.4
12	196.4	824.1
2018 1	194.9	836.3
2	197.1	849.8
3	199.3	865.8
4	199.6	873.6
5	203.0	893.7
6	203.6	895.4
7	204.2	900.3
8 *	204.8	916.5
9 *	204.9	918.3
10 *	205.6	911.4
11 *	207.1	895.7
12 *	204.7	903.7

* 臨時數字
上述指數只就樓上單位計算。

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

私人分層工廠大廈 - 在選定地區的平均售價
PRIVATE FLATTED FACTORIES - AVERAGE PRICES IN SELECTED DISTRICTS

每平方米售價 \$/m²

地區 District	東區 Eastern	深水埗 Sham Shui Po	觀塘 Kwun Tong	葵青 Kwai Tsing	荃灣 Tsuen Wan	沙田 Sha Tin
[平均面積] [Average size]	[62 平方米 m ²]	[70 平方米 m ²]	[63 平方米 m ²]	[44 平方米 m ²]	[79 平方米 m ²]	[76 平方米 m ²]
年 / 月 Year / Month						
2017	111 992	125 766	107 369	69 328	70 726	78 458
2018 *	130 917	139 155	122 577	94 615	79 640	87 781
2017						
7	(115 729)	(124 547)	107 220	50 284	73 803	70 988
8	100 132	137 699	105 532	74 387	64 200	(77 424)
9	(122 863)	156 680	105 629	82 420	72 541	73 996
10	106 484	149 888	106 265	69 254	80 346	(83 933)
11	(128 947)	(121 659)	110 878	84 058	75 840	(83 770)
12	(124 980)	118 833	110 435	91 441	75 163	82 981
2018						
1	(86 786)	(133 355)	128 114	103 691	73 835	(82 300)
2	(117 362)	(151 829)	123 389	92 123	79 753	-
3	(141 635)	138 205	109 715	99 487	76 776	(90 818)
4	-	151 627	123 883	105 632	78 664	80 590
5	(157 313)	132 903	116 739	86 610	81 069	91 493
6	144 285	140 116	127 068	86 790	77 779	(78 922)
7	(144 693)	(161 503)	133 472	99 703	68 879	(101 482)
8 *	(80 667)	(157 614)	(133 320)	91 996	71 010	(76 458)
9 *	(167 925)	(123 834)	119 337	92 271	89 586	(88 768)
10 *	-	(83 752)	(115 303)	(75 630)	109 546	(92 886)
11 *	(88 675)	152 018	(133 416)	(80 878)	91 421	(110 555)
12 *	-	(114 055)	(103 991)	(62 669)	(127 217)	-

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2018 年內所分析單位的平均面積。

- 本署沒有收到成交個案。

所分析的樓宇是於 1992 年或之後建成。

平均售價只以樓上單位的售價計算。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2018.

- No transaction record received by this Department.

Premises 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 m²

地區	District	2017年年底總存量 Stock at year-end	2018年落成量 Completions	落成量佔2017年總存量的百分率 Completions as a % of 2017 Stock	2018年年底總存量 Stock at year-end	2018年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
東區	Eastern	47 000	-	-	47 000	5 900	12.6
南區	Southern	5 900	-	-	5 900	-	-
港島	HONG KONG	52 900	-	-	52 900	5 900	11.2
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	-	-
深水埗	Sham Shui Po	120 100	-	-	120 000	3 700	3.1
九龍城	Kowloon City	5 200	-	-	5 200	5 200	100.0
黃大仙	Wong Tai Sin	28 300	-	-	28 300	100	0.4
觀塘	Kwun Tong	204 300	-	-	197 600	28 100	14.2
九龍	KOWLOON	367 200	-	-	360 400	37 100	10.3
葵青	Kwai Tsing	91 600	-	-	92 300	7 400	8.0
荃灣	Tsuen Wan	21 300	-	-	21 300	300	1.4
北區	North	6 500	-	-	6 500	600	9.2
沙田	Sha Tin	16 600	-	-	16 600	100	0.6
新界	NEW TERRITORIES	136 000	-	-	136 700	8 400	6.1
全港	OVERALL	556 100	-	-	550 000	51 400	9.3

