



2006

香港物業報告

Hong Kong Property Review



香港特別行政區政府
差餉物業估價署

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

香港物業報告 Hong Kong Property Review 2006

本報告回顧2005年香港物業市場的活動並預測
2006及2007年的樓宇落成量
A review of the Hong Kong property market for the year 2005
with forecast of completions for 2006 and 2007



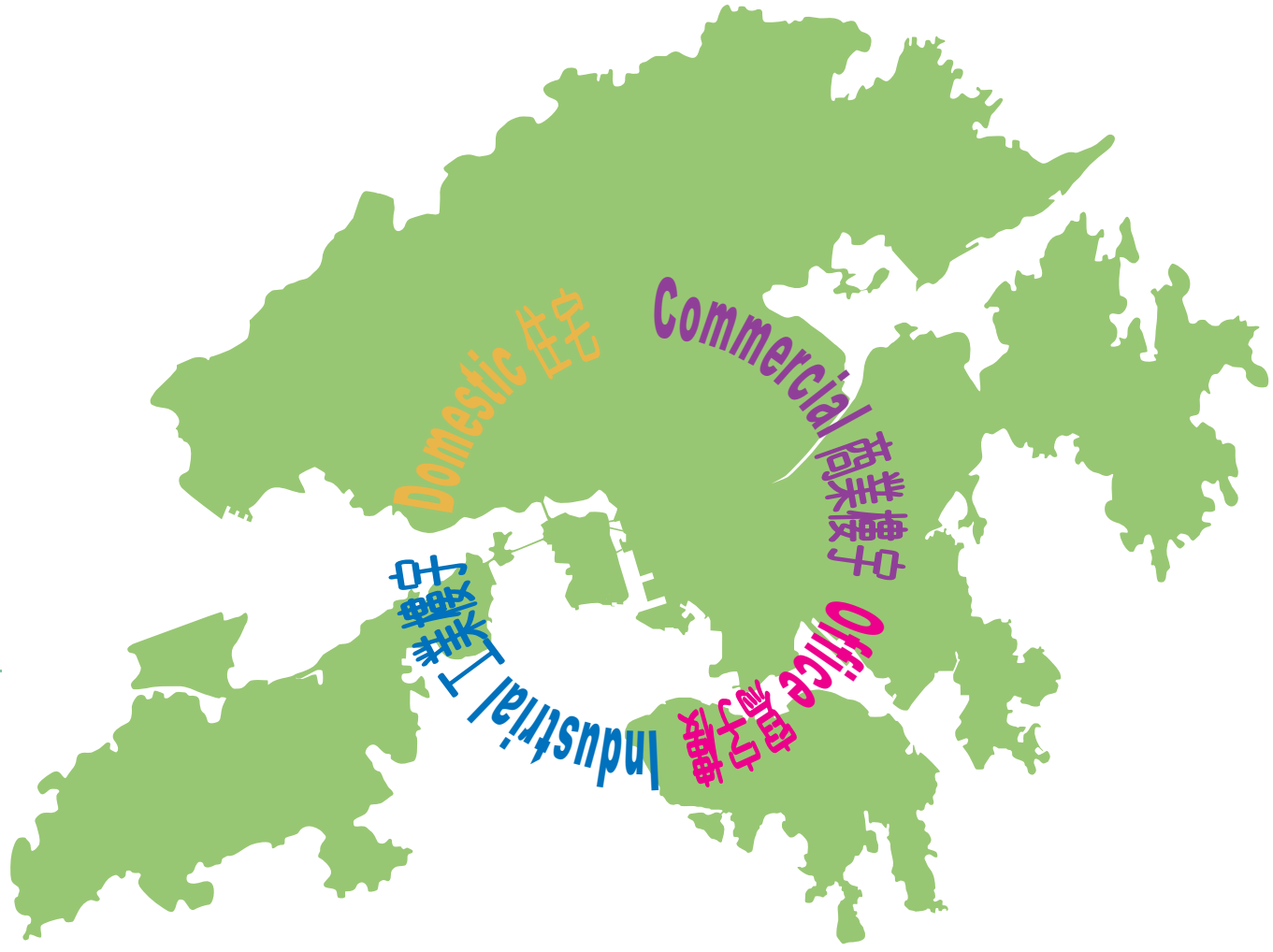
差餉物業估價署
Rating and Valuation Department



差餉物業估價署署長
彭贊榮太平紳士
2006年4月
Kenneth T.W. Pang, J.P.
Commissioner
Rating & Valuation Department
April 2006

目錄 CONTENTS

序言	Foreword	P. 2
綜觀	Overview	P. 7
評論 - 私人樓宇	Commentary on Private Developments	
住宅	Domestic	P. 15
	整體	Overall
	中/小型單位	Small/Medium Units
	大型單位	Large Units
寫字樓	Office	P. 29
	整體	Overall
	甲級	Grade A
	乙級	Grade B
	丙級	Grade C
商業樓宇	Commercial	P. 47
工業樓宇	Industrial	P. 53
	分層工廠大廈	Flatted Factories
	工貿大廈	Industrial/Office
	特殊廠房	Specialised Factories
	貨倉	Storage
技術附註	Technical Notes	P. 63
圖表	Tables	P. 77
附錄	Appendix	
	各區域及地區	Areas and Districts
分區圖	Plans	



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

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

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

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

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

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

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

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

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

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

有關本報告所用詞彙的定義及各項數字的計算方法，可參閱63至74頁的「技術附註」。

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

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

Definitions of the terms used in the Review, and details of how the various figures have been arrived at can be found in the Technical Notes on pages 63 to 74.

如有查詢，可聯絡本署技術秘書（物業資料）：

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

地址 : 中國香港
九龍長沙灣道303號
長沙灣政府合署15樓

Address : 15th Floor, Cheung Sha Wan
Government Offices,
303 Cheung Sha Wan Road, Kowloon,
Hong Kong, China

電話 : 2150 8807

Telephone : 2150 8807

圖文傳真 : 2152 0138

Facsimile : 2152 0138

電子郵件地址 : enquiries@rzd.gov.hk

E-Mail : enquiries@rzd.gov.hk

網址 : <http://www.rzd.gov.hk>

Website : <http://www.rzd.gov.hk>

各界人士均可轉載本報告的內容，但在轉載時須註明資料是來自香港特別行政區政府差餉物業估價署。

There is no objection to the reproduction of this Review provided that the source of the data is acknowledged as being Rating and Valuation Department, the Government of the Hong Kong Special Administrative Region.

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

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

An aerial, high-angle photograph of a dense urban skyline, likely Hong Kong. The image is heavily filtered with a warm, orange-yellow color. In the foreground, a prominent skyscraper with a distinctive, stepped, and faceted glass facade is visible. Behind it, a tall, dark, rectangular building with a spire on top stands out. The background is filled with numerous other high-rise buildings of various shapes and sizes, packed closely together. In the distance, a body of water and hazy mountains are visible under a cloudy sky. The word "Overview" is superimposed in a teal color over the upper part of the image, with a thin teal horizontal line extending across the width of the page below it.

Overview

綜觀



綜觀 Overview

2005年本港經濟持續強勁，本地生產總值錄得可觀的7.3%增長。失業率回落至5.3%，是四年來的新低。訪港旅客人次再創新高。經濟蓬勃帶動了物業市道更趨暢旺。

物業市場在2005年繼續反彈，各類物業的售價和租金都上揚。加上物業交投活躍，售價一般在首六個月都錄得顯著升幅，但到下半年則升勢放緩。在租務市場方面，租金在用家殷切需求的帶動下在年內持續穩步上調。理想的入住量／使用量，特別是寫字樓和商業樓宇方面，令所有類別物業的空置量下降。雖然經過連續八次加息，市場氣氛仍然一片樂觀。

Hong Kong's economy experienced another vibrant year in 2005, with the GDP registering an impressive 7.3% growth. The unemployment rate fell to a four-year low of 5.3%. Tourist arrivals reached a new high. The economic expansion gave considerable boost to the property market.

2005 saw a continuing rebound in the property market, with upward movements in both prices and rents for all property sectors. Supported by a very active sales market, prices generally registered substantial growth in the first six months, but showed signs of consolidation in the latter half of the year. As for the leasing market, rents moved up steadily and continually during the year, amidst strong end-user demand. Take-up during the year was satisfactory, especially for offices and commercial premises, resulting in lower levels of vacancy across the board. Despite eight successive interest rate hikes in the year, market sentiment remained positive.



住宅

2005年住宅物業市場的特色，是一個較活躍的二手市場，相對之下，一手市場的表現卻較為反覆。樓價在年初有急升的現象，發展商在推出新樓盤時紛紛將價格調高，亦有數個豪宅售價屢創新高的紀錄。不過，利率的逐步攀升令買家明顯變得較為審慎。物業交投在下半年放緩，成交量銳減，於是發展商又開始以按揭優惠來促銷。

住宅售價在年初大幅攀升，其後價格靠穩，至去年底時輕微下調，整體售價在2005年第四季較前一年同期上升7%。其中以大型單位的升幅較大，達12%，而中小型單位的升幅則有8%。住宅租金在年內則穩步上揚，錄得12%的按年升幅，而市場回報率亦有上升趨勢。

2005年共有17 320個住宅單位落成，數量較前一年少33%。入住量低於2004年的水平，只有17 450個單位。空置量下降至63 540個，佔總存量的6%。根據2005年12月31日的資料顯示，預計2006年和2007年分別會有17 200個和16 400個單位落成。

Residential

In 2005, a generally active secondary market prevailed in the residential sector, against a more fluctuating primary market. In the early part of the year, a rapidly rising market was noted, as developers adopted aggressive pricing strategies in launching new residential developments, with record high prices reported of some luxurious units. However, buyers apparently became more cautious following the successive rises in interest rates. Sales softened in the second half of the year, resulting in a significant drop in the volume of transactions. Developers began offering mortgage incentives in an attempt to boost sales.

Residential prices saw an upsurge in the early part of 2005, but the momentum could not be sustained as prices tapered off towards the end of the year. Despite the year end slowdown, the overall price level in the last quarter of 2005 was still 7% above that for the same period of the previous year. Large flats recorded a higher increase of 12%, against the 8% rise for small/medium flats. Rents however followed a steady rising trend throughout the year, and registered a yearly gain of 12%. Market yields generally edged upwards during the year.

Residential completions in 2005 amounted to 17 320 units, 33% less than the previous year. Take-up at 17 450 units was lower than the level in 2004. Vacancy decreased to 63 540 units, equivalent to 6% of stock. It was estimated as at 31 December 2005 that about 17 200 units and 16 400 units would be completed in 2006 and 2007 respectively.

寫字樓

在2005年，市場對寫字樓的需求十分強大，特別是中環核心地區，加上一個極低的落成量，令空置量徐徐下降。在金融業蓬勃發展的帶動下，市場對甲級寫字樓有更大需求，令優質商廈的空置量大幅下降，而租金則持續上升。儘管下半年的投資活動放緩，令整體售價升幅未能與2004年的大幅飆升相提並論，但寫字樓的銷情仍然暢旺。

寫字樓的售價在2005年年初大幅攀升，其後升勢轉為溫和。寫字樓售價的整體升幅為21%。另一方面，租金在年內則穩步上調，至年底時錄得整體28%的升幅，而甲級寫字樓更上升達35%。甲級寫字樓的售價和租金升幅差距帶來了較高的市場回報率。

2005年的寫字樓落成量為34 100平方米，只是前一年的12%，創1970年以來的新低。年內的使用量達420 200平方米，較2004年有顯著增長。整體空置量大幅下降至853 800平方米，佔總存量的8.7%。所有核心地區的寫字樓空置量都大幅下降。

預期未來兩年的新寫字樓供應量將回升至正常水平，2006年和2007年的供應量將分別達至151 600平方米和186 400平方米。

Office

The office market in 2005 was dominated by strong demand for space, particularly in the core district of Central, and falling vacancies given the very low level of new completions. The expansion of the finance sector boosted demand for Grade A office accommodation in Central, resulting in very low vacancies in the prime buildings. Successive rental hikes were achieved. The sales market remained active, albeit that investment activities slowed down in the second half-year and the overall price growth failed to match the spectacular gains achieved in 2004.

Office prices which rose substantially at the beginning of 2005 but followed a more gentle upward path for the rest of the year registered an overall increase of 21%. Rents on the other hand rose steadily throughout the year, gaining 28% overall by the year end, with a higher increase of 35% recorded for grade A accommodation. The gap between price and rental gains led to higher market yield for grade A offices.

34 100 m² office space were completed in 2005, only 12% of the previous year's completions and a record low level since 1970. Take-up at 420 200 m² showed a significant increase over 2004. Overall vacancy plunged to 853 800 m², equivalent to 8.7% of stock. All the core districts recorded significant declines in vacancies.

The new office supply is forecast to return to normal levels in the ensuing two years, at 151 600 m² in 2006 and 186 400 m² in 2007.

商業樓宇

2005年的商業樓宇落成量為110 700平方米，較前一年增加21%。使用量為139 000平方米，空置率則降至10.3%。預期2006年和2007年的落成量會有增長，分別達至126 600平方米和118 600平方米。

Commercial

2005 completions of commercial premises recorded 110 700 m², 21% higher than the previous year. Take-up amounted to 139 000 m², and vacancy fell moderately to 10.3%. Forecast completions are anticipated to rise moderately to 126 600 m² in 2006 and 118 600 m² in 2007.



零售業樓宇

經濟復蘇及訪港旅客數目大幅上升，促使零售業銷售強勁，並持續增長。隨着迪士尼樂園主題公園在2005年9月啟用，令零售市場的樂觀氣氛更濃厚。年內，零售物業價格和租金都錄得8%的增長。

Retail

The **retail** sector continued to benefit from the economic revival and the upsurge in tourist arrivals which boosted retail sales. The opening of the Disneyland Theme Park in September 2005 strengthened positive market sentiments. Both prices and rents of retail premises recorded increases of 8% during the year.



工業樓宇

2005年的工業樓宇投資市道相當活躍。分層工廠大廈的成交量錄得升幅，亦有投資基金購入售後租回的工業樓宇。由於使用量改善，各類別物業的空置率均下降。不過，工業樓宇仍鮮見有興建工程，多個地盤仍未有動工跡象。

在交投活躍的支持下，**分層工廠大廈**的價格在2005年飆升34%。租金則只微升6%，市場回報率因而下降。2005年沒有工廠大廈落成，使用量為218 600平方米，空置量降至7.3%。2006年預計沒有新供應，而2007年的落成量亦只有6 700平方米。

2005年有4 100平方米的**工貿大廈**落成。使用量達11 200平方米，而空置量則下降至9.8%。展望2006年和2007年沒有新供應。

貨倉物業在2005年的落成量為12 700平方米，空置量下降至2.9%，是自1990年以來的最低水平。預期2006年的供應量為27 600平方米，而2007年則只有600平方米落成。

Industrial

The investment market of the industrial sector was quite active in 2005. A higher volume of sales was recorded in respect of flatted factories. There were reported purchases by investment funds with subsequent leasebacks. Occupancy improved, and the vacancy rates in all the sub-sectors fell. However building activity generally remained at a very low level, with many sites remaining inactive.

Supported by a high level of sale activities, **flatted factory** prices soared by 34% in 2005. Rents however rose only 6%, resulting in substantially lower market yield. There were no completions in 2005. Take-up was 218 600 m², and vacancy dropped to 7.3%. There is unlikely to be any new supply in 2006, and the forecast completions for 2007 are only 6 700 m².

4 100 m² **industrial/office** space were completed in 2005. Take-up amounted to 11 200 m², and vacancy decreased to 9.8%. Looking ahead, there is unlikely to be any new supply in 2006 or 2007.

2005 completions of **storage** premises amounted to 12 700 m². Vacancy fell significantly to 2.9% which was a record low level since 1990. The forecast supply for 2006 is 27 600 m², while only 600 m² are expected to be available in 2007.

Private Domestic



私人住宅



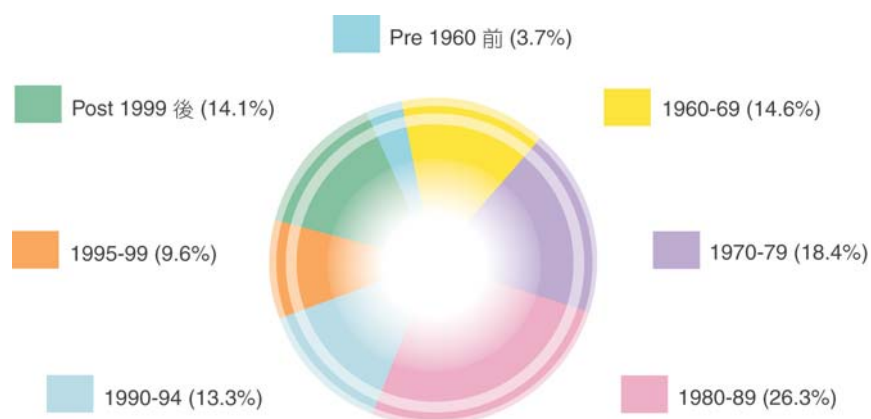
私人住宅

Private Domestic

這類別包括設有煮食設施、浴室及廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。讀者應注意2001年及以前的數字是包括村屋在內。2005年底此類物業的總存量為1 053 000個單位。圖表顯示按樓齡分類的總存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. It should be noted that figures in 2001 and before include village houses. Stock in this sector was 1 053 000 units at the end of 2005. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2005年的私人住宅落成量是17 320個單位，比前一年減少33%。當中53%的新落成單位位於新界，另外25%位於港島，22%則位於九龍。在地區分布上，荃灣錄得最多新落成單位數量，佔整體落成量的24%，其次為深水埗和港島東區，各佔13%。

Newly completed private domestic accommodation in 2005 amounted to 17 320 units, 33% less than the previous year. 53% of the new units were located in the New Territories, while Hong Kong and Kowloon contributed 25% and 22% respectively. District-wise, Tsuen Wan provided the highest number of new units, at 24% of the overall completions, followed by Sham Shui Po and the Eastern District of Hong Kong each accounting for 13%.

2005年的入住量為17 450個單位，較2004年的31 400個單位減少44%。年底空置量降至63 540個單位，相當於總存量的6%，其中約有6 700個空置單位（11%）由於仍未獲發滿意紙或轉讓同意書而未能入住。

根據2005年12月31日的資料顯示，預期2006年及2007年的新落成單位分別約有17 200個及16 400個。在2006年，約有54%的新落成單位會位於新界，35%位於九龍，餘下的11%則位於港島。按地區計，將軍澳和油尖旺將分別佔整體新落成單位的18%和14%。至2007年，預測全年落成量會有73%來自新界，而港島及九龍分別佔餘下10%和17%。

Take-up in 2005 was 17 450 units, down 44% from 31 400 units in 2004. The year end vacancy decreased to 63 540 units, equivalent to 6% of stock. About 6 700 (11%) of these units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

It was estimated as at 31 December 2005 that about 17 200 units and 16 400 units would be completed in 2006 and 2007 respectively. In 2006, about 54% of the new units would be located in the New Territories, followed by another 35% in Kowloon and the remaining 11% in Hong Kong. On district level, Tseung Kwan O and Yau Tsim Mong would contribute about 18% and 14% respectively of the new units. In 2007, 73% of the estimated total supply in that year would come from the New Territories, with the remaining shares of 10% and 17% attributed respectively to Hong Kong and Kowloon.

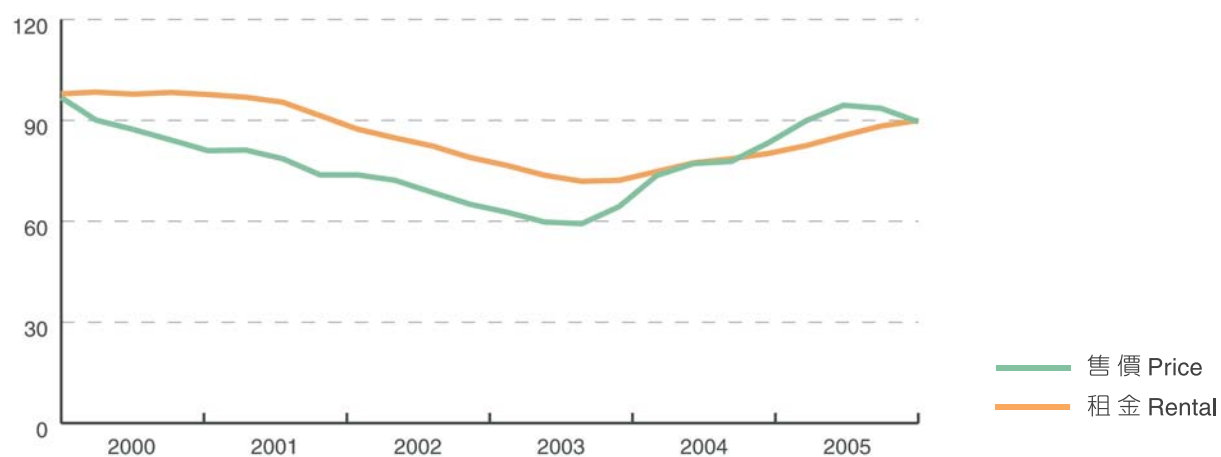


售價在2005年初急升，經年中鞏固後，至接近年底時回落。2005年第四季的整体售價指數，與前一年同期比較，錄得7%的升幅。租金則全年持續上升。2005年第四季租金指數的按年升幅為12%。

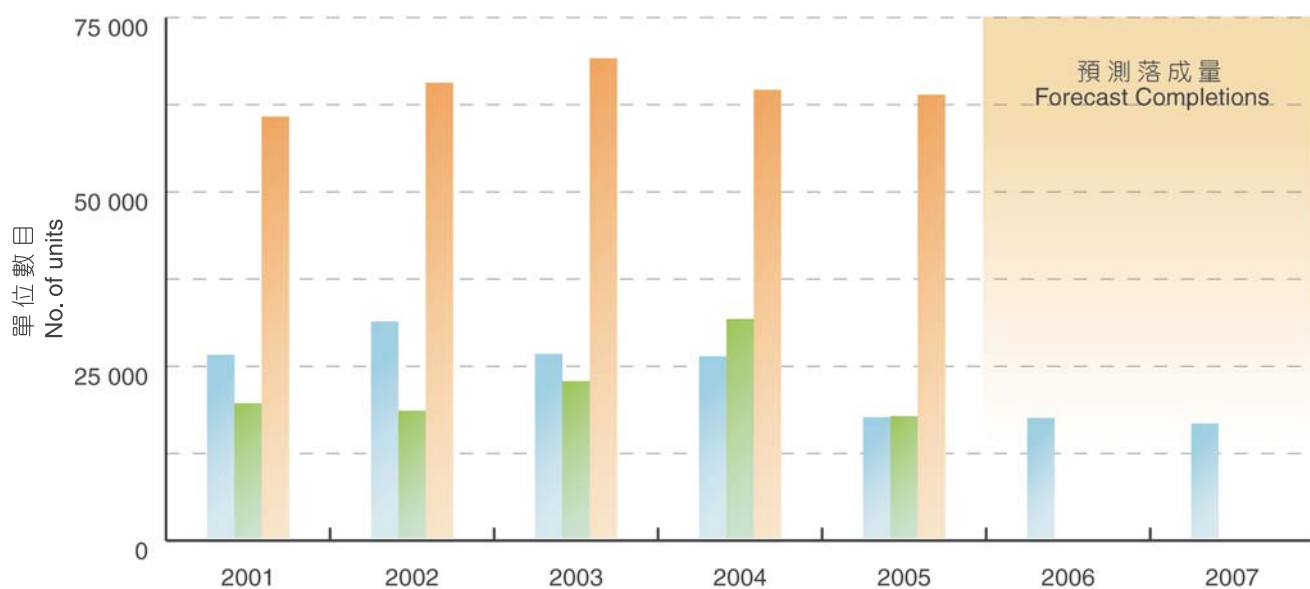
Prices rose rapidly in the early part of 2005, consolidated in mid-year, and declined towards the end of the year. The overall price index for the fourth quarter of 2005 recorded an increase of 7% over the same period of the previous year. Rents rose continuously throughout the year. The rental index in the last quarter of 2005 gained a year-on-year growth of 12%.



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

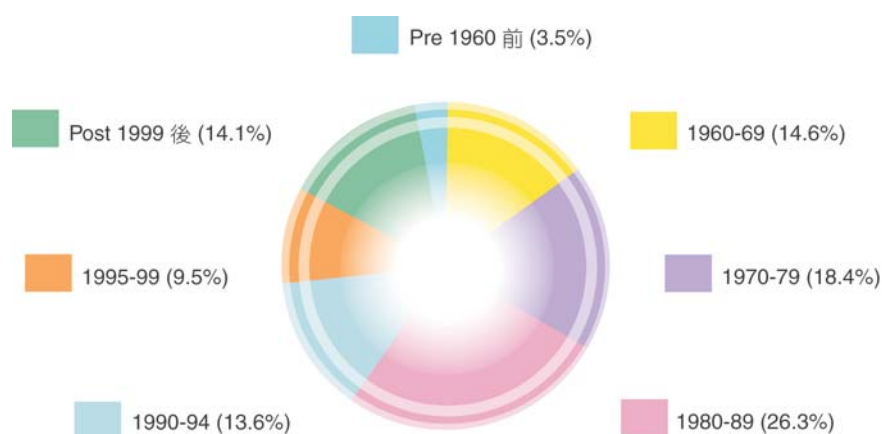


	2001*	2002	2003	2004	2005	2006	2007
落成量 Completions	26 260	31 050	26 400	26 040 [^]	17 320	17 200 [#]	16 400 [#]
入住量 Take-up	19 320	18 240	22 490	31 400 [^]	17 450		
空置量 Vacancy	60 410	65 270	68 780	64 250	63 540		
% ⁺	5.7	6.6	6.8	6.2	6.0		
* 2001年的數字是包括村屋在內，而從2002年開始的數字則不包括村屋。 2001 figures are inclusive of village houses. However figures from 2002 onwards exclude village houses. [^] 包括在年內由資助出售房屋轉為私人住宅的單位 Including those private flats converted from subsidised sale flats during the year + 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock # 預測數字 Forecast figures							

此分類包括實用面積為100平方米以下的單位。2005年底的總存量為977 000個單位，約佔私人住宅總存量的93%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2005 was 977 000 units which accounted for about 93% of the total private domestic stock. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2005年落成的單位共有16 250個，當中約55%位於新界，餘下單位則平均分布於港島及九龍。荃灣、深水埗及港島東區的供應量最多。B類單位佔此分類落成量66%，如以整體新落成量計，則為62%。

16 250 units were completed in 2005 of which some 55% were located in the New Territories. The remaining units were distributed almost equally between Hong Kong and Kowloon. Major supply came from Tsuen Wan, Sham Shui Po and the Eastern District of Hong Kong. Class B units accounted for 66% of the completions in this sub-sector and 62% in terms of the total new supply.

