# 香港物業報告
# Hong Kong Property Review
# 2011

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
# 2011

本報告回顧 2010 年香港物業市場的活動，
並預測 2011 及 2012 年的樓宇落成量
A review of the Hong Kong property market for the year 2010
with forecast of completions for 2011 and 2012

差餉物業估價署署長
曾梅芬太平紳士
2011 年 4 月
Mrs Mimi BROWN, JP
Commissioner
Rating and Valuation Department
April 2011

差餉物業估價署
Rating and Valuation Department

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# Foreword


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

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

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

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

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

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

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

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

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

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

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

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

有關本報告所用詞彙的定義及各項數字的計算方法，可參閱64至75頁的「技術附註」。

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

如有查詢，可聯絡本署技術秘書（物業資料）：

| | | |
|---|---|---|
| 地址 | ： | 中國香港<br>九龍長沙灣道303號<br>長沙灣政府合署15樓 |
| 電話 | ： | 2150 8807 |
| 圖文傳真 | ： | 2152 0138 |
| 電子郵件地址 | ： | ts_info@rvd.gov.hk |
| 網址 | ： | http: //www.rvd.gov.hk |

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

| | | |
|---|---|---|
| Address | : | 15th Floor, Cheung Sha Wan Government Offices,<br>303 Cheung Sha Wan Road, Kowloon,<br>Hong Kong, China |
| Telephone | : | 2150 8807 |
| Facsimile | : | 2152 0138 |
| E-Mail | : | ts_info@rvd.gov.hk |
| Website | : | http: //www.rvd.gov.hk |



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

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

# 綜觀
# Overview


PHILIPS
SCHENKER
OLYMPUS
TOSHIBA
Manulife

經歷全球金融危機之後，香港經濟自2009年第二季開始復蘇，並走出陰霾。2010年本地生產總值連續四季錄得增長，實質增幅達6.8%，與前一年錄得的2.7%減幅形成強烈對比。經濟復蘇令就業市場改善，最後一季的失業率降至 4%。資金繼續流入香港，息率持續在低水平徘徊。由於租金回報普遍較借貸成本高，通脹率又有上升趨勢，因此物業買賣對投資者的吸引力與日俱增。至於信貸方面，銀行一方面積極向買家提供信貸服務；另一方面，由於買家多選擇以香港銀行同業拆息為基準的按揭，12月新批出的按揭有九成均屬此類貸款，按揭市場因而產生變化。

The Hong Kong economy has emerged from the global financial crisis following a rebound in the second quarter of 2009. GDP grew for four straight quarters in 2010 and expanded by 6.8% in real terms against a 2.7% contraction a year earlier. Job market improved alongside economic recovery and unemployment rate slid to 4% for the three months to December. Capital continued to flow in and interest rates hover at low levels. As rental yields were in general higher than the cost of borrowing and inflation rate looked set to rise, property purchase became increasingly attractive to investors. Banks were proactive in offering credit facilities to purchasers and the mortgage market has undergone changes with more people choosing the HIBOR-based mortgages, which made up 90% of newly approved mortgage loans in December.

由於資金充裕，利率低企，加上預期住宅售價將會飆升，因此住宅市場氣氛繼續蓬勃，交投暢旺。增長勢頭更延伸至非住宅物業市場，各類型物業的售價和租金全部錄得雙位數增幅。

Driven by abundant liquidity, low interest rates and people's expectation of price hikes, the residential market continued to prosper with increased transaction volumes. The growth momentum also spread to the non-domestic sector which saw both prices and rents posting double-digit gains across the board.

雖然2010年樓市一直暢旺，但美國的貨幣政策、振興經濟措施或利率或會有變，加上如歐元區債務危機等的其他因素，均加深了人們對市場下跌風險的關注。

While the property market remained bullish throughout 2010, there is growing concern about downside risks centred around changes in monetary policy, stimulus package or interest rates from the United States, among with other reasons such as Eurozone debt crisis.

## 住宅物業

住宅市場繼續暢旺，發展商推出新盤時定價進取。土地註冊處登記的買賣協議宗數達135 778份，是1997年以來最高。價格超過1 000萬元的物業買賣宗數亦同時飆升31%。年內，政府推出連串措施，確保住宅市場健康穩定發展。這些措施主要針對四方面，包括增加住宅供應、打擊炒風、預防按揭借貸過度增長，以及提高市場透明度。單位供應方面，政府在市場主導的勾地表制度以外，主動推出土地出售。年內共有11幅土地以拍賣方式售出，其中三幅由政府主動推出。拍賣成績顯示市場對市區土地需求甚殷，以及發展商對市場前景(尤其是豪宅市場)相當樂觀。為增加中小型單位的供應，政府推出一幅位於元朗的土地招標，並限制單位面積和數目。政府各項收緊措施令投機炒賣活動收斂，涉及確認人轉讓的宗數亦大幅減少。為打擊住宅物業短炒活動，政府在2月提高價值2 000萬元以上物業的印花稅，又於11月開徵「額外印花稅」，業主如在買入物業後24個月內轉手，該項交易必須繳納5%至15%的額外印花稅，持貨期愈短稅率愈高。另外，針對有指內地資金推高樓市，政府修訂自2003年起推出的資本投資者入境計劃，暫時將房地產由計劃下的投資資產類別中剔除。香港金融管理局亦採取連串措施，收緊按揭借貸，將特定價位物業的貸款與估值比率減為五成至六成。

## Residential

The residential market remained buoyant and developers were upbeat over prices in launching domestic units on the market. The total number of sale and purchase agreements lodged with the Land Registry amounted to 135 778, the highest level since 1997. Concurrently, there was an upsurge of 31% in transaction of property worth $10 million or above. During the year the Government rolled out a string of measures to ensure the healthy and stable development of the residential market. These measures targeted at four directions, namely increasing flat supply, combating property speculation, preventing excessive expansion in mortgage lending and enhancing transparency in the market. On flat supply, the Government supplemented the market-driven Application List system by government-initiated land sale, and a total of 11 sites were sold by auction, of which three were initiated by the Government. The auction results signified the acute demand for urban sites and developers' optimism about the market, in particular the luxury sector. A site in Yuen Long with restrictions on the size and number of units was also put up for tender in a bid to increase the supply of small and medium-sized units. The tightening measures have been effective at reining in speculative activities and the number of confirmor cases reduced significantly. Apart from increasing the stamp duty for properties valued over $20 million in February, the Government imposed Special Stamp Duty in November, at 5-15%, on properties resold within 24 months, to discourage short-term sales of residential properties. The shorter the holding period, the higher would be the rate. Amid concerns that Mainland funds have pushed up property prices, the Government removed real estate temporarily from the investment asset classes under the Capital Investment Entrant Scheme implemented since 2003. Separately, the Hong Kong Monetary Authority took successive steps to tighten mortgage lending and lower the loan-to-value ratio to 50-60% for properties at specified range of values.

2010年的住宅落成量約為13 410個單位，較2009年多87%。入住量縮減28%，共8 030個單位，令年底的空置量增至51 530個單位，相當於總存量的4.7%。預計2011及2012年分別約有10 670和13 700個單位落成。一手市場供應穩定，預計已落成或已落實的發展項目合共提供約59 000個未出售單位，數量與過去四年一手市場銷售數字總和相若。

Completions in 2010 were around 13 410 units, 87% higher than the level in 2009. Take-up reduced by 28% to 8 030 units, leading to an increase in the year-end vacancy. Vacancy increased to 51 530 units, or 4.7% of total stock. It is estimated that about 10 670 units and 13 700 units will be completed in 2011 and 2012 respectively. Supply in the primary market is stable and it is estimated that some 59 000 unsold units will become available from completed developments or committed projects, on a par with the primary sales in the past four years combined.

資金充裕加上利率偏低，令住宅價格不斷急升，年內屢創新高。2010年最後一季的整體售價較前一年增加22%。租金在2009年下半年錄得顯著升幅後，至2010年首季整固，升勢至第二季加速，整體租金在第四季按年升幅累積至17%。年內回報率保持平穩。

Against a background of abundant liquidity and low interest rates, residential prices spiralled upwards and climbed to new highs over the course of the year. The overall prices in the last quarter of 2010 were 22% higher than the level of previous year. Rents rose at measured pace and consolidated in the first quarter of 2010 after seeing substantial gain in the second half of 2009. The pace accelerated in the second quarter and overall rents accumulated 17% growth year on year in the fourth quarter. Yields remained fairly stable throughout the year.

## 寫字樓

由於營商環境改善，重新在港開設業務或計劃擴充本地業務的企業有所增加。去年公司註冊處本地企業註冊的數字創新高，在本港開設業務的外地企業數目亦見上升。雖然2009年全球經濟衰退，但中國一枝獨秀，經濟不斷增長，因而吸引不少跨國企業到香港設立地區總部，希望藉著《內地及香港更緊密經貿關係安排》的優勢進入內地市場。同時，香港亦成為內地企業進軍海外市場的跳板。年內市場對寫字樓的需求殷切，令空置率下降，租務市場得到支持。投資者預期租金上升，亦在寫字樓市場尋求投資機會。

## Office

In the light of the improving business environment, more companies came back or planned for expansion. While local companies registered with the Companies Registry hit record high last year, foreign companies setting up business in Hong Kong grew in number as well. Despite the global economic downturn in 2009, China's economy continued to grow and attracted multinational corporations to set up regional base in Hong Kong to take advantage of the preferential access to the Mainland market under the Closer Economic Partnership Arrangement. Mainland enterprises also looked upon Hong Kong as springboard for them to tap into overseas markets. Demand for office space was strong over the course of the year, thus pushing down the vacancy and rendering support to the leasing market. Investors also looked for investment opportunities in office market in anticipation of rental appreciation.

2010年寫字樓落成量回落至124 100平方米，較2009年的水平下降18%。甲級寫字樓佔整體供應量的93%，全部來自非核心地區。由於經濟好轉，整體使用量回復正數，升至339 100平方米。使用量回升令空置率明顯下跌至8%，達到859 700平方米。

Office completions in 2010 dwindled to 124 100 $m^2$, down 18% on the 2009 level. Grade A space accounted for 93% of the overall total, with all coming from non-core districts. Overall take-up turned positive and rebounded to 339 100 $m^2$ on the back of improving economic condition. With an improved take-up, vacancy decreased markedly to 8%, equivalent to 859 700 $m^2$.

未來兩年落成量預計分別維持在151 500平方米和114 200平方米的水平。新落成樓面未來會繼續集中在非核心地區，而中環和上環預計在2011及2012年分別佔新落成量的20%和14%。

Completions in coming two years are expected to stay at 151 500 $m^2$ in 2011 and 114 200 $m^2$ in 2012. While non-core districts will continue to dominate the scene and provide the bulk of the forecast completions in the years to come, Central and Sheung Wan will likely produce 20% of the anticipated space in 2011 and 14% in 2012.

寫字樓售價的升勢由2009年延續至2010年，售價節節上升，各級寫字樓均錄得可觀的增幅，2010年第四季的售價較2009年第四季上升了24%。租金年內穩步上揚，而由於年初空置率高企，甲級寫字樓租金在第一季只是溫和上升。整體租金在最後一季上升13%，但仍未回到2008年金融危機前的高位。市場回報率則保持穩定。

The growth sustained in 2009 extended into 2010 and gathered momentum with prices registering hefty gains across all sub-sectors. Prices in the fourth quarter were 24% above the 2009 last quarter level. Rents picked up steadily though Grade A office showed modest growth in first quarter due in part to the high vacancy at the beginning of the year. The overall rents grew 13% in the last quarter and had yet to return to the peak prior to the financial crisis in 2008. Market yields held steady through the year.

## 商業樓宇

2010年商業樓宇的落成量為64 600平方米，較2009年減少23%。使用量為134 700平方米，空置率維持於總存量的7.9%，即844 300平方米。預計2011年的落成量會下跌至56 900平方米，但2012年則回升至103 100平方米。

## Commercial

Completions of commercial space in 2010 were 64 600 $m^2$, 23% lower than the level in 2009. Take-up was 134 700 $m^2$ and vacancy held steady at 7.9% of stock, amounting to 844 300 $m^2$. Completions are expected to drop to 56 900 $m^2$ in 2011 and then rise to 103 100 $m^2$ in 2012.

## 零售業樓宇

由於經濟蓬勃增長，就業情況改善，加上物業和股票市場同時造好，帶來財富效應，令消費者消費信心大增，因此年內零售銷售價量齊升。訪港旅客數字創新高，較2009年增加22%，旅客總消費額亦上升了33%；其中內地旅客繼續是增長的火車頭，佔旅客總人數的63%。港元兌大部分外幣呈弱勢，外圍經濟逐漸復蘇，以及內地擴大深圳居民個人遊計劃的範圍，都造就了訪港旅遊業表現強勁。零售銷售暢旺，吸引零售商擴充營業，使零售業樓宇的售價和租金同時上升。另一方面，國際知名品牌有見中國經濟不斷增長，也積極在傳統購物區擴展，務求進軍中國市場。

零售業樓宇年內售價繼續向上，2010年第四季較2009年第四季飆升28%；租金亦同時上揚，較前一年上調10%。由於售價上升速度較租金的為快，因此年內市場回報率緩緩下滑。

## Retail

Retail sales grew in value and volume during the year as consumers gained confidence to spend, thanks to the robust economic growth, improving employment prospect and the wealth effect brought by rallies in the stock and property markets. Visitor arrivals hit a historic high, up 22% on 2009, and total spending by tourists rose by 33%. Mainland China continued to be the growth driver, with visitors accounting for 63% of total arrivals. The strong performance in inbound tourism was attributable to the strengthening of most currencies against the Hong Kong dollar, the gradual recovery of most economies and the expansion of the scope of the Individual Visit Scheme for Shenzhen residents. The rebound in retail sales has lured retailers to expand, lending support to price and rental growth. International brands also actively sought space in traditional shopping area to tap into the Chinese market in view of the sustained growth in Mainland China.

Prices of retail properties continued its upward curve, recording significant growth of 28% in the fourth quarter of 2010 against the last quarter of 2009. Rents rose in tandem with prices and showed 10% growth from a year earlier. Market yield slid gently through the year as prices went up at a faster rate than rents.

## 工業樓宇

釋放舊工業大廈潛力的措施在2010年4月1日正式實施，新措施為期三年。截至2010年12月底，地政總署就有關活化政策分別收到30宗要求改裝整幢工廈作非工業用途的申請和九宗重建申請。工業樓宇年內成交活躍，與前一年相比交投飆升48%。

**分層工廠大廈**的落成量在2010年明顯上升至20 600平方米，使用量約為260 700平方米，年底時空置率下跌至總存量的6.7%。落成量方面，2011年預計升至38 200平方米，2012年則再有40 100平方米的新落成量。2010年最後一季的售價較前一年同期急升30%；租金同樣向上，但下半年升幅收窄，按年增長10%。回報率在第三、四季輕微下跌。

2010年並無**工貿大廈**落成，使用量為10 300平方米，以致空置量較2009年的為低。2010年底的空置量跌至50 800平方米，相當於總存量的8.6%。落成量偏低的情況持續，預計2011和2012年均不會有新供應。

2010年亦沒有新的**貨倉**落成，這分類的樓宇預計在2011年有72 200平方米左右樓面面積落成，2012年則有121 800平方米落成量。

## Industrial

The measures to release the potential of old industrial buildings were formally implemented on 1 April 2010, to be effective for three years. Up to the end of December, the Lands Department has received in total 30 applications for wholesale conversion to non-industrial uses and nine applications for redevelopment under the revitalization policy. Buying activities intensified and the number of transactions increased distinctly by 48% when compared to previous year.

Completions of **flatted factories** in 2010 increased noticeably to 20 600 $m^2$. Take-up was about 260 700 $m^2$, and vacancy at the year end declined to 6.7% of stock. 2011 is expected to see completions rising to 38 200 $m^2$, and another 40 100 $m^2$ industrial space will be completed in 2012. Prices went up sharply and soared 30% in the fourth quarter compared to a year earlier. Rents were headed in similar direction though the rate of growth slowed down in the second half of the year, registering 10% gain year on year over the same period. The yield also edged down slightly in the last two quarters.

There were no **industrial/office** completions in 2010 and the take up of 10 300 $m^2$ led to a drop in vacancy relative to 2009. The vacancy at the end of 2010 fell to 50 800 $m^2$, representing 8.6% of stock. Again, there is unlikely to be any new supply in 2011 and 2012.

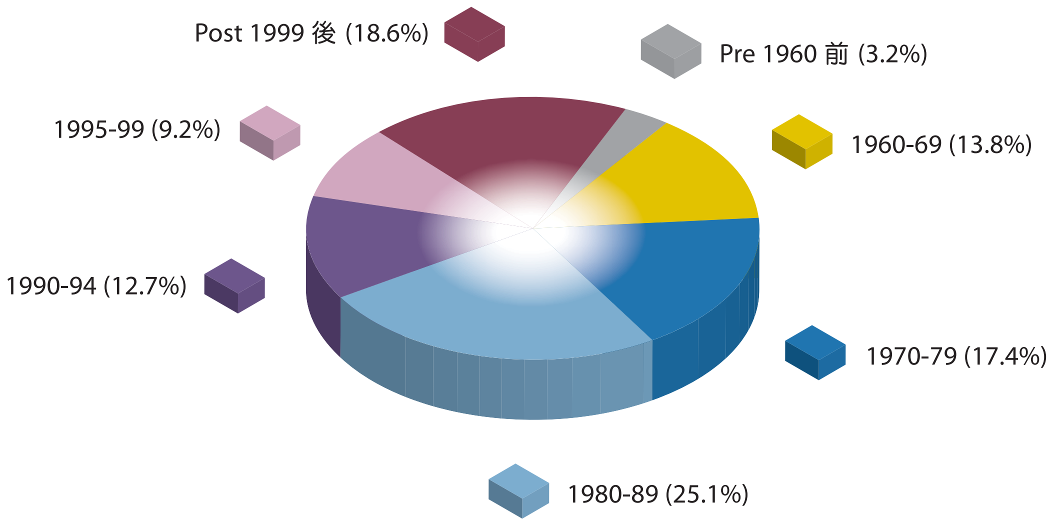
There were also no **storage** completions in 2010. It is estimated there will be some 72 200 $m^2$ coming on stream in 2011 and 121 800 $m^2$ in 2012.

# 私人住宅
# Private Domestic

這類別包括設有煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍(包括教育院校的學生宿舍)、醫院管理局轄下的宿舍，以及酒店和旅舍。2010年底的整體總存量為1 102 900個單位。圖表顯示按樓齡分類的總存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2010, the overall stock was 1 102 900 units. The chart shows stock distribution by age.

## 按樓齡分類的總存量
## Stock Distribution by Age




私人住宅落成量連續兩年錄得低於10 000個單位的水平後，於2010年掉頭急升至約13 410個，當中新界佔66%，九龍佔26%，餘下的8%位於港島。按地區計，元朗的新單位落成量最多，佔整體落成量的27%，其次是沙田和黃大仙區，分別佔整體落成量的21%和16%。

After dropping below the 10 000 level for two consecutive years, completions of private domestic units rebounded sharply to some 13 410 units in 2010. By region, about 66% were in the New Territories, 26% in Kowloon and the remaining 8% on Hong Kong Island. On district basis, Yuen Long provided the highest number of new units, at 27% of the overall completions, followed by Sha Tin at 21% and Wong Tai Sin at 16%.

2010年的入住量減少28%至8 030個單位，相當於年內落成量60%，因此年底的空置量上升至51 530個單位，相當於總存量的4.7%，其中約5 900個空置單位(即11%)由於仍未獲發滿意紙或轉讓同意書而未能入住。

預計2011年的落成量將稍為下調至10 670個單位，但於2012年將回升至13 700個。2011年約有75%的新供應位於新界，14%來自九龍。按地區計，將軍澳及沙田分別提供34%和25%的新落成單位。2012年市區的住宅落成量佔新供應的比例或會增至42%，而按地區計，元朗及沙田將分別佔該年總預測落成量的22%和14%。

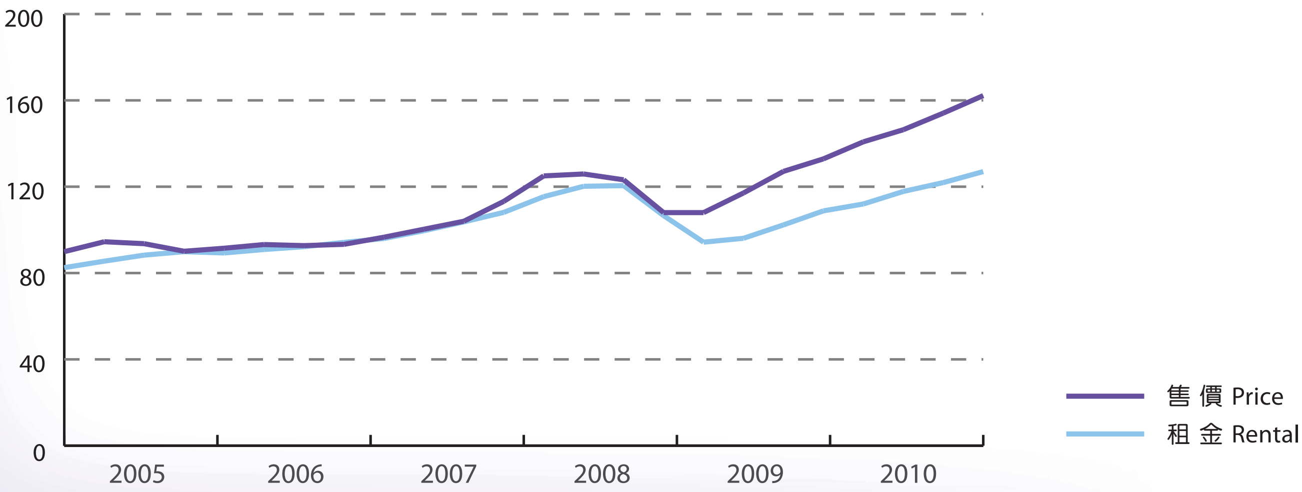
Take-up in 2010 reduced by 28% to 8 030 units, equivalent to 60% of the completions in the year. As a result, vacancy at the year end was driven up to 51 530 units, or 4.7% of the total stock. About 5 900 (11%) of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

In the coming years, completions are expected to drop moderately to 10 670 units in 2011 and then bounce back to 13 700 units in 2012. In 2011, about 75% of the new supply would be situated in the New Territories and 14% in Kowloon. District-wise, Tseung Kwan O and Sha Tin will contribute about 34% and 25% of the new units respectively. The share of urban area in domestic completions will probably increase in 2012 to some 42%. Among all districts, Yuen Long and Sha Tin will account for 22% and 14% of the forecast completions in 2012.

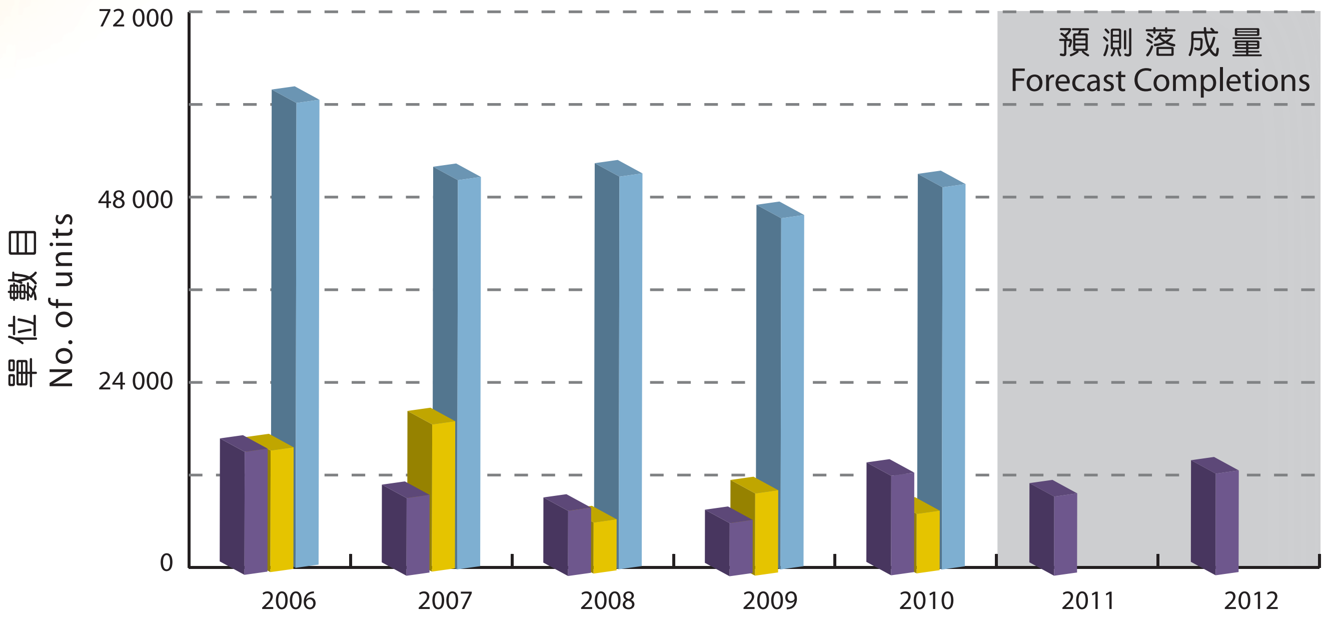
2010年二手樓宇市場的售價延續2009年的升勢，整體售價指數更是一季比一季高，第四季的售價較一年前飆升22%。2010年的租金市場亦穩步上揚，第四季的租金指數升勢雖稍為放緩，但仍錄得17%的顯著按年升幅。

Sustaining the rising momentum from 2009, prices in the secondary market continued to surge in 2010 with the overall price index exhibiting successive quarter-to-quarter increases in the year. Overall, prices in the last quarter soared 22% from a year earlier. Rents also rose steadily throughout 2010 and the rental index in the last quarter registered a less rapid yet substantial 17% growth year on year.