2018年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2017年年底總存量計算。

2018 Year-end Stock figures are derived from the latest rating record, and not from the 2017 Year-end 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 m²

地區	District	2018 年落成量	預測落成量 Forecast Completions	
		Completions	[2019]	[2020]
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	KOWLOON	-	-	-
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
北區	North	-	-	-
沙田	Sha Tin	-	-	-
新界	NEW TERRITORIES	-	-	-
全港	OVERALL	-	-	-

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

平方米 m²

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
2014	-	-	-	592 900	44 500	7.5	44 500	7.5
2015	-	-	-	581 800	39 700	6.8	39 700	6.8
2016	-	-	-	581 700	52 000	8.9	52 000	8.9
2017	-	-	-	556 100	40 900	7.4	40 900	7.4
2018	-	-	-	550 000	51 400	9.3	51 400	9.3

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	2017 年年底總存量 Stock at year-end	2018 年落成量 Completions	落成量佔 2017 年總存量的百分率 Completions as a % of 2017 Stock	2018 年年底總存量 Stock at year-end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	500	-	-	500
南區	Southern	84 800	-	-	79 300
港島	HONG KONG	85 300	-	-	79 800
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	21 600	-	-	21 600
九龍城	Kowloon City	30 500	-	-	30 500
黃大仙	Wong Tai Sin	44 100	-	-	44 100
觀塘	Kwun Tong	196 300	-	-	180 300
九龍	KOWLOON	292 500	-	-	276 500
葵青	Kwai Tsing	123 700	-	-	123 700
荃灣	Tsuen Wan	159 200	-	-	140 600
屯門	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	623 000	11 300	1.8	635 100
北區	North	136 600	-	-	136 600
大埔	Tai Po	753 200	1 300	0.2	749 600
沙田	Sha Tin	145 200	-	-	137 200
西貢	Sai Kung	592 600	13 400	2.3	623 700
離島	Islands	79 100	-	-	79 100
新界	NEW TERRITORIES	2 789 800	26 000	0.9	2 802 800
全港	OVERALL	3 167 600	26 000	0.8	3 159 100

2018 年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 2017 年年底總存量計算。

2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 Year-end Stock figures shown here.

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

平方米 m²

地區	District	2018 年落成量	預測落成量 Forecast Completions	
		Completions	[2019]	[2020]
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	-	-	9 800
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	11 300	20 600	4 800
北區	North	-	-	-
大埔	Tai Po	1 300	10 400	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	13 400	40 400	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	26 000	71 400	14 600
全港	OVERALL	26 000	71 400	14 600

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

平方米 m²

地區	District	2017年年底總存量 Stock at year-end	2018年落成量 Completions	落成量佔2017年總存量的百分率 Completions as a % of 2017 Stock	2018年年底總存量 Stock at year-end	2018年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	43 700	-	-	43 700	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	94 600	-	-	94 600	9 200	9.7
南區	Southern	28 600	-	-	28 600	500	1.7
港島	HONG KONG	166 900	-	-	166 900	9 700	5.8
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	25 900	18.2
九龍城	Kowloon City	103 600	-	-	103 600	500	0.5
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
觀塘	Kwun Tong	257 900	-	-	256 800	6 900	2.7
九龍	KOWLOON	505 200	-	-	504 100	33 300	6.6
葵青	Kwai Tsing	1 763 900	3 000	0.2	1 767 900	102 300	5.8
荃灣	Tsuen Wan	435 600	-	-	394 800	8 300	2.1
屯門	Tuen Mun	142 400	-	-	142 400	700	0.5
元朗	Yuen Long	126 000	-	-	126 000	-	-
北區	North	126 100	-	-	126 100	4 900	3.9
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 200	-	-	442 200	10 100	2.3
西貢	Sai Kung	7 400	-	-	7 400	4 500	60.8
離島	Islands	94 400	-	-	94 400	7 600	8.1
新界	NEW TERRITORIES	3 138 600	3 000	0.1	3 101 800	138 400	4.5
全港	OVERALL	3 810 700	3 000	0.1	3 772 800	181 400	4.8

2018年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2017年年底總存量計算。

2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 Year-end 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 m²

地區	District	2018 年落成量	預測落成量 Forecast Completions	
		Completions	[2019]	[2020]
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	3 000	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	8 000	-
元朗	Yuen Long	-	-	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	3 000	8 000	-
全港	OVERALL	3 000	8 000	-