2005年的入住量為16 150個單位，較2004年下降約48%。年底空置量為56 000個單位，佔總存量5.7%，較前一年的5.9%為低。

在2005年底時預測，2006年及2007年會分別約有15 500和14 100個單位落成。在2006年，預計新落成量的57%及33%會分別位於新界和九龍。在2007年，有75%的新落成單位會位於新界。

Take-up of 16 150 units in 2005 was about 48% below the 2004 level. Vacancy at the year end was 56 000 units, representing 5.7% of stock, which was lower than the 5.9% for the previous year.

As estimated at the end of 2005, about 15 500 units and 14 100 units would be completed in 2006 and 2007 respectively. In 2006, the New Territories and Kowloon would contribute 57% and 33% respectively to the estimated new completions. In 2007, 75% of the new units would be located in the New Territories.

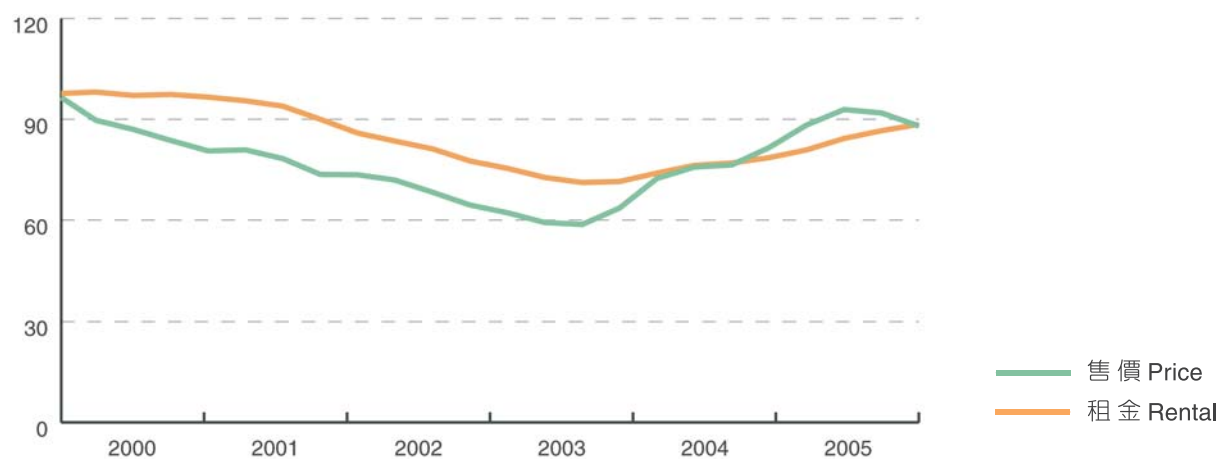


售價在年初上升，在第二季及第三季則靠穩，及至第四季開始下跌。2005年第四季的臨時售價指數較前一年同期上升8%。租金在整年中是持續向上。2005年第四季的臨時租金指數較前一年上升13%。

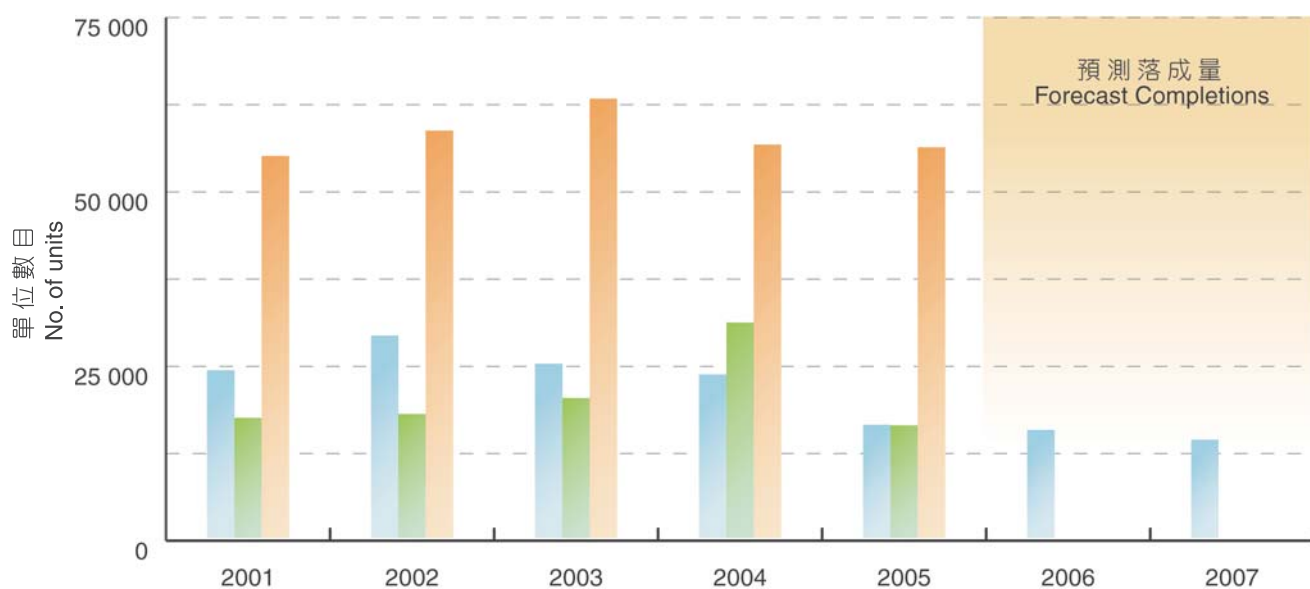
Prices escalated in the early part of 2005, stabilised in the second and third quarters, and then started to fall in the last quarter. The provisional price index for the fourth quarter of 2005 was 8% higher compared with the same period of the year before. Rents climbed continually throughout the year, with the provisional rental index for the last quarter of 2005 13% above that of the previous year.



售價及租金指數
Price and Rental Indices



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

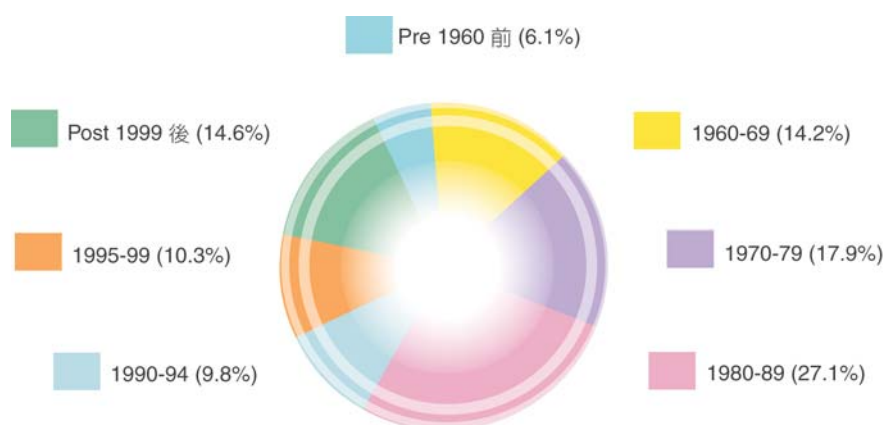


	2001*	2002	2003	2004	2005	2006	2007
落成量 Completions	24 050	29 030	25 000	23 460 [^]	16 250	15 500 [#]	14 100 [#]
入住量 Take-up	17 220	17 780	20 080	30 890 [^]	16 150		
空置量 Vacancy	54 770	58 390	62 980	56 400	56 000		
% ⁺	5.6	6.4	6.7	5.9	5.7		
* 2001年的數字是包括村屋在內，而從2002年開始的數字則不包括村屋。 2001 figures are inclusive of village houses. However figures from 2002 onwards exclude village houses. [^] 包括在年內由資助出售房屋轉為私人住宅的單位 Including those private flats converted from subsidised sale flats during the year ⁺ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock [#] 預測數字 Forecast figures							

此分類包括實用面積為100平方米或以上的單位。2005年底總存量為76 300個單位，佔私人住宅總存量7%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2005 was 76 300 units, accounting for 7% of the total private domestic stock. The stock distribution by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2005年有1 070個單位落成，其中約有60%位於港島，主要集中於南區。

There were 1 070 units completed in 2005. About 60% of the new units in this sub-sector were located in Hong Kong and a majority of them were in the Southern District.

2005年的入住量錄得1 300個單位，較2004年的510個單位有明顯的升幅。年底的空置量下降至7 540個單位，佔此類總存量9.9%。

預測2006年及2007年的新供應量會分別上升至1 700個單位及2 300個單位。在2006年約有54%的新單位將會位於九龍，主要集中於深水埗。在2007年，預計超過60%的供應量將會位於新界，其中以沙田和大埔的供應量佔最多。

Take-up in 2005 has increased substantially, recording 1 300 units as compared with 510 units in 2004. The year end vacancy declined to 7 540 units, representing 9.9% of stock in this sub-sector.

New supply is anticipated to rise to 1 700 units in 2006 and 2 300 units in 2007. In 2006, about 54% of the new units would be in Kowloon, with Sham Shui Po contributing the major share. In 2007, over 60% of the forecast supply would be located in the New Territories, with Sha Tin and Tai Po being the largest suppliers.

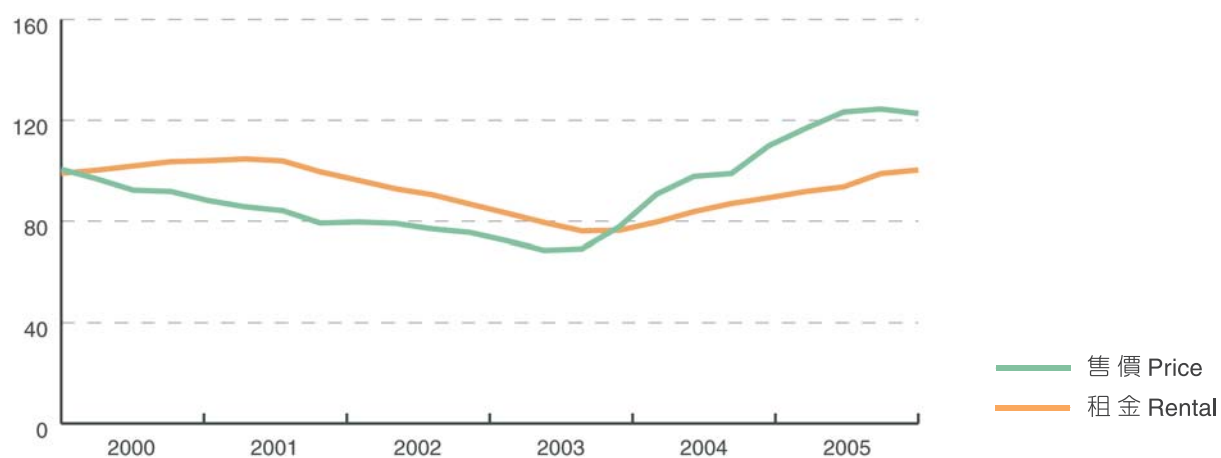


售價在2005年首三季錄得上升，至第三季升至見頂，接着在第四季開始回落。雖然售價在接近年底時下跌，但2005年第四季的臨時售價指數仍較2004年同期高出12%。租金全年升勢持續。2005年第四季的臨時租金指數較前一年同期錄得12%的升幅。

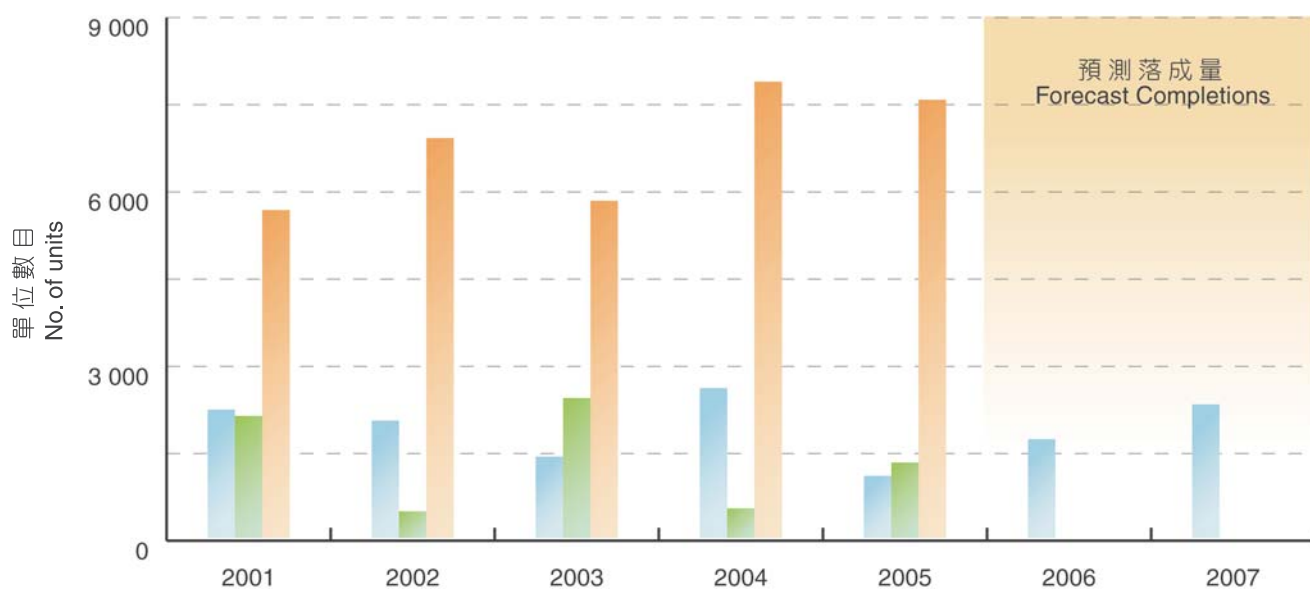
Price rises were recorded in the first three quarters of 2005, peaking in the third quarter before starting to decline in the fourth quarter. Despite the fall in prices towards the year end, the provisional price index for the final quarter of 2005 was still 12% higher than the same period in 2004. The trend of rising rents persisted throughout the year. The provisional rental index of the fourth quarter in 2005 registered a 12% increase over the corresponding quarter a year earlier.



售價及租金指數
Price and Rental Indices



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



	2001*	2002	2003	2004	2005	2006	2007
落成量 Completions	2 210	2 020	1 400	2 580	1 070	1 700 [#]	2 300 [#]
入住量 Take-up	2 100	460	2 410	510	1 300		
空置量 Vacancy	5 640	6 880	5 800	7 850	7 540		
% ⁺	7.3	9.6	8.0	10.4	9.9		
* 2001年的數字是包括村屋在內，而從2002年開始的數字則不包括村屋。 2001 figures are inclusive of village houses. However figures from 2002 onwards exclude village houses. + 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							

An aerial photograph of a city skyline, likely New York City, featuring several prominent skyscrapers. The image is overlaid with a semi-transparent orange filter. Visible building logos include "LIPPO" at the top, "AIG" on a central building, "Bank of America" on a white building to the left, and "THE PLAZA CARLTON" on a building in the lower right. A green park area is visible in the background on the right side.

Private Office

私人寫字樓

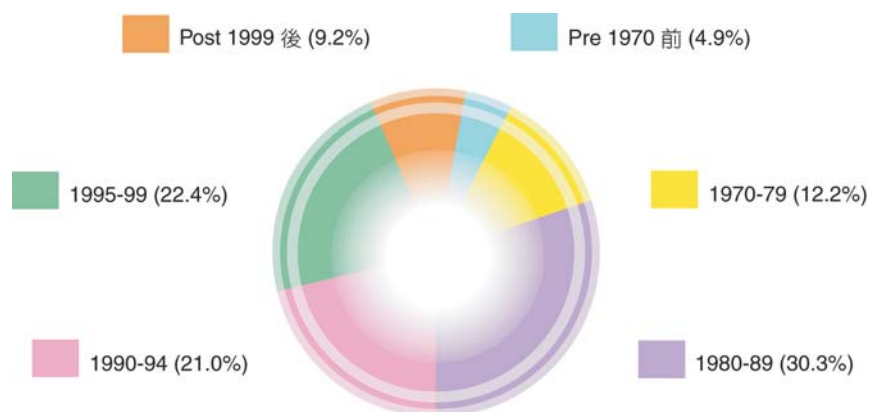


私人寫字樓
Private Office

2005年底私人寫字樓的總存量為9 769 700平方米，當中甲級寫字樓佔59%，乙級寫字樓佔25%，而丙級寫字樓則佔16%。2005年底，上環、中區、灣仔、銅鑼灣及尖沙咀等核心地區的寫字樓佔總存量的65%。圖表顯示按樓齡分類的所有級別寫字樓總存量。

The total stock of private offices at the end of 2005 amounted to 9 769 700 m², comprising 59% Grade A, 25% Grade B and 16% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 65% of the total stock at the end of 2005. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2005年私人寫字樓的落成量為34 100平方米，只有2004年落成量的12%，創1970年以來的新低。89%的供應為甲級寫字樓，共有30 200平方米。

Office completions in 2005 were 34 100 m², only 12% of 2004 and a record low since 1970. 89% of the supply were Grade A space, amounting to 30 200 m².

2005年寫字樓的使用量達420 200平方米，顯著超過前一年。由於使用量遠高於落成量，年底整體空置量大幅下降至853 800平方米，佔總存量的8.7%。

預計2006年及2007年的落成量會分別回升至151 600平方米及186 400平方米。核心地區在全港的供應中所佔的比重將會銳減。2006年，只有19%的新落成量來自核心地區，而此百分比到2007年將會驟降至只有3%。2006年及2007年的落成面積中，甲級寫字樓分別會佔76%及87%。初步數據顯示，2008年的整體落成量將會相若。

Take-up in 2005 was 420 200 m², considerably higher than the previous year. As the take-up far exceeded the completion level, overall vacancy at the year end dropped significantly to 853 800 m², representing 8.7% of stock.

Completions in 2006 and 2007 are expected to increase to 151 600 m² and 186 400 m² respectively. The core districts will play a diminishing role in the contributions to the territory-wide supply. In 2006, only 19% of the new supply will come from the core districts, and will plunge further to only 3% in 2007. In 2006 and 2007, Grade A offices will account for 76% and 87% respectively of the new completions. Preliminary indications point to a similar level of overall completions in 2008.

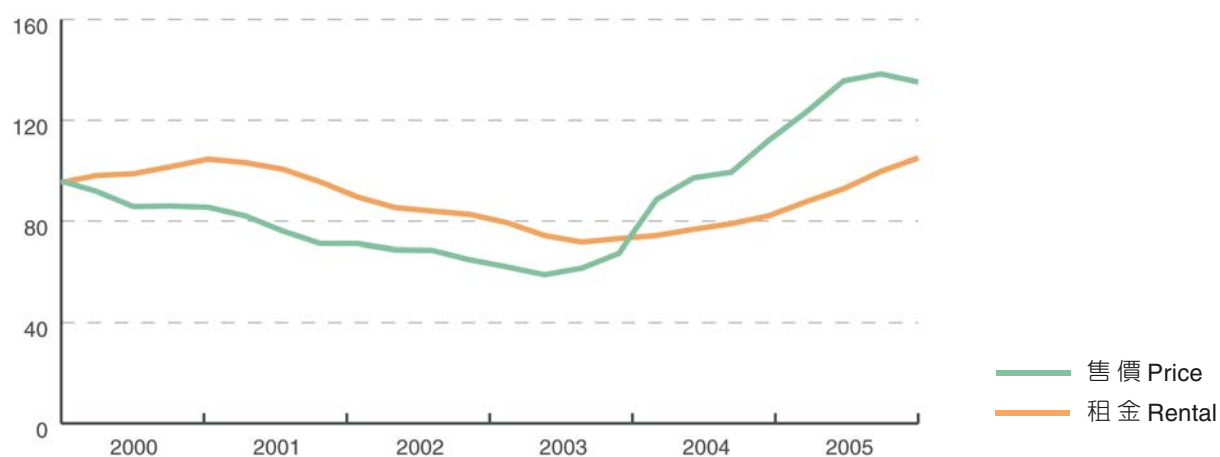


各級寫字樓的售價於2005年初急升，及至第二季升勢開始放緩。2005年第四季的整体臨時售價指數，較前一年同期上升了21%。另一方面，2005年內各級別寫字樓的租金均穩步上揚，第四季的臨時租金指數較一年前上升了28%。

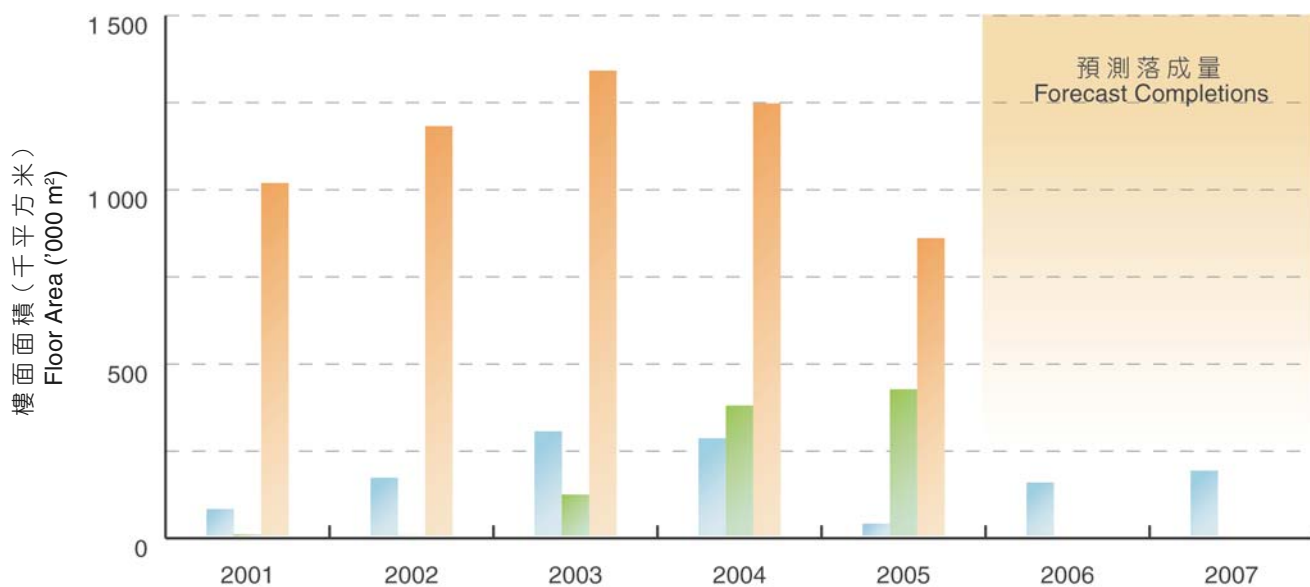
Prices rose sharply at the beginning of 2005, followed by a gentle upward path from the second quarter onward. The overall provisional price index in the last quarter of 2005 rose 21% over the same period a year earlier. On the other hand, rents climbed up steadily throughout the year with the fourth quarter 2005 provisional index registering a 28% gain in one year's time.



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

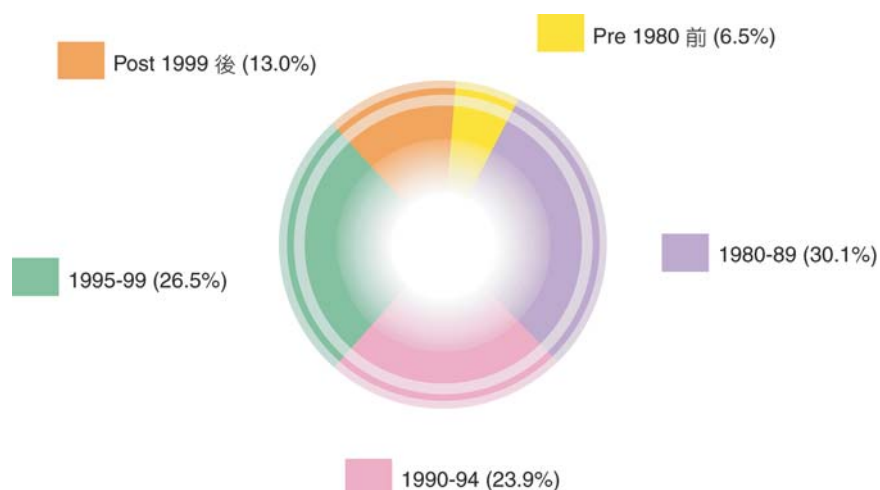


	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	76	166	299	279	34	152 [#]	186 [#]
使用量 Take-up	3 [^]	0.2	118 [^]	373	420		
空置量 Vacancy	1 012	1 175	1 334	1 240	854		
% ⁺	11.1	12.6	14.0	12.7	8.7		
[^] 在年內因樓宇改建關係而調整使用量數字以反映此項改變。 The take-up figures had been adjusted to reflect building conversions which took place during the year.							
⁺ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock							
[#] 預測數字 Forecast figures							

2005年底甲級寫字樓的總存量為5 732 200平方米，佔所有級別寫字樓總存量59%。圖表顯示按樓齡分類的甲級寫字樓總存量。

The stock of Grade A office space at the end of 2005 amounted to 5 732 200 m², representing 59% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



總存量的61%位於港島，而九龍及新界則分別佔30%及9%。

Hong Kong Island accounted for 61% of stock. Kowloon and the New Territories constituted 30% and 9% respectively.