售價及租金指數
Price and Rental Indices



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




單位數目
No. of Units

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
|---|---|---|---|---|---|---|---|
| 落成量 Completions | 16 580 | 10 470 | 8 780 | 7 160 | 13 410 | 10 670# | 13 700# |
| 入住量 Take-up | 16 400 | 19 850 | 6 890 | 11 090 | 8 030 | | |
| 空置量 Vacancy | 62 670 | 52 470 | 52 940 | 47 350 | 51 530 | | |
| % + | 5.9 | 4.9 | 4.9 | 4.3 | 4.7 | | |

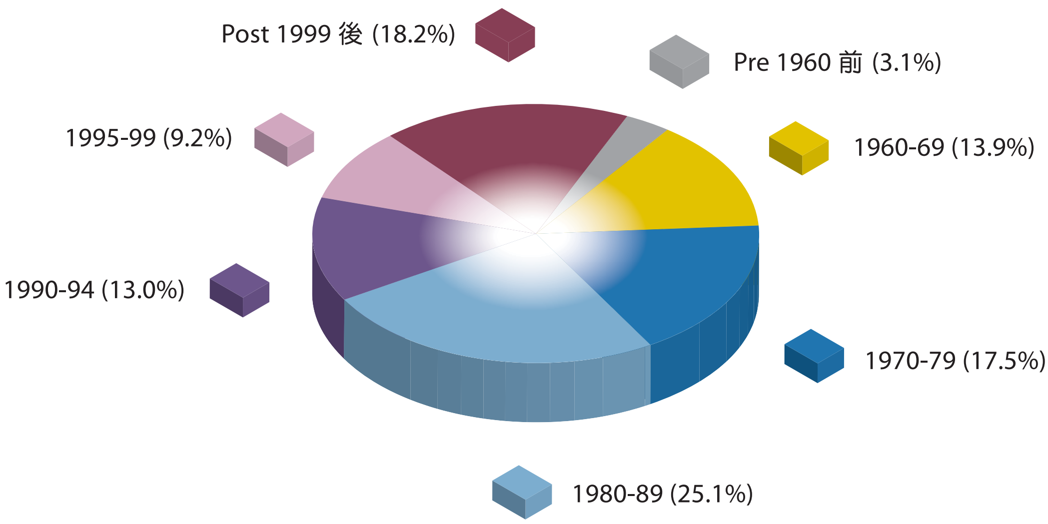
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米以下的單位。2010年底的總存量為1 020 200個單位，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 100m$^2$. Stock at the end of 2010 was 1 020 200 units which accounted for 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




2010年落成的單位約有11 970個，其中72%位於新界，22%坐落九龍，6%在港島。按地區計，超過一半新供應單位來自元朗和沙田。按單位面積計算，B類單位繼續佔最大部分，佔此分類新落成單位的56%；如以整體落成量計，則佔50%。

About 11 970 units were completed in 2010, of which 72% were located in the New Territories, 22% in Kowloon and 6% on Hong Kong Island. On district level, over half of the supply came from Yuen Long and Sha Tin. On flat size front, Class B units continued to contribute the most, accounting for 56% of the completions in this sub-sector or 50% of the total new completions in 2010.

2010年的入住量較前一年減少44%至5 790個單位。年底空置量因而增至43 960個單位，佔此分類總存量的4.3%。

2011和2012年預計分別約有9 450及10 840個單位落成。這兩年的新落成單位均集中於新界，但比重將由佔2011年預測總落成量的80%，減至2012年的60%。2011和2012年供應較多的地區分別為將軍澳及元朗。

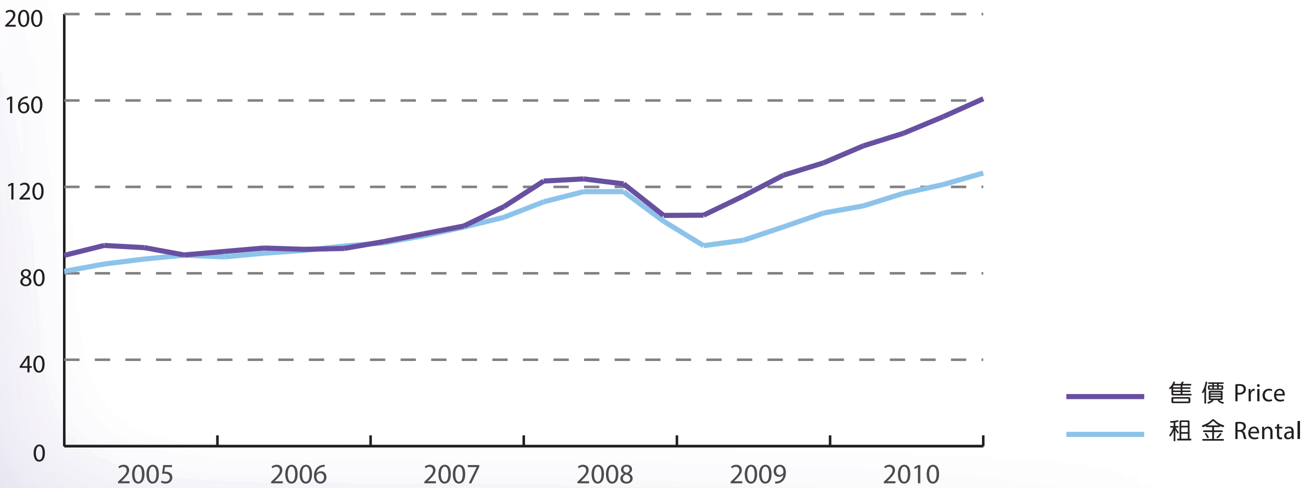
Take-up in 2010 slashed by 44% from 2009 to 5 790 units, resulting in an increase in the year-end vacancy at 4.3% of the stock in this sub-sector, amounting to 43 960 units.

About 9 450 and 10 840 units are estimated to be completed in 2011 and 2012 respectively. New supply will mainly come from the New Territories in both years, but its share will diminish from 80% of the estimated completions in 2011 to 60% in 2012. Districts with relatively higher supply in 2011 and 2012 are Tseung Kwan O and Yuen Long respectively.

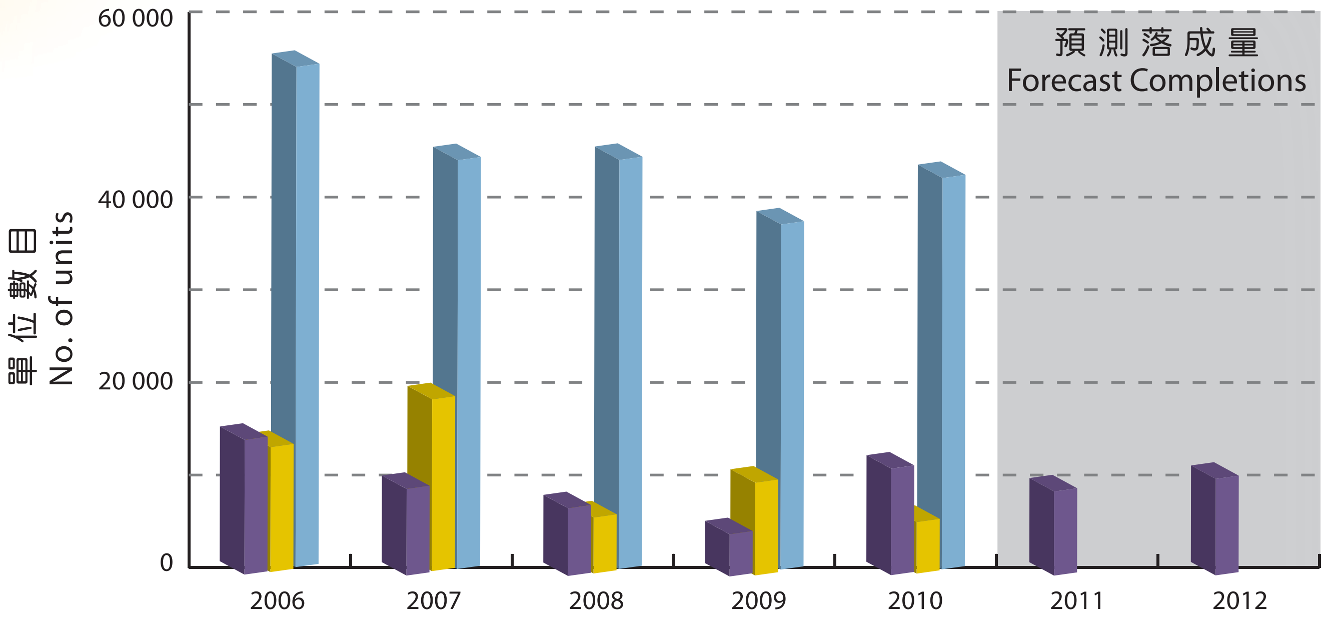
2010年，這類單位的銷情仍屬暢旺，價格在四個季度內節節上升，至第四季的按年升幅達到23%。租金亦逐季攀升，第四季較去年上升17%，升幅相對溫和。

Sales market in this sub-sector continued to be buoyant in 2010 with prices escalating throughout the four quarters. The prices finished with a year-on-year increase of 23% in the fourth quarter. Rents also climbed consecutively from the first to the last quarter and registered a relatively moderate growth of 17% in the fourth quarter when compared with a year earlier.

售價及租金指數
Price and Rental Indices



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




單位數目
No. of Units

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
|---|---|---|---|---|---|---|---|
| 落成量 Completions | 15 130 | 9 730 | 7 600 | 4 740 | 11 970 | 9 450# | 10 840# |
| 入住量 Take-up | 14 040 | 19 300 | 6 290 | 10 420 | 5 790 | | |
| 空置量 Vacancy | 56 190 | 45 920 | 45 950 | 38 770 | 43 960 | | |
| % + | 5.7 | 4.6 | 4.6 | 3.8 | 4.3 | | |

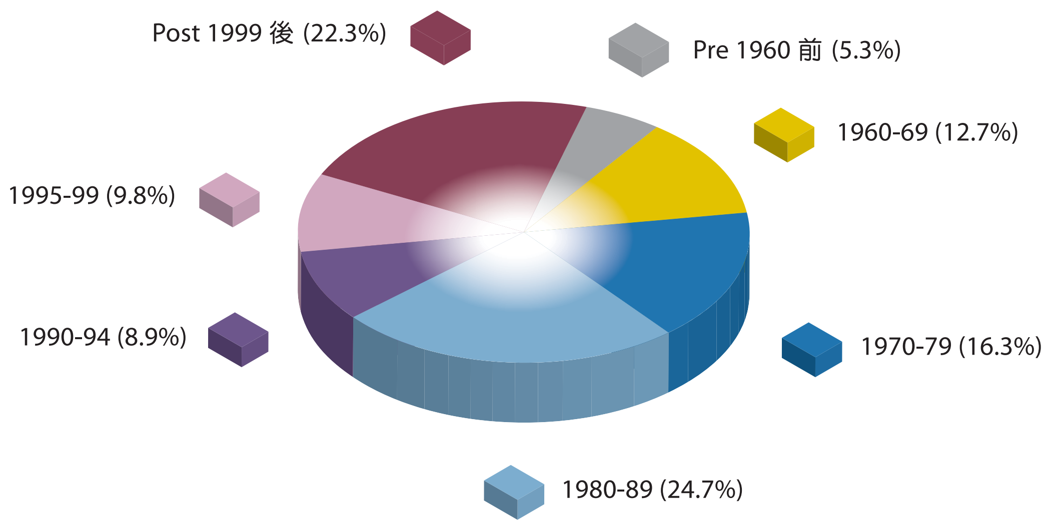
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米或以上的單位。2010年底的總存量為82 700個單位，佔私人住宅總存量的7%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of 100m$^2$ or above. Stock at the end of 2010 was 82 700 units, representing 7% of the total private domestic stock. The stock distribution by age is shown in the chart.

## 按樓齡分類的總存量
## Stock Distribution by Age




2010年共有1 440個單位落成，逾半位於九龍，單是黃大仙已佔落成量的27%，其次為南區，比例達25%。

Among the 1 440 units completed in 2010, over half of them were located in Kowloon. Wong Tai Sin alone accounted for 27% of the completions, followed by Southern district at 25%.

2010年的入住量顯著上升至2 240個單位，遠超年內的落成量。年底空置單位因此減至7 570個，相當於這分類總存量的9.2%。

預計2011年的落成量減為1 220個單位，到2012年則回升至2 860個。2011年的新供應將平均分布於港島、九龍和新界區，而2012年則有一半新單位坐落新界。

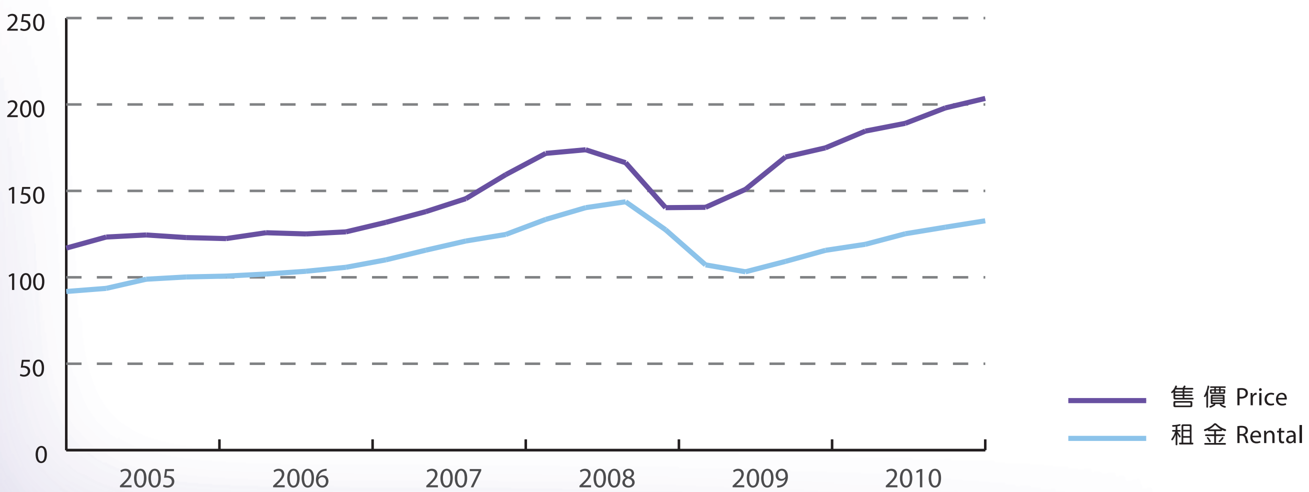
Take-up in this sub-sector surged markedly to 2 240 units in 2010, far exceeding completions in the year. The year-end vacancy therefore decreased to 7 570 units, representing 9.2% of the stock in this sub-sector.

Completions is forecast to edge down to 1 220 units in 2011 before rising to 2 860 units in 2012. New supply in this sub-sector would be distributed evenly among the three geographical regions in 2011, while half of the completions in 2012 will be situated in the New Territories.

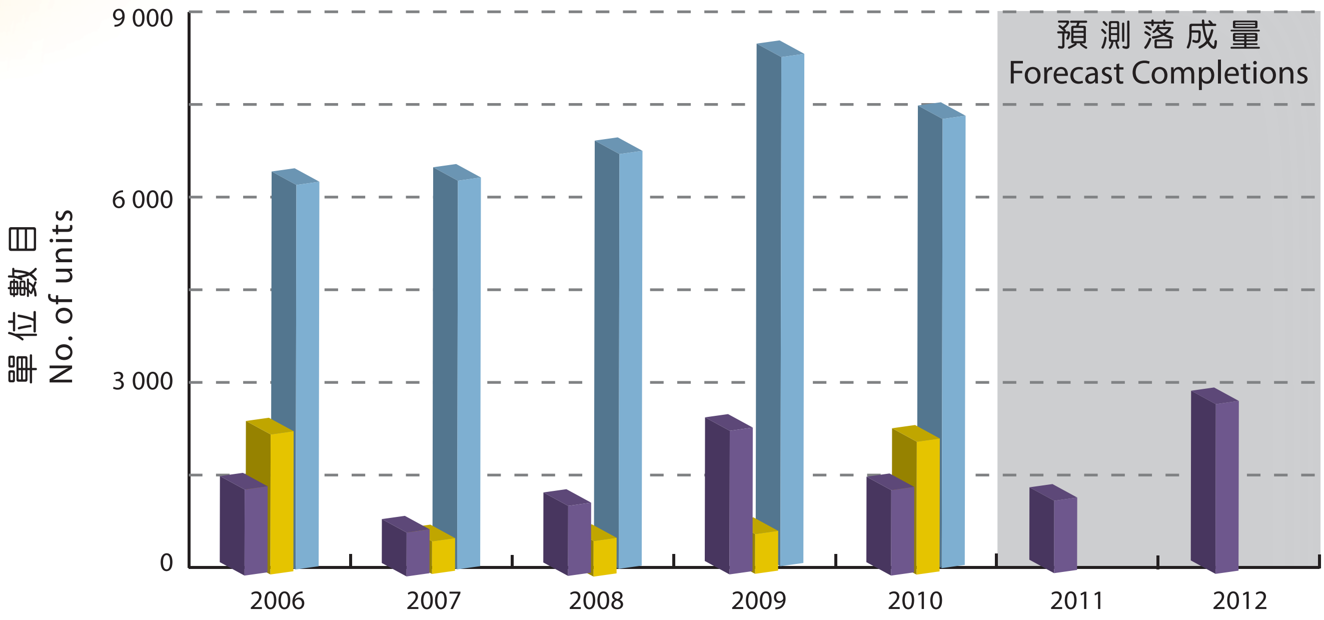
這類單位的售價在2010年首季已超越1997年的高位，餘下三季迭創新高。最後一季的售價指數比前一年上升16%。年內租金亦呈現持續升勢，第四季的租金與2009年同期相比，增幅達15%。

Surpassing the 1997 peak in the first quarter of 2010, prices in this sub-sector continued to achieve new highs in the rest of the year. In the last quarter, the price index registered an increase of 16% over a year earlier. Rents also displayed a persistent rising trend in 2010 with the fourth quarter recording a growth of 15% over the corresponding quarter in 2009.

## 售價及租金指數
## Price and Rental Indices



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




單位數目
No. of Units

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
|---|---|---|---|---|---|---|---|
| 落成量 Completions | 1 450 | 740 | 1 180 | 2 420 | 1 440 | 1 220# | 2 860# |
| 入住量 Take-up | 2 360 | 550 | 600 | 670 | 2 240 | | |
| 空置量 Vacancy | 6 480 | 6 550 | 6 990 | 8 580 | 7 570 | | |
| % + | 8.4 | 8.4 | 8.8 | 10.5 | 9.2 | | |

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

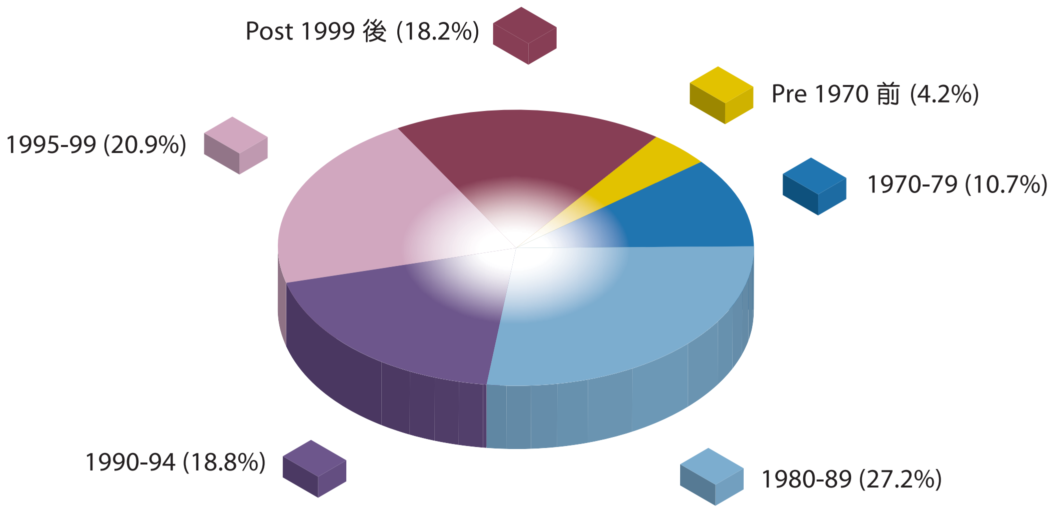
\# 預測數字
Forecast figures

# 私人寫字樓
# Private Office

2010年底私人寫字樓的總存量為10 689 000平方米，當中甲級寫字樓佔63%，乙級寫字樓佔23%，丙級寫字樓則佔14%。2010年底，位於上環、中區、灣仔、銅鑼灣和尖沙咀等核心地區的寫字樓，共佔總存量的58%。圖表顯示按樓齡分類的各級寫字樓總存量。

The total stock of private offices at the end of 2010 amounted to 10 689 000 m$^2$, comprising 63% Grade A, 23% Grade B and 14% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 58% of the total stock at the end of 2010. The chart shows the total stock of all offices by age.

## 按樓齡分類的總存量
## Stock Distribution by Age




2010年私人寫字樓的落成量為124 100平方米，較2009年下跌18%。甲級寫字樓的落成量為115 200平方米，相當於總供應量的93%。

Office completions in 2010 were 124 100 m$^2$, a decline of 18% from the 2009 level. Completions of Grade A space amounted to 115 200 m$^2$, equivalent to 93% of total supply.

年內寫字樓的使用量回復正數，使用的面積達339 100平方米，遠遠超出落成量，年底的空置量因而跌至859 700平方米，相當於總存量的8%。

Overall take-up turned positive to 339 100 m$^2$, much higher than the completions. Vacancy at the year-end therefore reduced to 859 700 m$^2$, representing 8% of the total stock.

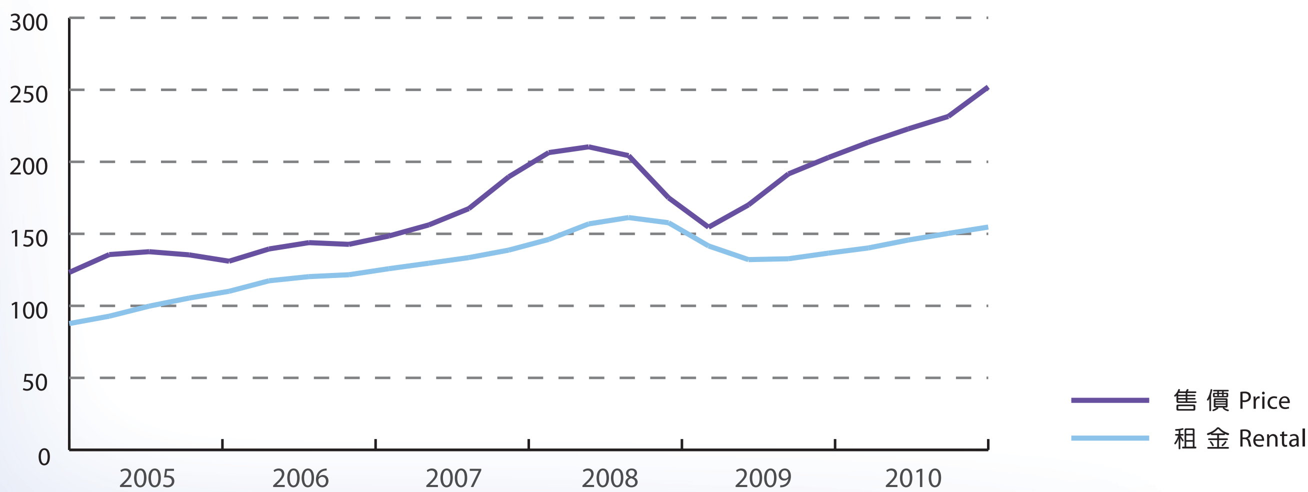
預計2011年的落成量達151 500平方米，2012年則會回落至114 200平方米。2011年的新供應當中，接近80%來自非核心地區，而2012年核心地區的新供應比例或會上升至41%。預計在2011和2012年落成的甲級寫字樓將分別佔該年總供應量的80%和42%。

Completions are expected to rise to 151 500 m$^2$ in 2011 but fall to 114 200 m$^2$ in 2012. In 2011, almost 80% of the new supply will be in non-core districts. The share contributed by core districts will likely increase to 41% in 2012. It is also anticipated that Grade A office completions will account for 80% and 42% of total supply in 2011 and 2012 respectively.