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

平方米 m²

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
2014	80 200	80 200	100.0	3 566 500	135 000	3.8	215 200	5.9
2015	-	-	-	3 644 800	153 000	4.2	153 000	4.2
2016	73 200	21 900	29.9	3 659 500	139 800	3.8	161 700	4.3
2017	82 800	82 800	100.0	3 727 900	177 100	4.8	259 900	6.8
2018	3 000	3 000	100.0	3 769 800	178 400	4.7	181 400	4.8

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

回報百分率 % return

年 / 月 Year / Month		類別 Class				
		A	B	C	D	E
2009		4.2	3.5	3.1	2.8	2.5
2010		4.0	3.5	3.1	2.8	2.5
2011		3.8	3.3	2.9	2.7	2.4
2012		3.5	3.0	2.7	2.5	2.2
2013		3.2	2.9	2.6	2.4	2.1
2014		3.1	2.8	2.7	2.4	2.2
2015		2.9	2.7	2.6	2.4	2.2
2016		3.0	2.7	2.6	2.4	2.2
2017		2.8	2.5	2.4	2.3	2.0
2018 *		2.7	2.4	2.3	2.2	2.0
2017	7 - 9	2.8	2.5	2.4	2.3	2.0
	10 - 12	2.8	2.5	2.3	2.2	2.0
2018	1 - 3	2.6	2.4	2.3	2.1	1.9
	4 - 6	2.6	2.3	2.2	2.1	2.0
	7 - 9	2.6	2.3	2.2	2.1	2.0
	10 - 12 *	2.8	2.5	2.4	2.2	2.1
2017	7	2.8	2.5	2.4	2.3	2.0
	8	2.8	2.5	2.4	2.3	2.0
	9	2.8	2.5	2.4	2.3	2.0
	10	2.8	2.5	2.4	2.2	2.0
	11	2.8	2.5	2.3	2.2	2.0
	12	2.7	2.5	2.3	2.2	2.0
2018	1	2.7	2.4	2.3	2.1	1.9
	2	2.6	2.4	2.3	2.1	1.9
	3	2.6	2.4	2.3	2.1	1.9
	4	2.6	2.4	2.3	2.1	2.0
	5	2.6	2.3	2.2	2.1	2.0
	6	2.6	2.3	2.2	2.1	2.0
	7	2.6	2.3	2.2	2.1	2.0
	8	2.6	2.3	2.2	2.1	2.0
	9	2.6	2.4	2.3	2.2	2.0
	10	2.7	2.4	2.3	2.2	2.1
	11 *	2.8	2.5	2.4	2.2	2.1
	12 *	2.8	2.5	2.4	2.2	2.1

* 臨時數字

* Provisional figures

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

回報百分率 % return

年 / 月 Year / Month	寫字樓 Offices		分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
	甲級 Grade A	乙級 Grade B		
2009		3.8	5.5	3.9
2010		3.2	4.7	3.4
2011		3.1	3.9	3.0
2012		3.1	3.3	2.5
2013		2.8	2.8	2.4
2014		2.9	2.9	2.4
2015		2.9	2.9	2.4
2016		3.0	3.1	2.5
2017		2.7	2.9	2.5
2018 *		2.4	2.8	2.4
2017	7 - 9	2.7	2.9	2.5
	10 - 12	2.6	2.9	2.5
2018	1 - 3	2.5	2.8	2.4
	4 - 6	2.4	2.7	2.5
	7 - 9 *	2.3	2.7	2.4
	10 - 12 *	2.2	2.7	2.4
2017	7	2.8	2.9	2.5
	8	2.7	3.0	2.5
	9	2.7	2.9	2.5
	10	2.6	2.9	2.4
	11	2.6	2.9	2.4
	12	2.6	2.9	2.5
2018	1	2.5	2.8	2.4
	2	2.5	2.8	2.4
	3	2.5	2.8	2.4
	4	2.4	2.7	2.5
	5	2.4	2.7	2.5
	6	2.4	2.7	2.5
	7	2.4	2.7	2.4
	8 *	2.3	2.7	2.4
	9 *	2.3	2.7	2.4
	10 *	2.2	2.7	2.4
	11 *	2.2	2.8	2.4
	12 *	2.2	2.7	2.4