2005年甲級寫字樓的落成量極少，只有30 200平方米，來自中環一個發展項目，是2004年落成量的13%。

Grade A space completions in 2005 stood at a very low level, amounting to 30 200 m² from one development in Central. The completions constituted only 13% of the level in 2004.

2005年的使用量顯著上升至324 500平方米，當中的48%位於核心地區。空置量降至462 000平方米，佔總存量的8.1%。各核心地區的空置情況均有顯著改善，空置率明顯下降。

預測未來兩年的落成量會回升至正常水平，在2006年及2007年會分別回升至114 800平方米及162 000平方米。2006年的新供應主要集中在觀塘、荃灣和赤鱗角，而中環只有一個甲級發展項目。預計2007年所有甲級寫字樓落成量將來自油尖旺、觀塘和沙田這三個地區。展望2008年，落成量將會處於相若水平。

Take-up in 2005 increased significantly to 324 500 m², with 48% of the space taken up being in the core districts. Vacancy plunged to 462 000 m² or 8.1% of stock. Substantial improvements were recorded in all core districts as evidenced by noticeable decline in vacancy rates.

Completions in the following two years are expected to rise to normal levels of 114 800 m² and 162 000 m² in 2006 and 2007 respectively. The supply in 2006 will mainly come from Kwun Tong, Tsuen Wan and Chek Lap Kok, while Central will contribute only one Grade A development. In 2007, the three districts of Yau Tsim Mong, Kwun Tong and Sha Tin are expected to account for all Grade A space completions. Looking ahead, completions in 2008 will be at a similar level.

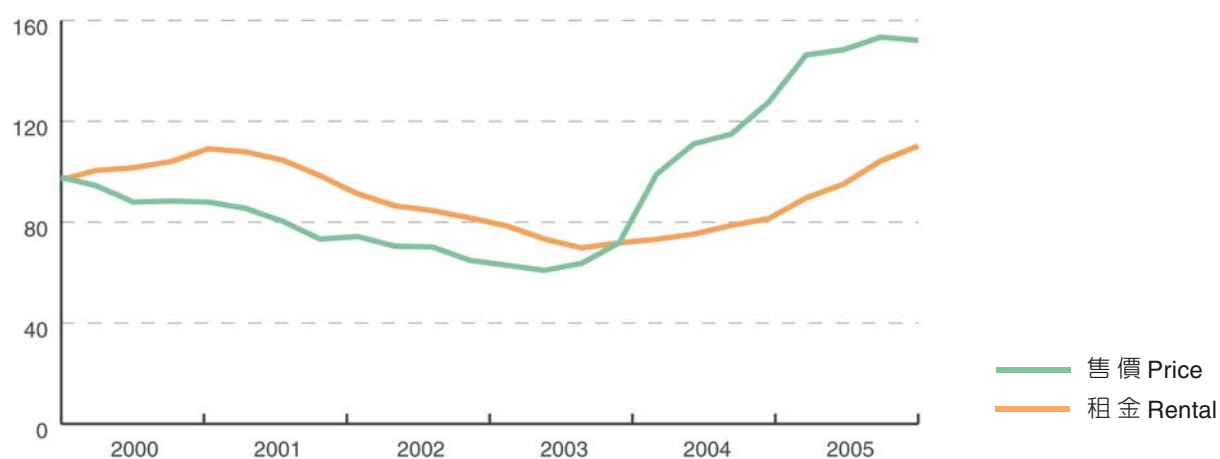


售價於2005年第一季急升，及至第二季升勢開始放緩，並在下半年保持平穩。甲級寫字樓在2005年第四季의臨時售價指數較前一年同期上升了19%。年內租金穩步攀升，2005年第四季의按年升幅為35%。

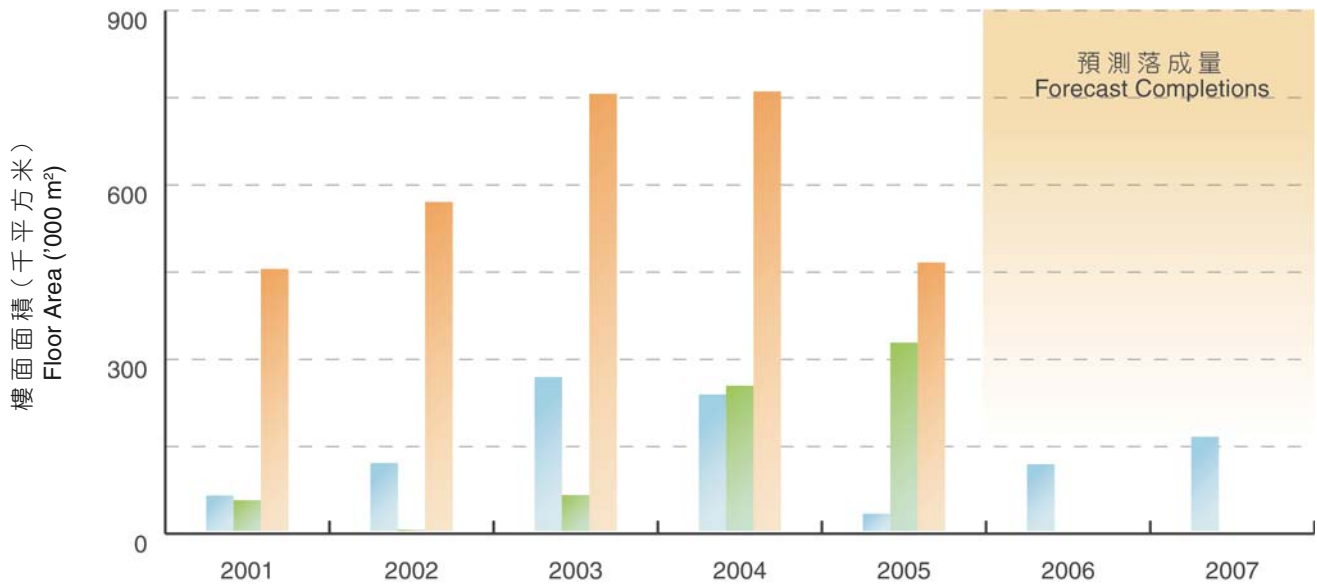
Prices surged sharply in the first quarter of 2005. The increase slowed down in the second quarter and the level stabilised in the second half of the year. The provisional price index of Grade A offices gained 19% in the last quarter of 2005 relative to the same period a year earlier. Rents climbed up steadily throughout the year with a year-on-year increase of 35% in the last quarter of 2005.



售價及租金指數
Price and Rental Indices



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

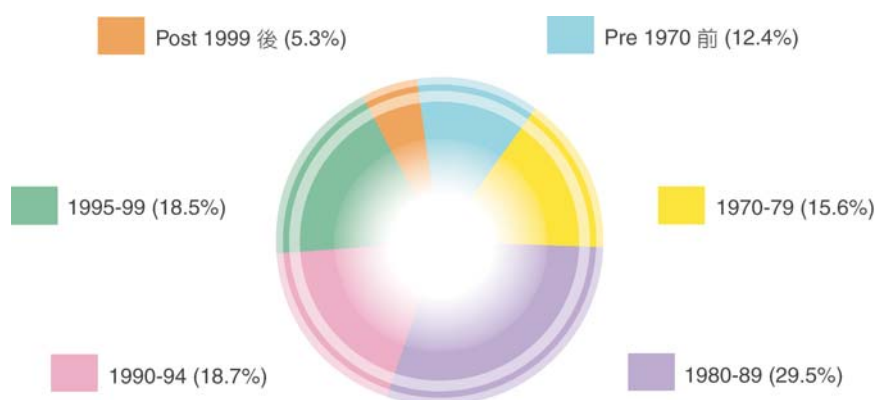


	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	61	117	265	235	30	115 [#]	162 [#]
使用量 Take-up	53 [^]	2	62 [^]	250 [^]	324		
空置量 Vacancy	451	566	752	756	462		
% ⁺	8.7	10.8	13.7	13.1	8.1		
[^] 在年內因級別的重新分類/樓宇改建而調整使用量數字以反映這些改變。 The take-up figures had been adjusted to reflect regradings and building conversions.							
⁺ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock							
[#] 預測數字 Forecast figures							

2005年底乙級寫字樓的總存量為2 452 100平方米，佔所有級別寫字樓總存量的25%。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2005, stock of Grade B offices was 2 452 100 m², representing 25% of total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



總存量的64%位於港島，九龍和新界則分別佔33%和3%。

64% of the stock was located on Hong Kong Island, while Kowloon and the New Territories accounted for 33% and 3% respectively.

2005年乙級寫字樓的落成量微不足道，僅得2 200平方米，只有尖沙咀一個發展項目落成。

Completions of Grade B offices were at a negligible level of merely 2 200 m² in 2005. Only one development in Tsim Sha Tsui was completed.

2005年的使用量為73 100平方米，較上一年有輕微增長。由於使用量超過落成量，空置量因而減少至225 600平方米，即總存量的9.2%。

預計2006年的落成量為27 600平方米，但到了2007年則會銳減至4 700平方米。在2006年的供應中，預計約有60%的新落成面積坐落於觀塘，而2007年所有新供應均位於灣仔。

Take-up in 2005 was 73 100 m², which was a moderate increase over the previous year. With take-up exceeding completions, vacancy dropped to 225 600 m², representing 9.2% of stock.

Forecast completions in 2006 are 27 600 m², but will plunge to 4 700 m² in 2007. For the supply in 2006, about 60% of the new space is expected to come from Kwun Tong, whereas the entire supply in 2007 will be located in Wan Chai.

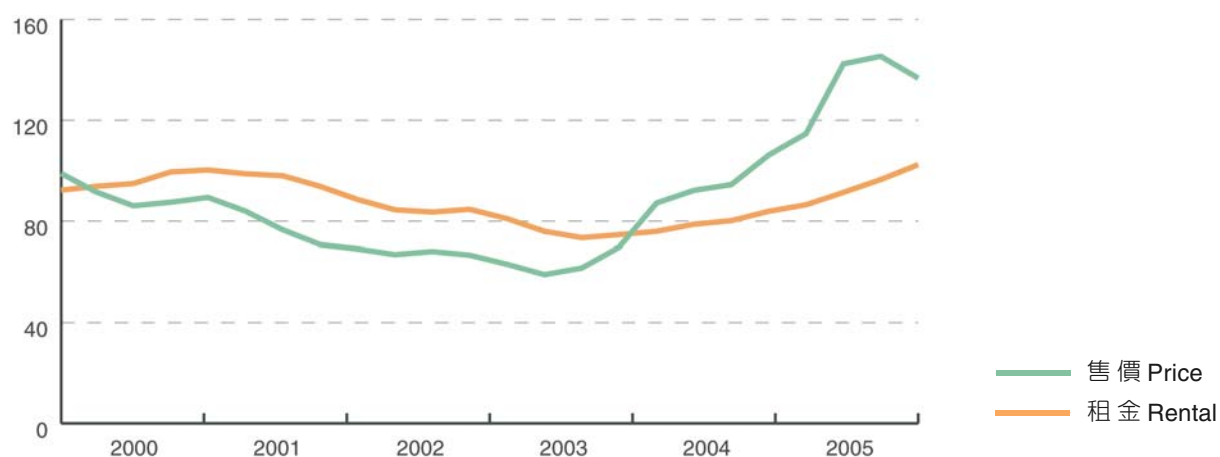


乙級寫字樓的售價於2005年上半年急升，在下半年卻變得頗為反覆。2005年第四季的臨時售價指數顯示，價格較2004年同期上升了29%。另一方面，年內租金穩步向上。與前一年同期比較，2005年最後一季的租金錄得22%的升幅。

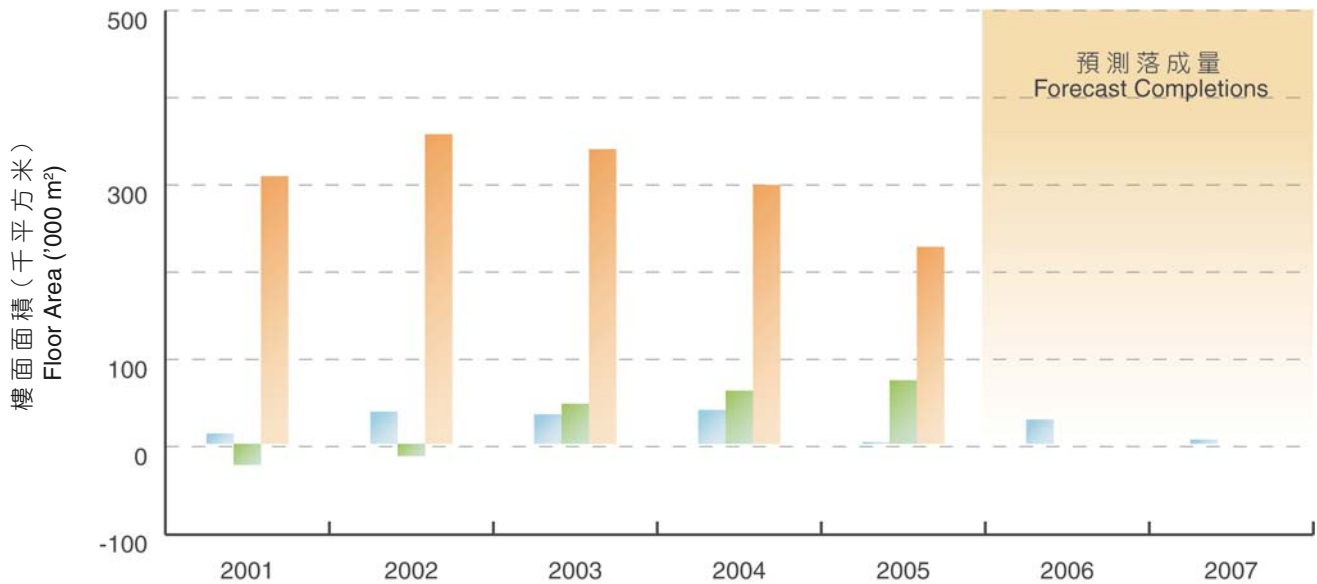
Prices increased rapidly in the first half of 2005 but fluctuated in the second half of the year. The provisional price index for the fourth quarter of 2005 indicated an increase of 29% over the same period in 2004. On the other hand, rents increased steadily during the year, with the final quarter of 2005 registering a 22% growth against the corresponding period of the previous year.



售價及租金指數
Price and Rental Indices



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

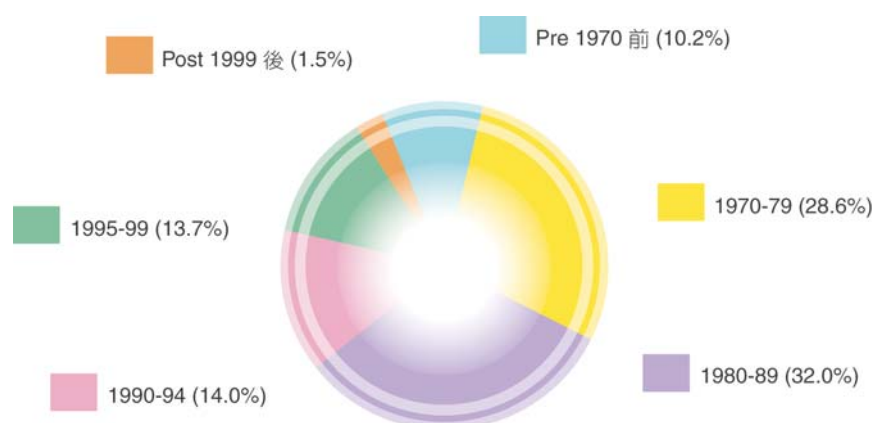


	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	12	37	34	39	2	28 [#]	5 [#]
使用量 Take-up	-24 [^]	-14	46	61 [^]	73		
空置量 Vacancy	307	355	338	297	226		
% ⁺	13.1	14.6	13.8	12.1	9.2		
[^] 在年內因級別的重新分類/樓宇改建而調整使用量數字以反映這些改變。 The take-up figures had been adjusted to reflect regradings and building conversions.							
⁺ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock							
[#] 預測數字 Forecast figures							

2005年底丙級寫字樓的總存量為1 585 400平方米，佔所有級別寫字樓總存量的16%。圖表顯示按樓齡分類的丙級寫字樓總存量。

The stock of Grade C office was 1 585 400 m² at the end of 2005, representing 16% of total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



總存量的67%位於港島，九龍和新界則分別佔31%和2%。

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

2005年共有1 700平方米的丙級寫字樓落成，只及2004年落成量的三分之一，全部坐落於中環和上環這兩個核心地區。

1 700 m² Grade C space were completed in 2005, only one-third of the completion level of 2004. They were all located in the core districts of Central and Sheung Wan.

2005年的使用量為22 600平方米。由於落成量非常少，空置量因而降至166 200平方米，佔總存量的10.5%。

在2006年及2007年，預計落成量會分別大幅上升至9 200平方米及19 700平方米。2006年的新落成量主要集中在核心地區，而在2007年，幾乎所有新供應均來自深水埗。

2005 recorded a take-up of 22 600 m². Against a very low level of completions, vacancy declined to 166 200 m², representing 10.5% of stock.

Completions in 2006 and 2007 are anticipated to rise substantially to 9 200 m² and 19 700 m² respectively. For 2006, the new completions will be located mainly in the core districts, whereas 2007 will see almost all the new space coming from Sham Shui Po.

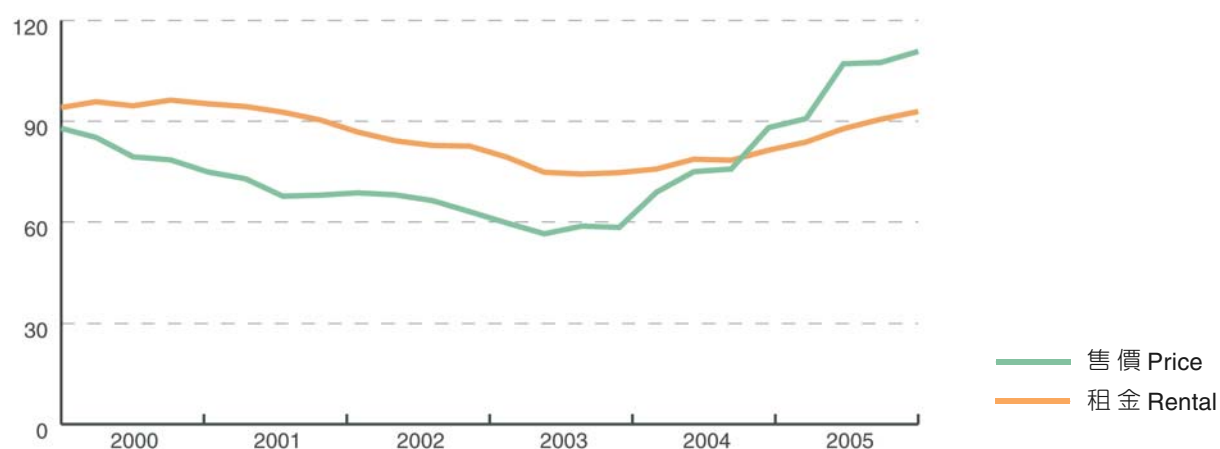


售價在2005年上半年顯著上升，而在下半年鞏固。2005年第四季的臨時售價指數錄得26%的按年升幅。年內租金升幅溫和，較前一年同期上升了14%。

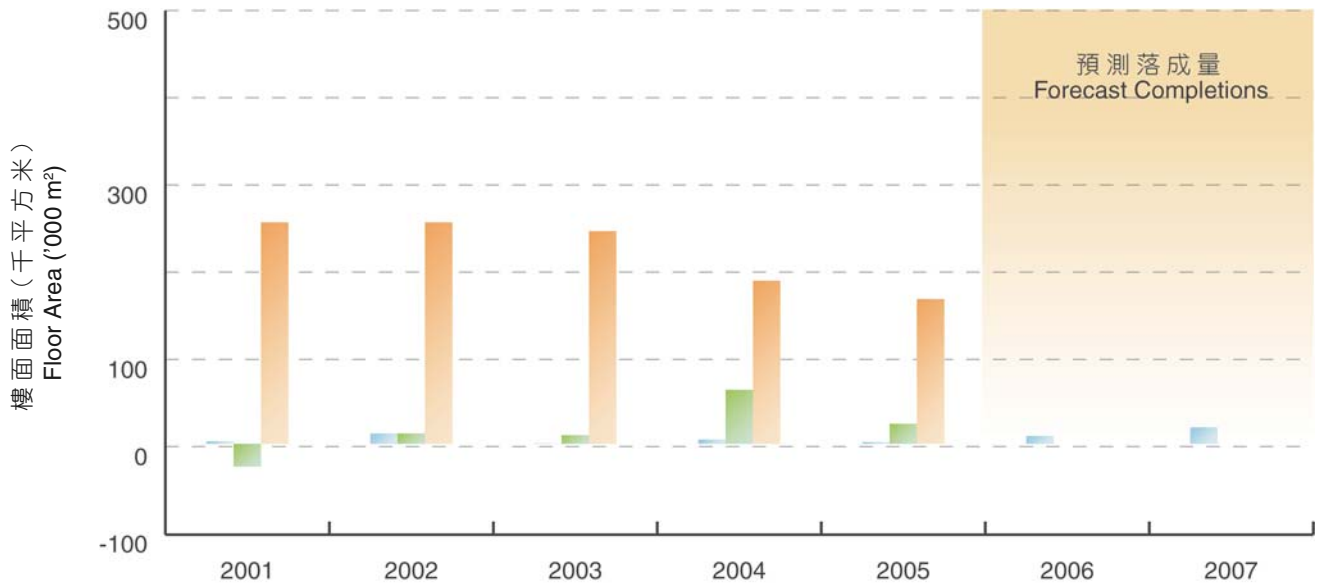
Prices escalated in the first half of 2005 and consolidated in the second half of the year. The provisional price index of the fourth quarter 2005 showed an increase of 26% year-on-year. Rents edged up at a modest pace throughout the year, and gained 14% over the same period.



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



	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	3	12	0.3	5	2	9 [#]	19 [#]
使用量 Take-up	-26 [^]	12	10	62	23		
空置量 Vacancy	254	254	244	187	166		
% ⁺	15.8	15.8	15.2	11.7	10.5		
[^] 在年內因級別的重新分類/樓宇改建而調整使用量數字以反映這些改變。 The take-up figure had been adjusted to reflect regradings and building conversions.							
⁺ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock							
[#] 預測數字 Forecast figures							

Private Commercial



私人商業樓宇



私人商業樓宇

Commercial

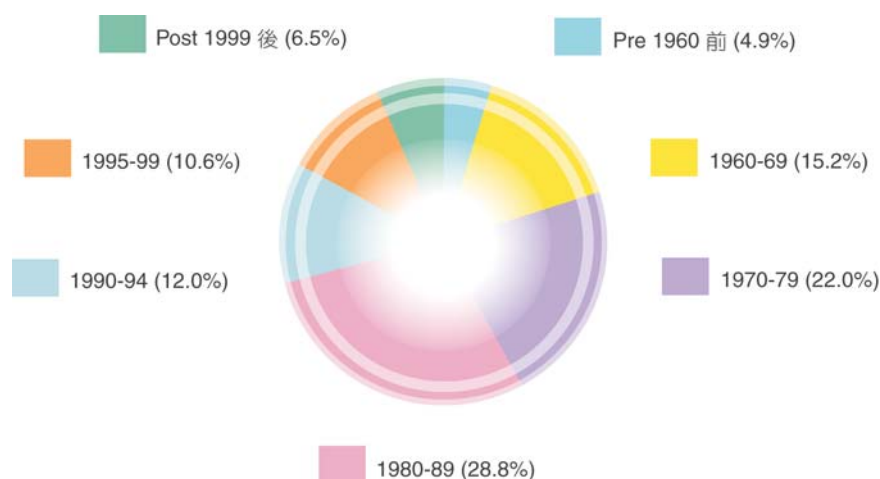
這類別包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在2005年底的總存量為9 522 400平方米，其中32%位於港島、41%位於九龍、27%位於新界。按樓齡分類的總存量詳見圖表。

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

Stock in this sector at the end of 2005 was 9 522 400 m², with 32% of the total space on Hong Kong Island, 41% in Kowloon and 27% 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



2005年的落成量為110 700平方米，較前一年增加了21%。位於赤鱸角的亞洲國際博覽館佔總落成量的70%，而市區的落成量則只佔總供應的13%。

Completions in 2005 were 110 700 m², 21% above the previous year. 70% of the overall completions were attributed to AsiaWorld-Expo at Chek Lap Kok. Urban areas contributed only 13% to the total supply.

使用量較前一年有可觀增長，共有139 000平方米。空置量則輕微下跌至980 100平方米，相當於總存量的10.3%。超過30%的空置面積位於兩個地區：中西區和油尖旺。商場舖位和樓上商業單位佔整體空置量的百分比輕微下跌至42%。

預計未來兩年的落成量會有所增加，2006年的落成量為126 600平方米，2007年的落成量則為118 600平方米。2006年的新供應當中，約有60%位於九龍，主要集中在九龍站，另外有33%則來自新界。2007年的供應量同樣以九龍佔大多數，約為總數的70%，主要坐落於觀塘。

Take-up of 139 000 m² was considerably higher than that in the previous year. Vacancy recorded a slight decrease to 980 100 m², equivalent to 10.3% of stock. More than 30% of the vacant space was located in two districts: Central and Western and Yau Tsim Mong. The share of vacancy from arcade shops and upper floor commercial space fell slightly to 42% of the total.

Higher completions are anticipated in the following two years, at 126 600 m² in 2006 and 118 600 m² in 2007. About 60% of the new supply in 2006 will be located in Kowloon, largely at Kowloon Station, while another 33% will come from the New Territories. In 2007, Kowloon will again account for a major share of the supply, at almost 70%, mainly in Kwun Tong.