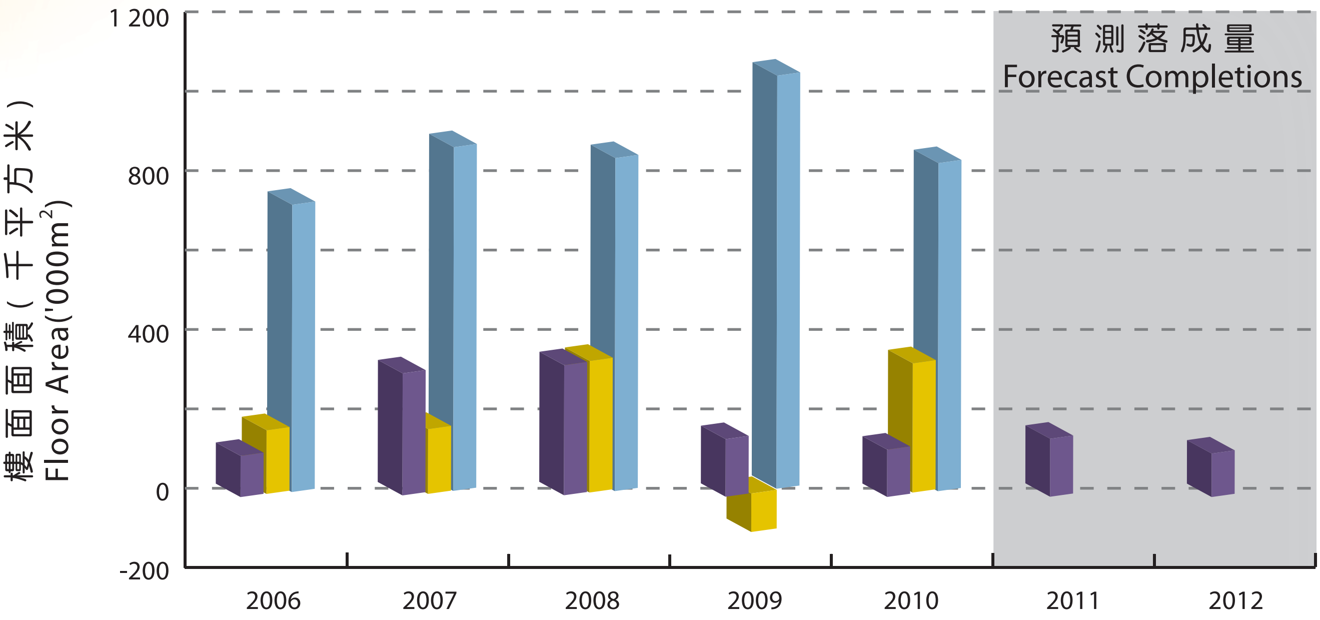
年內售價和租金均穩步向上，但售價的升幅較為明顯。2010年第四季的臨時售價指數顯示，售價較前一年同期增加24%。租金亦逐季攀升，但步伐較售價為慢。與2009年同期相比，2010年最後一季的臨時租金指數錄得13%按年升幅。

Both prices and rents edged up steadily over the year but the appreciation in prices was more noticeable. The provisional price index for the fourth quarter of 2010 showed an increase of 24% over the same period in 2009. Rents also climbed from quarter to quarter, albeit at a slower pace. The provisional rental index for the last quarter of 2010 registered a year-on-year growth of 13% compared with the year before.

售價及租金指數
Price and Rental Indices



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




樓面面積(千平方米)
Floor Area('000m²)

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
|---|---|---|---|---|---|---|---|
| 落成量 Completions | 108 | 320 | 341 | 151 | 124 | 152# | 114# |
| 使用量 Take-up | 167^ | 170 | 345 | -101 | 339 | | |
| 空置量 Vacancy | 753 | 901 | 873 | 1 083 | 860 | | |
| % + | 7.7 | 8.9 | 8.4 | 10.3 | 8.0 | | |

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

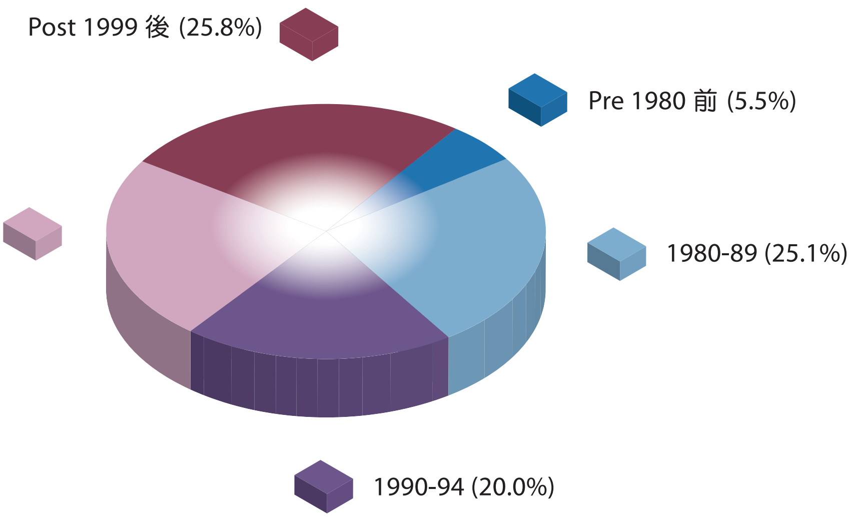
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2010年底甲級寫字樓的總存量為6 744 000平方米，佔各級寫字樓總存量的63%。圖表顯示按樓齡分類的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2010 stood at 6 744 000 m$^2$, representing 63% of the total office stock. The chart shows the distribution of stock in this grade by age.

## 按樓齡分類的總存量
## Stock Distribution by Age




總存量中有54% 位於港島，九龍及新界分別佔36% 和10%。

Hong Kong Island accounted for 54% of the stock, while the shares for Kowloon and the New Territories were 36% and 10% respectively.

甲級寫字樓的落成量為115 200平方米，較2009年減少11%，新的發展項目全部位於油尖旺、觀塘和東區。

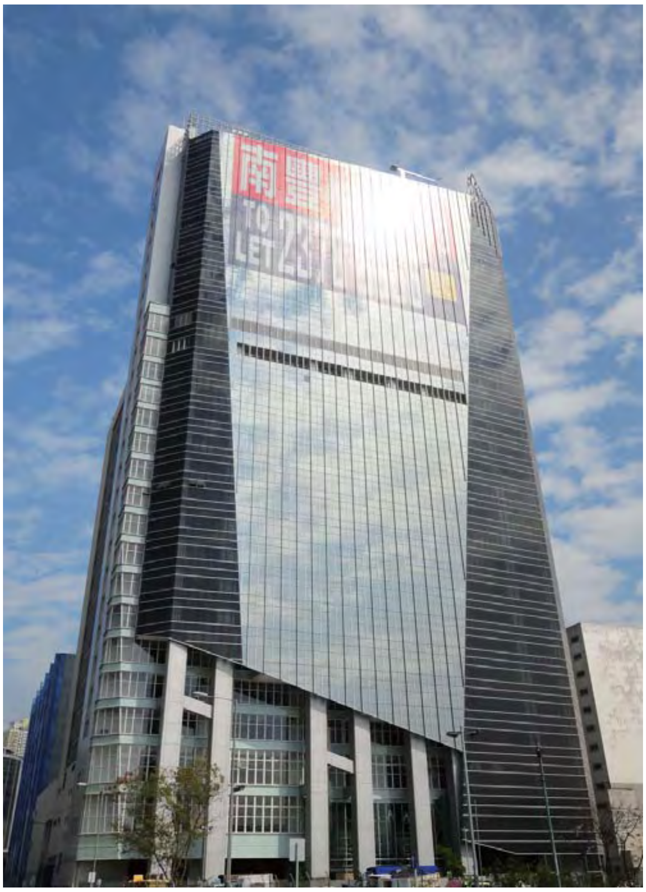
Completions of Grade A offices were 115 200 m$^2$, down 11% on 2009. All of the new developments were located in Yau Tsim Mong, Kwun Tong and Eastern districts.

2010年的使用量回升，使用面積達292 000平方米，為落成量的兩倍以上。整體空置量減至576 000平方米，相當於甲級寫字樓總存量的8.5%，而位於核心地區空置量約佔34%。

預計2011年的落成量增至121 800平方米，但至2012年則驟降為48 400平方米。2011年的供應大多來自觀塘和南區，約佔預測落成量的95%；2012年的新供應約71%位於中區和灣仔，其餘29%則來自觀塘。

Take-up in 2010 rebounded to 292 000 m$^2$, more than double the completions level. Overall vacancy decreased to 576 000 m$^2$, representing 8.5% of Grade A stock. About 34% of the vacant space was found in core districts.

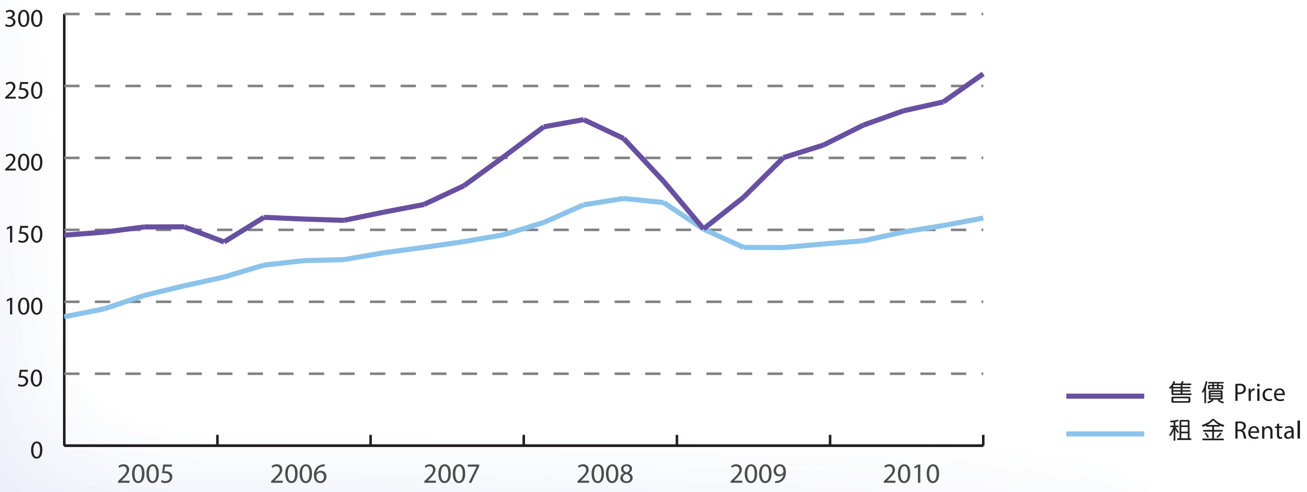
It is forecast that completions will increase to 121 800 m$^2$ in 2011 and then plunge to 48 400 m$^2$ in 2012. Kwun Tong and Southern districts will dominate the scene in 2011 by providing some 95% of the estimated completions. In 2012, around 71% of the new supply will be located in Central and Wan Chai, while the remaining 29% will be coming from Kwun Tong.



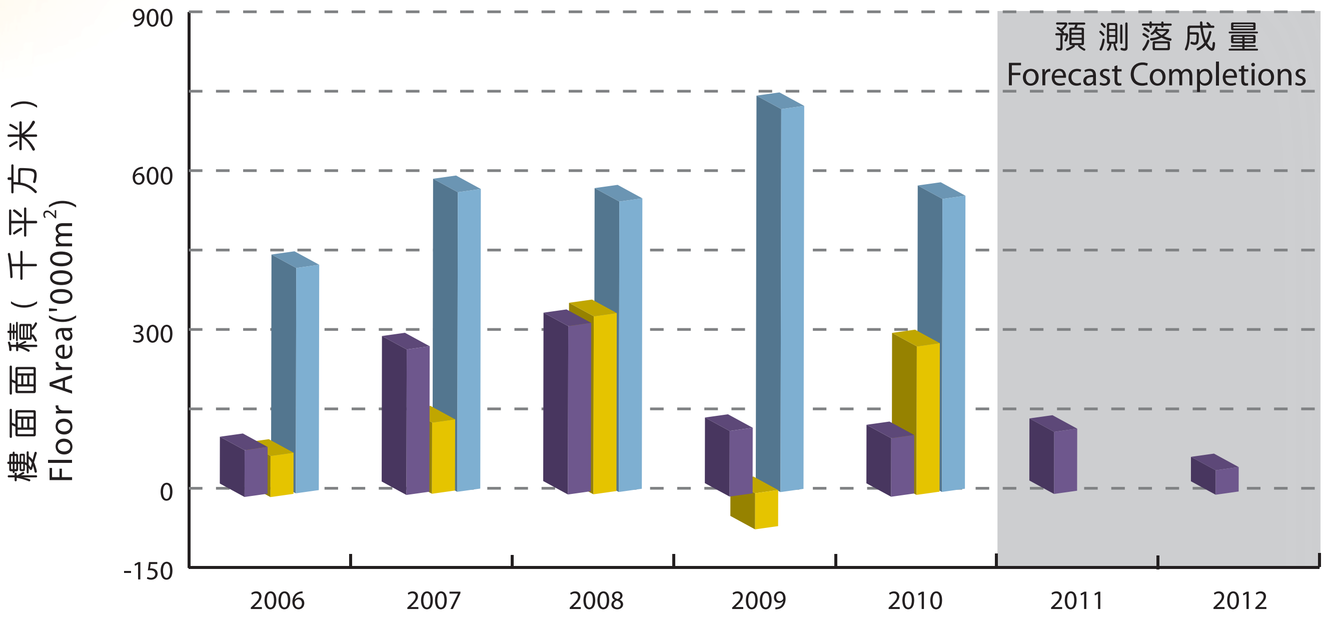
這分類售價的上升動力在第三季減弱，但到第四季時再次急升；最後一季的臨時售價指數顯示，售價比前一年同期上調24%。租金全年均穩步向上，但仍低於金融海嘯之前的水平。2010年第四季的整體租金指數，較2009年同期增長13%。

The rising momentum of prices in this sub-sector tailed off in the third quarter but escalated again in the last quarter before the year drew to a close. The provisional price index for the final quarter of 2010 was 24% higher than the corresponding period in 2009. Rents also moved up steadily throughout the year but were still some way below the pre-crisis level. The provisional rental index for the fourth quarter of 2010 gained 13% above that 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




樓面面積(千平方米)
Floor Area('000m²)

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
|---|---|---|---|---|---|---|---|
| 落成量 Completions | 92 | 286 | 331 | 129 | 115 | 122# | 48# |
| 使用量 Take-up | 81 | 140 | 350 | -71 | 292 | | |
| 空置量 Vacancy | 443 | 589 | 571 | 753 | 576 | | |
| % + | 7.6 | 9.7 | 8.9 | 11.5 | 8.5 | | |

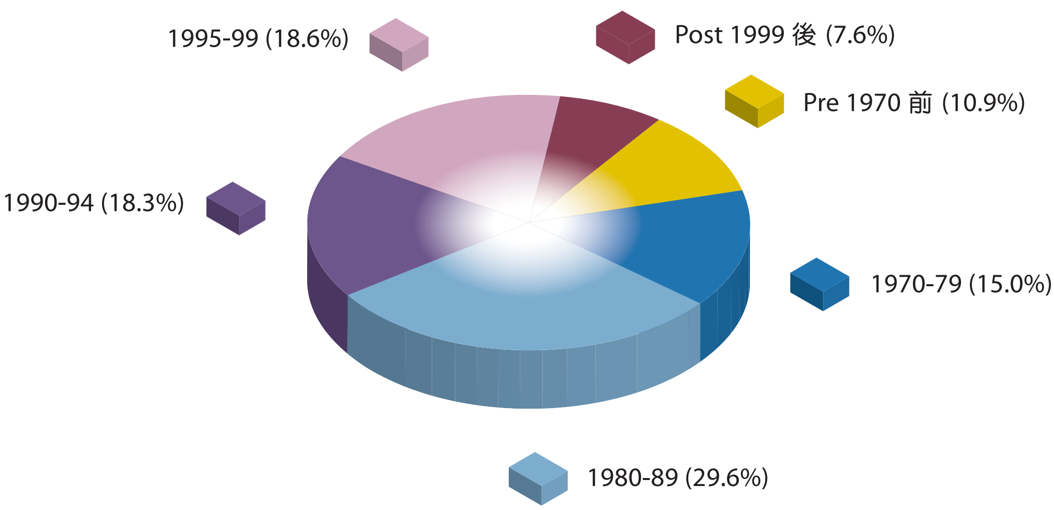
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2010年底乙級寫字樓的總存量為2 424 700平方米，佔各級寫字樓總存量的23%。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2010, stock of Grade B offices was 2 424 700 m$^2$, representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

## 按樓齡分類的總存量
## Stock Distribution by Age




港島佔總存量的63%，九龍及新界分別佔34%和3%。

Hong Kong Island accounted for 63%, while Kowloon and the New Territories contributed 34% and 3% respectively.

2010年乙級寫字樓的落成量跌至7 400平方米，為2009年的38%左右，全部坐落深水埗。

Grade B office completions fell to 7 400 m$^2$ in 2010, about 38% of the completions in 2009. All the completions were located in Sham Shui Po.

年內的使用量呈正數，使用的面積為 29 000 平方米，遠高於年內的落成量。年底的空置量因而降至 173 200 平方米，相當於乙級寫字樓總存量的 7.1%。

A positive take-up of 29 000 $m^2$ was recorded, well above completions in the year. As a result, vacancy at the year end fell to 173 200 $m^2$, or 7.1% of Grade B stock.

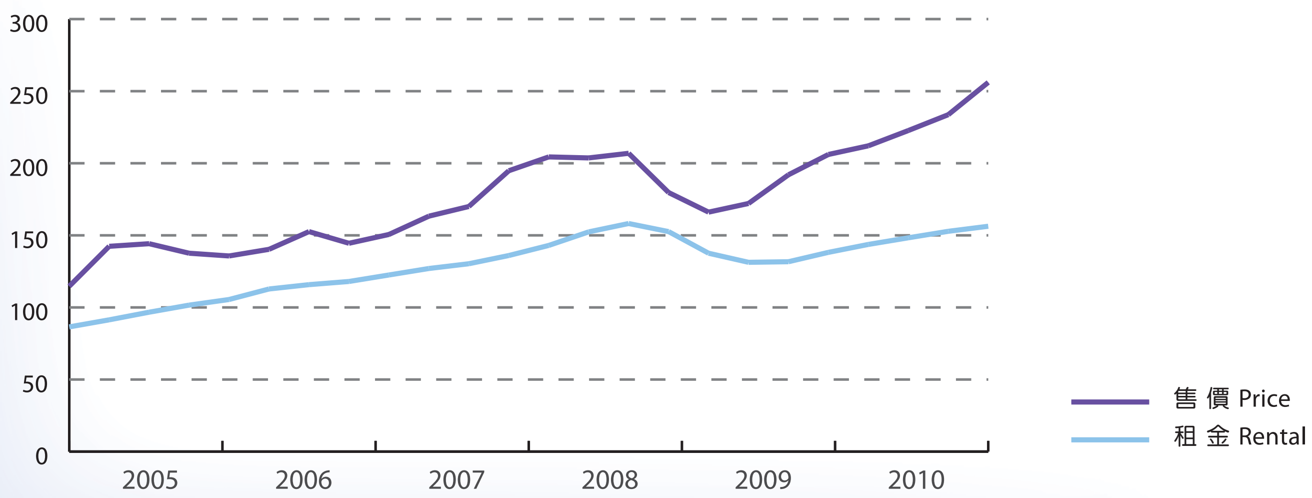
預計 2011 及 2012 年的落成量分別為 29 700 和 60 900 平方米，2011 年落成的乙級寫字樓全部來自上環及中區。2012 年的預計供應量中，約 54% 坐落港島，其餘 46% 位於觀塘。

It is estimated that completions will be 29 700 $m^2$ and 60 900 $m^2$ in 2011 and 2012 respectively. The entire supply of 2011 is expected to come from Sheung Wan and Central. For 2012, Hong Kong Island will provide 54% of the anticipated supply, while the remaining 46% will be located in Kwun Tong.

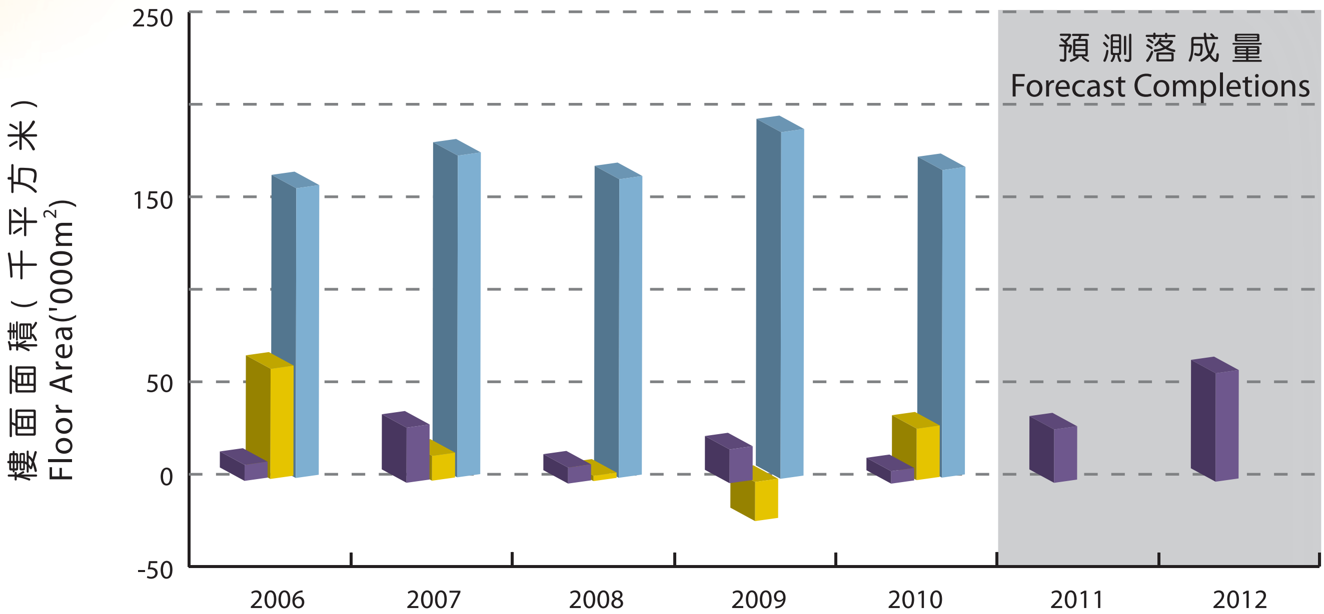
這分類的售價繼續上升，第四季尤為明顯。2010年最後一季的臨時售價指數顯示，售價較前一年跳升24%。年內租金的升勢持續，但步伐溫和，第四季的租金錄得13%按年增幅。

Prices continued to rise with marked increase in the fourth quarter. The provisional price index for the fourth quarter of 2010 leaped 24% from the previous year. The rising trend of rents also persisted throughout the year but at a modest pace, showing a year-on-year growth of 13% in the fourth quarter.

## 售價及租金指數
## Price and Rental Indices



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




樓面面積(千平方米)
Floor Area('000$m^2$)

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
|---|---|---|---|---|---|---|---|
| 落成量 Completions | 9 | 31 | 9 | 19 | 7 | 30# | 61# |
| 使用量 Take-up | 62^ | 14 | 3 | -22 | 29 | | |
| 空置量 Vacancy | 163 | 181 | 168 | 195 | 173 | | |
| % + | 6.7 | 7.3 | 6.9 | 8.0 | 7.1 | | |

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

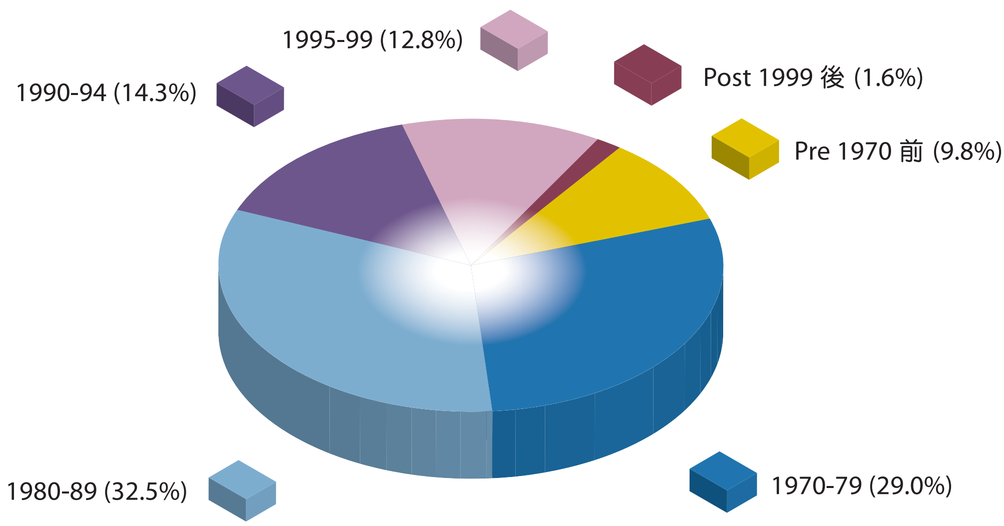
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2010 年底丙級寫字樓的總存量為 1 520 300 平方米，佔各級寫字樓總存量的 14%。圖表顯示按樓齡分類的丙級寫字樓總存量。

Stock of Grade C offices was 1 520 300 m$^2$ at the end of 2010, representing 14% of the total office stock. The chart shows the distribution of stock in this grade by age.