* 臨時數字

** 此欄數字只就樓上單位計算。

* Provisional figures

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

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

年 / 月 Year / Month	數目 No.	總值 (百萬元) Consideration (\$ million)
2016	54 701	428 041
2017	61 591	556 348
2018	57 247	559 293
2017	13 221	114 274
	4 - 6	182 279
	7 - 9	112 135
	10 - 12	147 660
2018	15 015	139 509
	4 - 6	182 032
	7 - 9	149 085
	10 - 12	88 667
2018	5 270	49 805
	2	50 894
	3	38 810
	4	61 825
	5	52 184
	6	68 023
	7	65 237
	8	46 765
	9	37 083
	10	38 571
	11	26 020
	12	24 076

資料來源：土地註冊處

數字源自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等計劃的住宅買賣，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, etc. except those after payment of premium.

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

買賣合約數目 No. of Agreements

年 / 月 Year / Month		成交金額 (百萬元) Range of Consideration (\$ million)												總數 Total
		少於 1 Less than 1		1 至少於 2 1 to less than 2		2 至少於 3 2 to less than 3		3 至少於 5 3 to less than 5		5 至少於 10 5 to less than 10		10 或以上 10 or over		
		數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	
2016		293	1	1 339	2	4 447	8	20 201	37	20 388	37	8 033	15	54 701
2017		281	0	1 117	2	2 996	5	17 689	29	26 733	43	12 775	21	61 591
2018		265	0	869	2	1 831	3	12 127	21	29 412	51	12 743	22	57 247
2017	1 - 3	55	0	285	2	712	5	4 116	31	5 485	41	2 568	19	13 221
	4 - 6	70	0	291	2	745	4	5 191	27	8 204	43	4 391	23	18 892
	7 - 9	75	1	273	2	642	5	3 817	29	5 832	44	2 519	19	13 158
	10 - 12	81	0	268	2	897	5	4 565	28	7 212	44	3 297	20	16 320
2018	1 - 3	56	0	243	2	598	4	4 022	27	6 833	46	3 263	22	15 015
	4 - 6	64	0	259	1	545	3	3 755	20	9 974	53	4 284	23	18 881
	7 - 9	70	0	203	1	376	3	2 431	17	7 728	54	3 605	25	14 413
	10 - 12	75	1	164	2	312	3	1 919	21	4 877	55	1 591	18	8 938
2018	1	32	1	90	2	236	4	1 463	28	2 415	46	1 034	20	5 270
	2	10	0	93	2	192	4	1 428	26	2 458	45	1 301	24	5 482
	3	14	0	60	1	170	4	1 131	27	1 960	46	928	22	4 263
	4	15	0	91	1	166	2	1 358	20	3 679	55	1 337	20	6 646
	5	22	0	100	2	177	3	1 243	23	2 767	50	1 213	22	5 522
	6	27	0	68	1	202	3	1 154	17	3 528	53	1 734	26	6 713
	7	18	0	69	1	164	3	1 026	17	3 152	52	1 662	27	6 091
	8	32	1	81	2	120	2	875	18	2 717	56	997	21	4 822
	9	20	1	53	2	92	3	530	15	1 859	53	946	27	3 500
	10	26	1	54	1	114	3	692	16	2 648	62	709	17	4 243
	11	18	1	63	2	108	4	656	25	1 313	50	477	18	2 635
	12	31	2	47	2	90	4	571	28	916	44	405	20	2 060