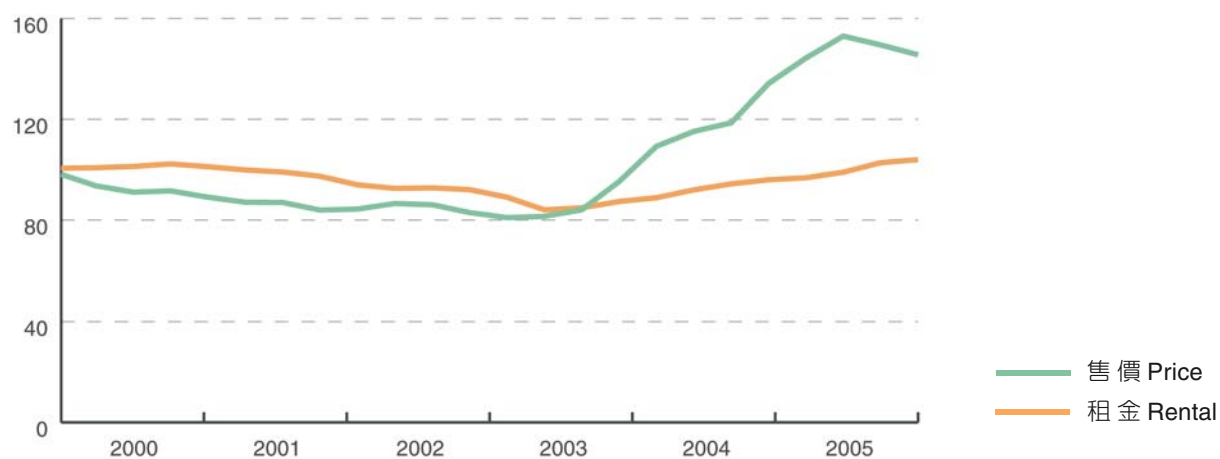


2005年上半年零售業樓宇的售價上調，至年中開始回落，下半年則變得波動。2005年最後一季的整體售價較2004年底上升了8%。租金則錄得平穩的升幅，較前一年同期增加8%。

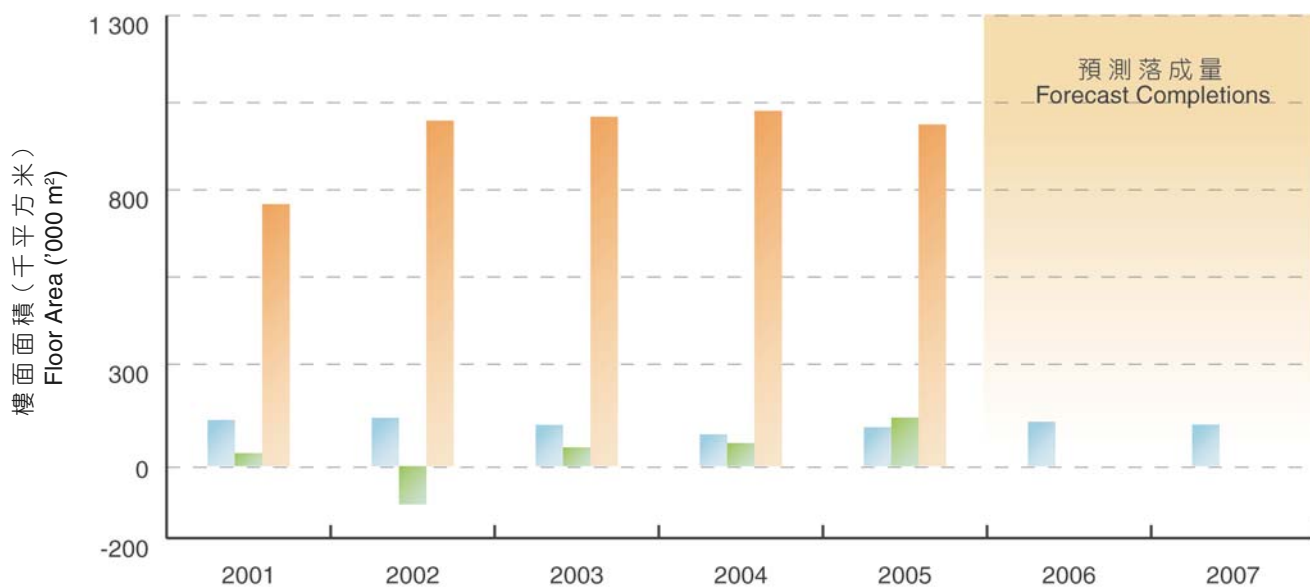
Retail prices moved upwards in the first half of 2005, came down after mid-year, and fluctuated in the second half of the year. Overall prices gained 8% in the last quarter of 2005 over the 2004 year end level. As regard rents, a steady rising trend was recorded, leading to also an 8% increase over the 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



	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	132	138	118	91	111	127 [#]	119 [#]
使用量 Take-up	37	-110	54 [^]	66	139		
空置量 Vacancy	751	991	1 002	1 019	980		
% ⁺	8.2	10.7	10.8	10.8	10.3		
[^] 在年內因樓宇改建關係而調整使用量數字以反映此項改變。 The take-up figure had been adjusted to reflect building conversions which took place during the year.							
⁺ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock							
[#] 預測數字 Forecast figures							



Private Industrial

私人工業樓宇



私人工業樓宇
Private Industrial

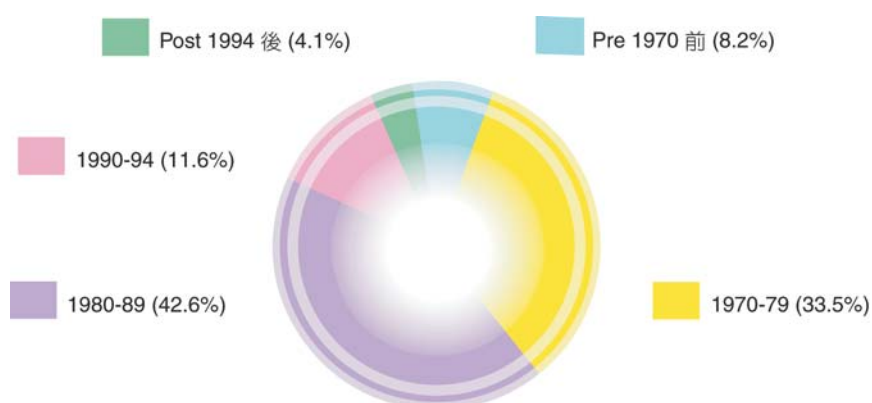
這類別包括分層工廠大廈及其附屬寫字樓。

2005年底這類樓宇的總存量為17 468 000平方米，平均分布於市區及新界。按樓齡分類的總存量詳見圖表。

This category comprises flatted factories and ancillary office accommodation.

Stock in this sector was 17 468 000 m² at the end of 2005, and was distributed evenly between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2005年內並無私人分層工廠大廈落成，而使用量為218 600平方米，空置量因而減少至1 273 300平方米，佔總存量的7.3%，是過往10年所錄得的最低空置率。超過50%的空置面積集中在3個地區，分別是觀塘、葵青和荃灣。

With no new completions in 2005 and a take up of 218 600 m², vacancy fell to 1 273 300 m², or 7.3% of stock, being the lowest vacancy rate recorded for the past ten years. Over 50% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tsuen Wan.

未來兩年的新供應量會極少，發展地盤鮮有動工跡象。2006年將不會有新供應，預計2007年的落成量只有位於青衣的6 700平方米。

New supplies will be minimal in the forthcoming years, with development sites left inactive. There would unlikely be any new completions for 2006, and only 6 700 m² in Tsing Yi are forecast to be completed in 2007.

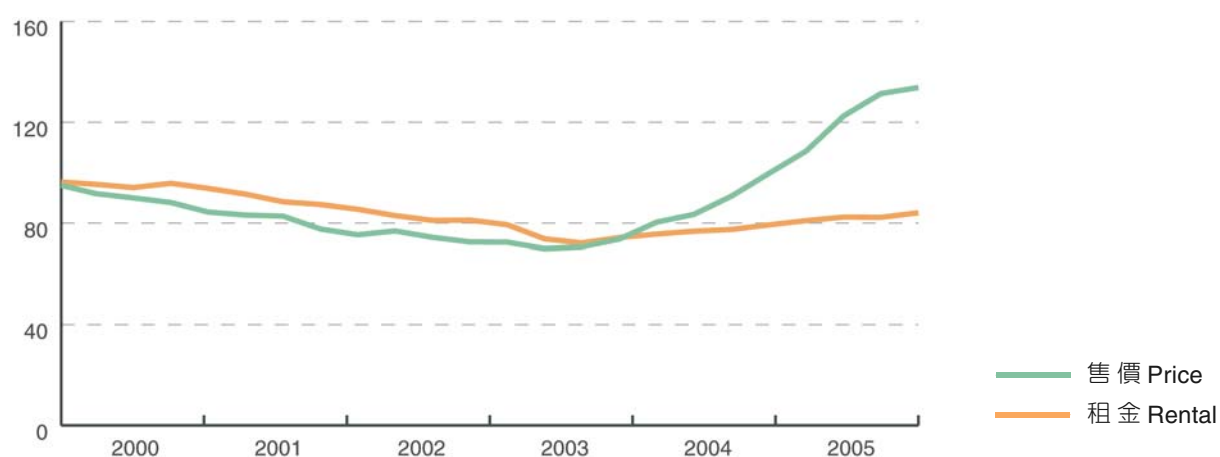


年內私人分層工廠大廈的售價持續攀升。2005年第四季的臨時指數較2004年底錄得34%的升幅。2005年首8個月的租金水平穩定，但接近年底時開始穩步上升。2005年第四季的臨時租金指數與前一年同期相比，有6%的增長。

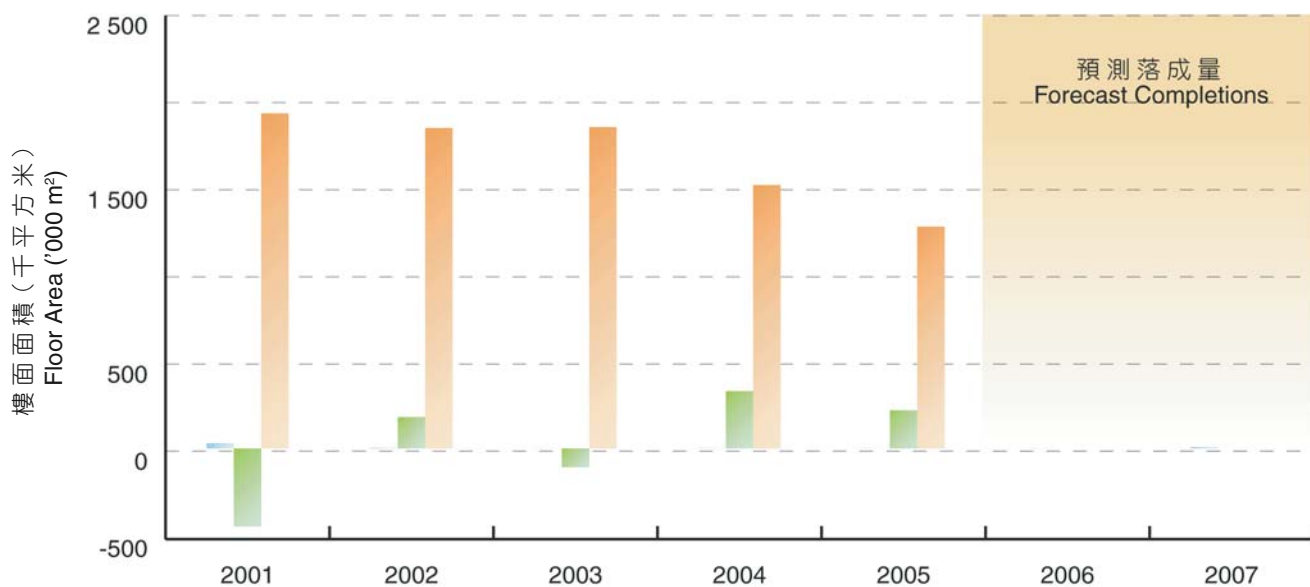
Price rises were unabated throughout the year. The provisional index of 2005 fourth quarter registered a 34% increase relative to the end of 2004 level. Rents were stable for the first eight months of 2005, but started to edge steadily upwards towards the end of the year. The provisional rental index of the final quarter 2005 finished 6% higher than the corresponding period of a year earlier.



售價及租金指數
Price and Rental Indices



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



	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	30	3	0	1	0	0 [#]	7 [#]
使用量 Take-up	-447	82	-107	329	219		
空置量 Vacancy	1 923	1 840	1 844	1 512	1 273		
% ⁺	10.9	10.5	10.6	8.7	7.3		
⁺ 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							

這類別包括設計作工貿用途，並且取得入伙紙作此用途的樓宇。

2005年底的總存量達615 700平方米，分布在本港11個地區，其中深水埗、觀塘和葵青佔總面積的70%以上。

2005年的新落成量來自一幢位於葵涌的私人工貿大廈，面積為4 100平方米。使用量為11 200平方米，空置量因而減少至60 600平方米，空置率為9.8%，是有記錄以來的新低。約有70%的空置量集中於港島東區、觀塘和葵青。

由於市場對這類物業的需求疲弱，預計2006年或2007年不會有新供應。

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

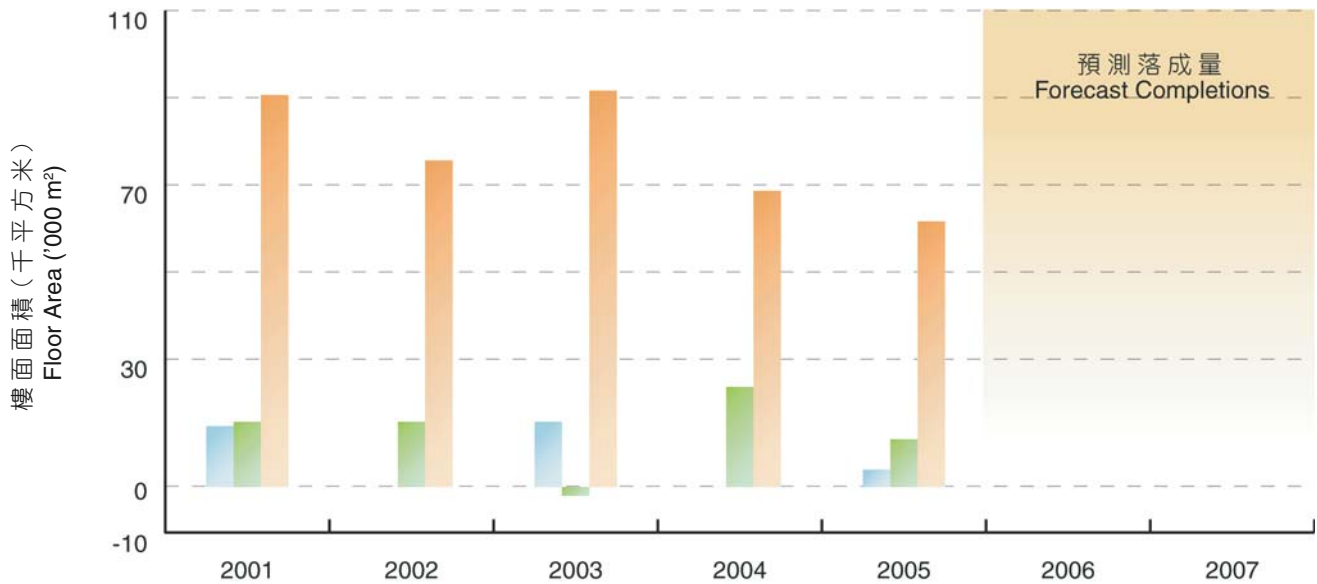
The 2005 year end stock stood at 615 700 m² which was distributed in 11 districts throughout the territory. The districts of Sham Shui Po, Kwun Tong and Kwai Tsing accounted for more than 70% of the total space.

New completions in 2005 comprised a building of 4 100 m² in Kwai Chung. With a take up of 11 200 m², vacant floor space was reduced to 60 600 m², representing a vacancy rate of 9.8% which was a record low figure. About 70% of the vacant space was located in the Eastern District of Hong Kong, Kwun Tong and Kwai Tsing.

With weak demand for this type of premises, new supplies will unlikely be available in 2006 or 2007.



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



	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	14	0	15	0	4	0 [#]	0 [#]
使用量 Take-up	15	15	-2	23	11		
空置量 Vacancy	90	75	91	68	61		
% ⁺	15.0	12.5	14.8	11.1	9.8		
⁺ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock [#] 預測數字 Forecast figures							

這類別包括所有其他廠房，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。

這類樓宇在2005年底的總存量為3 150 000平方米，大部分位於新界，佔總存量的80%。

2005年內並無這類樓宇落成。預計2006年的落成量為18 000平方米，位於元朗和大埔。未來的供應將於2007年大幅飆升至34 900平方米，主要集中在將軍澳。

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

The stock in this sector was 3 150 000 m² at the end of 2005, largely in the New Territories which accounted for 80%.

There were no new completions in 2005. Forecast completions of 18 000 m² to be located in Yuen Long and Tai Po are expected in 2006. Future supplies will further be boosted by 34 900 m² in 2007, which will be mainly in Tseung Kwan O.



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

2005年底的總存量為3 401 400平方米，其中約80%位於新界，主要集中於葵青、荃灣和沙田，佔整體樓面面積的66%。

2005年有一座位於屯門的大廈落成，面積為12 700平方米。空置量大幅減少至97 300平方米，佔總存量的2.9%，創1990年以來的新低。

預計2006年的新落成量為27 600平方米，逾半坐落於屯門。至於2007年，預計只有600平方米的貨倉面積落成，位於大埔。

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

Stock at the end of 2005 was 3 401 400 m². About 80% of the stock was in the New Territories, with a predominance in Kwai Tsing, Tsuen Wan and Sha Tin, accounting for 66% of the total space.

A new building of 12 700 m² in Tuen Mun was completed in 2005. Vacancy fell substantially to 97 300 m², at 2.9% of stock, which was the lowest figure recorded since 1990.

New completions of 27 600 m² are forecast in 2006, more than half of which will be located in Tuen Mun. For 2007, only 600 m² are expected to be available, coming from Tai Po.



Technical Notes

技術附註

技術附註
Technical Note

1.	報告年度	Review Period		P. 64
2.	範圍	Scope of the Review		P. 64
3.	區域及地區	Areas and Districts		P. 64
4.	物業類別	Property Types		P. 64
5.	樓面面積	Floor Areas		P. 67
6.	樓宇總存量	Stock		P. 67
7.	落成量	Completions		P. 67
8.	拆卸量	Demolition		P. 68
9.	預測數量	Forecast		P. 68
10.	空置量	Vacancies		P. 68
11.	入住量 / 使用量	Take-up		P. 69
12.	平均租金和售價	Average Rents and Prices		P. 69
13.	租金和售價指數	Rental and Price Indices		P. 71
14.	較受歡迎屋苑的售價指數	Price Indices for Selected Popular Developments		P. 73
15.	落成後使用方式	Mode of Occupation after Completion		P. 74
16.	物業市場回報率	Property Market Yields		P. 74
17.	樓宇買賣	Sales Transactions		P. 74

1. 報告年度

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

2. 範圍

本報告的調查對象涵蓋全港私人樓宇。

3. 區域及地區

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

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，也沒有嘗試辨別哪些住宅樓宇是用作非住宅用途，或哪些非住宅樓宇是用作住宅用途。

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

4. Property Types

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

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

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

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

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

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

乙級 - 設計屬一般水平但裝修質素良好；間隔有彈性；整層樓面面積中等；大堂面積適中；設有中央或獨立空氣調節系統；升降機設備足夠；管理妥善；不一定有泊車設施。

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

- Class A - saleable area less than 40 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 Public sector developments, including domestic units built under the Private Sector Participation Scheme for subsidised sale, and all units built under the Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes are not included. Data relating to rental estates built by the Housing Authority and Housing Society, units sold under the Tenants Purchase Scheme, and Government owned quarters are also excluded. Village houses are not included in the stock, completions, demolition, take-up and vacancy figures except for the previous years of 2001 and before as specified.

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

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

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

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

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

4.5 私人商業樓宇包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇，亦不包括車位。房屋委員會和房屋協會所建的商業樓宇，並不包括在內。

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

4.7 私人工貿大廈是設計或獲證明作工貿用途的樓面面積。

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

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

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

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

4.5 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Carparking space is excluded. Commercial premises built by the Housing Authority and Housing Society are excluded.

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

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

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

4.9 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」是指單位獨佔的樓面面積，包括露台及外廊，但不包括樓梯、升降機槽、渠管、大堂及公用廁所等公用地方。量度「實用面積」時，是從圍繞該單位的外牆向外的一面或該單位與毗連單位的共用牆的中間點起計。窗台、天井、花園、庭院、平台、車位等地方則不包括在內。

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

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 樓宇總存量並不包括上文4.3段所述的公營房屋數字。私人商業樓宇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 私人樓宇的落成量是指獲發佔用許可證的樓宇數量。

7.2 上文4.3段所述的公營房屋落成量的數字並不包括在內。

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 and verandahs but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured from the outside of the exterior enclosing walls of the unit and the middle of the party walls between two units. Bay windows, yards, gardens, terraces, flat roofs, carports and the like are excluded from the area.

5.2 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 4.3 above 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 4.3 above, are not included.

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價記錄刪除的私人樓宇數量。

9. 預測數量

9.1 包括在報告年份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，而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4.3段所述的公營房屋發展項目，並不包括在內。

10. 空置量

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

8. Demolition

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

9. Forecast

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

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

9.3 Public sector developments as mentioned in paragraph 4.3 above are not included.

10. Vacancies

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

10.2 所有樓宇的空置量，都是在年底普查該等樓宇後計算出來的，但在2004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、業主和使用人蒐集，或派員視察而獲得的。

10.3 在2004年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3%的單位所得結果來推算的。

11. 入住量／使用量

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

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

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

12. 平均租金和售價

12.1 本署會分析新訂租約的租金資料，以計算在租金生效月份的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金，而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定（新訂租約是在2至4周前，續訂租約是在1至3個月前）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2004, 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 2004, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

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

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

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

12. Average Rents and Prices

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (2-4 weeks earlier for fresh lettings, and 1-3 months for lease renewals).

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、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單位，以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準，一般是在達成臨時協議後2至3周。

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

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

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

12.4 Average prices are based on an analysis of transactions scrutinised by the Department for stamp duty purposes. The following types of transactions are excluded: those considered to be unacceptable for stamp duty purposes, those involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies, and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier.

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

12.6 本年度內最後數個月的租金與售價數字，均屬臨時性質，有待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，跟用以編製平均租金和售價的數據相同。以指數衡量價值轉變時，是根據租金或售價除以有關物業的應課差餉租值所得的結果，而非根據每平方米樓面面積的租金或售價計算。實際上，利用應課差餉租值，不但考慮到樓面面積，也顧及到不同物業在質素上的其他差別。

13.3 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. 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。編製各類非住宅樓宇綜合指數所使用的權數，是根據該月份及前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，則是根據該月份及前11個月內進行的交易數目計算出來。

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

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

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

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

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

14. 較受歡迎屋苑的售價指數

14.1 這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。在2005年獲選作分析的樓宇與以往所選的有些不同，包括：

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

九龍 - 泓景臺、星河明居、維港灣、麗港城、海逸豪園、美孚新邨、港灣豪庭、又一居、柏景灣、半島豪庭、滙景花園、擎天半島、德福花園、君臨天下、漾日居、黃埔花園。

新界 - 愛琴海岸、碧堤半島、映灣園、帝堡城、沙田第一城、牽晴間、愉景灣、愉景新城、粉嶺中心、花都廣場、浪琴軒、香港黃金海岸、康樂園、嘉湖山莊、匡湖居、新都城、維景灣畔、清水灣半島、珀麗灣、疊茵庭、海濱花園、駿景園、加州豪園、浪翠園、太湖花園、新港城、帝琴灣、采葉庭、盈翠半島、屯門市廣場、雅典居、瀨景灣。

14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in Sale and Purchase Agreements. Developments selected for analysis in 2005 are slightly different from those of previous years, and include :

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

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

New Territories - Agean Coast, Bellagio, Carribean Coast, Castello, City One Shatin, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Flora Plaza, Grand Pacific Views, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Marina Cove, Metro City, Ocean Shores, Oscar By The Sea, Park Island, Parkland Villas, Riviera Gardens, Royal Ascot, Royal Palms, Sea Crest Villa, Serenity Park, Sunshine City, Symphony Bay, The Parcville, Tierra Verde, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada.

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2005年的權數是根據2004年內的交易宗數釐定。

15. 落成後使用方式

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

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包括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。

17. 樓宇買賣

住宅樓宇買賣統計數字的資料來自土地註冊處，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買賣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據不同之處，每段有關時期的非住宅樓宇買賣統計數字，是以買賣合約的簽署日期，而並非送交土地註冊處登記的日期為依據。

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 2005, the weights are based on the number of transactions effected in 2004.

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. 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. Sales Transactions

Statistics on domestic sales are sourced from the Land Registry, derived from sale and purchase agreements of domestic units **received for registration** in the Land Registry for the relevant periods. Statistics on non-domestic sales are based on analysis made of sales transaction records obtained by this Department from the Land Registry and Inland Revenue Department for stamp duty purposes. As distinguished from the Land Registry statistics on domestic sales, non-domestic figures for each relevant period refer to the **date on which an Agreement for Sale and Purchase is signed**, and not the date on which the Agreement is submitted for registration.