## 按樓齡分類的總存量
## Stock Distribution by Age




總存量的 66% 位於港島，九龍及新界分別佔 32% 和 2%。

Hong Kong Island accounted for 66% of stock, while the share of Kowloon and the New Territories were 32% and 2% respectively.

2010 年丙級寫字樓的落成量跌至 1 500 平方米，全部位於灣仔。

Completions in 2010 fell to 1 500 m$^2$, all being located in Wan Chai.

年內使用量達18 100平方米。由於使用量遠超落成量，空置量跌至110 500平方米，相當於總存量的7.3%。

Take-up in 2010 was up to 18 100 m². As take-up far exceeded completions, total vacancy declined to 110 500 m², or 7.3% of Grade C stock.

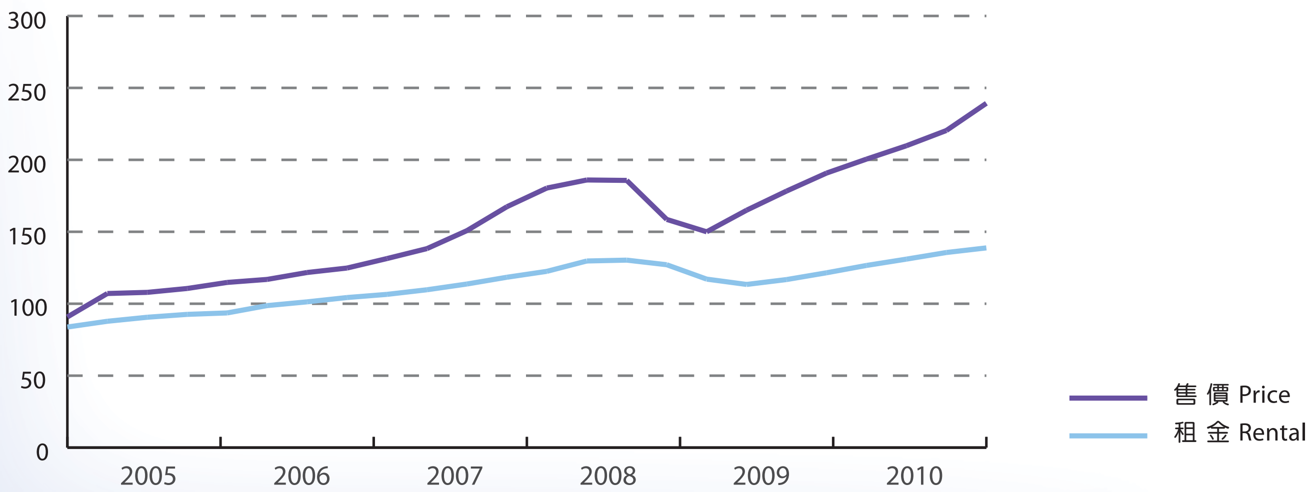
預計2011年並沒有新供應，而2012年丙級寫字樓的落成量為4 900平方米。新供應全部位於港島，當中65%坐落上環和中區。

There will unlikely be any new space in 2011, but this sub-sector will see completions of 4 900 m² coming on stream in 2012. The new supply will be entirely on Hong Kong Island, of which 65% will be in Sheung Wan and Central.

這分類的表現與甲級和乙級寫字樓相若，售價和租金全年均持續趨升，但銷售市場較租賃為佳。2010年第四季的臨時售價和租金指數比去年同期分別增加25% 和14%。

Similar to Grade A and B offices, sales of this sub-sector performed better than the leasing in 2010 though the rising trend of both prices and rents persisted throughout the year. The provisional price and rental indices for the fourth quarter of 2010 increased by 25% and 14% respectively over the same period of a year before.

## 售價及租金指數
## Price and Rental Indices



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


樓面面積(千平方米)
Floor Area('000m²)

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
|---|---|---|---|---|---|---|---|
| 落成量 Completions | 8 | 3 | 1 | 3 | 2 | 0# | 5# |
| 使用量 Take-up | 24 | 16 | -8 | -8 | 18 | | |
| 空置量 Vacancy | 147 | 131 | 134 | 135 | 111 | | |
| % + | 9.3 | 8.4 | 8.6 | 8.9 | 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

# 私人商業樓宇
# Private Commercial


citywalk
THERMOS
膳魔師
KFC
UNI
QLO
日本最大
休閒便服品牌
一樓128, 137-146號舖
citywalk 荃新天地
citywalk 荃新天地

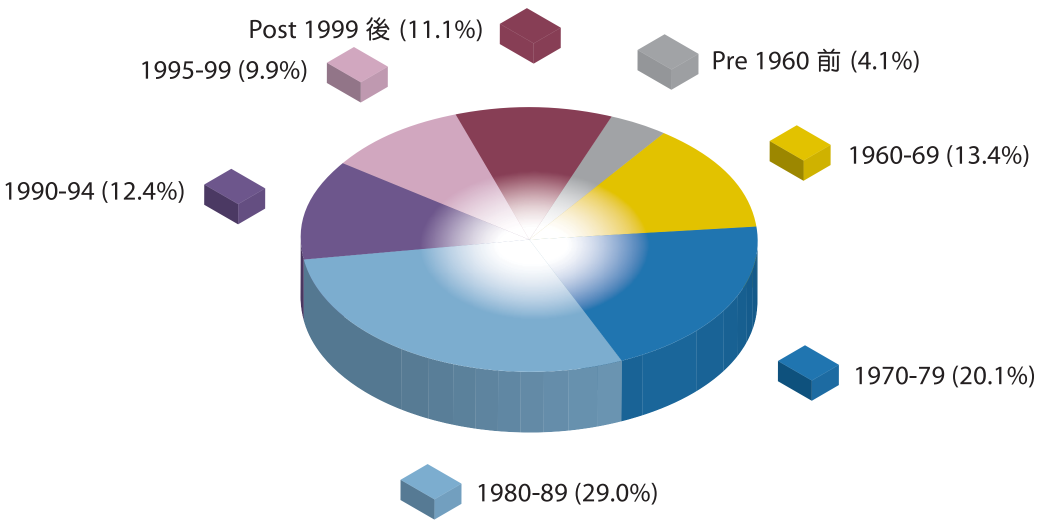
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在2010年底的總存量為10 744 200平方米，其中29%在港島，41%坐落九龍，30%位於新界。按樓齡分類的總存量詳見圖表。

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

Stock in this sector at the end of 2010 was 10 744 200 $m^2$, with 29% of the total space on Hong Kong Island, 41% in Kowloon and 30% in 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




2010年的落成量為64 600平方米，較2009年減少23%，當中約66%位於九龍，油尖旺佔總供應量的37%。

Completions in 2010 were 64 600 $m^2$, 23% lower than the 2009 level. About 66% of the completions were in Kowloon, with Yau Tsim Mong accounting for 37% of total new supply.

2010年的使用量顯著上升至134 700平方米，為年內落成量的兩倍，因此空置量減少至844 300平方米，佔總存量的7.9%。商場舖位及樓上商業單位佔整體空置量60%。

2011年的落成量預計減至56 900平方米，到2012年則大幅升至103 100平方米。2011年的新供應當中，約78%來自南區、油尖旺和西貢。至2012年，大約45%落成量位於九龍，港島則佔30%。

Take-up in 2010 increased significantly to 134 700 $m^2$, doubled the new supply in the year. Vacancy therefore decreased to 844 300 $m^2$, representing 7.9% of total stock. The share of vacancy from arcade shops and upper floor commercial space was 60% of the total.

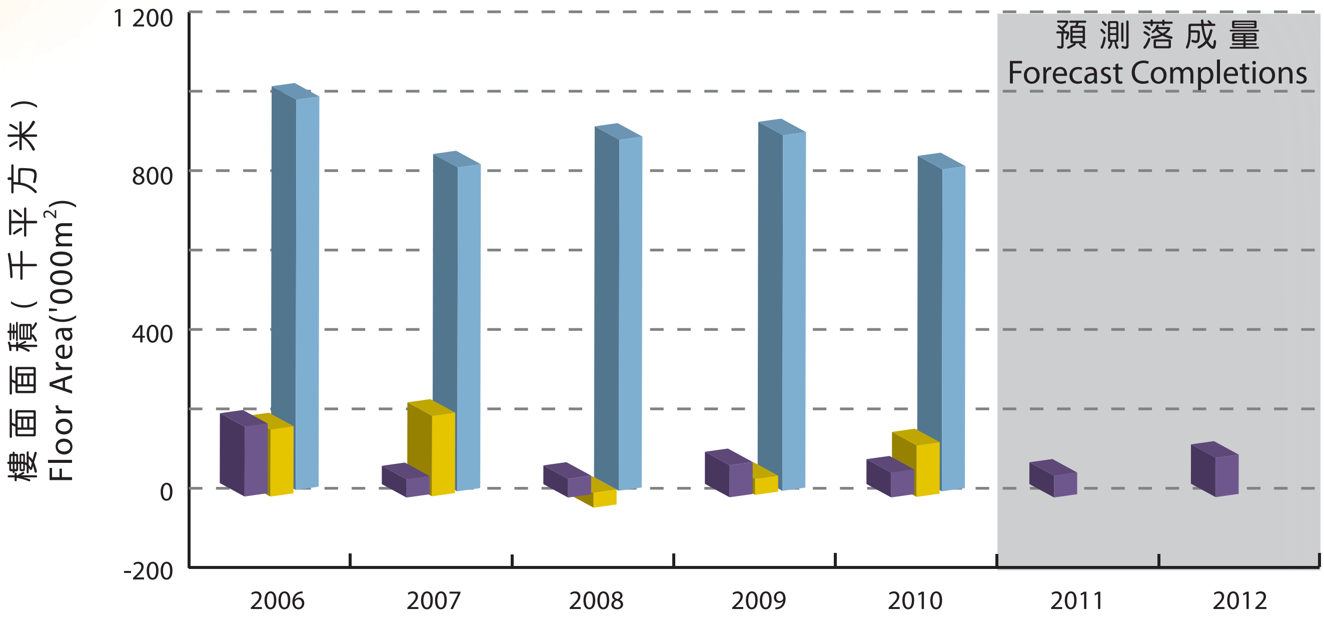
Completions are forecast to reduce to 56 900 $m^2$ in 2011 and then rise substantially to 103 100 $m^2$ in 2012. About 78% of the new supply in 2011 will be found in Southern district, Yau Tsim Mong and Sai Kung. In 2012, Kowloon will contribute about 45% of the new completions while Hong Kong Island will account for 30%.

年內的售價和租金穩步上揚，價格升幅跑贏租金。2010年第四季整體的零售物業價格較前一年同期急升28%，同期的租金則趨升10%。

Prices and rents rose steadily over the course of the year, with prices outperforming the rents. Overall prices of retail properties in the last quarter of 2010 surged 28% when compared to the same period in previous year. Rents edged up 10% over the corresponding period.

## 售價及租金指數
## Price and Rental Indices

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




樓面面積（千平方米）
Floor Area('000m²)

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
|---|---|---|---|---|---|---|---|
| 落成量 Completions | 183 | 48 | 49 | 84 | 65 | 57# | 103# |
| 使用量 Take-up | 176^ | 211 | -39 | 42 | 135 | | |
| 空置量 Vacancy | 1 023 | 849 | 920 | 932 | 844 | | |
| % + | 9.8 | 8.1 | 8.7 | 8.7 | 7.9 | | |

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

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

# 預測數字
Forecast figures

# 私人工業樓宇
# Private Industrial

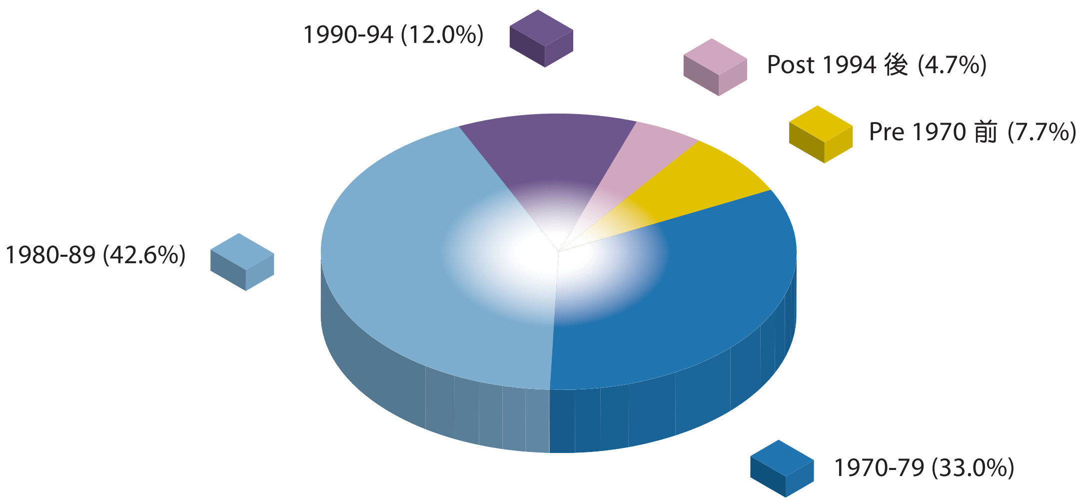
這類別包括分層工廠大廈及其附屬寫字樓。

This category comprises flatted factories and ancillary office accommodation.

這類物業在2010年底的總存量為17 231 000平方米，平均分布於市區和新界。按樓齡分類的總存量詳見圖表。

At the end of 2010, stock in this sector was 17 231 000 $m^2$, which was evenly distributed between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

## 按樓齡分類的總存量
## Stock Distribution by Age




2010年的落成量為20 600平方米，主要來自一個位於荃灣的發展項目。

Completions in 2010 amounted to 20 600 $m^2$, coming chiefly from a project in Tsuen Wan.

年內使用量為正數，達260 700平方米，空置量則下跌至1 145 900平方米，相當於總存量的6.7%，約有59%的空置面積位於觀塘、葵青和荃灣這三個地區。

A positive take-up of 260 700 $m^2$ was recorded and vacancy fell to 1 145 900 $m^2$, representing 6.7% of stock. About 59% of the vacant space was found in Kwun Tong, Kwai Tsing and Tsuen Wan.

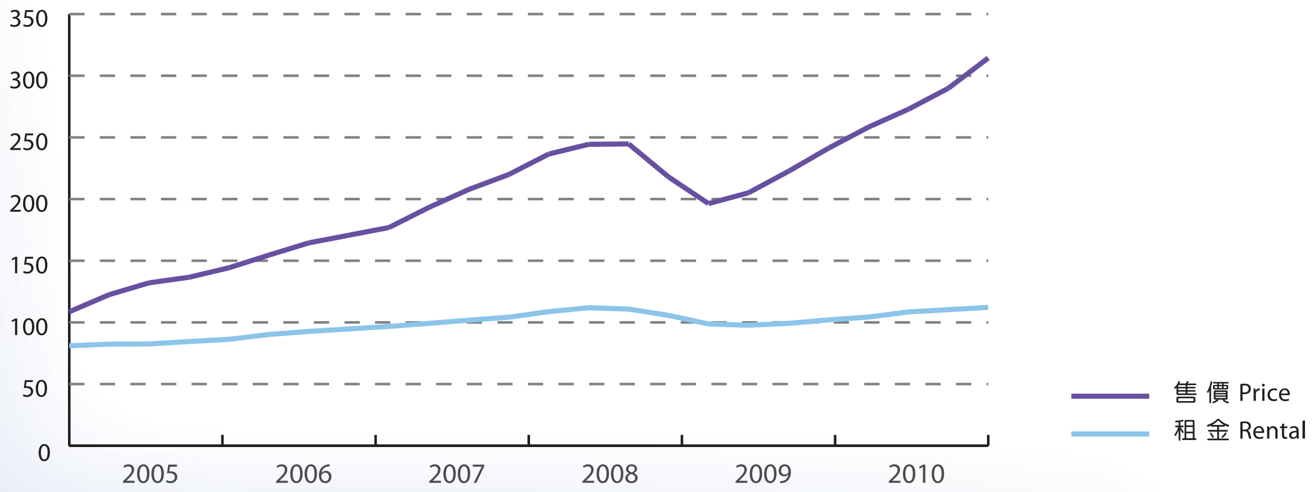
2011年的落成量預計為38 200平方米，其中深水埗及葵青區分別佔68%和21%。2012年會有40 100平方米的樓面面積落成，而荃灣再次提供大部分樓面面積。

Completions in 2011 are expected to increase to 38 200 $m^2$, of which 68% will be located in Sham Shui Po and 21% in Kwai Tsing. In 2012, new supply of 40 100 $m^2$ will be coming on stream and again Tsuen Wan will provide the bulk of total space.

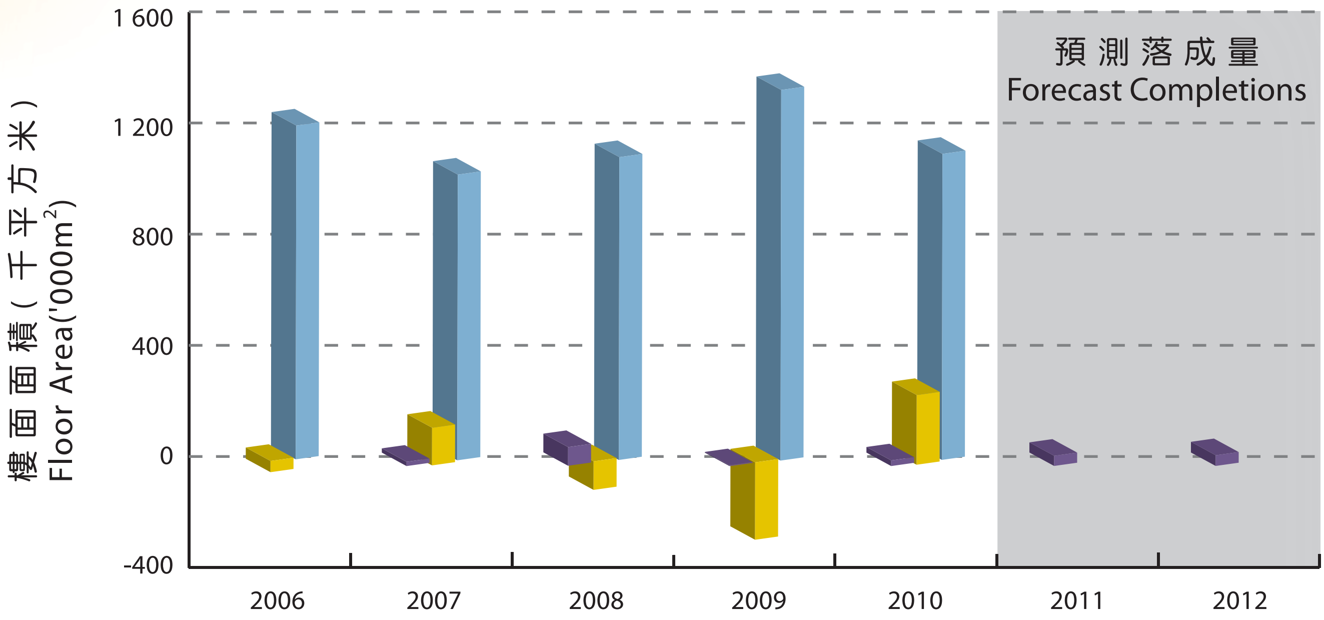
分層工廠大廈的售價在2010年持續向上，錄得可觀的升幅。第四季的臨時售價指數按年增加30%。另一方面，租金也呈上升趨勢，但幅度遠較售價溫和，第四季的臨時租金指數與2009年同期比較升了10%。

Prices rose continually during the year and posted considerable gain. The provisional price index for the fourth quarter finished 30% higher than the same period in previous year. Rents also followed an upward trend but the rate of growth was much milder. The provisional rental index for the final quarter was up by 10% relative to 2009 level.


## 售價及租金指數
## Price and Rental Indices



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




樓面面積（千平方米）
Floor Area('000$m^2$)

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
|---|---|---|---|---|---|---|---|
| 落成量 Completions | 0 | 16 | 70 | 3 | 21 | 38# | 40# |
| 使用量 Take-up | -42 | 141 | -107 | -290 | 261 | | |
| 空置量 Vacancy | 1 250 | 1 070 | 1 134 | 1 388 | 1 146 | | |
| % + | 7.2 | 6.2 | 6.5 | 8.0 | 6.7 | | |

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

\# 預測數字
Forecast figures

這類別包括設計作工貿用途，並為此取得佔用許可證的樓宇。

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

2010年底的總存量達591 200平方米，大部分位於市區，其中深水埗和觀塘共佔總樓面面積的61% 以上。

The 2010 year-end stock stood at 591 200 $m^2$, with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 61% of the total space.

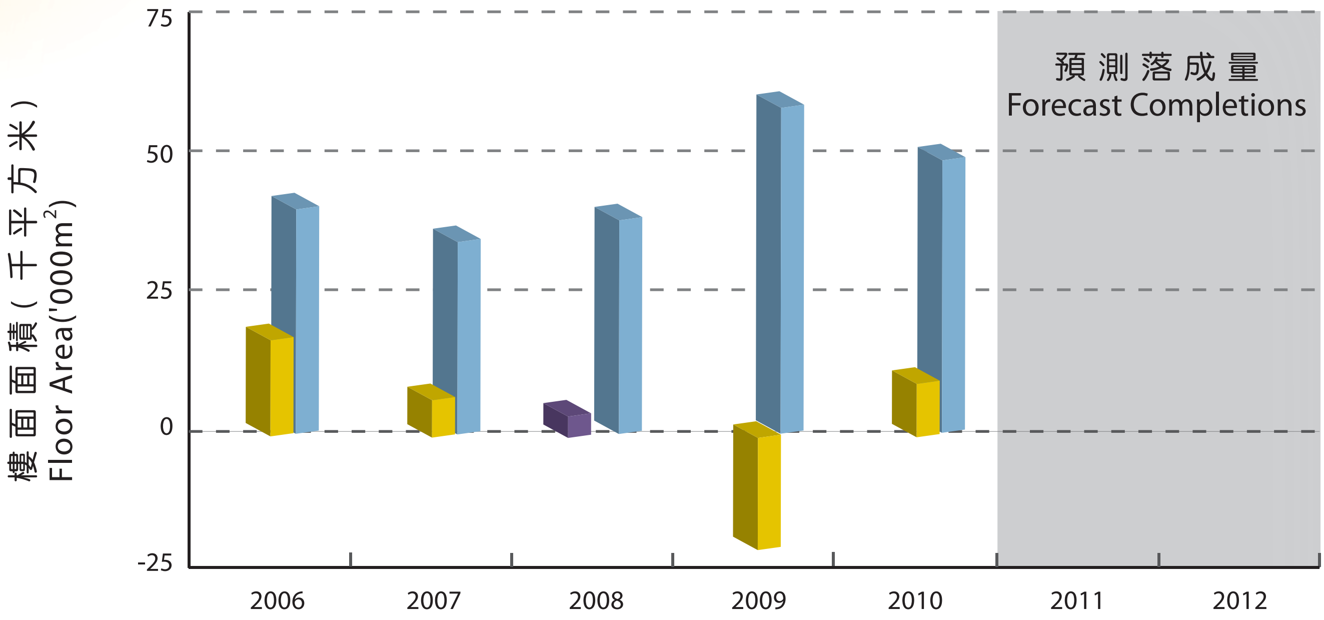
2010年並無新的工貿大廈落成。使用量達10 300平方米，空置率跌至總存量的8.6%，即50 800平方米，約有83%的空置面積集中在東區、觀塘和葵青這三個地區。

There was no new supply in 2010. With a take-up of 10 300 $m^2$, vacancy rate dropped to 8.6% of stock, equivalent to 50 800 $m^2$. Approximately 83% of the vacant space was found in Eastern district, Kwun Tong and Kwai Tsing.

預測此類樓宇在未來兩年均不會有新供應。

No new supply would likely be forthcoming in 2011 and 2012.