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	數目 No.	一手買賣 Primary Sales		二手買賣 Secondary Sales		總數 Total No.		
		%	總值 (百萬元) Consideration (\$ million)	%	總值 (百萬元) Consideration (\$ million)			
2016	16 793	31	186 589	37 908	69	241 452	54 701	
2017	18 645	30	240 512	42 946	70	315 838	61 591	
2018	15 633	27	219 505	41 614	73	339 788	57 247	
2017	1 - 3	3 573	27	46 261	9 648	73	68 013	13 221
	4 - 6	6 245	33	87 100	12 647	67	95 181	18 892
	7 - 9	4 577	35	49 936	8 581	65	62 199	13 158
	10 - 12	4 250	26	57 215	12 070	74	90 445	16 320
2018	1 - 3	2 734	18	42 388	12 281	82	97 122	15 015
	4 - 6	4 948	26	69 480	13 933	74	112 551	18 881
	7 - 9	4 495	31	64 937	9 918	69	84 148	14 413
	10 - 12	3 456	39	42 700	5 482	61	45 967	8 938
2018	1	828	16	13 976	4 442	84	35 830	5 270
	2	1 168	21	17 159	4 314	79	33 735	5 482
	3	738	17	11 253	3 525	83	27 557	4 263
	4	2 122	32	26 644	4 524	68	35 180	6 646
	5	756	14	13 200	4 766	86	38 984	5 522
	6	2 070	31	29 636	4 643	69	38 387	6 713
	7	1 753	29	28 775	4 338	71	36 462	6 091
	8	1 490	31	18 236	3 332	69	28 529	4 822
	9	1 252	36	17 926	2 248	64	19 157	3 500
	10	2 337	55	21 382	1 906	45	17 189	4 243
	11	720	27	9 776	1 915	73	16 244	2 635
	12	399	19	11 542	1 661	81	12 534	2 060

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 Offices		商業樓宇 Commercial		分層工廠大廈 Flatted Factories	
	宗數 No.	總值 (百萬元) Consideration (\$ million)	宗數 No.	總值 (百萬元) Consideration (\$ million)	宗數 No.	總值 (百萬元) Consideration (\$ million)
2016	1 105	18 420	1 523	23 760	2 727	18 682
2017	1 955	30 777	2 198	36 090	5 135	30 991
2018 *	1 331	21 470	1 927	36 428	4 854	30 546
2017						
	7 - 9	360	536	9 340	1 302	7 768
	10 - 12	454	598	9 952	1 524	9 501
2018						
	1 - 3	408	568	10 737	1 573	9 562
	4 - 6	412	631	10 963	1 632	9 893
	7 - 9 *	343	444	7 385	1 166	7 410
	10 - 12 *	168	284	7 343	483	3 681
2017						
	7	125	163	3 178	448	2 505
	8	111	173	3 125	409	2 437
	9	124	200	3 037	445	2 825
	10	163	192	2 687	411	3 112
	11	148	220	2 870	523	3 248
	12	143	186	4 395	590	3 140
2018						
	1	170	201	3 248	610	3 184
	2	100	166	3 799	445	2 991
	3	138	201	3 690	518	3 388
	4	161	174	3 416	474	2 821
	5	116	245	3 530	638	4 160
	6	135	212	4 017	520	2 912
	7	114	140	2 100	510	2 799
	8 *	143	166	2 626	390	2 627
	9 *	86	138	2 659	266	1 984
	10 *	63	104	1 528	188	1 400
	11 *	58	92	1 629	161	1 162
	12 *	47	88	4 186	134	1 119

* 臨時數字

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

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

* Provisional figures

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

Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises, car parking 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	小規劃統計區 Tertiary Planning Units
港島 HONG KONG	中西區 Central and Western	堅尼地城、石塘咀、 西營盤、上環、 中環、金鐘、 半山區、山頂	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111, 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 181, 182
				灣仔 Wan Chai
	東區 Eastern	寶馬山、北角、 鰂魚涌、西灣河、 筲箕灣、柴灣、 小西灣	Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	148(p), 151(p), 152(p), 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
				南區 Southern
九龍 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、 西九文化區、 京士柏、旺角、 大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Cultural District, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256

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

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	屯門 Tuen Mun	大欖涌、	Tai Lam Chung,	411, 412, 413, 414, 415, 416,
		掃管笏、	So Kwun Wat,	421, 422, 423, 424, 425, 426,
	屯門、藍地	Tuen Mun, Lam Tei	427, 428, 431, 432, 433, 434,	
			441, 442	
	元朗 Yuen Long	洪水橋、廈村、 流浮山、 天水圍、元朗、 新田、落馬洲、 錦田、石崗、 八鄉	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610
北區 North	粉嶺、聯和墟、 上水、 石湖墟、 沙頭角、鹿頸、 烏蛟騰	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	545, 546, 547, 548, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 641, 642, 651, 652, 653, 711(p), 712(p)	
大埔 Tai Po	大埔墟、大埔、 大埔滘、大美督、 船灣、 樟木頭、 企嶺下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751	
沙田 Sha Tin	大圍、沙田、 火炭、馬料水、 烏溪沙、 馬鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762	