Tables • Appendix • Plans

Table • Appendix • Plans

圖表 • 附錄 • 分區圖

圖表 • Tables

附錄 • Appendix

分區圖 • Plans

私人住宅

1. 各類單位總存量及空置量
2. 各區總存量、落成量及空置量
3. 拆卸量、落成量及各類單位總存量
4. 各類單位拆卸量及落成量
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
9. 各區洋房總存量及落成量
10. 整體空置趨勢
11. 各類單位落成後使用方式
12. 各類單位平均租金
13. 各類單位平均售價
14. 各類單位租金指數
15. 各類單位售價指數
16. 較受歡迎屋苑的售價指數

私人寫字樓

17. 各區不同級別總存量及空置量
18. 各區總存量、落成量及空置量
19. 各級別拆卸量、落成量及總存量
20. 各區落成量及預測落成量
21. 各區不同級別預測落成量
22. 整體空置趨勢
23. 各區不同級別平均租金
24. 各區不同級別平均售價
25. 各級別租金及售價指數
26. 核心地區甲級寫字樓的租金及售價指數

Private Domestic

Stock and Vacancy by Class
Stock, Completions and Vacancy by District
Demolition, Completions and Stock by Class
Demolition and Completions by Class
Completions by Class
Completions by Size
Completions and Forecast Completions by District
Forecast Completions by Class and District
Stock and Completions of Houses by District
Overall Vacancy Trends
Mode of Occupation after Completion by Class
Average Rents by Class
Average Prices by Class
Rental Indices by Class
Price Indices by Class
Price Indices for Selected Popular Developments

Private Office

Stock and Vacancy by Grade and District
Stock, Completions and Vacancy by District
Demolition, Completions and Stock by Grade
Completions and Forecast Completions by District
Forecast Completions by Grade and District
Overall Vacancy Trends
Average Rents by Grade and District
Average Prices by Grade and District
Rental and Price Indices by Grade
Rental and Price Indices for Grade A Office in Core Districts

私人商業樓宇

27. 各區總存量、落成量及空置量
28. 拆卸量、落成量及總存量
29. 各區落成量及預測落成量
30. 整體空置趨勢
31. 私人零售業樓宇 - 平均租金及售價
32. 私人零售業樓宇 - 租金及售價指數

私人分層工廠大廈

33. 各區總存量、落成量及空置量
34. 拆卸量、落成量及總存量
35. 各區落成量及預測落成量
36. 整體空置趨勢
37. 平均租金及售價
38. 租金及售價指數
39. 選定地區的高質素樓宇 - 平均售價

私人工貿大廈

40. 各區總存量、落成量及空置量
41. 各區落成量及預測落成量
42. 整體空置趨勢

私人特殊廠房

43. 各區總存量及落成量
44. 各區落成量及預測落成量

Private Commercial

- Stock, Completions and Vacancy by District
- Demolition, Completions and Stock
- Completions and Forecast Completions by District
- Overall Vacancy Trends
- Private Retail – Average Rents and Prices
- Private Retail – Rental and Price Indices

Private Flatted Factories

- Stock, Completions and Vacancy by District
- Demolition, Completions and Stock
- Completions and Forecast Completions by District
- Overall Vacancy Trends
- Average Rents and Prices
- Rental and Price Indices
- High Quality Developments in Selected Districts – Average Prices

Private Industrial/Office

- Stock, Completions and Vacancy by District
- Completions and Forecast Completions by District
- Overall Vacancy Trends

Private Specialised Factories

- Stock and Completions by District
- Completions and Forecast Completions by District

私人貨倉

- 45. 各區總存量、落成量及空置量
- 46. 各區落成量及預測落成量
- 47. 整體空置趨勢

私人物業市場回報率

- 48. 住宅樓宇
- 49. 寫字樓、分層工廠大廈及零售業樓宇

物業買賣

- 50. 住宅買賣 - 樓宇買賣合約數目及總值
- 51. 住宅買賣 - 按成交金額分類的買賣合約數目
- 52. 住宅一手及二手市場 - 買賣合約數目及總值
- 53. 非住宅買賣 - 主要類別物業買賣宗數及總值

Private Storage

Stock, Completions and Vacancy by District
Completions and Forecast Completions by District
Overall Vacancy Trends

Private Property Market Yields

Domestic
Office, Flatted Factories and Retail

Sales Transactions

Domestic Sales – Number of Sale and Purchase Agreements and Total Consideration
Domestic Sales – Number of Sale and Purchase Agreements by Consideration Range
Domestic Primary and Secondary Sales – Number of Sale and Purchase Agreements and Total Consideration
Non-Domestic Sales – Number of Transactions and Consideration by Property Type

TABLE 表 1

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

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m²]	2005 年底總存量 Stock at year end		2005 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
A	< 20.0	9 034	348 951	10 661	3.1
	20 - 39.9	339 917			
B	40 - 69.9	509 066	509 066	34 677	6.8
C	70 - 99.9	118 903	118 903	10 666	9.0
D	100 - 159.9	53 813	53 813	4 865	9.0
E	160 - 199.9	10 863	22 513	2 670	11.9
	200 - 279.9	9 080			
	> 279.9	2 570			
所有類別 ALL CLASSES		1 053 246	1 053 246	63 539	6.0

所有數字均不包括村屋。

All figures exclude village houses.

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	2004 年底總存量 Stock at year end	2005 年落成量 Completions	落成量佔 2004 年總存量的百分率 Completions as a % of 2004 Stock	2005 年底總存量 Stock at year end	2005 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	90 817	895	1.0	91 604	4 265	4.7
灣仔	Wan Chai	60 971	304	0.5	61 205	2 353	3.8
東區	Eastern	125 028	2 212	1.8	127 660	5 671	4.4
南區	Southern	39 382	875	2.2	40 336	3 371	8.4
港島	HONG KONG	316 198	4 286	1.4	320 805	15 660	4.9
油尖旺	Yau Tsim Mong	103 906	1 149	1.1	104 890	8 421	8.0
深水埗	Sham Shui Po	68 086	2 256	3.3	70 421	4 635	6.6
九龍城	Kowloon City	98 083	158	0.2	98 158	6 762	6.9
黃大仙	Wong Tai Sin	15 477	-	-	15 479	180	1.2
觀塘	Kwun Tong	47 031	316	0.7	47 346	1 376	2.9
九龍	KOWLOON	332 583	3 879	1.2	336 294	21 374	6.4
葵青	Kwai Tsing	35 230	-	-	35 229	889	2.5
荃灣	Tsuen Wan	66 929	4 225	6.3	71 149	8 111	11.4
屯門	Tuen Mun	53 243	1 576	3.0	54 817	4 391	8.0
元朗	Yuen Long	58 750	332	0.6	59 080	2 311	3.9
北區	North	23 682	744	3.1	24 426	2 163	8.9
大埔	Tai Po	28 339	6	0.0 +	28 340	1 010	3.6
沙田	Sha Tin	63 548	92	0.1	64 478	2 466	3.8
西貢	Sai Kung	38 537	476	1.2	38 990	1 595	4.1
離島	Islands	17 932	1 705	9.5	19 638	3 569	18.2
新界	NEW TERRITORIES	386 190	9 156	2.4	396 147	26 505	6.7
全港	OVERALL	1 034 971	17 321	1.7	1 053 246	63 539	6.0

所有數字均不包括村屋。2005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2004年底總存量計算。

+ 少於 0.05%

All figures exclude village houses. 2005 Stock figures are derived from the latest rating record,
and not from the 2004 Stock figures shown here.

+ Below 0.05%

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

單位數目 No. of units

年 Year	區域 Area	拆卸量 Demolition	落成量 Completions	年底各類單位總存量 Stock by Class at year end						總數 Total
				A	B	C	D	E		
2001*	港島 Hong Kong	614	6 921	103 164	129 799	36 784	23 691	14 439		307 877
	九龍 Kowloon	250	7 139	119 518	137 956	32 875	12 527	2 407		305 283
	新界 New Territories	623	12 202	140 462	237 899	41 515	17 896	7 461		445 233
	全港 OVERALL	1 487	26 262	363 144	505 654	111 174	54 114	24 307		1 058 393
2002	港島 Hong Kong	93	2 165	103 730	130 444	37 159	24 065	14 629		310 027
	九龍 Kowloon	165	6 145	121 186	140 346	34 669	12 628	2 426		311 255
	新界 New Territories	19	22 742	114 060	189 973	38 777	13 456	4 428		360 694
	全港 OVERALL	277	31 052	338 976	460 763	110 605	50 149	21 483		981 976
2003	港島 Hong Kong	332	2 890	104 695	131 286	37 447	24 260	14 889		312 577
	九龍 Kowloon	54	11 107	123 414	147 299	35 864	13 272	2 459		322 308
	新界 New Territories	4	12 400	115 530	199 853	39 620	13 653	4 434		373 090
	全港 OVERALL	390	26 397	343 639	478 438	112 931	51 185	21 782		1 007 975
2004	港島 Hong Kong	318	3 689	105 396	132 685	37 671	25 292	15 154		316 198
	九龍 Kowloon	378	10 811	123 797	155 570	36 605	14 149	2 462		332 583
	新界 New Territories	5	11 536	116 812	209 344	41 687	13 895	4 452		386 190
	全港 OVERALL	701	26 036	346 005	497 599	115 963	53 336	22 068		1 034 971
2005	港島 Hong Kong	438	4 286	105 990	135 689	38 072	25 647	15 407		320 805
	九龍 Kowloon	115	3 879	124 003	158 553	37 178	14 060	2 500		336 294
	新界 New Territories	25	9 156	118 958	214 824	43 653	14 106	4 606		396 147
	全港 OVERALL	578	17 321	348 951	509 066	118 903	53 813	22 513		1 053 246

* 2001年的數字是包括村屋在內。
而2002至2005年的數字則不包括村屋。

* Figures for 2001 are all inclusive of village houses.
However, figures for 2002-2005 exclude village houses.

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					總數 Total	落成量 Completions					總數 Total
		A	B	C	D	E		A	B	C	D	E	
2001*	港島 Hong Kong	226	294	56	11	27	614	564	3 784	1 479	940	154	6 921
	九龍 Kowloon	32	130	42	40	6	250	1 147	3 387	1 589	831	185	7 139
	新界 New Territories	133	266	194	25	5	623	1 546	9 304	1 252	39	61	12 202
	全港 OVERALL	391	690	292	76	38	1 487	3 257	16 475	4 320	1 810	400	26 262
2002	港島 Hong Kong	20	32	2	30	9	93	433	738	196	520	278	2 165
	九龍 Kowloon	50	72	12	4	27	165	1 805	2 369	1 792	134	45	6 145
	新界 New Territories	-	-	-	19	-	19	2 218	14 263	5 216	616	429	22 742
	全港 OVERALL	70	104	14	53	36	277	4 456	17 370	7 204	1 270	752	31 052
2003	港島 Hong Kong	66	189	12	6	59	332	1 039	1 031	300	201	319	2 890
	九龍 Kowloon	-	42	10	1	1	54	2 228	6 995	1 205	645	34	11 107
	新界 New Territories	1	2	1	-	-	4	1 471	9 882	844	197	6	12 400
	全港 OVERALL	67	233	23	7	60	390	4 738	17 908	2 349	1 043	359	26 397
2004	港島 Hong Kong	84	191	32	3	8	318	537	1 577	280	988	307	3 689
	九龍 Kowloon	86	266	19	1	6	378	437	8 453	879	934	108	10 811
	新界 New Territories	-	1	2	2	-	5	1 148	8 195	1 951	190	52	11 536
	全港 OVERALL	170	458	53	6	14	701	2 122	18 225	3 110	2 112	467	26 036
2005	港島 Hong Kong	235	154	14	10	25	438	228	2 931	474	377	276	4 286
	九龍 Kowloon	3	57	28	14	13	115	316	2 877	524	102	60	3 879
	新界 New Territories	-	-	-	10	15	25	1 864	4 946	2 093	103	150	9 156
	全港 OVERALL	238	211	42	34	53	578	2 408	10 754	3 091	582	486	17 321

* 2001年的數字是包括村屋在內。
而2002至2005年的數字則不包括村屋。

* Figures for 2001 are all inclusive of village houses.
However, figures for 2002-2005 exclude village houses.

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

單位數目 No. of units

年 Year	A	B	C	D	E	所有類別 All Classes
1996 *	2 552	10 500	5 112	1 194	517	19 875
1997 *	1 278	13 692	2 449	488	295	18 202
1998 *	1 249	15 987	3 037	1 454	551	22 278
1999 *	7 271	20 982	5 451	1 188	430	35 322
2000 *	2 683	14 753	6 025	1 998	331	25 790
2001 *	3 257	16 475	4 320	1 810	400	26 262
2002	4 456	17 370	7 204	1 270	752	31 052
2003	4 738	17 908	2 349	1 043	359	26 397
2004	2 122	18 225	3 110	2 112	467	26 036
2005	2 408	10 754	3 091	582	486	17 321

* 1996至2001年的數字是包括村屋在內。
而2002至2005年的數字則不包括村屋。

* Figures for 1996-2001 are all inclusive of village houses.
However, figures for 2002-2005 exclude village houses.

TABLE 表 6

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

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m ²]	2001*	2002	2003	2004	2005			總數 Total
						港島 Hong Kong	九龍 Kowloon	新界 New Territories	
A	< 20.0	83	-	119	13	-	92	-	92
	20 - 39.9	3 174	4 456	4 619	2 109	228	224	1 864	2 316
B	40 - 69.9	16 475	17 370	17 908	18 225	2 931	2 877	4 946	10 754
C	70 - 99.9	4 320	7 204	2 349	3 110	474	524	2 093	3 091
D	100 - 159.9	1 810	1 270	1 043	2 112	377	102	103	582
E	160 - 199.9	283	492	85	247	175	41	77	293
	200 - 279.9	93	190	169	101	49	14	44	107
	> 279.9	24	70	105	119	52	5	29	86
所有類別 OVERALL		26 262	31 052	26 397	26 036	4 286	3 879	9 156	17 321

* 2001年的數字是包括村屋在內。
而2002至2005年的數字則不包括村屋。

* Figures for 2001 are all inclusive of village houses.
However, figures for 2002-2005 exclude village houses.

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

單位數目 No. of units

地區	District	各類單位落成量 2005 by Class					總數 Total	預測落成量 Forecast	
		A	B	C	D	E		[2006]	[2007]
中西區	Central and Western	25	793	43	4	30	895	970	67
灣仔	Wan Chai	46	174	48	-	36	304	910	469
東區	Eastern	152	1 733	312	12	3	2 212	-	223
南區	Southern	5	231	71	361	207	875	19	797
港島	HONG KONG	228	2 931	474	377	276	4 286	1 899	1 556
油尖旺	Yau Tsim Mong	316	217	488	80	48	1 149	2 394	1 360
深水埗	Sham Shui Po	-	2 256	-	-	-	2 256	1 352	578
九龍城	Kowloon City	-	92	32	22	12	158	2 075	128
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	792
觀塘	Kwun Tong	-	312	4	-	-	316	210	-
九龍	KOWLOON	316	2 877	524	102	60	3 879	6 031	2 858
葵青	Kwai Tsing	-	-	-	-	-	-	-	924
荃灣	Tsuen Wan	379	2 789	1 044	5	8	4 225	1 734	1 567
屯門	Tuen Mun	986	590	-	-	-	1 576	-	-
元朗	Yuen Long	168	71	75	18	-	332	2 123	1 536
北區	North	320	320	-	-	104	744	1 088	218
大埔	Tai Po	5	-	-	-	1	6	32	985
沙田	Sha Tin	-	46	46	-	-	92	560	2 480
西貢	Sai Kung	6	298	96	39	37	476	3 152	2 097
離島	Islands	-	832	832	41	-	1 705	578	2 131
新界	NEW TERRITORIES	1 864	4 946	2 093	103	150	9 156	9 267	11 938
全港	OVERALL	2 408	10 754	3 091	582	486	17 321	17 197	16 352

所有數字均不包括村屋。

All figures exclude village houses.

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	[2006]						[2007]					
		A	B	C	D	E	所有類別 All Classes	A	B	C	D	E	所有類別 All Classes
中西區	Central and Western	228	514	153	28	47	970	14	-	-	37	16	67
灣仔	Wan Chai	400	105	149	203	53	910	391	59	17	2	-	469
東區	Eastern	-	-	-	-	-	-	110	2	74	37	-	223
南區	Southern	5	-	-	-	14	19	-	271	318	76	132	797
港島	HONG KONG	633	619	302	231	114	1 899	515	332	409	152	148	1 556
油尖旺	Yau Tsim Mong	134	1 494	534	216	16	2 394	300	272	379	323	86	1 360
深水埗	Sham Shui Po	-	258	528	371	195	1 352	145	150	150	129	4	578
九龍城	Kowloon City	961	866	124	68	56	2 075	-	72	54	2	-	128
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	364	418	10	-	792
觀塘	Kwun Tong	35	175	-	-	-	210	-	-	-	-	-	-
九龍	KOWLOON	1 130	2 793	1 186	655	267	6 031	445	858	1 001	464	90	2 858
葵青	Kwai Tsing	-	-	-	-	-	-	-	924	-	-	-	924
荃灣	Tsuen Wan	434	1 204	-	94	2	1 734	577	660	179	109	42	1 567
屯門	Tuen Mun	-	-	-	-	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	1 904	196	23	-	2 123	-	1 058	271	10	197	1 536
北區	North	128	735	151	-	74	1 088	74	140	4	-	-	218
大埔	Tai Po	-	1	16	2	13	32	-	-	484	290	211	985
沙田	Sha Tin	-	336	46	41	137	560	-	930	1 030	400	120	2 480
西貢	Sai Kung	-	2 846	302	1	3	3 152	-	2 096	-	-	1	2 097
離島	Islands	55	223	238	51	11	578	-	1 798	309	24	-	2 131
新界	NEW TERRITORIES	617	7 249	949	212	240	9 267	651	7 606	2 277	833	571	11 938
全港	OVERALL	2 380	10 661	2 437	1 098	621	17 197	1 611	8 796	3 687	1 449	809	16 352

所有數字均不包括村屋。

All figures exclude village houses.

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	2004 年底總存量 Stock at year end	2005 年落成量 Completions	落成量佔 2004 年總存量的百分率 Completions as a % of 2004 Stock	2005 年底總存量 Stock at year end
中西區	Central and Western	447	24	5.4	471
灣仔	Wan Chai	291	2	0.7	291
東區	Eastern	1	-	-	1
南區	Southern	1 590	36	2.3	1 628
港島	HONG KONG	2 329	62	2.7	2 391
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	51	-	-	51
九龍城	Kowloon City	426	2	0.5	424
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	KOWLOON	521	2	0.4	519
葵青	Kwai Tsing	3	-	-	3
荃灣	Tsuen Wan	117	-	-	116
屯門	Tuen Mun	321	-	-	320
元朗	Yuen Long	7 029	15	0.2	7 044
北區	North	118	104	88.1	222
大埔	Tai Po	2 222	-	-	2 223
沙田	Sha Tin	588	-	-	588
西貢	Sai Kung	1 846	86	4.7	1 916
離島	Islands	614	41	6.7	656
新界	NEW TERRITORIES	12 858	246	1.9	13 088
全港	OVERALL	15 708	310	2.0	15 998

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。

2005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2004年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.

2005 Stock figures are derived from the latest rating record,

and not from the 2004 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
2001*	26 262	17 965	68.4	1 024 500	42 442	4.1	60 407	5.7
2002	31 052	26 592	85.6	950 924	38 675	4.1	65 267	6.6
2003	26 397	22 885	86.7	981 578	45 896	4.7	68 781	6.8
2004	26 036	21 871	84.0	1 008 935	42 377	4.2	64 248	6.2
2005	17 321	16 646	96.1	1 035 925	46 893	4.5	63 539	6.0

* 2001年的數字是包括村屋在內。
而2002至2005年的數字則不包括村屋。

* Figures for 2001 are all inclusive of village houses.
However, figures for 2002-2005 exclude village houses.

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 2005 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 2005 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	158	37	23.4	121	76.6
		九龍	Kowloon	294	54	18.4	240	81.6
		新界	New Territories	935	897	95.9	38	4.1
		全港	OVERALL	1 387	988	71.2	399	28.8
B		港島	Hong Kong	567	365	64.4	202	35.6
		九龍	Kowloon	2 865	2 580	90.1	285	9.9
		新界	New Territories	6 095	5 728	94.0	367	6.0
		全港	OVERALL	9 527	8 673	91.0	854	9.0
C		港島	Hong Kong	111	68	61.3	43	38.7
		九龍	Kowloon	238	204	85.7	34	14.3
		新界	New Territories	644	607	94.3	37	5.7
		全港	OVERALL	993	879	88.5	114	11.5
D		港島	Hong Kong	263	190	72.2	73	27.8
		九龍	Kowloon	341	285	83.6	56	16.4
		新界	New Territories	88	85	96.6	3	3.4
		全港	OVERALL	692	560	80.9	132	19.1
E		港島	Hong Kong	116	7	6.0	109	94.0
		九龍	Kowloon	29	23	79.3	6	20.7
		新界	New Territories	4	3	75.0	1	25.0
		全港	OVERALL	149	33	22.1	116	77.9
所有類別		港島	Hong Kong	1 215	667	54.9	548	45.1
		九龍	Kowloon	3 767	3 146	83.5	621	16.5
All Classes		新界	New Territories	7 766	7 320	94.3	446	5.7
		全港	OVERALL	12 748	11 133	87.3	1 615	12.7

所有數字均不包括村屋。

All figures exclude village houses.

TABLE 表 12

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
2004			167	125	99	168	134	95	213	171	114	234	188	151	275	159	165
2005	*		188	140	106	184	145	101	242	193	121	262	206	162	316	200	176
2004		10	164	130	102	177	134	102	218	185	118	255	206	144	292	(146)	(154)
		11	166	128	101	167	136	97	228	180	114	232	228	148	275	(184)	(168)
		12	167	127	101	160	139	96	226	183	105	238	212	175	285	(140)	(151)
2005		1	170	125	105	167	141	99	231	186	124	250	181	213	274	(219)	(175)
		2	170	128	102	176	144	104	230	189	136	264	(204)	(154)	296	(230)	(153)
		3	177	139	103	176	143	101	246	183	109	254	(213)	150	284	(205)	(175)
		4	171	134	102	171	140	95	233	205	131	244	168	181	293	(123)	(121)
		5	170	136	103	168	144	94	240	177	114	253	(203)	154	302	(235)	(110)
		6	176	131	106	177	137	99	239	181	117	259	179	124	322	(184)	(181)
		7	173	132	107	182	140	99	244	185	120	272	210	157	329	(198)	(161)
		8	200	137	104	192	139	102	242	205	116	272	205	174	336	(177)	214
		9	221	142	109	212	149	107	250	195	127	271	252	150	348	(177)	(211)
		10	197	161	111	192	156	106	267	188	120	260	(203)	180	329	(217)	(198)
		11	*	202	176	111	187	164	105	245	124	272	221	158	309	(192)	(174)
		12	*	204	152	116	196	160	107	226	128	267	(230)	(166)	356	(200)	(228)

* 臨時數字
() 表示少於 20 宗交易。

* Provisional
() Indicates fewer than 20 transactions.

私人住宅 - 各類單位平均售價
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
2004		32 535	25 233	26 611	41 716	33 058	28 023	56 808	46 837	35 698	66 291	62 070	41 912	94 478	75 240	44 483
2005 *		39 072	29 865	30 486	49 179	38 783	32 657	66 552	56 452	41 583	82 391	73 008	49 890	115 383	96 641	57 260
2004	10	35 114	27 245	28 620	46 766	37 975	30 489	61 993	55 707	39 228	77 171	76 898	48 155	104 086 (98 480)		47 595
	11	34 647	26 416	27 927	43 931	35 519	29 472	63 185	50 437	37 540	74 848	68 828	45 358	118 877 (78 269)		43 145
	12	35 652	26 485	27 560	45 415	35 715	29 372	61 242	48 400	38 754	73 354	76 020	42 863	100 033 (94 371)		54 250
2005	1	37 045	27 202	28 514	47 389	36 457	30 268	64 117	52 845	38 433	77 357	67 460	47 114	101 467 (82 354)		51 752
	2	38 486	29 024	29 461	48 276	40 266	32 406	62 202	55 889	39 691	78 003	69 440	46 902	117 761 (83 341)		52 005
	3	38 900	30 511	31 980	51 771	43 329	32 891	67 734	65 045	41 446	83 831	76 113	49 730	103 097 (76 960)		49 826
	4	39 826	31 053	31 364	50 275	41 465	33 155	68 398	60 970	42 155	85 374	74 682	52 999	129 535 (94 248)		61 180
	5	39 622	31 073	31 014	50 974	39 543	34 220	68 972	55 030	43 575	85 991	70 047	49 389	130 692 (79 637)		67 780
	6	38 906	29 418	30 559	48 338	36 050	32 303	66 566	53 217	41 745	85 537	69 603	46 907	114 575 (120 309)		58 914
	7	39 331	29 349	29 680	47 693	38 280	33 040	67 953	56 884	42 199	81 371	71 404	53 689	120 889 (69 132)		55 611
	8	39 992	30 365	31 054	49 893	39 116	34 348	66 456	52 959	43 031	80 122	83 979	51 960	108 273 (153 266)		55 938
	9	39 830	31 036	30 733	48 925	39 433	32 889	69 136	56 430	43 391	85 150	73 919	51 888	113 971 (125 830)		64 606
	10	40 632	30 661	29 452	49 372	34 611	31 580	68 951	53 211	41 841	77 582	72 013	49 110	134 657 (115 723) (76 565)		
	11 *	36 945	28 460	27 588	44 596	30 624	30 534	61 691	46 952	39 977	83 484	67 868	48 296	99 380 (92 995)		48 005
	12 *	38 145	27 866	29 551	46 609	35 220	31 708	64 415	54 526	40 116	81 267	69 862	49 859	112 256 (107 191) (51 070)		

* 臨時數字
() 表示少於 20 宗交易。

* Provisional
() Indicates fewer than 20 transactions.