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




樓面面積(千平方米)
Floor Area('000m²)

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
|---|---|---|---|---|---|---|---|
| 落成量<br>Completions | 0 | 0 | 4 | 0 | 0 | 0# | 0# |
| 使用量<br>Take-up | 18 | 7 | 0 | -21 | 10 | | |
| 空置量<br>Vacancy | 42 | 36 | 40 | 61 | 51 | | |
| % + | 6.9 | 5.8 | 6.5 | 10.0 | 8.6 | | |

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

\# 預測數字
Forecast figures

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

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

這類物業在2010年底的總存量為2 905 800平方米，其中新界佔83%。

The stock in this sector was 2 905 800 m$^2$ at the end of 2010, of which around 83% came from the New Territories.

2010年會有三個新發展項目落成，共提供21 000平方米樓面面積，落成量中約93%來自大埔。

Three new developments providing 21 000 m$^2$ floor space were completed in 2010. About 93% of the completions were from Tai Po.

預計2011年的新供應量為37 400平方米，其中約65%位於西貢；至於2012年，預計在新界會有36 300平方米的樓面面積供應。

New space of 37 400 m$^2$ are forecast to be available in 2011, with approximately 65% coming from Sai Kung, while another 36 300 m$^2$ in the New Territories are expected to be completed in 2012.

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

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

2010年底的總存量為3 415 700平方米，其中約有80%位於新界，主要集中於葵青、荃灣和沙田，佔整體樓面面積的66%。

Stock stood at 3 415 700 $m^2$ at the end of 2010. About 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 66% of the total space.

2010年沒有新供應，空置量下跌至106 700平方米，相當於總存量的3.1%。

There was no new supply in 2010. Vacancy reduced to 106 700 $m^2$, or 3.1% of stock.

2011年的落成量預計會躍升至72 200平方米，2012年更達121 800平方米，新供應全部來自新界。

It is estimated that completions will bounce to 72 200 $m^2$ in 2011 and further to 121 800 $m^2$ in 2012. All the new supply will be found in the New Territories.

# 技術附註
# Technical Notes

## 1. 報告年度

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

## 1. Review Period

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

## 2. 範圍

本報告的調查對象涵蓋全港私人樓宇。

## 2. Scope of the Review

The Review covers private building developments throughout the territory.

## 3. 區域及地區

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

## 3. Areas and Districts

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

## 4. 物業類別

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

## 4. Property Types

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.7 私人工貿大廈是設計或獲證明作工貿用途的樓面面積。

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

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

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

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

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

## 5. 樓面面積

## 5. Floor Areas

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

5.1 A domestic unit is measured on the basis of 'saleable area' which is defined as the floor area exclusively allocated to the unit including balconies and verandahs but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured from the outside of the exterior enclosing walls of the unit and the middle of the party walls between two units. Bay windows, yards, gardens, terraces, flat roofs, carports and the like are excluded from the area.

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

5.2 Non-domestic accommodation is measured on the basis of 'internal floor area' which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

## 6. 樓宇總存量

## 6. Stock

6.1 私人住宅和非住宅樓宇的總存量，都是以某一指定日期的差餉估價記錄為根據。

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

6.2 各類物業的總存量並不包括上文第4段所述的公營房屋數字。私人商業樓宇的總存量亦包括私人機構參建居屋計劃的商業樓宇面積。

6.2 Public sector figures as mentioned in paragraph 4 above for each property type are excluded. The Private Commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme.

## 7. 落成量

## 7. Completions

7.1 私人樓宇的落成量是指獲發佔用許可證的樓宇數量。

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

7.2 各類物業的落成量並不包括上文第4段所述的公營房屋落成量。

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

## 8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價記錄中刪除的私人樓宇數量。

## 8. Demolition

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

## 9. 預測數量

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

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

9.3 上文第4段所述的公營房屋發展項目並不包括在內。

## 9. Forecast

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

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

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

## 10. 空置量

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

## 10. Vacancies

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

10.2 所有樓宇的空置量，都是在年底進行樓宇普查後計算出來的，但在2009年前落成並已評估差餉的住宅樓宇則另有處理方法。空置物業數據是向大廈管理處、業主和佔用人蒐集，或本署派員視察而獲得的。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2009, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 在2009年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3%的單位所得結果來推算的。

10.3 For rated domestic premises completed prior to 2009, a projection of vacancies is made from the result of a 3% random sample survey of such units.

## 11. 入住量／使用量

## 11. Take-up

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

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

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

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

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

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

## 12. 平均租金和售價

## 12. Average Rents and Prices

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

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

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

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

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

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

12.4 計算平均售價時，本署會分析經過審查以釐定印花稅的樓宇交易資料。惟下列類別樓宇交易並不會用作分析：不被接納用作釐定印花稅的樓宇買賣、涉及不同類別物業的買賣、未獲評估差餉的樓宇、並非交吉出售的住宅樓宇，以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準。如沒有買賣合約，買賣日期則根據轉讓契約的簽署日期。一般而言，買賣合約日期是在達成臨時協議後2至3周。

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

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

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

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

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

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

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

## 13. 租金和售價指數

## 13. Rental and Price Indices

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

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

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

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

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

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

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

13.3 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 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。2007年及之後獲選作分析的樓宇與以往所選的略有不同，包括：

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

九龍 - 泓景臺、星河明居、海名軒、維港灣、麗港城、海逸豪園、昇悅居、美孚新邨、港灣豪庭、畢架山一號、又一居、柏景灣、半島豪庭、滙景花園、傲雲峰、擎天半島、德福花園、漾日居、黃埔花園。

新界 - 愛琴海岸、碧堤半島、聚康山莊、映灣園、帝堡城、沙田第一城、滌濤山、牽晴間、愉景灣、愉景新城、粉嶺中心、花都廣場、浪琴軒、香港黃金海岸、康樂園、嘉湖山莊、匯湖居、新都城、新城市廣場(第三期)、維景灣畔、加州花園、將軍澳中心、珀麗灣、疊茵庭、藍澄灣、海濱花園、駿景園、加州豪園、浪翠園、太湖花園、新港城、帝琴灣、采葉庭、盈翠半島、屯門市廣場、雅典居、灝景灣、新時代廣場。

## 14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in Sale and Purchase Agreements. Developments selected for analysis from 2007 onwards are slightly different from those of previous years, and include :

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

Kowloon - Banyan Garden, Galaxia, Harbourfront Landmark, Island Harbourview, Laguna City, Laguna Verde, Liberte, Mei Foo Sun Chuen, Metro Harbour View, One Beacon Hill, Parc Oasis, Park Avenue, Royal Peninsula, Sceneway Garden, Sky Tower, Sorrento, Telford Gardens, The Waterfront, Whampoa Garden;

New Territories - Aegean Coast, Bellagio, Beneville, Caribbean Coast, Castello, City One Shatin, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Flora Plaza, Grand Pacific Views, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Marina Cove, Metro City, New Town Plaza (Phase III), Ocean Shores, Palm Springs, Park Central, Park Island, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Palms, Sea Crest Villa, Serenity Park, Sunshine City, Symphony Bay, The Parcville, Tierra Verde, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada, YOHO Town.

14.2 樓宇樣本中每個物業組別的成分指數，是根據物業的售價除以有關物業的應課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而2010年的權數是根據2009年內的交易宗數而釐定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2010, the weights are based on the number of transactions effected in 2009.

## 15. 落成後使用方式

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

## 15. Mode of Occupation after Completion

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

## 16. 物業市場回報率

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

## 16. Property Market Yields

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

## 17. 樓宇買賣

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

## 17. Sales Transactions

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

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## 私人寫字樓 Private Office

## 私人商業樓宇 — Private Commercial

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48. 住宅樓宇 — Domestic
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## 物業買賣

## Sales Transactions

50. 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
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表 Table 1

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

單位數目 No. of units

| 類別 Class | 面積 Size Range [平方米 $m^2$] | 2010 年度總存量 Stock at year end | | 2010 年底空置數目 No. Vacant at year end | 空置百分率 % Vacant |
|---|---|---|---|---|---|
| A | <20.0 | 9 326 | 351 879 | 9 592 | 2.7 |
| | 20 - 39.9 | 342 553 | | | |
| B | 40 - 69.9 | 538 439 | 538 439 | 24 389 | 4.5 |
| C | 70 - 99.9 | 129 921 | 129 921 | 9 977 | 7.7 |
| D | 100 - 159.9 | 58 521 | 58 521 | 4 467 | 7.6 |
| E | 160 - 199.9 | 11 989 | 24 149 | 3 109 | 12.9 |
| | 200 - 279.9 | 9 391 | | | |
| | >279.9 | 2 769 | | | |
| **所有類別** | **ALL CLASSES** | **1 102 909** | **1 102 909** | **51 534** | **4.7** |

表 Table 2

# 私人住宅 - 各區總存量、落成量及空置量
# PRIVATE DOMESTIC - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

單位數目 No. of units

| 地區 | District | 2009 年底總存量<br>Stock at year end | 2010 年落成量<br>Completions | 落成量佔 2009 年總存量的百分率<br>Completions as a % of 2009 Stock | 2010 年底總存量<br>Stock at year end | 2010 年底空置數目<br>No. Vacant at year end | 空置百分率<br>% Vacant |
|---|---|---|---|---|---|---|---|
| 中西區 | Central and Western | 92 660 | 115 | 0.1 | 92 551 | 4 719 | 5.1 |
| 灣仔 | Wan Chai | 61 448 | 254 | 0.4 | 61 606 | 2 122 | 3.4 |
| 東區 | Eastern | 127 480 | - | - | 127 152 | 3 418 | 2.7 |
| 南區 | Southern | 41 140 | 764 | 1.9 | 41 901 | 3 183 | 7.6 |
| ***港島*** | ***HONG KONG*** | ***322 728*** | ***1 133*** | ***0.4*** | ***323 210*** | ***13 442*** | ***4.2*** |
| 油尖旺 | Yau Tsim Mong | 108 997 | 1 066 | 1.0 | 109 897 | 7 539 | 6.9 |
| 深水埗 | Sham Shui Po | 72 925 | 149 | 0.2 | 72 981 | 2 291 | 3.1 |
| 九龍城 | Kowloon City | 100 887 | 59 | 0.1 | 100 774 | 3 344 | 3.3 |
| 黃大仙 | Wong Tai Sin | 15 999 | 2 148 | 13.4 | 18 146 | 2 272 | 12.5 |
| 觀塘 | Kwun Tong | 47 746 | - | - | 47 750 | 2 681 | 5.6 |
| ***九龍*** | ***KOWLOON*** | ***346 554*** | ***3 422*** | ***1.0*** | ***349 548*** | ***18 127*** | ***5.2*** |
| 葵青 | Kwai Tsing | 35 484 | - | - | 35 483 | 840 | 2.4 |
| 荃灣 | Tsuen Wan | 74 711 | 552 | 0.7 | 75 263 | 2 414 | 3.2 |
| 屯門 | Tuen Mun | 54 794 | 42 | 0.1 | 54 835 | 1 554 | 2.8 |
| 元朗 | Yuen Long | 62 346 | 3 630 | 5.8 | 65 976 | 4 572 | 6.9 |
| 北區 | North | 26 458 | 16 | 0.1 | 26 474 | 1 735 | 6.6 |
| 大埔 | Tai Po | 28 550 | 79 | 0.3 | 28 626 | 837 | 2.9 |
| 沙田 | Sha Tin | 70 173 | 2 841 | 4.0 | 73 006 | 5 092 | 7.0 |
| 西貢 | Sai Kung | 46 428 | 1 690 | 3.6 | 48 100 | 1 824 | 3.8 |
| 離島 | Islands | 22 388 | - | - | 22 388 | 1 097 | 4.9 |
| ***新界*** | ***NEW TERRITORIES*** | ***421 332*** | ***8 850*** | ***2.1*** | ***430 151*** | ***19 965*** | ***4.6*** |
| ***全港*** | ***OVERALL*** | ***1 090 614*** | ***13 405*** | ***1.2*** | ***1 102 909*** | ***51 534*** | ***4.7*** |

2010 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 2009 年底總存量計算。

2010 Stock figures are derived from the latest rating record,
and not from the 2009 Stock figures shown here.

表 Table 3

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

單位數目 No. of units

| 年 Year | 區域 | Area | 拆卸量 Demolition | 落成量 Completions | 年底各類單位總存量 Stock by Class at year end A | B | C | D | E | 總數 Total |
|---|---|---|---|---|---|---|---|---|---|---|
| 2006 | 港島 | Hong Kong | 635 | 1 687 | 106 147 | 136 555 | 38 188 | 25 737 | 15 377 | 322 004 |
| | 九龍 | Kowloon | 405 | 5 964 | 124 785 | 161 650 | 38 116 | 14 694 | 2 610 | 341 855 |
| | 新界 | New Territories | 8 | 8 928 | 119 523 | 221 293 | 45 100 | 14 347 | 4 776 | 405 039 |
| | ***全港*** | ***OVERALL*** | ***1 048*** | ***16 579*** | ***350 455*** | ***519 498*** | ***121 404*** | ***54 778*** | ***22 763*** | ***1 068 898*** |
| 2007 | 港島 | Hong Kong | 466 | 863 | 106 304 | 137 126 | 38 227 | 25 871 | 15 515 | 323 043 |
| | 九龍 | Kowloon | 343 | 1 185 | 125 272 | 162 186 | 38 442 | 14 908 | 2 627 | 343 435 |
| | 新界 | New Territories | 17 | 8 423 | 120 019 | 227 228 | 46 048 | 14 557 | 4 913 | 412 765 |
| | ***全港*** | ***OVERALL*** | ***826*** | ***10 471*** | ***351 595*** | ***526 540*** | ***122 717*** | ***55 336*** | ***23 055*** | ***1 079 243*** |
| 2008 | 港島 | Hong Kong | 901 | 1 517 | 106 043 | 136 877 | 38 697 | 26 006 | 15 414 | 323 037 |
| | 九龍 | Kowloon | 515 | 2 751 | 126 039 | 163 392 | 38 637 | 14 967 | 2 507 | 345 542 |
| | 新界 | New Territories | - | 4 508 | 119 982 | 229 528 | 47 317 | 15 169 | 5 347 | 417 343 |
| | ***全港*** | ***OVERALL*** | ***1 416*** | ***8 776*** | ***352 064*** | ***529 797*** | ***124 651*** | ***56 142*** | ***23 268*** | ***1 085 922*** |
| 2009 | 港島 | Hong Kong | 957 | 1 255 | 105 642 | 137 082 | 38 655 | 25 924 | 15 425 | 322 728 |
| | 九龍 | Kowloon | 668 | 1 824 | 126 128 | 163 218 | 38 561 | 15 933 | 2 714 | 346 554 |
| | 新界 | New Territories | 34 | 4 078 | 119 981 | 231 783 | 48 040 | 15 657 | 5 871 | 421 332 |
| | ***全港*** | ***OVERALL*** | ***1 659*** | ***7 157*** | ***351 751*** | ***532 083*** | ***125 256*** | ***57 514*** | ***24 010*** | ***1 090 614*** |
| 2010 | 港島 | Hong Kong | 768 | 1 133 | 105 804 | 136 979 | 38 635 | 26 217 | 15 575 | 323 210 |
| | 九龍 | Kowloon | 398 | 3 422 | 126 231 | 164 230 | 39 951 | 16 441 | 2 695 | 349 548 |
| | 新界 | New Territories | 21 | 8 850 | 119 844 | 237 230 | 51 335 | 15 863 | 5 879 | 430 151 |
| | ***全港*** | ***OVERALL*** | ***1 187*** | ***13 405*** | ***351 879*** | ***538 439*** | ***129 921*** | ***58 521*** | ***24 149*** | ***1 102 909*** |

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

單位數目 No. of units

| 年 Year | 區域 | Area | 拆卸量 Demolition A | B | C | D | E | 總數 Total | 落成量 Completions A | B | C | D | E | 總數 Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2006 | 港島 | Hong Kong | 152 | 91 | 274 | 88 | 30 | 635 | 175 | 922 | 306 | 217 | 67 | 1 687 |
| | 九龍 | Kowloon | 98 | 135 | 152 | 14 | 6 | 405 | 864 | 3 235 | 1 073 | 658 | 134 | 5 964 |
| | 新界 | New Territories | - | - | - | 3 | 5 | 8 | 562 | 6 507 | 1 488 | 197 | 174 | 8 928 |
| | ***全港*** | ***OVERALL*** | ***250*** | ***226*** | ***426*** | ***105*** | ***41*** | ***1 048*** | ***1 601*** | ***10 664*** | ***2 867*** | ***1 072*** | ***375*** | ***16 579*** |
| 2007 | 港島 | Hong Kong | 101 | 234 | 51 | 45 | 35 | 466 | 373 | 256 | 111 | 19 | 104 | 863 |
| | 九龍 | Kowloon | 27 | 234 | 61 | 16 | 5 | 343 | 256 | 414 | 197 | 292 | 26 | 1 185 |
| | 新界 | New Territories | - | - | - | 1 | 16 | 17 | 400 | 6 518 | 1 208 | 169 | 128 | 8 423 |
| | ***全港*** | ***OVERALL*** | ***128*** | ***468*** | ***112*** | ***62*** | ***56*** | ***826*** | ***1 029*** | ***7 188*** | ***1 516*** | ***480*** | ***258*** | ***10 471*** |
| 2008 | 港島 | Hong Kong | 380 | 311 | 94 | 13 | 103 | 901 | 243 | 399 | 660 | 117 | 98 | 1 517 |
| | 九龍 | Kowloon | 123 | 282 | 87 | 9 | 14 | 515 | 628 | 1 821 | 233 | 50 | 19 | 2 751 |
| | 新界 | New Territories | - | - | - | - | - | - | - | 2 677 | 932 | 556 | 343 | 4 508 |
| | ***全港*** | ***OVERALL*** | ***503*** | ***593*** | ***181*** | ***22*** | ***117*** | ***1 416*** | ***871*** | ***4 897*** | ***1 825*** | ***723*** | ***460*** | ***8 776*** |
| 2009 | 港島 | Hong Kong | 302 | 365 | 150 | 107 | 33 | 957 | 130 | 585 | 344 | 69 | 127 | 1 255 |
| | 九龍 | Kowloon | 80 | 392 | 185 | 9 | 2 | 668 | 226 | 271 | 136 | 976 | 215 | 1 824 |
| | 新界 | New Territories | 15 | 11 | 3 | - | 5 | 34 | 17 | 2 142 | 889 | 485 | 545 | 4 078 |
| | ***全港*** | ***OVERALL*** | ***397*** | ***768*** | ***338*** | ***116*** | ***40*** | ***1 659*** | ***373*** | ***2 998*** | ***1 369*** | ***1 530*** | ***887*** | ***7 157*** |
| 2010 | 港島 | Hong Kong | 169 | 400 | 106 | 85 | 8 | 768 | 159 | 229 | 269 | 311 | 165 | 1 133 |
| | 九龍 | Kowloon | 85 | 142 | 80 | 86 | 5 | 398 | 346 | 1 106 | 1 196 | 723 | 51 | 3 422 |
| | 新界 | New Territories | - | - | - | 5 | 16 | 21 | 184 | 5 407 | 3 069 | 148 | 42 | 8 850 |
| | ***全港*** | ***OVERALL*** | ***254*** | ***542*** | ***186*** | ***176*** | ***29*** | ***1 187*** | ***689*** | ***6 742*** | ***4 534*** | ***1 182*** | ***258*** | ***13 405*** |

表 Table 5

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

單位數目 No. of units

| 年 Year | A | B | C | D | E | 總數 Total |
|---|---|---|---|---|---|---|
| 2001 * | 3 257 | 16 475 | 4 320 | 1 810 | 400 | 26 262 |
| 2002 | 4 456 | 17 370 | 7 204 | 1 270 | 752 | 31 052 |
| 2003 | 4 738 | 17 908 | 2 349 | 1 043 | 359 | 26 397 |
| 2004 | 2 122 | 18 225 | 3 110 | 2 112 | 467 | 26 036 |
| 2005 | 2 408 | 10 754 | 3 091 | 582 | 486 | 17 321 |
| 2006 | 1 601 | 10 664 | 2 867 | 1 072 | 375 | 16 579 |
| 2007 | 1 029 | 7 188 | 1 516 | 480 | 258 | 10 471 |
| 2008 | 871 | 4 897 | 1 825 | 723 | 460 | 8 776 |
| 2009 | 373 | 2 998 | 1 369 | 1 530 | 887 | 7 157 |
| 2010 | 689 | 6 742 | 4 534 | 1 182 | 258 | 13 405 |

* 數字包括村屋在內。

* Figures are all inclusive of village houses.

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

單位數目 No. of units

| 類別 Class | 面積 Size Range [平方米 $m^2$] | 2006 | 2007 | 2008 | 2009 | 2010 港島 Hong Kong | 2010 九龍 Kowloon | 2010 新界 New Territories | 2010 總數 Total |
|---|---|---|---|---|---|---|---|---|---|
| A | <20.0 | 72 | 21 | 2 | - | 13 | - | - | 13 |
| | 20 - 39.9 | 1 529 | 1 008 | 869 | 373 | 146 | 346 | 184 | 676 |
| B | 40 - 69.9 | 10 664 | 7 188 | 4 897 | 2 998 | 229 | 1 106 | 5 407 | 6 742 |
| C | 70 - 99.9 | 2 867 | 1 516 | 1 825 | 1 369 | 269 | 1 196 | 3 069 | 4 534 |
| D | 100 - 159.9 | 1 072 | 480 | 723 | 1 530 | 311 | 723 | 148 | 1 182 |
| E | 160 - 199.9 | 243 | 82 | 327 | 602 | 109 | 30 | 26 | 165 |
| | 200 - 279.9 | 93 | 131 | 61 | 221 | 47 | 16 | 1 | 64 |
| | >279.9 | 39 | 45 | 72 | 64 | 9 | 5 | 15 | 29 |
| **所有類別** | **ALL CLASSES** | **16 579** | **10 471** | **8 776** | **7 157** | **1 133** | **3 422** | **8 850** | **13 405** |

# 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 | 2010 年各類單位落成量 Completions by Class | | | | | | 預測落成量 Forecast Completions | |
|---|---|---|---|---|---|---|---|---|---|
| | | A | B | C | D | E | 總數 Total | [2011] | [2012] |
| 中西區 | Central and Western | 13 | 70 | 30 | 2 | - | 115 | 454 | 593 |
| 灣仔 | Wan Chai | 145 | - | 2 | 74 | 33 | 254 | 340 | 390 |
| 東區 | Eastern | - | - | - | - | - | - | 317 | 108 |
| 南區 | Southern | 1 | 159 | 237 | 235 | 132 | 764 | 46 | 461 |
| ***港島*** | ***HONG KONG*** | ***159*** | ***229*** | ***269*** | ***311*** | ***165*** | ***1 133*** | ***1 157*** | ***1 552*** |
| 油尖旺 | Yau Tsim Mong | 192 | 133 | 395 | 342 | 4 | 1 066 | 1 096 | 1 501 |
| 深水埗 | Sham Shui Po | 96 | - | 53 | - | - | 149 | - | 604 |
| 九龍城 | Kowloon City | - | - | 13 | 21 | 25 | 59 | 393 | 958 |
| 黃大仙 | Wong Tai Sin | 58 | 973 | 735 | 360 | 22 | 2 148 | - | 968 |
| 觀塘 | Kwun Tong | - | - | - | - | - | - | - | 120 |
| ***九龍*** | ***KOWLOON*** | ***346*** | ***1 106*** | ***1 196*** | ***723*** | ***51*** | ***3 422*** | ***1 489*** | ***4 151*** |
| 葵青 | Kwai Tsing | - | - | - | - | - | - | - | - |
| 荃灣 | Tsuen Wan | 40 | 365 | 136 | 6 | 5 | 552 | 13 | 5 |
| 屯門 | Tuen Mun | - | - | 20 | 10 | 12 | 42 | 499 | 1 265 |
| 元朗 | Yuen Long | 58 | 2 643 | 857 | 72 | - | 3 630 | 907 | 3 006 |
| 北區 | North | - | - | - | - | 16 | 16 | - | 253 |
| 大埔 | Tai Po | - | 1 | 30 | 47 | 1 | 79 | - | 1 369 |
| 沙田 | Sha Tin | 86 | 1 382 | 1 354 | 13 | 6 | 2 841 | 2 701 | 1 909 |
| 西貢 | Sai Kung | - | 1 016 | 672 | - | 2 | 1 690 | 3 615 | 1 |
| 離島 | Islands | - | - | - | - | - | - | 294 | 189 |
| ***新界*** | ***NEW TERRITORIES*** | ***184*** | ***5 407*** | ***3 069*** | ***148*** | ***42*** | ***8 850*** | ***8 029*** | ***7 997*** |
| ***全港*** | ***OVERALL*** | ***689*** | ***6 742*** | ***4 534*** | ***1 182*** | ***258*** | ***13 405*** | ***10 675*** | ***13 700*** |