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

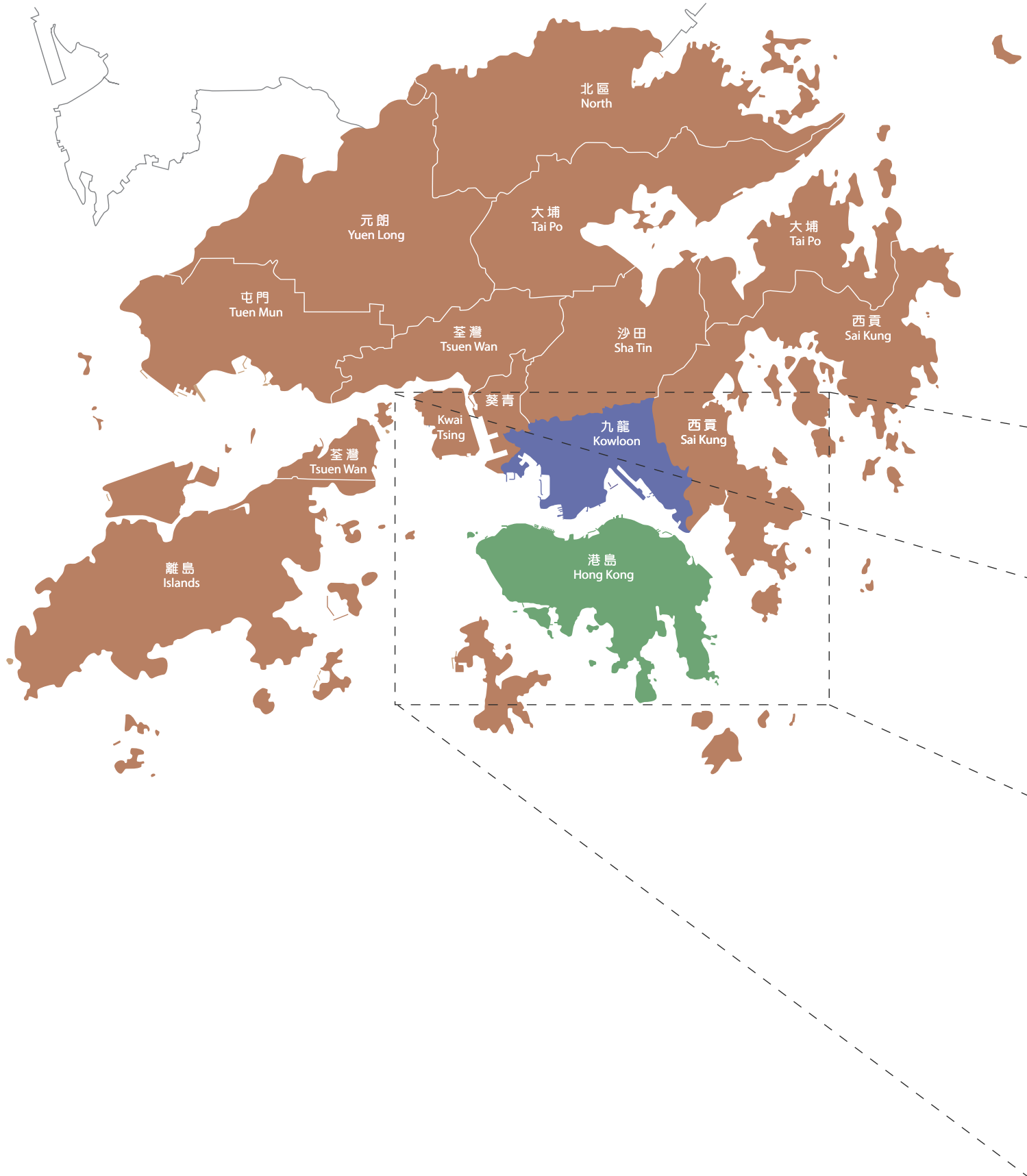
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 Sai Kung	清水灣、西貢、 大網仔、 將軍澳、 坑口、調景嶺、 馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821,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