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

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
1996	114.8	119.4	124.7	121.9	121.1	118.3	121.5	119.0
1997	128.1	135.7	140.9	139.3	138.7	133.3	139.0	134.5
1998	112.8	110.3	113.6	116.2	116.9	111.7	116.5	112.6
1999	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000	97.2	97.4	99.3	100.7	101.8	97.6	101.2	98.1
2001	93.0	93.9	97.4	101.9	104.5	94.0	103.0	95.4
2002	81.3	81.8	85.0	89.8	94.3	82.0	91.6	83.4
2003	72.8	72.7	72.5	77.2	81.1	72.7	78.8	73.6
2004	75.5	76.5	79.1	84.0	86.1	76.5	84.9	77.7
2005 *	83.3	85.0	90.5	94.8	97.9	85.1	96.1	86.6
2004 10 - 12	77.1	78.6	82.6	87.9	91.0	78.6	89.3	80.2
2005 1 - 3	78.9	81.0	85.9	92.0	91.4	80.9	91.8	82.5
4 - 6	82.5	83.8	90.5	92.1	95.6	84.3	93.6	85.5
7 - 9	84.7	86.9	91.2	96.8	101.4	86.6	98.9	88.3
10 - 12 *	87.0	88.2	94.3	98.1	103.0	88.5	100.3	90.0
2004 10	76.6	78.2	80.5	87.8	89.2	77.9	88.4	79.5
11	77.2	78.5	84.4	88.6	91.5	78.9	89.9	80.5
12	77.5	79.0	82.9	87.4	92.4	79.0	89.6	80.6
2005 1	78.4	80.5	85.5	89.8	91.2	80.4	90.4	81.9
2	78.3	80.9	85.7	91.9	92.4	80.6	92.1	82.3
3	80.1	81.6	86.6	94.4	90.7	81.8	92.8	83.3
4	81.1	83.2	89.4	92.2	93.3	83.3	92.7	84.6
5	83.1	83.9	90.3	91.9	95.8	84.5	93.6	85.7
6	83.3	84.3	91.9	92.1	97.6	85.0	94.5	86.3
7	83.3	86.6	91.6	96.5	97.9	86.0	97.1	87.5
8	84.2	86.3	91.0	96.8	101.6	86.1	98.9	87.8
9	86.6	87.9	91.1	97.1	104.8	87.8	100.6	89.5
10	87.2	88.3	93.9	96.2	101.9	88.6	98.8	89.9
11 *	87.9	87.9	93.5	99.3	102.0	88.6	100.5	90.1
12 *	85.9	88.5	95.6	98.9	105.1	88.4	101.7	90.1

* 臨時數字

* Provisional

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

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
1996	116.8	117.1	116.5	116.1	117.6	116.9	116.5	116.9
1997	161.4	162.7	168.8	168.5	172.9	162.7	169.7	163.1
1998	118.5	116.0	117.3	116.1	114.0	117.2	115.6	117.1
1999	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000	88.3	89.5	91.2	94.2	98.7	89.2	95.4	89.6
2001	77.2	78.8	80.8	83.2	87.8	78.4	84.4	78.7
2002	68.1	70.2	71.9	76.6	81.8	69.5	77.9	69.9
2003	59.7	61.1	65.3	70.2	76.2	61.0	72.0	61.6
2004	72.7	77.2	87.8	96.5	106.6	76.6	99.4	78.0
2005 *	84.8	91.2	106.5	119.0	131.3	90.3	121.9	91.9
2004 10 - 12	76.6	82.5	95.0	106.9	118.4	81.6	109.9	83.4
2005 1 - 3	82.6	89.3	103.2	114.1	125.6	88.3	116.9	89.9
4 - 6	87.2	93.8	110.3	120.5	132.7	92.9	123.3	94.5
7 - 9	86.0	93.1	108.6	122.0	132.8	91.9	124.5	93.6
10 - 12 *	83.5	88.6	103.8	119.5	134.0	88.0	122.7	89.6
2004 10	77.6	83.2	95.8	106.0	117.1	82.4	109.0	84.1
11	75.9	81.6	95.1	106.8	117.3	80.9	109.6	82.7
12	76.4	82.6	94.1	107.9	120.8	81.5	111.2	83.3
2005 1	78.6	84.5	98.9	112.7	124.0	83.8	115.5	85.7
2	81.6	89.4	102.1	110.9	127.0	87.9	114.8	89.4
3	87.6	94.0	108.7	118.7	125.9	93.1	120.4	94.6
4	88.5	94.5	110.2	120.7	134.8	93.8	124.0	95.4
5	87.2	95.0	112.3	119.4	132.1	93.8	122.3	95.3
6	85.9	91.8	108.4	121.4	131.2	91.2	123.7	92.9
7	84.9	92.2	109.3	122.4	129.0	91.1	123.9	92.8
8	86.3	93.9	106.5	122.1	131.3	92.3	124.2	93.9
9	86.7	93.3	109.9	121.6	138.2	92.4	125.4	94.0
10	85.8	90.5	107.1	121.6	135.9	90.2	124.7	91.8
11 *	82.0	87.1	102.1	118.5	130.1	86.5	121.1	88.1
12 *	82.6	88.2	102.3	118.4	136.0	87.3	122.3	88.9

* 臨時數字

* Provisional

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

年 / 月 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
2004	1	72.1	64.7	68.3	83.6	82.9	83.6	73.1	65.8	69.3
	2	77.8	68.2	72.9	94.5	89.8	92.2	79.0	69.6	74.1
	3	83.6	72.3	77.8	102.6	96.1	99.4	84.9	73.8	79.1
	4	86.5	74.4	80.4	103.4	100.8	102.2	87.8	76.1	81.8
	5	85.9	74.2	80.0	104.3	98.7	101.5	87.2	75.8	81.3
	6	83.9	72.2	77.9	102.2	98.7	100.5	85.2	73.8	79.3
	7	82.7	71.8	77.2	102.9	97.3	100.1	84.2	73.3	78.6
	8	83.4	72.6	77.9	101.5	97.6	99.7	84.7	74.2	79.2
	9	85.7	73.5	79.4	105.0	104.4	104.9	87.0	75.5	81.1
	10	88.2	75.9	81.9	109.3	108.6	109.2	89.7	77.9	83.6
	11	89.5	76.7	83.0	112.8	114.5	114.1	91.1	79.1	84.8
	12	91.3	78.0	84.5	117.1	114.6	116.1	93.1	80.2	86.4
2005	1	92.0	79.7	85.7	125.0	119.5	121.7	94.3	82.2	88.0
	2	94.4	81.8	87.9	127.8	121.1	123.9	96.7	84.2	90.2
	3	99.1	84.2	91.6	129.6	122.4	125.4	101.2	86.5	93.7
	4	102.8	87.6	95.1	133.2	123.1	127.7	104.8	89.9	97.1
	5	104.6	89.1	96.7	134.0	125.0	128.9	106.6	91.4	98.7
	6	103.8	88.2	95.8	132.4	123.7	127.4	105.8	90.5	97.8
	7	102.4	88.4	95.3	128.5	122.8	125.0	104.2	90.6	97.2
	8	103.0	87.6	95.2	133.3	123.0	127.7	105.1	89.9	97.2
	9	103.7	89.2	96.3	132.0	122.2	126.6	105.7	91.3	98.2
	10	102.0	89.0	95.4	129.9	124.7	126.7	103.9	91.3	97.3
	11 *	99.2	85.0	92.0	131.5	122.7	126.6	101.3	87.3	94.1
	12 *	97.1	83.3	90.1	129.0	119.2	123.6	99.3	85.6	92.2

* 臨時數字

技術附註第 14 段對「較受歡迎屋苑」有詳細說明。

* Provisional

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

TABLE 表 17

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

平方米 m²

地區	District	2005 年底總存量 Stock at year end				2005 年底空置量 Amount Vacant at year end				空置百分率 % Vacant			
		甲級	乙級	丙級	總數	甲級	乙級	丙級	總數	甲級	乙級	丙級	總數
		A	B	C	Total	A	B	C	Total	A	B	C	Total
中西區	Central and Western	1 863 600	773 700	636 300	3 273 600	130 700	66 100	83 100	279 900	7.0	8.5	13.1	8.6
灣仔	Wan Chai	951 200	581 400	325 800	1 858 400	64 000	50 300	27 000	141 300	6.7	8.7	8.3	7.6
東區	Eastern	587 300	181 600	86 500	855 400	50 600	28 000	6 800	85 400	8.6	15.4	7.9	10.0
南區	Southern	84 900	37 500	10 500	132 900	38 100	8 100	1 000	47 200	44.9	21.6	9.5	35.5
港島	HONG KONG	3 487 000	1 574 200	1 059 100	6 120 300	283 400	152 500	117 900	553 800	8.1	9.7	11.1	9.0
油尖旺	Yau Tsim Mong	1 037 300	648 200	427 100	2 112 600	70 400	44 900	36 800	152 100	6.8	6.9	8.6	7.2
深水埗	Sham Shui Po	124 800	60 800	39 200	224 800	4 800	15 800	2 800	23 400	3.8	26.0	7.1	10.4
九龍城	Kowloon City	107 700	57 000	20 800	185 500	5 500	3 200	2 800	11 500	5.1	5.6	13.5	6.2
黃大仙	Wong Tai Sin	-	21 800	1 200	23 000	-	1 100	600	1 700	-	5.0	50.0	7.4
觀塘	Kwun Tong	460 200	21 600	6 100	487 900	31 800	1 900	400	34 100	6.9	8.8	6.6	7.0
九龍	KOWLOON	1 730 000	809 400	494 400	3 033 800	112 500	66 900	43 400	222 800	6.5	8.3	8.8	7.3
葵青	Kwai Tsing	74 800	11 400	2 000	88 200	2 900	700	1 000	4 600	3.9	6.1	50.0	5.2
荃灣	Tsuen Wan	67 400	10 300	800	78 500	3 600	1 100	-	4 700	5.3	10.7	-	6.0
屯門	Tuen Mun	32 400	-	8 400	40 800	11 900	-	1 100	13 000	36.7	-	13.1	31.9
元朗	Yuen Long	9 200	9 900	19 000	38 100	-	300	2 400	2 700	-	3.0	12.6	7.1
北區	North	26 800	-	500	27 300	5 100	-	400	5 500	19.0	-	80.0	20.1
大埔	Tai Po	-	5 200	1 200	6 400	-	400	-	400	-	7.7	-	6.3
沙田	Sha Tin	173 400	16 300	-	189 700	26 400	-	-	26 400	15.2	-	-	13.9
西貢	Sai Kung	9 000	-	-	9 000	5 300	-	-	5 300	58.9	-	-	58.9
離島	Islands	122 200	15 400	-	137 600	10 900	3 700	-	14 600	8.9	24.0	-	10.6
新界	NEW TERRITORIES	515 200	68 500	31 900	615 600	66 100	6 200	4 900	77 200	12.8	9.1	15.4	12.5
全港	OVERALL	5 732 200	2 452 100	1 585 400	9 769 700	462 000	225 600	166 200	853 800	8.1	9.2	10.5	8.7
分區	Sub-districts												
上環	Sheung Wan	232 300	350 200	434 300	1 016 800	27 900	23 000	57 600	108 500	12.0	6.6	13.3	10.7
中區	Central	1 580 900	368 200	185 200	2 134 300	102 000	24 100	22 800	148 900	6.5	6.5	12.3	7.0
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	951 200	581 400	325 800	1 858 400	64 000	50 300	27 000	141 300	6.7	8.7	8.3	7.6
北角 / 鰂魚涌	North Point / Quarry Bay	587 300	147 500	68 700	803 500	50 600	14 700	5 100	70 400	8.6	10.0	7.4	8.8
尖沙咀	Tsim Sha Tsui	834 300	343 700	209 900	1 387 900	43 600	25 600	11 000	80 200	5.2	7.4	5.2	5.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	182 000	304 500	217 200	703 700	26 800	19 300	25 800	71 900	14.7	6.3	11.9	10.2

分區數字已包括在地區數字內。

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

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

平方米 m²

地區	District	2004 年底總存量 Stock at year end	2005 年落成量 Completions	落成量佔 2004 年總存量的百分率 Completions as a % of 2004 Stock	2005 年底總存量 Stock at year end	2005 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	3 281 600	31 900	1.0	3 273 600	279 900	8.6
灣仔	Wan Chai	1 865 300	-	-	1 858 400	141 300	7.6
東區	Eastern	856 000	-	-	855 400	85 400	10.0
南區	Southern	133 300	-	-	132 900	47 200	35.5
港島	HONG KONG	6 136 200	31 900	0.5	6 120 300	553 800	9.0
油尖旺	Yau Tsim Mong	2 103 900	2 200	0.1	2 112 600	152 100	7.2
深水埗	Sham Shui Po	224 300	-	-	224 800	23 400	10.4
九龍城	Kowloon City	185 500	-	-	185 500	11 500	6.2
黃大仙	Wong Tai Sin	23 200	-	-	23 000	1 700	7.4
觀塘	Kwun Tong	489 600	-	-	487 900	34 100	7.0
九龍	KOWLOON	3 026 500	2 200	0.1	3 033 800	222 800	7.3
葵青	Kwai Tsing	88 200	-	-	88 200	4 600	5.2
荃灣	Tsuen Wan	78 500	-	-	78 500	4 700	6.0
屯門	Tuen Mun	40 300	-	-	40 800	13 000	31.9
元朗	Yuen Long	36 700	-	-	38 100	2 700	7.1
北區	North	27 300	-	-	27 300	5 500	20.1
大埔	Tai Po	6 400	-	-	6 400	400	6.3
沙田	Sha Tin	189 800	-	-	189 700	26 400	13.9
西貢	Sai Kung	9 000	-	-	9 000	5 300	58.9
離島	Islands	156 000	-	-	137 600	14 600	10.6
新界	NEW TERRITORIES	632 200	-	-	615 600	77 200	12.5
全港	OVERALL	9 794 900	34 100	0.3	9 769 700	853 800	8.7

分區	Sub-districts						
上環	Sheung Wan	1 021 600	500	0.0 +	1 016 800	108 500	10.7
中區	Central	2 134 200	31 400	1.5	2 134 300	148 900	7.0
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 865 300	-	-	1 858 400	141 300	7.6
北角 / 鰂魚涌	North Point / Quarry Bay	804 000	-	-	803 500	70 400	8.8
尖沙咀	Tsim Sha Tsui	1 390 800	2 200	0.2	1 387 900	80 200	5.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	692 100	-	-	703 700	71 900	10.2

2005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 2004年底總存量計算。
分區數字已包括在地區數字內。

+ 少於 0.05%

2005 Stock figures are derived from the latest rating record,
and not from the 2004 Stock figures shown here.
Sub-district figures have already been included in District figures.

+ Below 0.05%

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

平方米 m²

年 Year	區域 Area	拆卸量 Demolition				落成量 Completions				年底總存量 Stock at year end			
		甲級	乙級	丙級	總數	甲級	乙級	丙級	總數	甲級	乙級	丙級	總數
		A	B	C	Total	A	B	C	Total	A	B	C	Total
2001	港島 Hong Kong	-	-	-	-	31 500	12 300	1 400	45 200	3 191 500	1 553 700	1 063 300	5 808 500
	九龍 Kowloon	-	-	-	-	19 900	-	1 100	21 000	1 504 300	751 400	502 200	2 757 900
	新界 New Territories	-	-	-	-	9 700	-	300	10 000	454 500	78 900	32 100	565 500
	全港 OVERALL	-	-	-	-	61 100	12 300	2 800	76 200	5 150 300	2 384 000	1 597 600	9 131 900
2002	港島 Hong Kong	-	3 400	-	3 400	92 800	6 200	9 200	108 200	3 262 600	1 567 100	1 072 500	5 902 200
	九龍 Kowloon	-	-	-	-	23 900	9 000	2 000	34 900	1 527 300	760 900	508 200	2 796 400
	新界 New Territories	-	-	-	-	-	21 400	1 100	22 500	444 400	94 600	33 200	572 200
	全港 OVERALL	-	3 400	-	3 400	116 700	36 600	12 300	165 600	5 234 300	2 422 600	1 613 900	9 270 800
2003	港島 Hong Kong	2 200	5 000	500	7 700	181 900	4 400	300	186 600	3 428 000	1 566 500	1 063 900	6 058 400
	九龍 Kowloon	-	-	-	-	76 000	8 400	-	84 400	1 603 300	769 300	508 200	2 880 800
	新界 New Territories	-	-	-	-	6 800	21 000	-	27 800	451 200	115 600	33 200	600 000
	全港 OVERALL	2 200	5 000	500	7 700	264 700	33 800	300	298 800	5 482 500	2 451 400	1 605 300	9 539 200
2004	港島 Hong Kong	-	-	-	-	51 200	14 600	5 100	70 900	3 489 300	1 579 900	1 067 000	6 136 200
	九龍 Kowloon	-	-	-	-	140 300	23 200	-	163 500	1 732 900	792 200	501 400	3 026 500
	新界 New Territories	-	-	-	-	43 800	1 300	-	45 100	531 000	68 500	32 700	632 200
	全港 OVERALL	-	-	-	-	235 300	39 100	5 100	279 500	5 753 200	2 440 600	1 601 100	9 794 900
2005	港島 Hong Kong	-	-	-	-	30 200	-	1 700	31 900	3 487 000	1 574 200	1 059 100	6 120 300
	九龍 Kowloon	-	-	-	-	-	2 200	-	2 200	1 730 000	809 400	494 400	3 033 800
	新界 New Territories	-	-	-	-	-	-	-	-	515 200	68 500	31 900	615 600
	全港 OVERALL	-	-	-	-	30 200	2 200	1 700	34 100	5 732 200	2 452 100	1 585 400	9 769 700

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

平方米 m²

地區	District	2005				預測落成量 Forecast	
		甲級 A	乙級 B	丙級 C	總數 Total	[2006]	[2007]
中西區	Central and Western	30 200	-	1 700	31 900	27 600	-
灣仔	Wan Chai	-	-	-	-	-	6 300
東區	Eastern	-	-	-	-	-	-
南區	Southern	-	-	-	-	-	-
港島	HONG KONG	30 200	-	1 700	31 900	27 600	6 300
油尖旺	Yau Tsim Mong	-	2 200	-	2 200	2 000	55 800
深水埗	Sham Shui Po	-	-	-	-	-	18 100
九龍城	Kowloon City	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	61 000	56 000
九龍	KOWLOON	-	2 200	-	2 200	63 000	129 900
葵青	Kwai Tsing	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	21 000	-
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	-	-	-	1 200	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	14 800	50 200
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	24 000	-
新界	NEW TERRITORIES	-	-	-	-	61 000	50 200
全港	OVERALL	30 200	2 200	1 700	34 100	151 600	186 400

分區	Sub-districts						
上環	Sheung Wan	-	-	500	500	1 100	-
中區	Central	30 200	-	1 200	31 400	26 500	-
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	-	6 300
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	2 200	-	2 200	1 200	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	800	55 800

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 OFFICE - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m²

地區	District	[2006]				[2007]			
		甲級	乙級	丙級	總數	甲級	乙級	丙級	總數
		A	B	C	Total	A	B	C	Total
中西區	Central and Western	10 500	8 700	8 400	27 600	-	-	-	-
灣仔	Wan Chai	-	-	-	-	-	4 700	1 600	6 300
東區	Eastern	-	-	-	-	-	-	-	-
南區	Southern	-	-	-	-	-	-	-	-
港島	HONG KONG	10 500	8 700	8 400	27 600	-	4 700	1 600	6 300
油尖旺	Yau Tsim Mong	-	1 200	800	2 000	55 800	-	-	55 800
深水埗	Sham Shui Po	-	-	-	-	-	-	18 100	18 100
九龍城	Kowloon City	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	44 500	16 500	-	61 000	56 000	-	-	56 000
九龍	KOWLOON	44 500	17 700	800	63 000	111 800	-	18 100	129 900
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	21 000	-	-	21 000	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	1 200	-	1 200	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	14 800	-	-	14 800	50 200	-	-	50 200
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	24 000	-	-	24 000	-	-	-	-
新界	NEW TERRITORIES	59 800	1 200	-	61 000	50 200	-	-	50 200
全港	OVERALL	114 800	27 600	9 200	151 600	162 000	4 700	19 700	186 400

分區	Sub-districts								
上環	Sheung Wan	-	-	1 100	1 100	-	-	-	-
中區	Central	10 500	8 700	7 300	26 500	-	-	-	-
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	-	4 700	1 600	6 300
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	1 200	-	1 200	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	800	800	55 800	-	-	55 800

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 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
2001	76 200	58 100	76.2	9 085 500	954 400	10.5	1 012 500	11.1
2002	165 600	105 400	63.6	9 120 900	1 069 100	11.7	1 174 500	12.6
2003	298 800	220 700	73.9	9 240 400	1 113 100	12.0	1 333 800	14.0
2004	279 500	234 400	83.9	9 515 400	1 005 500	10.6	1 239 900	12.7
2005	34 100	4 400	12.9	9 735 600	849 400	8.7	853 800	8.7

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

每平方米月租 \$ / m² per month

級 別 Grade [平均面積] [Average size]		甲 A [266 平方米 m ²]					乙 B [85 平方米 m ²]					丙 C [44 平方米 m ²]							
		上環	中區	灣仔/ 銅鑼灣 Wan Chai / Causeway Bay	北角/ 鰂魚涌 North Point / Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei / Mong Kok	上環	中區	灣仔/ 銅鑼灣 Wan Chai / Causeway Bay	北角/ 鰂魚涌 North Point / Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei / Mong Kok	上環	中區	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
年 / 月 Year / Month		Sheung Wan	Central	Causeway Bay	Quarry Bay	Tsim Sha Tsui	Mong Kok	Sheung Wan	Central	Causeway Bay	Quarry Bay	Tsim Sha Tsui	Mong Kok	Sheung Wan	Central	Causeway Bay	Quarry Bay	Tsim Sha Tsui	Mong Kok
2004		222	290	194	155	214	(193)	135	224	172	128	205	191	131	197	180	167	196	168
2005 *		268	410	278	184	278	285	159	287	198	149	232	218	145	234	202	186	240	190
2004	7	197	286	179	153	211	-	133	230	161	130	208	194	124	198	183	161	201	166
	8	296	305	190	190	216	-	134	204	165	135	230	196	124	196	185	164	192	157
	9	230	314	192	174	220	(185)	127	244	179	129	216	201	140	215	180	170	207	173
	10	221	315	207	155	214	(222)	143	228	190	134	197	206	132	207	170	165	203	174
	11	216	330	201	149	233	-	135	259	179	124	206	209	128	213	188	171	202	166
	12	209	323	202	167	236	(180)	148	229	192	133	240	197	121	186	191	201	215	184
2005	1	284	351	232	146	252	(230)	142	241	185	141	224	213	143	199	198	169	209	161
	2	198	344	282	149	248	-	139	250	195	150	226	210	138	228	209	178	205	170
	3	205	339	278	165	256	-	144	257	180	146	214	214	152	207	200	174	224	181
	4	239	348	273	161	264	(275)	141	277	184	148	214	227	144	216	185	182	218	187
	5	333	385	270	187	263	(290)	153	281	191	152	230	209	139	214	190	178	230	192
	6	254	394	263	183	263	(262)	164	277	191	147	229	211	140	230	199	187	242	191
	7	310	409	301	228	278	(267)	156	311	195	150	224	210	140	262	208	187	291	203
	8 *	231	488	301	221	295	300	166	312	201	164	247	221	148	247	207	197	241	190
	9 *	291	497	293	184	294	296	168	282	201	141	250	240	155	237	210	189	236	216
	10 *	-	485	278	193	320	(293)	174	295	231	144	242	223	146	313	207	192	237	181
	11 *	(298)	470	291	174	318	(279)	180	322	221	149	261	237	147	264	225	187	248	187
	12 *	(349)	504	290	(168)	316	(283)	195	340	228	167	247	215	152	245	205	205	247	197

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2005 年內所分析單位的平均面積。

- 本署沒有成交個案。

* Provisional

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2005.

- No transaction record received by this Department.

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

每平方米售價 \$ / m²

級 別 Grade [平均面積] [Average size]		甲 A [187 平方米 m ²]						乙 B [84 平方米 m ²]						丙 C [47 平方米 m ²]					
		上環	中區	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	上環	中區	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	上環	中區	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
年 / 月 Year / Month		Sheung Wan	Central					Sheung Wan	Central					Sheung Wan	Central				
2004		54 137	96 067	63 440	36 865	72 666	-	24 110	53 997	43 150	25 187	46 843	30 209	20 231	37 285	33 101	24 837	27 214	23 488
2005 *		114 066	122 403	79 626	55 889	94 600	(132 221)	34 294	83 561	60 825	36 350	64 320	48 352	30 073	50 954	43 809	33 506	38 965	30 791
2004	7	-	100 977	(45 351)	(31 618)	64 215	-	(26 578)	(62 863)	(70 969)	(27 163)	38 648	22 765	18 614	(41 989)	29 217	25 832	23 986	22 709
	8	(62 291)	101 936	(63 537)	(35 958)	69 591	-	-	(42 733)	55 551	(24 481)	47 364	25 042	21 750	(38 675)	28 627	23 813	23 380	23 132
	9	(103 762)	87 231	(75 087)	(38 930)	76 868	-	(38 226)	(44 267)	39 026	(23 248)	47 713	31 123	19 364	35 373	39 083	25 270	29 880	23 386
	10	(72 678)	98 180	68 986	(40 536)	81 617	-	30 239	(60 444)	50 753	(34 198)	53 876	25 566	25 815	(31 130)	36 286	27 603	28 210	27 368
	11	-	108 900	58 618	(40 301)	81 143	-	(27 816)	(48 257)	43 150	25 479	56 429	35 698	23 953	37 348	41 282	28 565	32 860	25 629
	12	(32 353)	108 558	64 151	-	86 162	-	26 155	71 345	47 048	(30 174)	51 420	33 535	23 969	(26 328)	41 151	23 406	29 792	24 835
2005	1	-	122 913	74 475	(50 725)	76 836	-	(35 856)	(45 827)	(44 201)	(27 549)	57 379	26 476	26 275	30 232	29 020	29 698	26 414	24 923
	2	-	107 575	(70 161)	-	93 722	-	(29 998)	70 565	47 468	(34 976)	46 999	30 954	30 749	51 009	35 963	(33 131)	29 786	25 172
	3	(98 736)	112 977	72 042	(41 262)	98 468	-	37 550	81 297	51 505	34 275	62 066	33 970	29 337	37 735	43 735	32 658	33 545	24 774
	4	(101 567)	119 417	80 600	(51 211)	80 880	-	30 962	93 870	54 607	(31 710)	54 380	51 064	31 948	52 352	47 007	32 044	37 268	29 045
	5	-	137 866	82 638	(63 689)	98 229	-	23 119	76 317	69 419	36 927	65 624	59 069	29 874	(55 743)	48 523	32 958	34 191	33 268
	6	-	124 784	(63 345)	(61 380)	96 376	-	(28 834)	77 072	72 648	(40 512)	65 627	63 324	32 044	(64 608)	42 521	34 369	40 503	30 888
	7	-	129 476	(77 210)	-	95 501	(154 561)	35 921	(95 460)	56 070	(43 119)	69 334	52 748	23 237	(59 739)	40 357	35 059	36 031	31 602
	8 *	(187 885)	137 845	(90 265)	(55 523)	103 489	-	35 537	(80 563)	65 788	(39 888)	75 242	47 182	31 385	53 022	49 940	30 636	47 984	32 205
	9 *	-	(129 409)	(148 986)	-	(91 903)	(109 880)	(39 303)	122 240	67 682	(42 692)	65 462	47 082	25 186	52 934	45 399	40 570	53 022	35 604
	10 *	-	(127 268)	(55 021)	-	105 018	-	41 980	(52 000)	(82 894)	(36 550)	66 654	48 393	30 711	(41 630)	44 981	32 450	47 125	35 520
	11 *	-	131 774	(110 553)	-	(99 785)	-	(31 087)	(46 200)	(47 036)	(42 045)	70 073	55 050	34 608	(64 050)	39 396	39 273	39 876	30 226
	12 *	-	(149 693)	(85 821)	-	(100 613)	-	(41 860)	(118 054)	(49 600)	(38 961)	70 314	47 223	31 540	61 548	46 879	33 259	37 685	32 423

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2005 年內所分析單位的平均面積。

- 本署沒有成交個案。

* Provisional

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2005.