# 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 | [2011] A | B | C | D | E | 總數 Total | [2012] A | B | C | D | E | 總數 Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 中西區 | Central and Western | 67 | 237 | 23 | 51 | 76 | 454 | 45 | 274 | 5 | 243 | 26 | 593 |
| 灣仔 | Wan Chai | - | 48 | 48 | 221 | 23 | 340 | 264 | 100 | 16 | 6 | 4 | 390 |
| 東區 | Eastern | 135 | 134 | 43 | 5 | - | 317 | 55 | 49 | 4 | - | - | 108 |
| 南區 | Southern | - | 4 | 4 | 9 | 29 | 46 | - | 23 | 26 | 319 | 93 | 461 |
| ***港島*** | ***HONG KONG*** | ***202*** | ***423*** | ***118*** | ***286*** | ***128*** | ***1 157*** | ***364*** | ***446*** | ***51*** | ***568*** | ***123*** | ***1 552*** |
| 油尖旺 | Yau Tsim Mong | 287 | 295 | 214 | 288 | 12 | 1 096 | 414 | 734 | 99 | 234 | 20 | 1 501 |
| 深水埗 | Sham Shui Po | - | - | - | - | - | - | 220 | 166 | 216 | 2 | - | 604 |
| 九龍城 | Kowloon City | 209 | 65 | 45 | 68 | 6 | 393 | 302 | 186 | 134 | 297 | 39 | 958 |
| 黃大仙 | Wong Tai Sin | - | - | - | - | - | - | - | 864 | - | 104 | - | 968 |
| 觀塘 | Kwun Tong | - | - | - | - | - | - | - | 117 | - | 3 | - | 120 |
| ***九龍*** | ***KOWLOON*** | ***496*** | ***360*** | ***259*** | ***356*** | ***18*** | ***1 489*** | ***936*** | ***2 067*** | ***449*** | ***640*** | ***59*** | ***4 151*** |
| 葵青 | Kwai Tsing | - | - | - | - | - | - | - | - | - | - | - | - |
| 荃灣 | Tsuen Wan | - | - | - | - | 13 | 13 | - | - | - | 4 | 1 | 5 |
| 屯門 | Tuen Mun | - | 108 | 161 | 159 | 71 | 499 | 36 | 962 | 169 | 24 | 74 | 1 265 |
| 元朗 | Yuen Long | 169 | 681 | 40 | 17 | - | 907 | 464 | 1 639 | 722 | 94 | 87 | 3 006 |
| 北區 | North | - | - | - | - | - | - | - | - | - | 211 | 42 | 253 |
| 大埔 | Tai Po | - | - | - | - | - | - | - | 132 | 621 | 538 | 78 | 1 369 |
| 沙田 | Sha Tin | - | 1 705 | 954 | 20 | 22 | 2 701 | - | 788 | 805 | 280 | 36 | 1 909 |
| 西貢 | Sai Kung | - | 2 513 | 1 058 | 37 | 7 | 3 615 | - | - | - | 1 | - | 1 |
| 離島 | Islands | - | - | 206 | 80 | 8 | 294 | - | - | 189 | - | - | 189 |
| ***新界*** | ***NEW TERRITORIES*** | ***169*** | ***5 007*** | ***2 419*** | ***313*** | ***121*** | ***8 029*** | ***500*** | ***3 521*** | ***2 506*** | ***1 152*** | ***318*** | ***7 997*** |
| ***全港*** | ***OVERALL*** | ***867*** | ***5 790*** | ***2 796*** | ***955*** | ***267*** | ***10 675*** | ***1 800*** | ***6 034*** | ***3 006*** | ***2 360*** | ***500*** | ***13 700*** |

# 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 | 2009 年底總存量 Stock at year end | 2010 年落成量 Completions | 落成量佔 2009 年總存量的百分率 Completions as a % of 2009 Stock | 2010 年底總存量 Stock at year end |
|---|---|---|---|---|---|
| 中西區 | Central and Western | 479 | - | - | 479 |
| 灣仔 | Wan Chai | 296 | 2 | 0.7 | 297 |
| 東區 | Eastern | 1 | - | - | - |
| 南區 | Southern | 1 644 | 18 | 1.1 | 1 659 |
| ***港島*** | ***HONG KONG*** | ***2 420*** | ***20*** | ***0.8*** | ***2 435*** |
| 油尖旺 | Yau Tsim Mong | 43 | - | - | 43 |
| 深水埗 | Sham Shui Po | 72 | - | - | 71 |
| 九龍城 | Kowloon City | 451 | 2 | 0.4 | 454 |
| 黃大仙 | Wong Tai Sin | 1 | - | - | 1 |
| 觀塘 | Kwun Tong | - | - | - | - |
| ***九龍*** | ***KOWLOON*** | ***567*** | ***2*** | ***0.4*** | ***569*** |
| 葵青 | Kwai Tsing | 3 | - | - | 2 |
| 荃灣 | Tsuen Wan | 114 | 4 | 3.5 | 118 |
| 屯門 | Tuen Mun | 319 | 12 | 3.8 | 330 |
| 元朗 | Yuen Long | 7 735 | - | - | 7 735 |
| 北區 | North | 582 | 16 | 2.7 | 598 |
| 大埔 | Tai Po | 2 403 | - | - | 2 396 |
| 沙田 | Sha Tin | 629 | 4 | 0.6 | 633 |
| 西貢 | Sai Kung | 1 945 | 2 | 0.1 | 1 927 |
| 離島 | Islands | 750 | - | - | 750 |
| ***新界*** | ***NEW TERRITORIES*** | ***14 480*** | ***38*** | ***0.3*** | ***14 489*** |
| ***全港*** | ***OVERALL*** | ***17 467*** | ***60*** | ***0.3*** | ***17 493*** |

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。
2010 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 2009 年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2010 Stock figures are derived from the latest rating record,
and not from the 2009 Stock figures shown here.

表 Table 10

# 私人住宅 - 整體空置趨勢
# PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

| 年 Year | 年內落成樓宇 In Buildings Completed during the Year | | | 其餘所有樓宇 In All Other Buildings | | | 整體空置量 Overall Vacancy | |
|---|---|---|---|---|---|---|---|---|
| | 單位總數 Total No. of Units | 空置數目 No. Vacant | 空置百分率 % Vacant | 單位總數 Total No. of Units | 空置數目 No. Vacant | 空置百分率 % Vacant | 空置數目 No. Vacant | 佔總存量的百分率 % of Total Stock |
| 2006 | 16 579 | 14 542 | 87.7 | 1 052 319 | 48 128 | 4.6 | 62 670 | 5.9 |
| 2007 | 10 471 | 10 337 | 98.7 | 1 068 772 | 42 132 | 3.9 | 52 469 | 4.9 |
| 2008 | 8 776 | 8 225 | 93.7 | 1 077 146 | 44 713 | 4.2 | 52 938 | 4.9 |
| 2009 | 7 157 | 6 588 | 92.0 | 1 083 457 | 40 759 | 3.8 | 47 347 | 4.3 |
| 2010 | 13 405 | 11 798 | 88.0 | 1 089 504 | 39 736 | 3.6 | 51 534 | 4.7 |

# 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 2010 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2010 and Reported as Wholly Occupied | 業主自住 Owner Occupied 單位數目 No. of Units | 業主自住 Owner Occupied 百分率 % | 出租 Let 單位數目 No. of Units | 出租 Let 百分率 % |
|---|---|---|---|---|---|---|---|
| A | 港島 | Hong Kong | 19 | 2 | 10.5 | 17 | 89.5 |
| | 九龍 | Kowloon | 77 | 54 | 70.1 | 23 | 29.9 |
| | 新界 | New Territories | 27 | 22 | 81.5 | 5 | 18.5 |
| | ***全港*** | ***OVERALL*** | ***123*** | ***78*** | ***63.4*** | ***45*** | ***36.6*** |
| B | 港島 | Hong Kong | 136 | 59 | 43.4 | 77 | 56.6 |
| | 九龍 | Kowloon | 687 | 538 | 78.3 | 149 | 21.7 |
| | 新界 | New Territories | 3 890 | 2 487 | 63.9 | 1 403 | 36.1 |
| | ***全港*** | ***OVERALL*** | ***4 713*** | ***3 084*** | ***65.4*** | ***1 629*** | ***34.6*** |
| C | 港島 | Hong Kong | 91 | 51 | 56.0 | 40 | 44.0 |
| | 九龍 | Kowloon | 106 | 85 | 80.2 | 21 | 19.8 |
| | 新界 | New Territories | 1 130 | 861 | 76.2 | 269 | 23.8 |
| | ***全港*** | ***OVERALL*** | ***1 327*** | ***997*** | ***75.1*** | ***330*** | ***24.9*** |
| D | 港島 | Hong Kong | 2 | - | - | 2 | 100.0 |
| | 九龍 | Kowloon | 148 | 68 | 45.9 | 80 | 54.1 |
| | 新界 | New Territories | 380 | 321 | 84.5 | 59 | 15.5 |
| | ***全港*** | ***OVERALL*** | ***530*** | ***389*** | ***73.4*** | ***141*** | ***26.6*** |
| E | 港島 | Hong Kong | 14 | 1 | 7.1 | 13 | 92.9 |
| | 九龍 | Kowloon | 26 | 15 | 57.7 | 11 | 42.3 |
| | 新界 | New Territories | 71 | 58 | 81.7 | 13 | 18.3 |
| | ***全港*** | ***OVERALL*** | ***111*** | ***74*** | ***66.7*** | ***37*** | ***33.3*** |
| 所有類別 All Classes | 港島 | Hong Kong | 262 | 113 | 43.1 | 149 | 56.9 |
| | 九龍 | Kowloon | 1 044 | 760 | 72.8 | 284 | 27.2 |
| | 新界 | New Territories | 5 498 | 3 749 | 68.2 | 1 749 | 31.8 |
| | ***全港*** | ***OVERALL*** | ***6 804*** | ***4 622*** | ***67.9*** | ***2 182*** | ***32.1*** |

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

每平方米月租 $ / $m^2$ per month

| 類別 Class<br>年 / 月<br>Year / Month | | A 香港<br>Hong Kong | A 九龍<br>Kowloon | A 新界<br>New Territories | B 香港<br>Hong Kong | B 九龍<br>Kowloon | B 新界<br>New Territories | C 香港<br>Hong Kong | C 九龍<br>Kowloon | C 新界<br>New Territories | D 香港<br>Hong Kong | D 九龍<br>Kowloon | D 新界<br>New Territories | E 香港<br>Hong Kong | E 九龍<br>Kowloon | E 新界<br>New Territories |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2009 | | 236 | 181 | 137 | 226 | 174 | 126 | 272 | 230 | 142 | 304 | 236 | 182 | 362 | 244 | 209 |
| 2010 * | | 285 | 204 | 165 | 274 | 217 | 152 | 326 | 277 | 175 | 358 | 287 | 222 | 408 | 268 | 233 |
| 2009 | 10 | 269 | 191 | 144 | 250 | 189 | 140 | 292 | 240 | 162 | 314 | 247 | 208 | 368 | ( 237 ) | ( 205 ) |
| | 11 | 253 | 184 | 148 | 250 | 194 | 138 | 296 | 257 | 161 | 333 | 229 | 202 | 388 | ( 268 ) | 218 |
| | 12 | 246 | 183 | 151 | 248 | 194 | 135 | 299 | 248 | 153 | 330 | 232 | 194 | 367 | ( 243 ) | 213 |
| 2010 | 1 | 240 | 185 | 151 | 245 | 190 | 134 | 309 | 221 | 150 | 326 | 269 | 199 | 354 | ( 233 ) | ( 228 ) |
| | 2 | 243 | 187 | 151 | 246 | 205 | 140 | 310 | 254 | 169 | 336 | 249 | 205 | 382 | ( 417 ) | ( 316 ) |
| | 3 | 247 | 195 | 157 | 252 | 207 | 144 | 296 | 262 | 163 | 322 | 261 | 205 | 405 | ( 273 ) | ( 241 ) |
| | 4 | 254 | 199 | 159 | 256 | 207 | 145 | 322 | 288 | 169 | 341 | 262 | 219 | 405 | ( 421 ) | ( 226 ) |
| | 5 | 254 | 207 | 162 | 268 | 219 | 150 | 312 | 298 | 171 | 354 | 317 | 236 | 403 | ( 234 ) | ( 241 ) |
| | 6 | 277 | 193 | 162 | 271 | 219 | 153 | 317 | 280 | 178 | 359 | 323 | 218 | 421 | ( 288 ) | 207 |
| | 7 | 313 | 214 | 161 | 290 | 212 | 155 | 332 | 293 | 174 | 388 | 290 | 224 | 406 | ( 201 ) | 253 |
| | 8 | 319 | 208 | 173 | 301 | 222 | 156 | 341 | 287 | 187 | 384 | 304 | 233 | 418 | ( 252 ) | 225 |
| | 9 | 301 | 210 | 168 | 286 | 220 | 160 | 329 | 291 | 179 | 371 | 301 | 246 | 424 | ( 251 ) | 191 |
| | 10 | 306 | 210 | 178 | 289 | 229 | 159 | 341 | 264 | 181 | 371 | 265 | 237 | 415 | ( 248 ) | ( 219 ) |
| | 11 | 307 | 216 | 176 | 284 | 231 | 159 | 350 | 292 | 184 | 374 | 294 | 208 | 433 | ( 314 ) | ( 210 ) |
| | 12 * | 288 | 215 | 177 | 278 | 235 | 166 | 338 | 271 | 186 | 347 | 279 | 241 | 429 | ( 325 ) | ( 293 ) |

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

表 Table 13

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

每平方米售價 $ / $m^2$

| 類別 Class | A | | | B | | | C | | | D | | | E | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 年 / 月 Year / Month | 香港 Hong Kong | 九龍 Kowloon | 新界 New Territories | 香港 Hong Kong | 九龍 Kowloon | 新界 New Territories | 香港 Hong Kong | 九龍 Kowloon | 新界 New Territories | 香港 Hong Kong | 九龍 Kowloon | 新界 New Territories | 香港 Hong Kong | 九龍 Kowloon | 新界 New Territories |
| 2009 | 61 832 | 44 190 | 39 215 | 71 459 | 55 338 | 39 468 | 95 288 | 85 613 | 49 189 | 120 617 | 101 356 | 57 554 | 164 169 | 145 137 | 69 225 |
| 2010 * | 75 884 | 55 659 | 48 205 | 86 548 | 69 726 | 47 124 | 113 028 | 107 486 | 59 192 | 147 970 | 133 693 | 66 387 | 207 503 | 165 494 | 74 822 |
| 2009 10 | 66 375 | 47 836 | 40 662 | 77 133 | 57 780 | 40 965 | 103 617 | 89 809 | 52 500 | 132 266 | 113 723 | 58 412 | 191 615 | ( 158 421 ) | 71 421 |
| 11 | 67 497 | 47 260 | 41 732 | 76 460 | 55 968 | 40 883 | 105 437 | 85 511 | 54 337 | 132 046 | 91 283 | 56 809 | ( 177 491 ) | ( 189 760 ) | 55 637 |
| 12 | 67 902 | 50 165 | 42 951 | 76 992 | 63 755 | 42 098 | 103 256 | 99 193 | 53 097 | 129 544 | 108 893 | 61 169 | 184 254 | ( 155 074 ) | 79 797 |
| 2010 1 | 69 915 | 51 567 | 44 673 | 80 597 | 65 239 | 43 682 | 105 598 | 96 843 | 55 093 | 144 721 | 121 546 | 58 516 | 198 436 | ( 162 285 ) | 79 276 |
| 2 | 71 338 | 52 695 | 44 597 | 83 889 | 66 508 | 43 362 | 109 116 | 100 676 | 54 136 | 131 446 | 119 289 | 60 479 | ( 198 954 ) | ( 137 882 ) | 76 369 |
| 3 | 73 059 | 52 851 | 44 622 | 82 777 | 66 420 | 44 632 | 118 839 | 109 062 | 55 059 | 152 694 | 155 441 | 61 397 | 195 281 | ( 163 589 ) | 79 752 |
| 4 | 73 358 | 53 473 | 45 827 | 83 377 | 66 333 | 44 859 | 111 255 | 102 549 | 56 409 | 134 693 | 134 748 | 59 717 | 208 230 | ( 149 217 ) | 67 390 |
| 5 | 71 391 | 52 676 | 45 639 | 82 166 | 65 119 | 44 410 | 106 500 | 98 291 | 55 957 | 141 382 | 117 777 | 66 258 | 210 813 | ( 122 352 ) | 59 079 |
| 6 | 73 768 | 54 030 | 48 242 | 84 890 | 67 813 | 47 301 | 112 683 | 95 477 | 58 694 | 150 137 | 128 007 | 70 289 | 182 260 | ( 166 754 ) | 74 769 |
| 7 | 75 519 | 57 136 | 49 510 | 86 947 | 72 096 | 49 260 | 111 011 | 104 119 | 61 634 | 143 810 | 134 116 | 67 644 | 209 790 | ( 118 835 ) | 94 336 |
| 8 | 77 872 | 57 291 | 49 225 | 86 904 | 71 032 | 48 277 | 115 850 | 105 614 | 61 666 | 146 137 | 143 963 | 69 996 | 237 013 | ( 225 751 ) | 60 567 |
| 9 | 78 139 | 56 085 | 48 389 | 89 152 | 73 491 | 47 282 | 112 005 | 116 809 | 61 495 | 153 345 | 138 200 | 69 174 | 236 488 | ( 179 192 ) | 72 536 |
| 10 | 81 186 | 59 197 | 51 192 | 92 810 | 72 045 | 49 677 | 112 177 | 121 130 | 63 056 | 157 443 | 146 782 | 71 161 | 207 071 | ( 188 902 ) | 73 163 |
| 11 | 82 571 | 60 529 | 52 445 | 94 796 | 75 429 | 50 752 | 121 249 | 125 738 | 63 230 | 163 083 | 133 154 | 72 200 | 204 376 | ( 191 906 ) | 90 315 |
| 12 * | 83 373 | 60 158 | 53 541 | 91 855 | 75 950 | 51 455 | 120 558 | 131 466 | 62 693 | 174 483 | 132 394 | 68 313 | ( 196 009 ) | ( 113 496 ) | ( 67 618 ) |

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

# 私 人 住 宅 - 各 類 單 位 租 金 指 數
# PRIVATE DOMESTIC - RENTAL INDICES BY CLASS
(1999=100)

| 年 / 月 Year / Month | | A | B | C | D | E | A, B & C | D & E | 所有類別 All Classes |
|---|---|---|---|---|---|---|---|---|---|
| 2001 | | 93.0 | 93.9 | 97.4 | 101.9 | 104.5 | 94.0 | 103.0 | 95.4 |
| 2002 | | 81.3 | 81.8 | 85.0 | 89.8 | 94.3 | 82.0 | 91.6 | 83.4 |
| 2003 | | 72.8 | 72.7 | 72.5 | 77.2 | 81.1 | 72.7 | 78.8 | 73.6 |
| 2004 | | 75.5 | 76.5 | 79.1 | 84.0 | 86.1 | 76.5 | 84.9 | 77.7 |
| 2005 | | 83.3 | 84.9 | 90.4 | 94.7 | 97.8 | 85.1 | 96.1 | 86.5 |
| 2006 | | 90.1 | 89.1 | 93.9 | 100.5 | 106.4 | 90.0 | 103.0 | 91.6 |
| 2007 | | 100.5 | 98.1 | 103.5 | 115.3 | 121.8 | 99.7 | 117.9 | 101.8 |
| 2008 | | 113.2 | 111.7 | 119.2 | 133.4 | 141.1 | 113.2 | 136.3 | 115.7 |
| 2009 | | 102.0 | 97.8 | 98.1 | 105.7 | 114.2 | 99.4 | 108.8 | 100.4 |
| 2010 * | | 120.7 | 118.0 | 117.2 | 124.0 | 130.9 | 118.9 | 126.5 | 119.7 |
| 2009 | 10 - 12 | 109.0 | 107.6 | 106.3 | 112.6 | 120.6 | 107.9 | 115.6 | 108.8 |
| 2010 | 1 - 3 | 112.6 | 110.0 | 111.6 | 117.0 | 122.3 | 111.2 | 119.1 | 112.0 |
| | 4 - 6 | 118.3 | 116.3 | 116.0 | 122.9 | 129.3 | 117.0 | 125.2 | 117.8 |
| | 7 - 9 | 123.0 | 120.3 | 119.0 | 126.9 | 132.5 | 121.1 | 129.0 | 121.9 |
| | 10 - 12 * | 129.1 | 125.4 | 122.3 | 129.2 | 139.4 | 126.4 | 132.7 | 127.0 |
| 2009 | 10 | 106.5 | 105.8 | 104.5 | 111.5 | 117.6 | 105.9 | 113.8 | 106.7 |
| | 11 | 109.6 | 108.5 | 106.6 | 113.6 | 122.9 | 108.6 | 117.1 | 109.6 |
| | 12 | 111.0 | 108.6 | 107.7 | 112.6 | 121.2 | 109.3 | 115.9 | 110.1 |
| 2010 | 1 | 111.5 | 108.1 | 110.8 | 116.2 | 121.6 | 109.7 | 118.3 | 110.6 |
| | 2 | 112.3 | 109.0 | 111.9 | 117.0 | 122.4 | 110.6 | 119.1 | 111.5 |
| | 3 | 114.1 | 112.8 | 112.1 | 117.9 | 122.8 | 113.2 | 119.8 | 113.9 |
| | 4 | 116.0 | 114.2 | 115.0 | 121.7 | 127.2 | 115.0 | 123.7 | 115.9 |
| | 5 | 119.0 | 116.6 | 116.0 | 122.9 | 129.3 | 117.4 | 125.2 | 118.2 |
| | 6 | 119.8 | 118.0 | 117.0 | 124.2 | 131.3 | 118.6 | 126.8 | 119.3 |
| | 7 | 120.7 | 118.6 | 117.8 | 124.4 | 131.6 | 119.3 | 127.0 | 120.0 |
| | 8 | 123.0 | 120.3 | 118.6 | 127.4 | 132.2 | 121.1 | 129.2 | 121.9 |
| | 9 | 125.2 | 121.9 | 120.6 | 129.0 | 133.7 | 123.0 | 130.7 | 123.7 |
| | 10 | 128.1 | 123.9 | 122.1 | 130.1 | 137.0 | 125.3 | 132.5 | 126.0 |
| | 11 | 129.3 | 126.1 | 122.1 | 130.0 | 140.5 | 126.9 | 133.6 | 127.5 |
| | 12 * | 129.8 | 126.1 | 122.7 | 127.6 | 140.7 | 127.1 | 132.1 | 127.6 |

* 臨時數字

* Provisional figures

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

| 年 / 月 Year / Month | | A | B | C | D | E | A, B & C | D & E | 所有類別 All Classes |
|---|---|---|---|---|---|---|---|---|---|
| 2001 | | 77.2 | 78.8 | 80.8 | 83.2 | 87.8 | 78.4 | 84.4 | 78.7 |
| 2002 | | 68.1 | 70.2 | 71.9 | 76.6 | 81.8 | 69.5 | 77.9 | 69.9 |
| 2003 | | 59.7 | 61.1 | 65.3 | 70.2 | 76.2 | 61.0 | 72.0 | 61.6 |
| 2004 | | 72.7 | 77.2 | 87.8 | 96.5 | 106.6 | 76.6 | 99.4 | 78.0 |
| 2005 | | 84.9 | 91.3 | 106.6 | 119.1 | 131.3 | 90.4 | 121.9 | 92.0 |
| 2006 | | 86.6 | 91.6 | 108.0 | 121.0 | 137.6 | 91.1 | 124.9 | 92.7 |
| 2007 | | 98.5 | 100.5 | 119.6 | 138.0 | 161.5 | 101.4 | 143.7 | 103.5 |
| 2008 | | 117.6 | 116.1 | 138.5 | 157.2 | 183.6 | 118.6 | 163.0 | 120.5 |
| 2009 | | 120.3 | 117.2 | 135.1 | 153.4 | 177.1 | 119.8 | 159.0 | 121.3 |
| 2010 * | | 152.4 | 144.3 | 166.1 | 187.5 | 215.1 | 149.3 | 193.8 | 150.9 |
| 2009 | 10 - 12 | 132.2 | 127.6 | 149.0 | 168.8 | 193.8 | 131.1 | 174.9 | 132.9 |
| 2010 | 1 - 3 | 141.1 | 134.8 | 156.3 | 178.4 | 204.5 | 139.0 | 184.6 | 140.8 |
| | 4 - 6 | 147.3 | 140.3 | 162.3 | 183.4 | 207.4 | 144.8 | 189.1 | 146.4 |
| | 7 - 9 | 155.8 | 147.5 | 169.5 | 191.4 | 221.2 | 152.5 | 198.0 | 154.1 |
| | 10 - 12 * | 165.5 | 154.8 | 176.5 | 196.8 | 227.2 | 160.8 | 203.5 | 162.2 |
| 2009 | 10 | 130.8 | 126.5 | 147.7 | 168.4 | 194.3 | 129.9 | 174.8 | 131.7 |
| | 11 | 131.5 | 127.0 | 148.8 | 168.8 | 193.0 | 130.5 | 174.7 | 132.3 |
| | 12 | 134.2 | 129.4 | 150.6 | 169.2 | 194.2 | 133.0 | 175.2 | 134.7 |
| 2010 | 1 | 138.3 | 132.6 | 153.4 | 175.6 | 199.9 | 136.5 | 181.4 | 138.3 |
| | 2 | 141.4 | 134.6 | 155.5 | 175.6 | 205.3 | 139.0 | 182.6 | 140.7 |
| | 3 | 143.6 | 137.2 | 159.9 | 184.1 | 208.3 | 141.6 | 189.9 | 143.4 |
| | 4 | 147.2 | 140.3 | 163.5 | 184.6 | 209.5 | 144.9 | 190.5 | 146.6 |
| | 5 | 146.7 | 139.7 | 161.2 | 182.6 | 204.1 | 144.2 | 187.8 | 145.8 |
| | 6 | 148.0 | 140.8 | 162.2 | 183.1 | 208.7 | 145.4 | 188.9 | 146.9 |
| | 7 | 153.1 | 144.7 | 165.8 | 188.3 | 218.8 | 149.7 | 195.1 | 151.3 |
| | 8 | 156.9 | 148.1 | 170.6 | 191.2 | 220.5 | 153.4 | 197.6 | 154.9 |
| | 9 | 157.4 | 149.6 | 172.1 | 194.8 | 224.2 | 154.5 | 201.3 | 156.1 |
| | 10 | 163.2 | 152.9 | 174.1 | 196.0 | 225.8 | 158.7 | 202.6 | 160.2 |
| | 11 | 166.6 | 156.6 | 178.0 | 197.8 | 229.5 | 162.3 | 204.8 | 163.7 |
| | 12 * | 166.8 | 155.0 | 177.3 | 196.5 | 226.4 | 161.5 | 203.1 | 162.8 |