寫字樓分區
OFFICE SUB-DISTRICTS

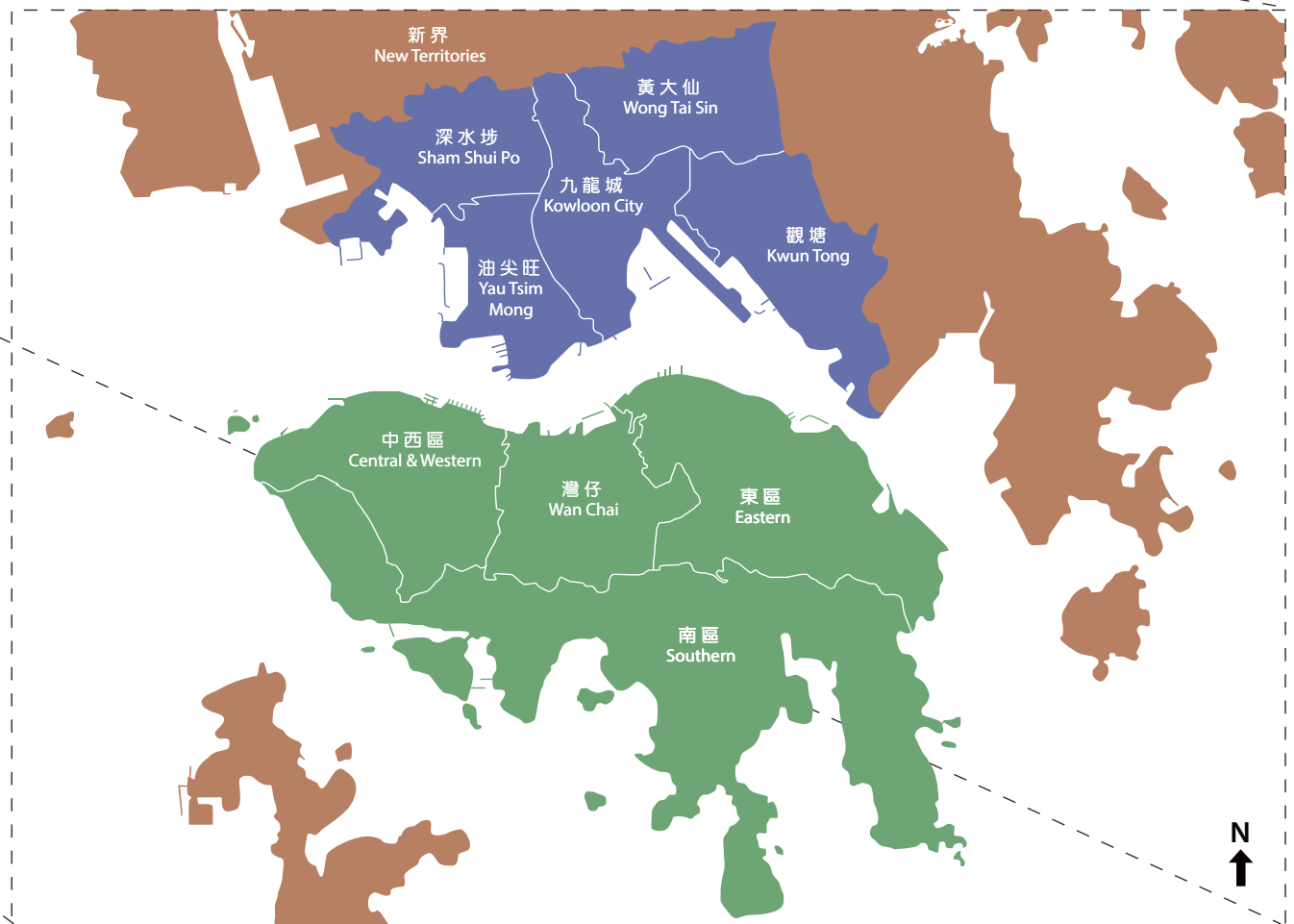
寫字樓的分區	Sub-districts for Offices	小規劃統計區 Tertiary Planning Units
上環	Sheung Wan	113, 114, 115
中區	Central	121, 122, 123, 124
灣仔 / 銅鑼灣	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鰂魚涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213, 214, 215, 216, 217
油麻地 / 旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 256