- No transaction record received by this Department.

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

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
1996	151.8	155.2	148.8	152.3	191.9	194.9	171.7	188.4
1997	157.2	159.8	150.6	156.8	217.9	213.0	189.4	213.1
1998	138.3	135.9	127.2	135.9	133.8	135.5	135.0	134.5
1999	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000	100.8	95.1	95.2	98.5	92.2	91.0	82.8	89.9
2001	105.0	97.7	93.2	101.0	81.8	80.2	70.9	78.7
2002	86.0	85.3	84.1	85.4	70.0	67.7	66.6	68.4
2003	73.4	76.3	75.8	74.6	64.8	63.4	58.4	62.5
2004	77.1	79.7	78.6	78.1	113.1	95.0	76.9	99.3
2005 *	99.8	94.2	88.8	96.3	150.1	134.8	104.1	133.1
2004	7 - 9	78.7	80.2	78.4	114.9	94.5	75.8	99.4
	10 - 12	81.4	83.9	81.4	127.6	106.2	88.1	112.0
2005	1 - 3	89.6	86.5	87.7	146.3	114.7	90.8	123.2
	4 - 6	95.1	91.4	87.8	148.4	142.4	107.1	135.6
	7 - 9 *	104.3	96.5	90.6	153.4	145.4	107.5	138.4
	10 - 12 *	110.2	102.4	92.9	152.1	136.7	110.8	135.2
2004	7	75.5	78.2	77.9	111.2	89.5	74.7	95.9
	8	80.8	81.3	76.8	110.3	93.5	74.5	96.8
	9	79.7	81.2	80.5	123.1	100.4	78.2	105.5
	10	79.7	83.1	80.5	118.6	110.8	85.3	108.3
	11	82.4	82.8	80.9	128.3	102.3	91.8	112.1
	12	82.2	85.9	82.7	135.8	105.4	87.1	115.5
2005	1	88.9	86.7	83.2	133.5	104.4	82.3	112.2
	2	88.2	85.8	83.8	155.9	112.9	91.8	127.7
	3	91.7	87.0	84.3	149.5	126.9	98.3	129.8
	4	92.9	89.2	86.5	146.8	137.8	105.0	133.0
	5	96.1	91.5	88.0	157.2	145.6	107.9	140.7
	6	96.4	93.4	88.9	141.3	143.9	108.5	133.0
	7	102.3	93.1	90.7	155.2	137.8	102.3	136.2
	8 *	103.8	97.0	89.6	156.6	150.1	111.0	142.2
	9 *	106.8	99.4	91.6	148.3	148.4	109.1	136.9
	10 *	106.8	99.6	91.6	(146.0)	136.5	111.8	133.3
	11 *	110.6	103.7	93.5	(154.6)	140.9	110.8	137.5
	12 *	113.2	103.8	93.5	(155.7)	132.8	109.8	134.7

* 臨時數字

() 表示少於 20 宗交易。

上述指數並非限於主要地區。

由 2000 年 4 月起，租金和售價指數均就重新界定級別的寫字樓編製。

這些指數不能直接與較早前的指數相比。

* Provisional

() Indicates fewer than 20 transactions.

The indices are not restricted to the main districts.

Since April 2000 both indices have been compiled in respect of units graded according to revised grading criteria.

They are not strictly comparable to earlier indices.

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

年 / 月 Year / Month	租金 Rents			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 #	
1996	158.9	160.6	143.2	193.8	
1997	170.8	168.4	148.8	231.7	
1998	150.3	150.1	129.8	129.4	
1999	100.0	100.0	100.0	100.0	
2000	104.2	101.1	96.7	95.3	
2001	116.8	105.7	95.2	86.7	
2002	85.1	82.9	83.0	70.2	
2003	67.3	67.0	74.5	63.8	
2004	72.0	68.2	79.0	117.2	
2005 *	104.3	88.6	106.0	161.1	
2004	7 - 9	75.4	80.4	116.4	
	10 - 12	77.5	83.5	132.2	
2005	1 - 3	88.9	94.8	149.7	
	4 - 6	97.1	100.7	157.6	
	7 - 9 *	112.7	109.8	168.1	
	10 - 12 *	118.4	118.5	169.1	
2004	7	68.6	79.3	116.1	
	8	78.3	82.2	114.2	
	9	79.2	79.7	119.0	
	10	74.1	79.3	125.7	
	11	79.8	85.5	135.5	
	12	78.7	85.6	135.5	
2005	1	87.4	92.4	146.9	
	2	87.6	93.5	154.1	
	3	91.8	98.6	148.2	
	4	89.9	100.4	154.5	
	5	102.0	100.5	166.3	
	6	99.4	101.3	152.0	
	7	108.1	105.8	162.6	
	8 *	112.8	111.4	173.4	
	9 *	117.2	112.3	(168.2)	
	10 *	116.8	116.4	(162.2)	
	11 *	116.6	118.8	(174.1)	
	12 *	121.9	120.4	170.9	

核心地區：上環 / 中區、灣仔 / 銅鑼灣及尖沙咀。

* 臨時數字

() 表示少於 10 宗交易。

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

* Provisional

() Indicates fewer than 10 transactions.

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

平方米 m²

地區	District	2004 年底總存量 Stock at year end	2005 年落成量 Completions	落成量佔 2004 年底總存量的百分率 Completions as a % of 2004 Stock	2005 年底總存量 Stock at year end	2005 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	1 138 100	1 100	0.1	1 126 500	119 700	10.6
灣仔	Wan Chai	1 006 400	600	0.1	1 010 500	78 200	7.7
東區	Eastern	716 800	-	-	718 200	59 500	8.3
南區	Southern	181 800	300	0.2	183 700	17 800	9.7
港島	HONG KONG	3 043 100	2 000	0.1	3 038 900	275 200	9.1
油尖旺	Yau Tsim Mong	1 911 800	1 000	0.1	1 924 600	199 300	10.4
深水埗	Sham Shui Po	641 300	9 300	1.5	655 000	64 500	9.8
九龍城	Kowloon City	677 900	400	0.1	675 600	81 200	12.0
黃大仙	Wong Tai Sin	172 300	-	-	172 600	11 600	6.7
觀塘	Kwun Tong	478 900	1 400	0.3	482 300	75 800	15.7
九龍	KOWLOON	3 882 200	12 100	0.3	3 910 100	432 400	11.1
葵青	Kwai Tsing	267 600	-	-	269 600	25 400	9.4
荃灣	Tsuen Wan	452 300	10 700	2.4	460 000	82 300	17.9
屯門	Tuen Mun	307 300	2 700	0.9	309 400	39 200	12.7
元朗	Yuen Long	383 600	1 600	0.4	386 300	33 200	8.6
北區	North	177 500	-	-	178 300	10 000	5.6
大埔	Tai Po	186 400	100	0.1	187 500	10 300	5.5
沙田	Sha Tin	323 400	-	-	325 000	15 300	4.7
西貢	Sai Kung	210 600	2 300	1.1	202 800	27 400	13.5
離島	Islands	173 800	79 200	45.6	254 500	29 400	11.6
新界	NEW TERRITORIES	2 482 500	96 600	3.9	2 573 400	272 500	10.6
全港	OVERALL	9 407 800	110 700	1.2	9 522 400	980 100	10.3

2005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 2004年底總存量計算。

2005 Stock figures are derived from the latest rating record,
and not from the 2004 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	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year end
2001	港島 Hong Kong	5 600	32 200	3 002 100
	九龍 Kowloon	6 300	77 100	3 759 600
	新界 New Territories	6 200	22 200	2 340 000
	全港 OVERALL	18 100	131 500	9 101 700
2002	港島 Hong Kong	7 200	30 500	3 017 200
	九龍 Kowloon	500	39 800	3 797 700
	新界 New Territories	-	67 700	2 429 700
	全港 OVERALL	7 700	138 000	9 244 600
2003	港島 Hong Kong	5 400	45 400	3 052 400
	九龍 Kowloon	600	44 000	3 795 400
	新界 New Territories	400	28 500	2 457 800
	全港 OVERALL	6 400	117 900	9 305 600
2004	港島 Hong Kong	2 700	8 000	3 043 100
	九龍 Kowloon	4 900	72 100	3 882 200
	新界 New Territories	400	11 200	2 482 500
	全港 OVERALL	8 000	91 300	9 407 800
2005	港島 Hong Kong	6 700	2 000	3 038 900
	九龍 Kowloon	4 300	12 100	3 910 100
	新界 New Territories	-	96 600	2 573 400
	全港 OVERALL	11 000	110 700	9 522 400

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	2005	預測落成量 Forecast	
			[2006]	[2007]
中西區	Central and Western	1 100	7 300	300
灣仔	Wan Chai	600	1 200	9 900
東區	Eastern	-	-	-
南區	Southern	300	800	100
港島	HONG KONG	2 000	9 300	10 300
油尖旺	Yau Tsim Mong	1 000	58 800	6 300
深水埗	Sham Shui Po	9 300	3 800	6 300
九龍城	Kowloon City	400	8 000	1 400
黃大仙	Wong Tai Sin	-	-	7 600
觀塘	Kwun Tong	1 400	4 500	59 800
九龍	KOWLOON	12 100	75 100	81 400
葵青	Kwai Tsing	-	-	1 300
荃灣	Tsuen Wan	10 700	500	17 900
屯門	Tuen Mun	2 700	-	-
元朗	Yuen Long	1 600	1 000	-
北區	North	-	-	-
大埔	Tai Po	100	100	-
沙田	Sha Tin	-	1 900	2 700
西貢	Sai Kung	2 300	21 900	-
離島	Islands	79 200	16 800	5 000
新界	NEW TERRITORIES	96 600	42 200	26 900
全港	OVERALL	110 700	126 600	118 600

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
2001	131 500	82 600	62.8	8 972 800	668 300	7.4	750 900	8.2
2002	138 000	122 300	88.6	9 092 700	868 500	9.6	990 800	10.7
2003	117 900	90 500	76.8	9 187 700	911 700	9.9	1 002 200	10.8
2004	91 300	68 700	75.2	9 316 500	950 700	10.2	1 019 400	10.8
2005	110 700	23 000	20.8	9 411 700	957 100	10.2	980 100	10.3

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

租金 Rents (每平方米月租 \$ / m ² per month)				售價 Prices (每平方米售價 \$ / m ²)			
區域 Area	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]	[58 平方米 m ²]	[49 平方米 m ²]	[53 平方米 m ²]	[54 平方米 m ²]	[44 平方米 m ²]	[32 平方米 m ²]	
年 / 月 Year / Month							
2004	844	898	710	169 879	210 991	111 157	
2005 *	934	972	769	183 732	221 246	134 601	
2004	7	1 017	638	115 308	144 230	74 037	
	8	799	706	172 520	158 849	112 112	
	9	871	676	177 500	184 596	100 885	
	10	986	723	195 481	190 919	116 487	
	11	954	810	218 904	257 910	143 206	
	12	1 053	787	154 476	269 936	112 346	
2005	1	854	692	202 172	260 975	134 359	
	2	829	881	174 658	246 007	224 329	
	3	1 005	793	188 737	237 654	143 519	
	4	892	739	186 139	264 848	139 002	
	5	838	714	154 018	236 799	128 583	
	6	896	695	263 382	253 153	112 777	
	7	942	803	156 906	182 677	102 379	
	8 *	1 140	702	187 321	184 500	144 774	
	9 *	959	864	157 836	215 128	110 671	
	10 *	955	754	184 094	147 426	138 228	
	11 *	998	684	177 511	165 913	152 772	
	12 *	1 575	1 062	124 927	147 417	129 088	

* 臨時數字
[] 表示 2005 年內所分析單位的平均面積。

* Provisional
[] Indicates average size of the units analysed during 2005.

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
1996	117.8	134.0
1997	123.5	177.3
1998	111.2	128.3
1999	100.0	100.0
2000	101.3	93.6
2001	99.4	86.8
2002	92.9	85.0
2003	86.4	85.5
2004	92.8	119.3
2005 *	100.7	148.1
2004 7 - 9	94.4	118.6
10 - 12	96.0	134.2
2005 1 - 3	96.8	144.3
4 - 6	99.0	153.0
7 - 9 *	102.8	149.5
10 - 12 *	104.0	145.6
2004 7	93.2	116.0
8	93.9	115.4
9	96.1	124.4
10	95.7	127.0
11	95.3	133.8
12	97.0	141.8
2005 1	96.4	145.7
2	96.4	137.8
3	97.7	149.5
4	96.2	151.7
5	99.7	149.9
6	101.1	157.3
7	102.3	143.8
8 *	102.3	147.9
9 *	103.8	156.8
10 *	102.6	149.4
11 *	104.9	146.8
12 *	104.6	140.6

* 臨時數字

* Provisional

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

平方米 m²

地區	District	2004 年底總存量 Stock at year end	2005 年落成量 Completions	落成量佔 2004 年總存量的百分率 Completions as a % of 2004 Stock	2005 年底總存量 Stock at year end	2005 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	109 100	-	-	109 000	18 200	16.7
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 348 400	-	-	1 348 200	62 200	4.6
南區	Southern	790 400	-	-	790 400	111 500	14.1
港島	HONG KONG	2 247 900	-	-	2 247 600	191 900	8.5
油尖旺	Yau Tsim Mong	318 500	-	-	313 600	29 800	9.5
深水埗	Sham Shui Po	1 072 200	-	-	1 071 400	63 400	5.9
九龍城	Kowloon City	864 200	-	-	864 100	55 500	6.4
黃大仙	Wong Tai Sin	803 000	-	-	807 200	29 300	3.6
觀塘	Kwun Tong	3 402 100	-	-	3 387 600	222 900	6.6
九龍	KOWLOON	6 460 000	-	-	6 443 900	400 900	6.2
葵青	Kwai Tsing	3 327 000	-	-	3 327 000	270 600	8.1
荃灣	Tsuen Wan	2 272 300	-	-	2 272 200	189 500	8.3
屯門	Tuen Mun	1 404 300	-	-	1 403 800	102 100	7.3
元朗	Yuen Long	206 300	-	-	206 200	18 200	8.8
北區	North	274 200	-	-	280 500	27 900	9.9
大埔	Tai Po	151 600	-	-	151 600	4 000	2.6
沙田	Sha Tin	1 126 500	-	-	1 125 700	67 900	6.0
西貢	Sai Kung	9 000	-	-	9 000	-	-
離島	Islands	900	-	-	900	300	33.3
新界	NEW TERRITORIES	8 772 100	-	-	8 776 900	680 500	7.8
全港	OVERALL	17 480 000	-	-	17 468 400	1 273 300	7.3

2005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2004年底總存量計算。

2005 Stock figures are derived from the latest rating record,
and not from the 2004 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	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year end
2001	港島 Hong Kong	-	-	2 315 600
	九龍 Kowloon	39 100	14 600	6 489 100
	新界 New Territories	-	15 800	8 755 900
	全港 OVERALL	39 100	30 400	17 560 600
2002	港島 Hong Kong	-	-	2 314 600
	九龍 Kowloon	3 700	-	6 482 200
	新界 New Territories	-	2 700	8 768 400
	全港 OVERALL	3 700	2 700	17 565 200
2003	港島 Hong Kong	64 500	-	2 250 100
	九龍 Kowloon	23 100	-	6 459 100
	新界 New Territories	15 100	-	8 753 300
	全港 OVERALL	102 700	-	17 462 500
2004	港島 Hong Kong	-	-	2 247 900
	九龍 Kowloon	3 700	-	6 460 000
	新界 New Territories	-	800	8 772 100
	全港 OVERALL	3 700	800	17 480 000
2005	港島 Hong Kong	-	-	2 247 600
	九龍 Kowloon	20 500	-	6 443 900
	新界 New Territories	-	-	8 776 900
	全港 OVERALL	20 500	-	17 468 400

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	2005	[2006]	預測落成量 Forecast [2007]
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	-	-	6 700
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	-	-	6 700
全港	OVERALL	-	-	6 700

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
2001	30 400	14 600	48.0	17 539 100	1 908 200	10.9	1 922 800	10.9
2002	2 700	2 700	100.0	17 556 900	1 837 600	10.5	1 840 300	10.5
2003	-	-	-	17 462 500	1 844 400	10.6	1 844 400	10.6
2004	800	-	-	17 479 200	1 512 400	8.7	1 512 400	8.7
2005	-	-	-	17 468 400	1 273 300	7.3	1 273 300	7.3

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

區域 Area [平均面積] [Average size] 年 / 月 Year / Month	租金 Rents (每平方米月租 \$ / m ² per month)			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
	[195 平方米 m ²]	[163 平方米 m ²]	[158 平方米 m ²]	[150 平方米 m ²]	[149 平方米 m ²]	[130 平方米 m ²]
2004	72	82	55	8 097	10 103	5 514
2005 *	72	88	57	10 736	13 997	7 028
2004	7	80	55	7 705	9 563	5 520
	8	83	54	9 147	9 967	5 478
	9	89	58	8 740	10 887	5 838
	10	83	58	9 044	11 578	5 869
	11	82	63	8 732	11 140	6 089
	12	87	61	9 276	12 458	6 087
2005	1	82	58	9 679	11 656	6 408
	2	88	58	7 515	11 156	5 777
	3	90	60	8 482	13 497	6 474
	4	86	57	9 986	13 636	6 550
	5	89	58	10 945	14 501	7 110
	6	89	59	10 865	14 204	7 166
	7	87	56	10 674	15 881	7 365
	8 *	84	56	11 962	15 273	7 480
	9 *	95	54	12 558	14 821	7 638
	10 *	89	56	11 281	13 878	7 336
	11 *	95	55	11 592	13 912	7 314
	12 *	94	63	12 066	14 870	7 204

* 臨時數字

[] 表示 2005 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

[] Indicates average size of the units analysed during 2005.
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
1996		132.4	171.4
1997		132.5	168.9
1998		118.1	131.8
1999		100.0	100.0
2000		95.4	91.2
2001		90.3	82.0
2002		82.7	74.8
2003		74.9	71.7
2004		77.3	88.6
2005 *		82.5	124.1
2004	7 - 9	77.5	90.7
	10 - 12	79.3	99.7
2005	1 - 3	81.0	108.6
	4 - 6	82.4	122.5
	7 - 9 *	82.3	131.4
	10 - 12 *	84.1	133.8
2004	7	77.1	86.8
	8	77.3	90.7
	9	78.0	94.5
	10	78.7	95.4
	11	78.5	99.9
	12	80.7	103.8
2005	1	81.8	103.4
	2	80.7	107.2
	3	80.5	115.3
	4	83.8	117.4
	5	82.0	125.3
	6	81.5	124.9
	7	82.0	130.4
	8 *	81.3	130.7
	9 *	83.7	133.0
	10 *	84.0	132.4
	11 *	84.1	133.1
	12 *	84.3	135.9

* 臨時數字
上述指數只就樓上單位計算。

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

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

每平方米售價 \$ / 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]	[75 平方米 m ²]	[61 平方米 m ²]	[57 平方米 m ²]	[74 平方米 m ²]	[151 平方米 m ²]	[75 平方米 m ²]
年 / 月 Year / Month						
2004	12 791	23 056	17 205	7 202	9 206	12 746
2005 *	21 646	33 029	23 758	10 706	11 951	17 846
2004	7	(17 760)	16 970	6 711	10 936	13 166
	8	(13 260)	15 427	9 348	8 411	13 384
	9	(17 326)	17 556	10 135	9 601	12 927
	10	13 410	18 174	7 190	8 542	14 724
	11	(16 825)	17 931	6 228	10 400	14 980
	12	16 537	20 331	7 399	10 375	15 964
2005	1	16 608	19 442	7 986	9 851	16 899
	2	-	20 277	7 564	9 122	22 287
	3	19 070	21 673	19 384	10 972	19 107
	4	25 846	23 342	8 766	10 978	17 387
	5	19 145	25 545	9 707	12 659	16 961
	6	21 728	25 086	9 428	11 639	12 301
	7	18 643	22 494	11 649	9 140	17 366
	8 *	22 972	25 270	10 759	12 294	18 890
	9 *	24 831	26 937	13 063	13 455	18 119
	10 *	23 303	23 753	10 022	12 692	19 157
	11 *	26 546	25 035	11 403	16 259	21 150
	12 *	25 188	28 321	8 946	9 143	18 251

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2005 年內所分析單位的平均面積。

- 本署沒有成交個案。

所分析的樓宇是於 1992 年或之後建成。

平均售價只以樓上單位的售價計算。

* Provisional

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2005.

- No transaction record received by this Department.

Developments analysed are those built since 1992.

Average prices are in respect of upper floor units only.