* 臨時數字

* Provisional figures

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

| 年 / 月 Year / Month | | A, B & C | | | 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 |
| 2009 | 1 | 106.9 | 87.0 | 96.6 | 146.0 | 126.7 | 136.9 | 109.6 | 89.4 | 99.0 |
| | 2 | 109.6 | 87.4 | 98.1 | 148.8 | 127.7 | 139.0 | 112.2 | 89.8 | 100.6 |
| | 3 | 111.3 | 88.6 | 99.6 | 153.1 | 127.3 | 141.5 | 114.2 | 90.9 | 102.2 |
| | 4 | 116.0 | 91.4 | 103.4 | 155.2 | 129.9 | 143.8 | 118.7 | 93.7 | 105.9 |
| | 5 | 120.3 | 94.3 | 106.9 | 163.7 | 130.9 | 149.3 | 123.2 | 96.6 | 109.4 |
| | 6 | 126.1 | 98.2 | 111.8 | 173.2 | 136.9 | 157.5 | 129.3 | 100.6 | 114.6 |
| | 7 | 129.5 | 100.6 | 114.6 | 180.1 | 146.1 | 165.2 | 132.9 | 103.4 | 117.7 |
| | 8 | 132.8 | 103.4 | 117.8 | 188.0 | 147.5 | 170.5 | 136.6 | 106.1 | 121.0 |
| | 9 | 136.2 | 105.3 | 120.2 | 191.6 | 151.7 | 174.4 | 140.0 | 108.1 | 123.7 |
| | 10 | 137.7 | 106.3 | 121.6 | 195.4 | 152.1 | 176.8 | 141.7 | 109.0 | 124.9 |
| | 11 | 136.9 | 106.8 | 121.5 | 194.5 | 151.4 | 176.0 | 140.8 | 109.5 | 124.7 |
| | 12 | 137.8 | 107.3 | 122.2 | 194.9 | 156.3 | 178.1 | 141.7 | 110.1 | 125.6 |
| 2010 | 1 | 141.9 | 109.5 | 125.3 | 202.4 | 156.3 | 182.7 | 146.0 | 112.3 | 128.8 |
| | 2 | 144.2 | 111.8 | 127.5 | 205.6 | 158.0 | 185.2 | 148.4 | 114.5 | 131.1 |
| | 3 | 145.9 | 113.9 | 129.4 | 207.7 | 161.2 | 187.8 | 150.1 | 116.7 | 132.9 |
| | 4 | 148.1 | 116.8 | 131.9 | 213.6 | 163.2 | 192.1 | 152.7 | 119.6 | 135.7 |
| | 5 | 148.2 | 116.1 | 131.7 | 212.7 | 161.6 | 190.8 | 152.8 | 118.8 | 135.3 |
| | 6 | 148.4 | 116.6 | 131.9 | 211.5 | 161.8 | 190.3 | 152.8 | 119.3 | 135.6 |
| | 7 | 152.7 | 119.8 | 135.9 | 215.1 | 165.6 | 193.9 | 157.0 | 122.8 | 139.4 |
| | 8 | 155.3 | 123.3 | 138.8 | 219.1 | 171.6 | 198.6 | 159.8 | 126.2 | 142.4 |
| | 9 | 157.9 | 124.5 | 140.7 | 226.6 | 168.6 | 202.1 | 162.6 | 127.2 | 144.4 |
| | 10 | 160.2 | 127.0 | 143.1 | 229.1 | 169.6 | 204.1 | 164.9 | 129.8 | 146.9 |
| | 11 | 164.0 | 130.2 | 146.5 | 232.9 | 175.8 | 208.7 | 168.8 | 133.1 | 150.3 |
| | 12 * | 163.3 | 130.0 | 146.1 | 229.9 | 173.3 | 205.9 | 167.8 | 132.8 | 149.7 |

* 臨時數字
技術附註第 14 段對「較受歡迎屋苑」有詳細說明。

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

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

平方米 $m^2$

| 地區 | District | 2010 年底總存量 Stock at year end 甲級 A | 乙級 B | 丙級 C | 總數 Total | 2010 年底空置量 Amount Vacant at year end 甲級 A | 乙級 B | 丙級 C | 總數 Total | 空置百分率 % Vacant 甲級 A | 乙級 B | 丙級 C | 總數 Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 中西區 | Central and Western | 1 903 400 | 743 800 | 604 700 | 3 251 900 | 94 100 | 35 400 | 49 200 | 178 700 | 4.9 | 4.8 | 8.1 | 5.5 |
| 灣仔 | Wan Chai | 909 000 | 570 100 | 314 300 | 1 793 400 | 46 600 | 47 300 | 30 000 | 123 900 | 5.1 | 8.3 | 9.5 | 6.9 |
| 東區 | Eastern | 741 700 | 185 400 | 78 500 | 1 005 600 | 59 900 | 23 400 | 2 300 | 85 600 | 8.1 | 12.6 | 2.9 | 8.5 |
| 南區 | Southern | 83 100 | 37 500 | 10 500 | 131 100 | 15 500 | 100 | 200 | 15 800 | 18.7 | 0.3 | 1.9 | 12.1 |
| ***港島*** | ***HONG KONG*** | ***3 637 200*** | ***1 536 800*** | ***1 008 000*** | ***6 182 000*** | ***216 100*** | ***106 200*** | ***81 700*** | ***404 000*** | ***5.9*** | ***6.9*** | ***8.1*** | ***6.5*** |
| 油尖旺 | Yau Tsim Mong | 1 166 400 | 623 900 | 413 300 | 2 203 600 | 115 300 | 35 400 | 22 100 | 172 800 | 9.9 | 5.7 | 5.3 | 7.8 |
| 深水埗 | Sham Shui Po | 157 000 | 54 200 | 39 200 | 250 400 | 12 400 | 13 900 | 1 500 | 27 800 | 7.9 | 25.6 | 3.8 | 11.1 |
| 九龍城 | Kowloon City | 107 500 | 57 000 | 20 400 | 184 900 | 5 600 | 2 200 | 2 800 | 10 600 | 5.2 | 3.9 | 13.7 | 5.7 |
| 黃大仙 | Wong Tai Sin | - | 45 600 | 1 200 | 46 800 | - | 5 900 | 1 000 | 6 900 | - | 12.9 | 83.3 | 14.7 |
| 觀塘 | Kwun Tong | 1 006 600 | 39 200 | 6 100 | 1 051 900 | 170 800 | 7 000 | 100 | 177 900 | 17.0 | 17.9 | 1.6 | 16.9 |
| ***九龍*** | ***KOWLOON*** | ***2 437 500*** | ***819 900*** | ***480 200*** | ***3 737 600*** | ***304 100*** | ***64 400*** | ***27 500*** | ***396 000*** | ***12.5*** | ***7.9*** | ***5.7*** | ***10.6*** |
| 葵青 | Kwai Tsing | 112 400 | 11 400 | 2 000 | 125 800 | 6 300 | - | 400 | 6 700 | 5.6 | - | 20.0 | 5.3 |
| 荃灣 | Tsuen Wan | 88 400 | 10 300 | 800 | 99 500 | 5 400 | 400 | - | 5 800 | 6.1 | 3.9 | - | 5.8 |
| 屯門 | Tuen Mun | 32 700 | - | 8 500 | 41 200 | 4 300 | - | 500 | 4 800 | 13.1 | - | 5.9 | 11.7 |
| 元朗 | Yuen Long | 9 200 | 9 800 | 19 100 | 38 100 | - | 200 | 400 | 600 | - | 2.0 | 2.1 | 1.6 |
| 北區 | North | 26 900 | - | 500 | 27 400 | 3 500 | - | - | 3 500 | 13.0 | - | - | 12.8 |
| 大埔 | Tai Po | - | 5 200 | 1 200 | 6 400 | - | 100 | - | 100 | - | 1.9 | - | 1.6 |
| 沙田 | Sha Tin | 247 300 | 16 000 | - | 263 300 | 21 300 | - | - | 21 300 | 8.6 | - | - | 8.1 |
| 西貢 | Sai Kung | 9 000 | - | - | 9 000 | 4 600 | - | - | 4 600 | 51.1 | - | - | 51.1 |
| 離島 | Islands | 143 400 | 15 300 | - | 158 700 | 10 400 | 1 900 | - | 12 300 | 7.3 | 12.4 | - | 7.8 |
| ***新界*** | ***NEW TERRITORIES*** | ***669 300*** | ***68 000*** | ***32 100*** | ***769 400*** | ***55 800*** | ***2 600*** | ***1 300*** | ***59 700*** | ***8.3*** | ***3.8*** | ***4.0*** | ***7.8*** |
| ***全港*** | ***OVERALL*** | ***6 744 000*** | ***2 424 700*** | ***1 520 300*** | ***10 689 000*** | ***576 000*** | ***173 200*** | ***110 500*** | ***859 700*** | ***8.5*** | ***7.1*** | ***7.3*** | ***8.0*** |
| **分區** | **Sub-districts** | | | | | | | | | | | | |
| 上環 | Sheung Wan | 230 500 | 342 000 | 413 400 | 985 900 | 16 600 | 19 900 | 28 900 | 65 400 | 7.2 | 5.8 | 7.0 | 6.6 |
| 中區 | Central | 1 607 900 | 351 000 | 174 900 | 2 133 800 | 77 500 | 14 200 | 18 900 | 110 600 | 4.8 | 4.0 | 10.8 | 5.2 |
| 灣仔 / 銅鑼灣 | Wan Chai / Causeway Bay | 909 000 | 570 100 | 314 300 | 1 793 400 | 46 600 | 47 300 | 30 000 | 123 900 | 5.1 | 8.3 | 9.5 | 6.9 |
| 北角 / 鰂魚涌 | North Point / Quarry Bay | 741 700 | 151 300 | 60 700 | 953 700 | 59 900 | 15 100 | 1 700 | 76 700 | 8.1 | 10.0 | 2.8 | 8.0 |
| 尖沙咀 | Tsim Sha Tsui | 811 200 | 316 500 | 202 700 | 1 330 400 | 54 400 | 20 200 | 13 000 | 87 600 | 6.7 | 6.4 | 6.4 | 6.6 |
| 油麻地 / 旺角 | Yau Ma Tei / Mong Kok | 334 200 | 307 400 | 210 600 | 852 200 | 60 900 | 15 200 | 9 100 | 85 200 | 18.2 | 4.9 | 4.3 | 10.0 |

分區數字已包括在地區數字內。

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

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

平方米 $m^2$

| 地區 | District | 2009 年底總存量 Stock at year end | 2010 年落成量 Completions | 落成量佔 2009 年總存量的百分率 Completions as a % of 2009 Stock | 2010 年底總存量 Stock at year end | 2010 年底空置量 Amount Vacant at year end | 空置百分率 % Vacant |
|---|---|---|---|---|---|---|---|
| 中西區 | Central and Western | 3 257 500 | - | - | 3 251 900 | 178 700 | 5.5 |
| 灣仔 | Wan Chai | 1 790 900 | 1 500 | 0.1 | 1 793 400 | 123 900 | 6.9 |
| 東區 | Eastern | 965 900 | 34 100 | 3.5 | 1 005 600 | 85 600 | 8.5 |
| 南區 | Southern | 131 100 | - | - | 131 100 | 15 800 | 12.1 |
| ***港島*** | ***HONG KONG*** | ***6 145 400*** | ***35 600*** | ***0.6*** | ***6 182 000*** | ***404 000*** | ***6.5*** |
| 油尖旺 | Yau Tsim Mong | 2 173 200 | 40 800 | 1.9 | 2 203 600 | 172 800 | 7.8 |
| 深水埗 | Sham Shui Po | 241 700 | 7 400 | 3.1 | 250 400 | 27 800 | 11.1 |
| 九龍城 | Kowloon City | 184 800 | - | - | 184 900 | 10 600 | 5.7 |
| 黃大仙 | Wong Tai Sin | 47 200 | - | - | 46 800 | 6 900 | 14.7 |
| 觀塘 | Kwun Tong | 981 400 | 40 300 | 4.1 | 1 051 900 | 177 900 | 16.9 |
| ***九龍*** | ***KOWLOON*** | ***3 628 300*** | ***88 500*** | ***2.4*** | ***3 737 600*** | ***396 000*** | ***10.6*** |
| 葵青 | Kwai Tsing | 127 700 | - | - | 125 800 | 6 700 | 5.3 |
| 荃灣 | Tsuen Wan | 99 500 | - | - | 99 500 | 5 800 | 5.8 |
| 屯門 | Tuen Mun | 41 200 | - | - | 41 200 | 4 800 | 11.7 |
| 元朗 | Yuen Long | 38 100 | - | - | 38 100 | 600 | 1.6 |
| 北區 | North | 27 200 | - | - | 27 400 | 3 500 | 12.8 |
| 大埔 | Tai Po | 6 400 | - | - | 6 400 | 100 | 1.6 |
| 沙田 | Sha Tin | 246 400 | - | - | 263 300 | 21 300 | 8.1 |
| 西貢 | Sai Kung | 9 000 | - | - | 9 000 | 4 600 | 51.1 |
| 離島 | Islands | 159 800 | - | - | 158 700 | 12 300 | 7.8 |
| ***新界*** | ***NEW TERRITORIES*** | ***755 300*** | ***-*** | ***-*** | ***769 400*** | ***59 700*** | ***7.8*** |
| ***全港*** | ***OVERALL*** | ***10 529 000*** | ***124 100*** | ***1.2*** | ***10 689 000*** | ***859 700*** | ***8.0*** |
| **分區** | **Sub-districts** | | | | | | |
| 上環 | Sheung Wan | 982 500 | - | - | 985 900 | 65 400 | 6.6 |
| 中區 | Central | 2 144 200 | - | - | 2 133 800 | 110 600 | 5.2 |
| 灣仔 / 銅鑼灣 | Wan Chai / Causeway Bay | 1 790 900 | 1 500 | 0.1 | 1 793 400 | 123 900 | 6.9 |
| 北角 / 鰂魚涌 | North Point / Quarry Bay | 914 000 | 34 100 | 3.7 | 953 700 | 76 700 | 8.0 |
| 尖沙咀 | Tsim Sha Tsui | 1 333 900 | - | - | 1 330 400 | 87 600 | 6.6 |
| 油麻地 / 旺角 | Yau Ma Tei / Mong Kok | 818 100 | 40 800 | 5.0 | 852 200 | 85 200 | 10.0 |

2010 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 2009 年底總存量計算。
分區數字已包括在地區數字內。

2010 Stock figures are derived from the latest rating record,
and not from the 2009 Stock figures shown here.
Sub-district figures have already been included in District figures.

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

平方米 $m^2$

| 年 Year | 區域 | Area | 拆卸量 Demolition | | | | 落成量 Completions | | | | 年底總存量 Stock at year end | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 甲級 A | 乙級 B | 丙級 C | 總數 Total | 甲級 A | 乙級 B | 丙級 C | 總數 Total | 甲級 A | 乙級 B | 丙級 C | 總數 Total |
| 2006 | 港島 | Hong Kong | 29 800 | - | 3 000 | 32 800 | 10 100 | 8 700 | 7 300 | 26 100 | 3 464 200 | 1 574 200 | 1 057 700 | 6 096 100 |
| | 九龍 | Kowloon | - | 18 100 | 300 | 18 400 | 44 500 | - | 700 | 45 200 | 1 781 000 | 786 100 | 495 200 | 3 062 300 |
| | 新界 | New Territories | - | - | - | - | 36 900 | - | - | 36 900 | 554 000 | 68 500 | 31 900 | 654 400 |
| | ***全港*** | ***OVERALL*** | ***29 800*** | ***18 100*** | ***3 300*** | ***51 200*** | ***91 500*** | ***8 700*** | ***8 000*** | ***108 200*** | ***5 799 200*** | ***2 428 800*** | ***1 584 800*** | ***9 812 800*** |
| 2007 | 港島 | Hong Kong | - | - | 1 200 | 1 200 | 16 100 | 4 200 | 1 300 | 21 600 | 3 472 200 | 1 586 600 | 1 042 600 | 6 101 400 |
| | 九龍 | Kowloon | - | - | 800 | 800 | 209 300 | 26 900 | - | 236 200 | 1 988 200 | 810 200 | 490 800 | 3 289 200 |
| | 新界 | New Territories | - | - | - | - | 61 000 | - | 1 200 | 62 200 | 614 500 | 68 400 | 33 200 | 716 100 |
| | ***全港*** | ***OVERALL*** | ***-*** | ***-*** | ***2 000*** | ***2 000*** | ***286 400*** | ***31 100*** | ***2 500*** | ***320 000*** | ***6 074 900*** | ***2 465 200*** | ***1 566 600*** | ***10 106 700*** |
| 2008 | 港島 | Hong Kong | - | 12 500 | 5 900 | 18 400 | 102 600 | - | 700 | 103 300 | 3 563 600 | 1 566 600 | 1 034 300 | 6 164 500 |
| | 九龍 | Kowloon | - | 5 700 | - | 5 700 | 175 800 | 8 700 | - | 184 500 | 2 162 700 | 807 800 | 488 300 | 3 458 800 |
| | 新界 | New Territories | - | - | - | - | 53 300 | - | - | 53 300 | 667 900 | 67 800 | 33 300 | 769 000 |
| | ***全港*** | ***OVERALL*** | ***-*** | ***18 200*** | ***5 900*** | ***24 100*** | ***331 700*** | ***8 700*** | ***700*** | ***341 100*** | ***6 394 200*** | ***2 442 200*** | ***1 555 900*** | ***10 392 300*** |
| 2009 | 港島 | Hong Kong | - | 14 500 | 8 500 | 23 000 | - | - | 2 800 | 2 800 | 3 588 200 | 1 546 000 | 1 011 200 | 6 145 400 |
| | 九龍 | Kowloon | 18 700 | - | 500 | 19 200 | 128 800 | 19 400 | - | 148 200 | 2 325 700 | 818 500 | 484 100 | 3 628 300 |
| | 新界 | New Territories | - | - | - | - | - | - | - | - | 655 200 | 68 000 | 32 100 | 755 300 |
| | ***全港*** | ***OVERALL*** | ***18 700*** | ***14 500*** | ***9 000*** | ***42 200*** | ***128 800*** | ***19 400*** | ***2 800*** | ***151 000*** | ***6 569 100*** | ***2 432 500*** | ***1 527 400*** | ***10 529 000*** |
| 2010 | 港島 | Hong Kong | - | - | 8 100 | 8 100 | 34 100 | - | 1 500 | 35 600 | 3 637 200 | 1 536 800 | 1 008 000 | 6 182 000 |
| | 九龍 | Kowloon | - | - | - | - | 81 100 | 7 400 | - | 88 500 | 2 437 500 | 819 900 | 480 200 | 3 737 600 |
| | 新界 | New Territories | - | - | - | - | - | - | - | - | 669 300 | 68 000 | 32 100 | 769 400 |
| | ***全港*** | ***OVERALL*** | ***-*** | ***-*** | ***8 100*** | ***8 100*** | ***115 200*** | ***7 400*** | ***1 500*** | ***124 100*** | ***6 744 000*** | ***2 424 700*** | ***1 520 300*** | ***10 689 000*** |

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

平方米 $m^2$

| 地區 | District | 2010 年落成量 Completions 甲級 A | 乙級 B | 丙級 C | 總數 Total | 預測落成量 Forecast Completions [2011] | [2012] |
|---|---|---|---|---|---|---|---|
| 中西區 | Central and Western | - | - | - | - | 29 700 | 15 500 |
| 灣仔 | Wan Chai | - | - | 1 500 | 1 500 | - | 31 600 |
| 東區 | Eastern | 34 100 | - | - | 34 100 | - | 13 400 |
| 南區 | Southern | - | - | - | - | 49 200 | 11 800 |
| ***港島*** | ***HONG KONG*** | ***34 100*** | ***-*** | ***1 500*** | ***35 600*** | ***78 900*** | ***72 300*** |
| 油尖旺 | Yau Tsim Mong | 40 800 | - | - | 40 800 | - | - |
| 深水埗 | Sham Shui Po | - | 7 400 | - | 7 400 | - | - |
| 九龍城 | Kowloon City | - | - | - | - | - | - |
| 黃大仙 | Wong Tai Sin | - | - | - | - | - | - |
| 觀塘 | Kwun Tong | 40 300 | - | - | 40 300 | 66 500 | 41 900 |
| ***九龍*** | ***KOWLOON*** | ***81 100*** | ***7 400*** | ***-*** | ***88 500*** | ***66 500*** | ***41 900*** |
| 葵青 | Kwai Tsing | - | - | - | - | - | - |
| 荃灣 | Tsuen Wan | - | - | - | - | - | - |
| 屯門 | Tuen Mun | - | - | - | - | - | - |
| 元朗 | Yuen Long | - | - | - | - | - | - |
| 北區 | North | - | - | - | - | - | - |
| 大埔 | Tai Po | - | - | - | - | - | - |
| 沙田 | Sha Tin | - | - | - | - | 6 100 | - |
| 西貢 | Sai Kung | - | - | - | - | - | - |
| 離島 | Islands | - | - | - | - | - | - |
| ***新界*** | ***NEW TERRITORIES*** | ***-*** | ***-*** | ***-*** | ***-*** | ***6 100*** | ***-*** |
| ***全港*** | ***OVERALL*** | ***115 200*** | ***7 400*** | ***1 500*** | ***124 100*** | ***151 500*** | ***114 200*** |
| **分區** | **Sub-districts** | | | | | | |
| 上環 | Sheung Wan | - | - | - | - | 10 800 | 200 |
| 中區 | Central | - | - | - | - | 18 900 | 15 300 |
| 灣仔 / 銅鑼灣 | Wan Chai / Causeway Bay | - | - | 1 500 | 1 500 | - | 31 600 |
| 北角 / 鰂魚涌 | North Point / Quarry Bay | 34 100 | - | - | 34 100 | - | 1 700 |
| 尖沙咀 | Tsim Sha Tsui | - | - | - | - | - | - |
| 油麻地 / 旺角 | Yau Ma Tei / Mong Kok | 40 800 | - | - | 40 800 | - | - |