(p) = part 部分

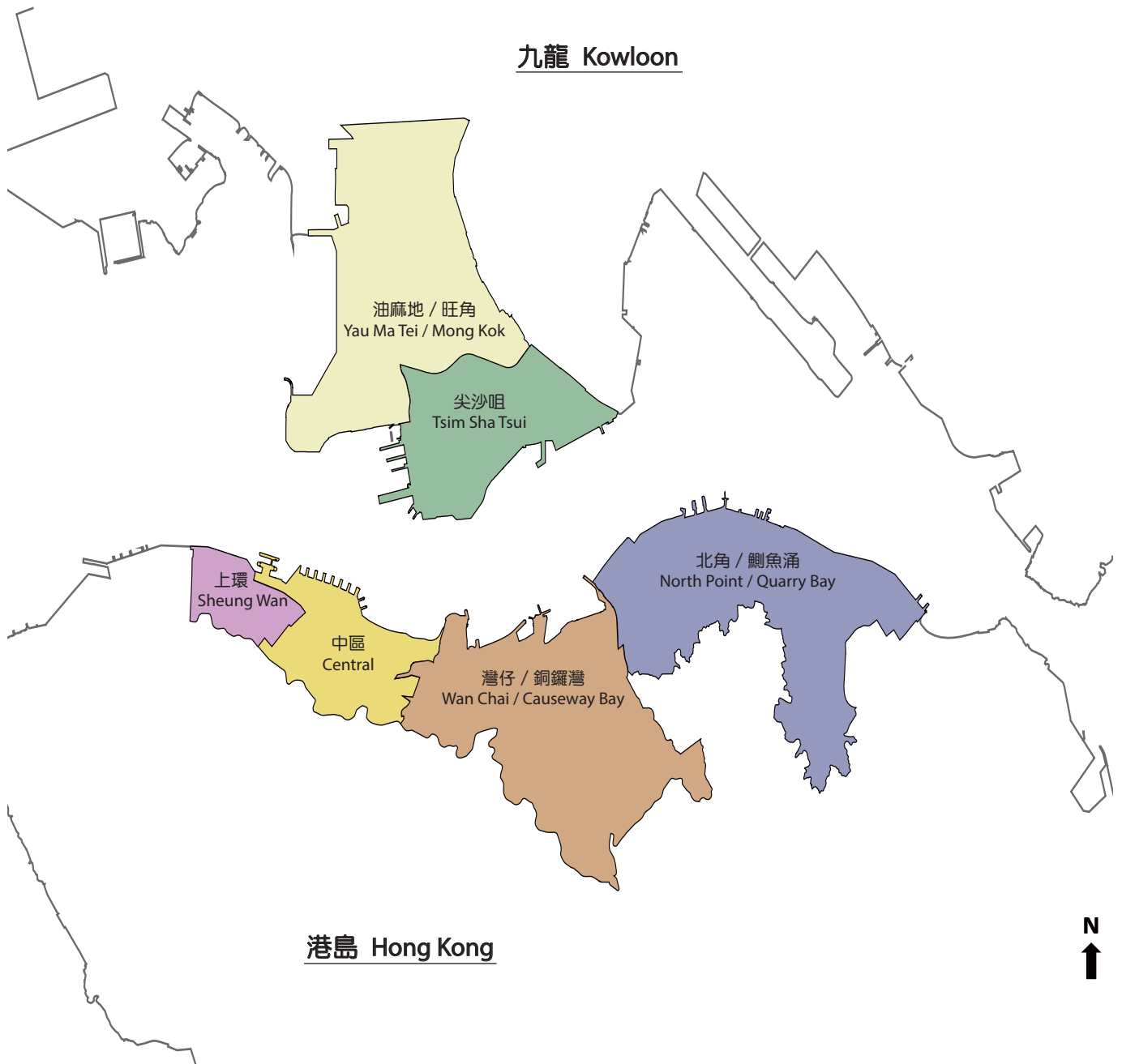
新界地區 New Territories Districts



港島及九龍地區 Hong Kong and Kowloon Districts



分區圖
Plans



寫字樓分區圖 Office Sub-districts Plan