私 人 工 貿 大 廈 - 各 區 總 存 量 、 落 成 量 及 空 置 量
PRIVATE INDUSTRIAL / OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地區	District	2004 年底總存量 Stock at year end	2005 年落成量 Completions	落成量佔 2004 年總存量的百分率 Completions as a % of 2004 Stock	2005 年底總存量 Stock at year end	2005 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
東區	Eastern	47 300	-	-	47 300	14 100	29.8
南區	Southern	5 900	-	-	5 900	3 100	52.5
港島	HONG KONG	53 200	-	-	53 200	17 200	32.3
油尖旺	Yau Tsim Mong	9 700	-	-	9 700	3 400	35.1
深水埗	Sham Shui Po	133 200	-	-	133 000	6 300	4.7
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	2 600	9.2
觀塘	Kwun Tong	226 400	-	-	226 400	15 300	6.8
九龍	KOWLOON	402 800	-	-	402 600	27 600	6.9
葵青	Kwai Tsing	89 600	4 100	4.6	93 000	12 700	13.7
荃灣	Tsuen Wan	21 700	-	-	21 700	1 000	4.6
北區	North	6 500	-	-	6 500	400	6.2
沙田	Sha Tin	38 700	-	-	38 700	1 700	4.4
新界	NEW TERRITORIES	156 500	4 100	2.6	159 900	15 800	9.9
全港	OVERALL	612 500	4 100	0.7	615 700	60 600	9.8

2005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 2004年底總存量計算。

2005 Stock figures are derived from the latest rating record,
and not from the 2004 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	2005	預測落成量 Forecast	
			[2006]	[2007]
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	4 100	-	-
荃灣	Tsuen Wan	-	-	-
北區	North	-	-	-
沙田	Sha Tin	-	-	-
新界	NEW TERRITORIES	4 100	-	-
全港	OVERALL	4 100	-	-

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
2001	14 400	7 300	50.7	583 400	82 200	14.1	89 500	15.0
2002	-	-	-	598 900	74 600	12.5	74 600	12.5
2003	14 800	14 000	94.6	598 000	77 000	12.9	91 000	14.8
2004	-	-	-	612 500	67 700	11.1	67 700	11.1
2005	4 100	200	4.9	611 600	60 400	9.9	60 600	9.8

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	2004 年底總存量 Stock at year end	2005 年落成量 Completions	落成量佔 2004 年總存量的百分率 Completions as a % of 2004 Stock	2005 年底總存量 Stock at year end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	26 900	-	-	26 900
南區	Southern	97 100	-	-	97 100
港島	HONG KONG	124 000	-	-	124 000
油尖旺	Yau Tsim Mong	2 200	-	-	2 200
深水埗	Sham Shui Po	34 400	-	-	34 400
九龍城	Kowloon City	43 700	-	-	43 700
黃大仙	Wong Tai Sin	39 100	-	-	34 900
觀塘	Kwun Tong	364 600	-	-	355 800
九龍	KOWLOON	484 000	-	-	471 000
葵青	Kwai Tsing	167 600	-	-	167 600
荃灣	Tsuen Wan	215 700	-	-	212 800
屯門	Tuen Mun	256 600	-	-	256 600
元朗	Yuen Long	532 900	-	-	528 000
北區	North	122 100	-	-	114 900
大埔	Tai Po	730 000	-	-	731 200
沙田	Sha Tin	158 500	-	-	158 500
西貢	Sai Kung	305 500	-	-	305 500
離島	Islands	79 900	-	-	79 900
新界	NEW TERRITORIES	2 568 800	-	-	2 555 000
全港	OVERALL	3 176 800	-	-	3 150 000

2005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 2004年底總存量計算。

2005 Stock figures are derived from the latest rating record,
and not from the 2004 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	2005	預測落成量 Forecast Completions	
			[2006]	[2007]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	KOWLOON	-	-	-
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	8 500	1 500
北區	North	-	-	-
大埔	Tai Po	-	9 500	1 600
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	31 800
離島	Islands	-	-	-
新界	NEW TERRITORIES	-	18 000	34 900
全港	OVERALL	-	18 000	34 900

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	2004 年底總存量 Stock at year end	2005 年落成量 Completions	落成量佔 2004 年總存量的百分率 Completions as a % of 2004 Stock	2005 年底總存量 Stock at year end	2005 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	26 800	-	-	25 100	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	103 600	-	-	103 000	9 700	9.4
南區	Southern	29 800	-	-	29 800	-	-
港島	HONG KONG	160 200	-	-	157 900	9 700	6.1
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	145 900	-	-	143 400	700	0.5
九龍城	Kowloon City	114 100	-	-	114 100	8 900	7.8
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	274 900	-	-	271 600	31 700	11.7
九龍	KOWLOON	534 900	-	-	529 100	41 300	7.8
葵青	Kwai Tsing	1 360 200	-	-	1 364 000	23 900	1.8
荃灣	Tsuen Wan	439 300	-	-	439 300	12 100	2.8
屯門	Tuen Mun	115 700	12 700	11.0	128 400	3 900	3.0
元朗	Yuen Long	116 200	-	-	116 200	700	0.6
北區	North	110 700	-	-	110 700	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	454 000	-	-	453 700	2 000	0.4
西貢	Sai Kung	7 600	-	-	7 600	-	-
離島	Islands	91 500	-	-	94 500	3 700	3.9
新界	NEW TERRITORIES	2 695 200	12 700	0.5	2 714 400	46 300	1.7
全港	OVERALL	3 390 300	12 700	0.4	3 401 400	97 300	2.9

2005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 2004年底總存量計算。

2005 Stock figures are derived from the latest rating record,
and not from the 2004 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	2005	預測落成量 Forecast Completions	
			[2006]	[2007]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	3 800	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	KOWLOON	-	3 800	-
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	12 700	16 400	-
元朗	Yuen Long	-	4 700	-
北區	North	-	2 700	-
大埔	Tai Po	-	-	600
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	12 700	23 800	600
全港	OVERALL	12 700	27 600	600

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
2001	-	-	-	3 408 400	241 900	7.1	241 900	7.1
2002	26 600	26 600	100.0	3 370 100	226 700	6.7	253 300	7.5
2003	-	-	-	3 381 200	197 900	5.9	197 900	5.9
2004	-	-	-	3 390 300	158 000	4.7	158 000	4.7
2005	12 700	-	-	3 388 700	97 300	2.9	97 300	2.9

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		A	B	住宅 Domestic C	D	E
1996		5.2	4.6	4.8	4.9	4.7
1997		4.2	3.7	3.8	3.7	3.4
1998		4.9	4.1	4.3	4.4	4.4
1999		5.2	4.4	4.5	4.5	4.2
2000		5.8	4.9	4.8	4.7	4.4
2001		6.3	5.3	5.4	5.4	5.0
2002		6.1	5.1	5.1	5.0	4.7
2003		6.2	5.2	4.8	4.6	4.3
2004		5.3	4.3	4.0	3.7	3.3
2005 *		5.0	4.1	3.7	3.4	3.0
2004	7 - 9	5.3	4.4	4.0	3.8	3.3
	10 - 12	5.1	4.2	3.8	3.5	3.1
2005	1 - 3	4.8	3.9	3.7	3.4	3.0
	4 - 6	4.8	3.9	3.6	3.3	2.9
	7 - 9	5.0	4.1	3.7	3.4	3.1
	10 - 12 *	5.3	4.4	4.0	3.5	3.1
2004	7	5.5	4.5	4.2	3.9	3.4
	8	5.3	4.4	4.0	4.0	3.4
	9	5.2	4.2	3.9	3.7	3.3
	10	5.0	4.1	3.7	3.6	3.1
	11	5.2	4.2	3.9	3.6	3.2
	12	5.1	4.2	3.9	3.5	3.1
2005	1	5.1	4.2	3.8	3.4	3.0
	2	4.9	4.0	3.7	3.6	3.0
	3	4.6	3.8	3.5	3.4	2.9
	4	4.7	3.9	3.6	3.3	2.8
	5	4.9	3.9	3.5	3.3	2.9
	6	5.0	4.0	3.7	3.3	3.0
	7	5.0	4.1	3.7	3.4	3.1
	8	5.0	4.0	3.8	3.4	3.1
	9	5.1	4.1	3.6	3.4	3.1
	10	5.2	4.3	3.9	3.4	3.0
	11 *	5.5	4.4	4.0	3.6	3.2
	12 *	5.3	4.4	4.1	3.6	3.1

* 臨時數字

* Provisional

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

回報百分率 % return

年 / 月 Year / Month		寫字樓 Office 甲級 Grade A	乙級 Grade B	分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
1996		4.8	5.4	10.0	5.6
1997		4.2	5.0	10.0	4.6
1998		6.1	6.4	11.5	5.7
1999		5.6	6.7	12.8	7.0
2000		6.2	7.2	13.0	7.8
2001		7.3	8.4	13.8	8.1
2002		7.1	8.5	13.9	7.7
2003		6.3	7.8	13.1	7.0
2004		3.7	5.4	10.9	5.5
2005 *		3.9	4.4	8.4	4.9
2004	7 - 9	3.8	5.5	10.8	5.7
	10 - 12	3.6	5.2	10.0	5.1
2005	1 - 3	3.4	4.8	9.3	4.8
	4 - 6	3.7	4.1	8.5	4.7
	7 - 9 *	4.0	4.3	7.9	4.9
	10 - 12 *	4.2	4.8	8.0	5.2
2004	7	3.8	5.7	11.2	5.8
	8	4.1	5.7	10.9	5.8
	9	3.6	5.3	10.3	5.5
	10	3.8	4.9	10.4	5.4
	11	3.6	5.3	9.8	5.1
	12	3.4	5.3	9.9	4.9
2005	1	3.7	5.4	9.9	4.7
	2	3.2	4.9	9.5	4.9
	3	3.4	4.5	8.8	4.7
	4	3.7	4.2	9.0	4.6
	5	3.6	4.1	8.3	4.8
	6	4.0	4.2	8.2	4.7
	7	3.9	4.4	8.0	5.1
	8 *	3.9	4.2	7.9	5.0
	9 *	4.2	4.3	7.9	4.8
	10 *	4.3	4.7	8.0	5.0
	11 *	4.2	4.8	8.0	5.2
	12 *	4.3	5.1	7.9	5.4

* 臨時數字

** 此欄數字只就樓上單位計算。

* Provisional

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

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

年 / 月 Year / Month		數目 No.	總值 (百萬元) Consideration (\$ million)
2003		71 576	153 578
2004		100 630	276 735
2005		103 362	312 832
2004	1 - 3	28 624	77 333
	4 - 6	23 736	64 313
	7 - 9	20 012	49 644
	10 - 12	28 258	85 445
2005	1 - 3	24 842	73 466
	4 - 6	37 337	115 090
	7 - 9	21 895	64 285
	10 - 12	19 288	59 991
2005	1	7 909	23 290
	2	8 260	23 487
	3	8 673	26 689
	4	14 124	38 662
	5	12 463	45 800
	6	10 750	30 628
	7	7 497	24 337
	8	7 298	22 015
	9	7 100	17 933
	10	8 554	29 907
	11	6 308	19 411
	12	4 426	10 673

資料來源：土地註冊處

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

Source：The Land Registry

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

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

買賣合約數目 No. of Agreements

年 / 月 Year / Month		成交金額 (百萬元) Range of Consideration (\$ million)												總數 Total
		少於 1 Less than 1		1 至少於 2 1 to less than 2		2 至少於 3 2 to less than 3		3 至少於 5 3 to less than 5		5 至少於 10 5 to less than 10		10 或以上 10 or over		
		數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	
2003		22 838	32	27 800	39	10 386	15	5 156	7	4 087	6	1 309	2	71 576
2004		25 782	26	31 424	31	20 489	20	12 516	12	6 978	7	3 441	3	100 630
2005		23 768	23	32 300	31	18 491	18	16 705	16	7 775	8	4 323	4	103 362
2004	1 - 3	7 184	25	9 317	33	5 969	21	3 003	10	2 159	8	992	3	28 624
	4 - 6	6 587	28	7 853	33	4 500	19	2 413	10	1 521	6	862	4	23 736
	7 - 9	5 545	28	5 947	30	4 119	21	2 783	14	1 136	6	482	2	20 012
	10 - 12	6 466	23	8 307	29	5 901	21	4 317	15	2 162	8	1 105	4	28 258
2005	1 - 3	5 592	23	7 279	29	4 590	18	4 378	18	2 228	9	775	3	24 842
	4 - 6	7 745	21	11 970	32	7 586	20	5 677	15	2 679	7	1 680	4	37 337
	7 - 9	5 543	25	7 397	34	3 805	17	2 920	13	1 274	6	956	4	21 895
	10 - 12	4 888	25	5 654	29	2 510	13	3 730	19	1 594	8	912	5	19 288
2005	1	2 093	26	2 425	31	1 183	15	1 137	14	784	10	287	4	7 909
	2	1 715	21	2 159	26	1 715	21	1 823	22	643	8	205	2	8 260
	3	1 784	21	2 695	31	1 692	20	1 418	16	801	9	283	3	8 673
	4	2 990	21	4 938	35	2 857	20	1 883	13	1 021	7	435	3	14 124
	5	2 519	20	3 665	29	2 422	19	1 927	15	1 016	8	914	7	12 463
	6	2 236	21	3 367	31	2 307	21	1 867	17	642	6	331	3	10 750
	7	1 806	24	2 478	33	1 361	18	1 077	14	380	5	395	5	7 497
	8	1 944	27	2 435	33	1 202	16	901	12	425	6	391	5	7 298
	9	1 793	25	2 484	35	1 242	17	942	13	469	7	170	2	7 100
	10	1 698	20	2 151	25	1 012	12	2 339	27	854	10	500	6	8 554
	11	1 703	27	1 946	31	882	14	980	16	498	8	299	5	6 308
	12	1 487	34	1 557	35	616	14	411	9	242	5	113	3	4 426

資料來源：土地註冊處

有關數字來自圖表 50。

由於四捨五入關係，個別項目的百分率數字加起來可能不等於百分之一百。

Source: The Land Registry

Figures are derived from Table 50.

Figures in percentage for individual items may not add up to 100% due to rounding.

住宅一手及二手市場 - 買賣合約數目及總值

DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month	一手買賣 Primary Sales			二手買賣 Secondary Sales			總數 Total No.
	數目 No.	%	總值 (百萬元) Consideration (\$ million)	數目 No.	%	總值 (百萬元) Consideration (\$ million)	
2003	26 498	37	73 048	45 078	63	80 531	71 576
2004	25 694	26	97 763	74 936	74	178 973	100 630
2005	15 994	15	93 208	87 368	85	219 623	103 362
2004 1 - 3	10 333	36	35 635	18 291	64	41 699	28 624
4 - 6	4 440	19	17 559	19 296	81	46 755	23 736
7 - 9	5 078	25	18 072	14 934	75	31 572	20 012
10 - 12	5 843	21	26 497	22 415	79	58 947	28 258
2005 1 - 3	4 141	17	19 130	20 701	83	54 335	24 842
4 - 6	5 417	15	32 750	31 920	85	82 340	37 337
7 - 9	2 243	10	16 129	19 652	90	48 156	21 895
10 - 12	4 193	22	25 199	15 095	78	34 792	19 288
2005 1	1 056	13	6 021	6 853	87	17 269	7 909
2	2 092	25	8 060	6 168	75	15 427	8 260
3	993	11	5 049	7 680	89	21 639	8 673
4	918	6	5 404	13 206	94	33 258	14 124
5	2 471	20	19 273	9 992	80	26 527	12 463
6	2 028	19	8 073	8 722	81	22 555	10 750
7	1 150	15	7 995	6 347	85	16 342	7 497
8	569	8	5 619	6 729	92	16 396	7 298
9	524	7	2 515	6 576	93	15 418	7 100
10	2 762	32	15 974	5 792	68	13 933	8 554
11	1 228	19	8 178	5 080	81	11 233	6 308
12	203	5	1 047	4 223	95	9 626	4 426

資料來源：土地註冊處

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

Source：The Land Registry

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

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

年 / 月 Year / Month	寫字樓 Office		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)
2003	1 817	5 681	4 142	19 486	3 813	3 160
2004	3 213	19 343	7 833	50 769	5 889	6 695
2005 *	3 429	22 103	7 065	42 269	6 561	10 046
2004 7 - 9	690	3 566	1 571	10 244	1 504	1 884
10 - 12	1 047	7 012	2 593	15 911	1 712	2 109
2005 1 - 3	946	6 375	1 962	14 167	1 486	2 086
4 - 6	1 092	7 124	2 292	12 983	1 898	2 982
7 - 9 *	799	6 008	1 702	8 949	1 706	2 696
10 - 12 *	592	2 596	1 109	6 170	1 471	2 282
2004 7	193	891	442	2 852	435	414
8	214	799	433	2 745	516	759
9	283	1 876	696	4 646	553	711
10	349	2 080	614	5 039	535	539
11	365	2 864	931	5 337	565	817
12	333	2 068	1 048	5 535	612	754
2005 1	274	1 444	827	4 817	533	784
2	250	1 874	431	3 519	333	425
3	422	3 058	704	5 831	620	878
4	370	2 264	938	5 303	613	968
5	406	3 060	699	3 775	651	1 046
6	316	1 800	655	3 905	634	968
7	211	1 159	542	2 627	528	830
8 *	305	2 984	672	3 027	612	981
9 *	283	1 865	488	3 295	566	886
10 *	212	926	423	2 232	514	755
11 *	189	772	361	1 933	458	718
12 *	191	898	325	2 006	499	809

* 臨時數字

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

數字並不反映所有非住宅買賣，其他類別，如工貿大廈，貨倉及車位並未有作出分析。

* Provisional figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the **date** on which an Agreement for Sale and Purchase is signed, and **not** the date on which the Agreement is submitted for registration.

Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises and carparking spaces are not presented.

各 區 域 及 地 區
AREAS AND DISTRICTS

區 域 Area	地 區 District	地 區 內 的 分 區 名 稱	Names of Sub-districts within District Boundaries	規 劃 統 計 小 區 Tertiary Planning Units
港島 HONG KONG ISLAND	中西區 CENTRAL AND WESTERN	堅尼地城、石塘咀、 西營盤、上環、 中環、金鐘、 半山區、山頂	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 172(p), 181, 182(p)
	灣仔 WAN CHAI	灣仔、銅鑼灣、 跑馬地、大坑、 掃桿埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190
	東區 EASTERN	天后、寶馬山、 北角、鰂魚涌、 西灣河、筲箕灣、 柴灣、小西灣	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 194(p)
九龍 KOWLOON	南區 SOUTHERN	薄扶林、香港仔、 鴨脷洲、黃竹坑、 壽臣山、淺水灣、 春磡角、赤柱、 大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	111(p), 171, 172(p), 173, 174, 175(p), 176, 183(p), 191, 192, 193, 194(p), 195, 196, 197, 198
	油尖旺 YAU TSIM MONG	尖沙咀、油麻地、 西九龍填海區、 京士柏、旺角、 大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 213(p), 214, 215, 216, 217, 220, 221, 222(p), 225, 226, 227, 228, 229, 236(p), 266(p), 269(p)

(p) = part 部分

各 區 域 及 地 區

AREAS AND DISTRICTS

區 域	地 區		Names of Sub-districts	規 劃 統 計 小 區
Area	District	地 區 內 的 分 區 名 稱	within District Boundaries	Tertiary Planning Units
九龍 KOWLOON	深水埗	美孚、荔枝角、	Mei Foo, Lai Chi Kok,	260, 261, 262, 263, 264, 265, 266(p),
	SHAM	長沙灣、深水埗、	Cheung Sha Wan, Sham Shui Po,	267, 268(p), 269(p), 271(p), 320(p)
	SHUI PO	石硤尾、又一村、	Shek Kip Mei, Yau Yat Tsuen,	
		大窩坪、昂船洲	Tai Wo Ping, Stonecutters Island	
九龍城 KOWLOON CITY		紅磡、土瓜灣、	Hung Hom, To Kwa Wan,	213(p), 222(p), 231, 232, 233, 234,
		馬頭角、馬頭圍、	Ma Tau Kok, Ma Tau Wai,	235, 236(p), 237, 241, 242, 243, 244,
		啟德、九龍城、	Kai Tak, Kowloon City,	245, 246, 247(p), 268(p), 271(p), 272,
		何文田、九龍塘、	Ho Man Tin, Kowloon Tong,	283(p), 285, 286(p)
		筆架山	Beacon Hill	
黃大仙 WONG TAI SIN		新蒲崗、黃大仙、	San Po Kong, Wong Tai Sin,	271(p), 281, 282, 283(p), 284, 287,
		東頭、橫頭磡、	Tung Tau, Wang Tau Hom,	288, 289
		樂富、鑽石山、	Lok Fu, Diamond Hill,	
		慈雲山、牛池灣	Tsz Wan Shan, Ngau Chi Wan	
觀塘 KWUN TONG		坪石、九龍灣、	Ping Shek, Kowloon Bay,	247(p), 280, 286(p), 290, 291, 292,
		牛頭角、佐敦谷、	Ngau Tau Kok, Jordan Valley,	293, 294, 295, 297, 298(p)
		觀塘、秀茂坪、	Kwun Tong, Sau Mau Ping,	
		藍田、油塘、	Lam Tin, Yau Tong,	
		鯉魚門	Lei Yue Mun	
新界 NEW TERRITORIES	葵青	葵涌、青衣	Kwai Chung, Tsing Yi	269(p), 310(p), 320(p), 321(p), 326,
	KWAI TSING			327(p), 328, 329, 350, 351
	荃灣	荃灣、梨木樹、	Tsuen Wan, Lei Muk Shue,	310(p), 321(p), 322, 323, 324, 325,
	TSUEN WAN	汀九、深井、	Ting Kau, Sham Tseng,	331, 332, 333(p), 334, 335, 336,
		青龍頭、馬灣、	Tsing Lung Tau, Ma Wan,	340(p), 413(p), 531(p), 533(p), 731,
		陰澳	Yam O	732(p), 961(p), 971(p), 972(p),
				973(p), 974, 975

(p) = part 部分

各 區 域 及 地 區

AREAS AND DISTRICTS

區 域	地 區		Names of Sub-districts	規 劃 統 計 小 區
Area	District	地 區 內 的 分 區 名 稱	within District Boundaries	Tertiary Planning Units
新界 NEW TERRITORIES	屯門 TUEN MUN	大欖涌、掃管笏、	Tai Lam Chung, So Kwun Wat,	340(p), 411, 412(p), 413(p), 414, 415,
		屯門、藍地	Tuen Mun, Lam Tei	416(p), 421, 422, 423, 424, 425, 426,
				427, 428, 431(p), 432, 433(p), 434,
				441, 442, 513(p), 531(p), 951(p)
	元朗 YUEN LONG	洪水橋、廈村、	Hung Shui Kiu, Ha Tsuen,	333(p), 412(p), 413(p), 416(p), 431(p),
		流浮山、天水圍、	Lau Fau Shan, Tin Shui Wai,	433(p), 510, 511, 512, 513(p), 514,
		元朗、新田、	Yuen Long, San Tin,	515, 516, 517, 518, 519, 521, 522,
		落馬洲、錦田、	Lok Ma Chau, Kam Tin,	523, 524, 525, 526, 527, 528, 529,
		石崗、八鄉	Shek Kong, Pat Heung	531(p), 532, 533(p), 541, 542(p),
	北區 NORTH			543(p), 544(p), 545(p), 546(p),
		粉嶺、聯和墟、	Fanling, Luen Wo Hui,	610(p), 621, 622, 623, 624, 625, 626,
		上水、石湖墟、	Sheung Shui, Shek Wu Hui,	627, 628, 629, 631(p), 632(p), 633(p),
		沙頭角、鹿頸、	Sha Tau Kok, Luk Keng,	634(p), 641, 642, 651, 652(p), 653,
		烏蛟騰	Wu Kau Tang	711(p), 712(p)
	大埔 TAI PO	大埔墟、大埔、	Tai Po Market, Tai Po,	310(p), 533(p), 631(p), 632(p), 633(p),
		大埔滘、大尾篤、	Tai Po Kau, Tai Mei Tuk,	634(p), 652(p), 711(p), 712(p), 720,
		船灣、樟木頭、	Shuen Wan, Cheung Muk Tau,	721, 722, 723, 724, 725, 726, 727,
		企嶺下	Kei Ling Ha	728, 729(p), 732(p), 741, 742(p), 743,
				744(p), 751, 753(p), 757(p), 762(p),
	沙田 SHA TIN			811(p), 812(p), 815(p), 822(p), 824(p)
		大圍、沙田、	Tai Wai, Sha Tin,	327(p), 729(p), 732(p), 733, 744(p),
		火炭、馬料水、	Fo Tan, Ma Liu Shui,	753(p), 754, 755, 756, 757(p), 758,
		烏溪沙、馬鞍山	Wu Kai Sha, Ma On Shan	759, 761(p), 762(p), 824(p)

(p) = part 部分

各 區 域 及 地 區
AREAS AND DISTRICTS

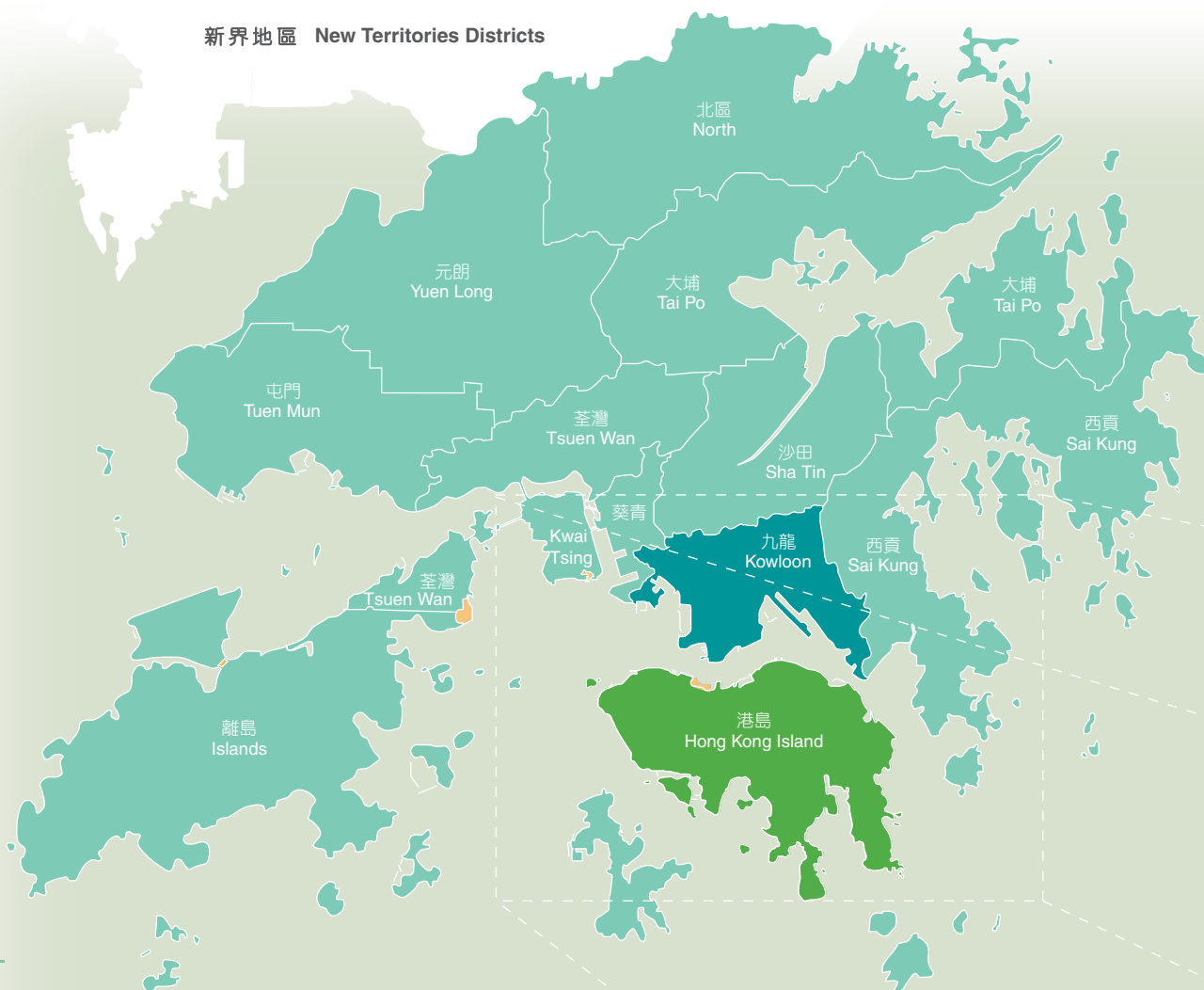
區 域 Area	地 區 District	地 區 內 的 分 區 名 稱	Names of Sub-districts within District Boundaries	規 劃 統 計 小 區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 SAI KUNG	清水灣、西貢、 大網仔、將軍澳、 坑口、調景嶺、 馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 298(p), 742(p), 761(p), 762(p), 811(p), 812(p), 813, 814, 815(p), 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	離島 ISLANDS	長洲、坪洲、 大嶼山 (包括東涌)、 南丫島	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

(p) = part 部分

寫 字 樓 分 區
OFFICE SUB-DISTRICTS

寫 字 樓 的 分 區	Sub-districts for Offices	規 劃 統 計 小 區 Tertiary Planning Units
上環	Sheung Wan	113, 114, 115
中區	Central	121, 122, 123, 124(p)
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 148(p), 149
北角 / 鰂魚涌	North Point / Quarry Bay	151(p), 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213(p), 214, 215, 216
油麻地 / 旺角	Yau Ma Tei / Mong Kok	217, 220, 221, 222(p), 225, 226, 227, 228, 229

新界地區 New Territories Districts



填海工程進行中
Reclamation in progress

港島及九龍地區 Hong Kong and Kowloon Districts