分區數字已包括在地區數字內。

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

表 Table 21

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

平方米 m$^2$

| 地區 | District | [2011] 甲級 A | 乙級 B | 丙級 C | 總數 Total | [2012] 甲級 A | 乙級 B | 丙級 C | 總數 Total |
|---|---|---|---|---|---|---|---|---|---|
| 中西區 | Central and Western | - | 29 700 | - | 29 700 | 12 300 | - | 3 200 | 15 500 |
| 灣仔 | Wan Chai | - | - | - | - | 22 000 | 9 600 | - | 31 600 |
| 東區 | Eastern | - | - | - | - | - | 11 700 | 1 700 | 13 400 |
| 南區 | Southern | 49 200 | - | - | 49 200 | - | 11 800 | - | 11 800 |
| ***港島*** | ***HONG KONG*** | ***49 200*** | ***29 700*** | ***-*** | ***78 900*** | ***34 300*** | ***33 100*** | ***4 900*** | ***72 300*** |
| 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 | 66 500 | - | - | 66 500 | 14 100 | 27 800 | - | 41 900 |
| ***九龍*** | ***KOWLOON*** | ***66 500*** | ***-*** | ***-*** | ***66 500*** | ***14 100*** | ***27 800*** | ***-*** | ***41 900*** |
| 葵青 | Kwai Tsing | - | - | - | - | - | - | - | - |
| 荃灣 | Tsuen Wan | - | - | - | - | - | - | - | - |
| 屯門 | Tuen Mun | - | - | - | - | - | - | - | - |
| 元朗 | Yuen Long | - | - | - | - | - | - | - | - |
| 北區 | North | - | - | - | - | - | - | - | - |
| 大埔 | Tai Po | - | - | - | - | - | - | - | - |
| 沙田 | Sha Tin | 6 100 | - | - | 6 100 | - | - | - | - |
| 西貢 | Sai Kung | - | - | - | - | - | - | - | - |
| 離島 | Islands | - | - | - | - | - | - | - | - |
| ***新界*** | ***NEW TERRITORIES*** | ***6 100*** | ***-*** | ***-*** | ***6 100*** | ***-*** | ***-*** | ***-*** | ***-*** |
| ***全港*** | ***OVERALL*** | ***121 800*** | ***29 700*** | ***-*** | ***151 500*** | ***48 400*** | ***60 900*** | ***4 900*** | ***114 200*** |
| **分區** | **Sub-districts** | | | | | | | | |
| 上環 | Sheung Wan | - | 10 800 | - | 10 800 | - | - | 200 | 200 |
| 中區 | Central | - | 18 900 | - | 18 900 | 12 300 | - | 3 000 | 15 300 |
| 灣仔 / 銅鑼灣 | Wan Chai / Causeway Bay | - | - | - | - | 22 000 | 9 600 | - | 31 600 |
| 北角 / 鰂魚涌 | North Point / Quarry Bay | - | - | - | - | - | - | 1 700 | 1 700 |
| 尖沙咀 | Tsim Sha Tsui | - | - | - | - | - | - | - | - |
| 油麻地 / 旺角 | Yau Ma Tei / Mong Kok | - | - | - | - | - | - | - | - |

分區數字已包括在地區數字內。

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

表 Table 22

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

平方米 $m^2$

| 年 Year | 年內落成樓宇 In Buildings Completed during the Year | | | 其餘所有樓宇 In All Other Buildings | | | 整體空置量 Overall Vacancy | |
|---|---|---|---|---|---|---|---|---|
| | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 佔總存量的百分率 % of Total Stock |
| 2006 | 108 200 | 94 100 | 87.0 | 9 704 600 | 658 700 | 6.8 | 752 800 | 7.7 |
| 2007 | 320 000 | 279 100 | 87.2 | 9 786 700 | 622 000 | 6.4 | 901 100 | 8.9 |
| 2008 | 341 100 | 240 600 | 70.5 | 10 051 200 | 632 400 | 6.3 | 873 000 | 8.4 |
| 2009 | 151 000 | 148 900 | 98.6 | 10 378 000 | 933 900 | 9.0 | 1 082 800 | 10.3 |
| 2010 | 124 100 | 108 700 | 87.6 | 10 564 900 | 751 000 | 7.1 | 859 700 | 8.0 |

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

每平方米月租 $ / m$^2$ per month

| 級別 Grade [平均面積] [Average size] | | 甲 A [270 平方米 m$^2$] | | | | | | 乙 B [86 平方米 m$^2$] | | | | | | 丙 C [45 平方米 m$^2$] | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 年 / Year / | 月 Month | 上環 Sheung Wan | 中區 Central | 灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay | 北角 / 鰂魚涌 North Point/ Quarry Bay | 尖沙咀 Tsim Sha Tsui | 油麻地 / 旺角 Yau Ma Tei/ Mong Kok | 上環 Sheung Wan | 中區 Central | 灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay | 北角 / 鰂魚涌 North Point/ Quarry Bay | 尖沙咀 Tsim Sha Tsui | 油麻地 / 旺角 Yau Ma Tei/ Mong Kok | 上環 Sheung Wan | 中區 Central | 灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay | 北角 / 鰂魚涌 North Point/ Quarry Bay | 尖沙咀 Tsim Sha Tsui | 油麻地 / 旺角 Yau Ma Tei/ Mong Kok |
| 2009 | | 533 | 743 | 464 | 310 | 333 | 387 | 238 | 478 | 321 | 238 | 282 | 275 | 203 | 346 | 275 | 239 | 297 | 226 |
| 2010 * | | 609 | 765 | 481 | 324 | 368 | 478 | 272 | 523 | 353 | 251 | 321 | 308 | 233 | 408 | 329 | 282 | 328 | 251 |
| 2009 | 7 | 533 | 794 | 465 | 298 | 317 | ( 494 ) | 227 | 430 | 326 | 244 | 283 | 259 | 204 | 357 | 266 | 226 | 371 | 220 |
| | 8 | 473 | 699 | 426 | 338 | 331 | 394 | 233 | 460 | 312 | 258 | 284 | 277 | 209 | 367 | 273 | 235 | 301 | 235 |
| | 9 | 458 | 732 | 490 | 315 | 333 | 392 | 254 | 489 | 319 | 233 | 294 | 283 | 218 | 367 | 294 | 244 | 330 | 227 |
| | 10 | 489 | 700 | 459 | 322 | 335 | ( 317 ) | 216 | 507 | 332 | 235 | 276 | 271 | 207 | 367 | 285 | 244 | 297 | 223 |
| | 11 | 416 | 773 | 475 | 311 | 346 | ( 392 ) | 261 | 476 | 328 | 218 | 297 | 300 | 212 | 365 | 291 | 255 | 287 | 234 |
| | 12 | 614 | 739 | 437 | ( 322 ) | 350 | ( 310 ) | 252 | 477 | 347 | 258 | 280 | 310 | 195 | 360 | 286 | 271 | 280 | 251 |
| 2010 | 1 | 582 | 710 | 457 | 312 | 346 | 516 | 268 | 475 | 327 | 256 | 298 | 257 | 222 | 348 | 331 | 265 | 287 | 233 |
| | 2 | ( 572 ) | 685 | 451 | 309 | 338 | ( 503 ) | 275 | 499 | 350 | 244 | 285 | 289 | 223 | 378 | 307 | 260 | 339 | 236 |
| | 3 | 577 | 771 | 463 | 329 | 351 | ( 409 ) | 261 | 533 | 346 | 234 | 319 | 318 | 225 | 405 | 307 | 260 | 331 | 237 |
| | 4 | 652 | 735 | 462 | 297 | 357 | 343 | 262 | 522 | 334 | 251 | 318 | 310 | 231 | 406 | 322 | 280 | 296 | 245 |
| | 5 | 582 | 764 | 460 | 329 | 371 | 429 | 282 | 527 | 371 | 248 | 305 | 292 | 245 | 414 | 316 | 284 | 311 | 260 |
| | 6 | 646 | 801 | 493 | 299 | 360 | 453 | 247 | 500 | 347 | 244 | 327 | 303 | 222 | 470 | 318 | 277 | 311 | 247 |
| | 7 | 652 | 766 | 497 | 374 | 366 | 527 | 274 | 527 | 365 | 270 | 312 | 339 | 233 | 405 | 333 | 281 | 376 | 251 |
| | 8 | 647 | 791 | 476 | 306 | 372 | 439 | 284 | 493 | 350 | 261 | 346 | 304 | 235 | 403 | 345 | 288 | 336 | 257 |
| | 9 * | ( 636 ) | 830 | 489 | 327 | 395 | 576 | 249 | 563 | 363 | 257 | 339 | 324 | 237 | 402 | 358 | 292 | 349 | 259 |
| | 10 * | 494 | 819 | 522 | 317 | 394 | 695 | 300 | 546 | 371 | 248 | 334 | 301 | 242 | 420 | 347 | 292 | 343 | 269 |
| | 11 * | 523 | 764 | 478 | 361 | 387 | ( 350 ) | 281 | 564 | 359 | 255 | 335 | 333 | 261 | 413 | 331 | 318 | 330 | 264 |
| | 12 * | 669 | 796 | 529 | 325 | 405 | 445 | 299 | 549 | 363 | ( 270 ) | 344 | 325 | 235 | 429 | 321 | 275 | 334 | 257 |

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2010 年內所分析單位的平均面積。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2010.

# 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 [178 平方米 m²] | | | | | | 乙 B [64 平方米 m²] | | | | | | 丙 C [36 平方米 m²] | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 年 / Year | 月 / Month | 上環 Sheung Wan | 中區 Central | 灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay | 北角 / 鰂魚涌 North Point/ Quarry Bay | 尖沙咀 Tsim Sha Tsui | 油麻地 / 旺角 Yau Ma Tei/ Mong Kok | 上環 Sheung Wan | 中區 Central | 灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay | 北角 / 鰂魚涌 North Point/ Quarry Bay | 尖沙咀 Tsim Sha Tsui | 油麻地 / 旺角 Yau Ma Tei/ Mong Kok | 上環 Sheung Wan | 中區 Central | 灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay | 北角 / 鰂魚涌 North Point/ Quarry Bay | 尖沙咀 Tsim Sha Tsui | 油麻地 / 旺角 Yau Ma Tei/ Mong Kok |
| 2009 | | 133 016 | 171 788 | 105 223 | 85 700 | 109 696 | - | 58 749 | 129 067 | 94 208 | 56 776 | 83 325 | 61 714 | 59 916 | 90 975 | 76 907 | 59 954 | 65 272 | 52 672 |
| 2010 * | | 149 053 | 219 364 | 144 709 | 95 278 | 134 400 | ( 193 697 ) | 83 786 | 175 241 | 114 850 | 66 001 | 101 777 | 69 174 | 74 202 | 116 558 | 96 990 | 74 030 | 78 874 | 69 398 |
| 2009 | 7 | ( 58 480 ) | 178 243 | 99 496 | ( 107 007 ) | 114 111 | - | ( 50 617 ) | ( 109 622 ) | 101 117 | ( 56 897 ) | 86 991 | 62 772 | 63 552 | ( 77 447 ) | 78 488 | 61 077 | 63 601 | 53 300 |
| | 8 | - | 189 927 | ( 145 651 ) | - | 123 726 | - | ( 49 498 ) | ( 120 129 ) | 91 432 | ( 60 209 ) | 74 839 | 68 508 | 57 095 | ( 120 899 ) | 75 626 | 60 173 | 68 903 | 52 983 |
| | 9 | ( 136 315 ) | 216 205 | ( 147 706 ) | ( 87 885 ) | 110 769 | - | ( 58 523 ) | ( 113 174 ) | 96 997 | ( 62 187 ) | 94 725 | 63 385 | 61 443 | ( 86 407 ) | 86 315 | 61 196 | 62 533 | 53 681 |
| | 10 | ( 133 264 ) | 217 960 | ( 96 992 ) | - | ( 132 326 ) | - | ( 75 066 ) | ( 158 382 ) | 100 641 | - | 83 884 | 65 529 | 59 024 | - | 80 092 | 66 365 | 75 084 | 56 452 |
| | 11 | - | 188 020 | ( 96 051 ) | ( 85 500 ) | ( 130 774 ) | - | ( 107 285 ) | ( 152 139 ) | 116 398 | ( 65 566 ) | 98 872 | 63 087 | 74 336 | ( 152 585 ) | 81 272 | 62 825 | 68 695 | 62 500 |
| | 12 | ( 157 669 ) | 204 303 | - | ( 82 419 ) | 121 628 | - | ( 76 050 ) | ( 178 529 ) | 94 079 | ( 66 397 ) | 90 076 | 65 846 | 69 034 | ( 81 786 ) | 77 043 | 69 888 | 64 522 | 60 502 |
| 2010 | 1 | ( 98 186 ) | 212 693 | ( 101 464 ) | - | 124 148 | - | ( 100 961 ) | - | 96 656 | ( 54 281 ) | 104 442 | 62 840 | 70 152 | - | 79 229 | 65 986 | 68 683 | 63 853 |
| | 2 | - | 204 177 | ( 182 104 ) | - | - | - | ( 62 284 ) | - | 125 119 | ( 52 640 ) | 110 103 | 60 136 | 67 710 | ( 107 658 ) | 95 581 | 65 522 | 79 886 | 74 164 |
| | 3 | ( 183 122 ) | 230 211 | ( 123 350 ) | 92 021 | 127 927 | - | ( 64 101 ) | ( 179 951 ) | 115 655 | ( 62 254 ) | 97 287 | 67 194 | 70 299 | ( 99 867 ) | 86 879 | 69 699 | 76 516 | 62 031 |
| | 4 | - | 214 646 | ( 104 118 ) | - | 121 279 | ( 199 507 ) | ( 69 050 ) | ( 225 417 ) | 95 054 | ( 65 445 ) | 93 228 | 61 850 | 61 018 | ( 102 990 ) | 92 121 | 79 662 | 80 348 | 70 434 |
| | 5 | ( 92 484 ) | 208 717 | ( 109 946 ) | ( 102 893 ) | 130 114 | ( 187 888 ) | ( 81 320 ) | - | 122 695 | ( 68 595 ) | 91 327 | 71 521 | 63 773 | ( 99 363 ) | 90 308 | 68 307 | 95 733 | 59 059 |
| | 6 | ( 89 530 ) | 192 915 | - | ( 92 391 ) | ( 117 309 ) | - | 71 259 | ( 176 908 ) | 92 649 | ( 61 799 ) | 97 836 | 72 732 | 63 696 | ( 115 273 ) | 98 158 | 70 347 | 78 678 | 63 384 |
| | 7 | - | 166 188 | ( 204 234 ) | - | 130 386 | - | 92 281 | ( 134 511 ) | ( 122 521 ) | ( 66 419 ) | 80 674 | 70 375 | 72 332 | ( 129 099 ) | 101 167 | 71 814 | 69 532 | 67 846 |
| | 8 | - | 223 044 | ( 169 224 ) | ( 92 391 ) | 121 380 | - | 90 107 | ( 153 890 ) | 108 293 | ( 68 154 ) | 92 712 | 80 009 | 76 575 | ( 116 331 ) | 102 369 | 72 438 | 71 826 | 75 330 |
| | 9 * | - | 226 059 | ( 106 280 ) | ( 95 929 ) | 131 368 | - | ( 66 028 ) | ( 136 873 ) | ( 119 432 ) | ( 73 645 ) | 98 921 | 74 253 | 77 325 | ( 148 732 ) | 103 722 | 80 467 | 79 612 | 70 847 |
| | 10 * | - | 221 967 | ( 133 794 ) | - | 150 366 | - | ( 108 556 ) | ( 150 943 ) | 113 428 | ( 74 639 ) | 108 501 | 67 463 | 82 154 | ( 108 273 ) | 96 259 | 84 275 | 82 740 | 74 398 |
| | 11 * | ( 400 521 ) | 253 188 | 183 649 | - | 140 140 | - | 93 759 | ( 172 281 ) | 119 383 | ( 64 239 ) | 114 724 | 65 036 | 74 977 | ( 126 773 ) | 107 060 | ( 84 248 ) | 82 225 | 74 557 |
| | 12 * | - | 276 072 | ( 124 965 ) | ( 99 995 ) | 158 406 | - | ( 48 927 ) | ( 181 649 ) | 162 885 | ( 77 064 ) | 104 564 | 83 523 | 100 002 | ( 141 281 ) | 103 250 | 83 787 | 80 497 | 74 652 |

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2010 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2010.
\- No transaction record received by this Department.

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

| 年 / 月<br>Year / Month | | 租金 Rents<br>甲級<br>Grade A | 乙級<br>Grade B | 丙級<br>Grade C | 所有級別<br>Overall | 售價 Prices<br>甲級<br>Grade A | 乙級<br>Grade B | 丙級<br>Grade C | 所有級別<br>Overall |
|---|---|---|---|---|---|---|---|---|---|
| 2001 | | 105.0 | 97.7 | 93.2 | 101.0 | 81.8 | 80.2 | 70.9 | 78.7 |
| 2002 | | 86.0 | 85.3 | 84.1 | 85.4 | 70.0 | 67.7 | 66.6 | 68.4 |
| 2003 | | 73.4 | 76.3 | 75.8 | 74.6 | 64.8 | 63.4 | 58.4 | 62.5 |
| 2004 | | 77.1 | 79.7 | 78.6 | 78.1 | 113.1 | 95.0 | 76.9 | 99.3 |
| 2005 | | 100.1 | 94.1 | 88.7 | 96.4 | 149.7 | 134.7 | 104.1 | 133.0 |
| 2006 | | 125.2 | 113.0 | 99.5 | 117.4 | 153.6 | 143.3 | 119.5 | 139.3 |
| 2007 | | 140.1 | 128.9 | 112.1 | 131.9 | 177.8 | 169.7 | 147.0 | 165.5 |
| 2008 | | 165.8 | 151.6 | 127.4 | 155.5 | 211.3 | 198.7 | 177.7 | 199.0 |
| 2009 | | 141.5 | 134.7 | 117.2 | 135.7 | 183.1 | 184.1 | 171.0 | 179.8 |
| 2010 * | | 150.5 | 150.3 | 133.0 | 147.7 | 238.2 | 231.2 | 217.5 | 230.0 |
| 2009 | 7 - 9 | 137.7 | 131.7 | 116.8 | 132.7 | 200.2 | 192.0 | 178.3 | 191.6 |
| | 10 - 12 | 140.2 | 138.2 | 121.5 | 136.6 | 208.9 | 206.1 | 190.8 | 203.0 |
| 2010 | 1 - 3 | 142.4 | 143.7 | 126.6 | 140.2 | 222.8 | 212.1 | 200.5 | 213.5 |
| | 4 - 6 | 148.5 | 148.3 | 131.0 | 145.7 | 232.7 | 222.7 | 209.8 | 222.9 |
| | 7 - 9 * | 153.0 | 152.8 | 135.6 | 150.3 | 238.9 | 233.7 | 220.4 | 231.5 |
| | 10 - 12 * | 158.2 | 156.3 | 138.8 | 154.7 | 258.4 | 256.1 | 239.3 | 252.0 |
| 2009 | 7 | 137.0 | 129.8 | 115.7 | 131.6 | 191.5 | 185.5 | 175.9 | 185.2 |
| | 8 | 137.7 | 130.9 | 115.7 | 132.3 | 203.7 | 188.5 | 176.0 | 191.7 |
| | 9 | 138.3 | 134.4 | 119.0 | 134.1 | 205.3 | 202.0 | 183.0 | 198.0 |
| | 10 | 138.9 | 135.1 | 119.5 | 134.7 | 205.3 | 205.0 | 188.5 | 200.4 |
| | 11 | 140.6 | 138.0 | 120.6 | 136.6 | ( 206.7 ) | 205.3 | 190.1 | 201.5 |
| | 12 | 141.0 | 141.4 | 124.5 | 138.4 | 214.7 | 207.9 | 193.8 | 207.0 |
| 2010 | 1 | 141.4 | 141.7 | 126.1 | 139.0 | 216.5 | 210.2 | 197.9 | 209.5 |
| | 2 | 141.9 | 143.9 | 126.5 | 140.0 | ( 224.6 ) | 212.6 | 200.2 | 214.4 |
| | 3 | 143.8 | 145.4 | 127.1 | 141.6 | 227.2 | 213.4 | 203.5 | 216.7 |
| | 4 | 146.1 | 146.7 | 129.9 | 143.7 | 232.3 | 215.9 | 209.1 | 221.1 |
| | 5 | 148.8 | 148.6 | 131.5 | 146.0 | 233.8 | 223.0 | 209.6 | 223.5 |
| | 6 | 150.5 | 149.7 | 131.7 | 147.3 | ( 232.0 ) | 229.2 | 210.8 | 224.2 |
| | 7 | 151.5 | 150.8 | 134.0 | 148.6 | 236.2 | 229.4 | 211.3 | 226.2 |
| | 8 | 152.1 | 152.7 | 136.0 | 149.8 | 239.9 | 235.4 | 220.6 | 232.5 |
| | 9 * | 155.5 | 154.8 | 136.7 | 152.4 | 240.7 | 236.3 | 229.2 | 235.7 |
| | 10 * | 156.3 | 154.0 | 138.3 | 152.9 | 256.7 | 248.5 | 236.9 | 248.1 |
| | 11 * | 158.0 | 157.6 | 140.7 | 155.2 | 258.5 | 259.0 | 240.2 | 253.2 |
| | 12 * | 160.2 | 157.2 | 137.4 | 155.9 | 259.9 | 260.9 | 240.7 | 254.6 |

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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

| 年 / 月 Year / Month | | 租金 Rents 上環 / 中區 Sheung Wan / Central | 灣仔 / 銅鑼灣 Wan Chai / Causeway Bay | 尖沙咀 Tsim Sha Tsui | 售價 Prices 核心地區 # Core Districts # |
|---|---|---|---|---|---|
| 2001 | | 116.8 | 105.7 | 95.2 | 86.7 |
| 2002 | | 85.1 | 82.9 | 83.0 | 70.2 |
| 2003 | | 67.3 | 67.0 | 74.5 | 63.8 |
| 2004 | | 72.0 | 68.2 | 79.0 | 117.2 |
| 2005 | | 104.3 | 88.7 | 105.9 | 159.9 |
| 2006 | | 139.9 | 121.6 | 127.4 | 167.1 |
| 2007 | | 175.1 | 132.9 | 133.2 | 186.3 |
| 2008 | | 232.1 | 168.3 | 148.3 | 229.4 |
| 2009 | | 187.6 | 146.8 | 124.4 | 197.2 |
| 2010 * | | 197.2 | 151.6 | 133.0 | 258.2 |
| 2009 | 7 - 9 | 177.8 | 140.7 | 121.7 | 215.8 |
| | 10 - 12 | 180.9 | 143.1 | 123.7 | 228.6 |
| 2010 | 1 - 3 | 184.1 | 144.6 | 125.8 | 245.7 |
| | 4 - 6 | 191.4 | 148.8 | 131.2 | 249.0 |
| | 7 - 9 * | 201.6 | 152.9 | 136.2 | 256.0 |
| | 10 - 12 * | 211.6 | 159.9 | 138.7 | 282.2 |
| 2009 | 7 | 178.3 | 140.6 | 120.2 | 207.3 |
| | 8 | 178.5 | 138.5 | 123.0 | 216.9 |
| | 9 | 176.6 | 143.1 | 122.0 | 223.2 |
| | 10 | 180.2 | 142.1 | 122.3 | 226.8 |
| | 11 | 180.5 | 142.5 | 123.8 | ( 229.0 ) |
| | 12 | 181.9 | 144.7 | 124.9 | 230.1 |
| 2010 | 1 | 181.8 | 144.4 | 125.5 | 241.7 |
| | 2 | 184.9 | 144.2 | 125.1 | 247.3 |
| | 3 | 185.5 | 145.3 | 126.9 | 248.1 |
| | 4 | 186.4 | 145.4 | 130.2 | 248.6 |
| | 5 | 192.3 | 150.3 | 130.4 | 250.3 |
| | 6 | 195.6 | 150.6 | 133.0 | 248.2 |
| | 7 | 199.3 | 151.5 | 135.3 | 251.8 |
| | 8 | 202.6 | 151.4 | 135.8 | 253.3 |
| | 9 * | 202.8 | 155.8 | 137.6 | 262.9 |
| | 10 * | 203.4 | 158.0 | 139.2 | 269.8 |
| | 11 * | 215.2 | 159.9 | 137.5 | 286.5 |
| | 12 * | 216.2 | 161.8 | 139.3 | 290.3 |

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

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

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

平方米 $m^2$

| 地區 | District | 2009 年底總存量 Stock at year end | 2010 年落成量 Completions | 落成量佔 2009 年總存量的百分率 Completions as a % of 2009 Stock | 2010 年底總存量 Stock at year end | 2010 年底空置量 Amount Vacant at year end | 空置百分率 % Vacant |
|---|---|---|---|---|---|---|---|
| 中西區 | Central and Western | 1 144 400 | 100 | 0.0 + | 1 140 300 | 66 900 | 5.9 |
| 灣仔 | Wan Chai | 1 015 700 | 4 200 | 0.4 | 1 016 100 | 76 100 | 7.5 |
| 東區 | Eastern | 758 900 | 1 200 | 0.2 | 759 800 | 30 600 | 4.0 |
| 南區 | Southern | 209 100 | 1 000 | 0.5 | 240 800 | 18 600 | 7.7 |
| ***港島*** | ***HONG KONG*** | ***3 128 100*** | ***6 500*** | ***0.2*** | ***3 157 000*** | ***192 200*** | ***6.1*** |
| 油尖旺 | Yau Tsim Mong | 2 063 900 | 24 200 | 1.2 | 2 078 500 | 177 600 | 8.5 |
| 深水埗 | Sham Shui Po | 702 500 | 900 | 0.1 | 696 300 | 44 500 | 6.4 |
| 九龍城 | Kowloon City | 711 300 | - | - | 713 200 | 70 700 | 9.9 |
| 黃大仙 | Wong Tai Sin | 292 800 | 13 800 | 4.7 | 309 000 | 70 000 | 22.7 |
| 觀塘 | Kwun Tong | 612 400 | 3 500 | 0.6 | 623 500 | 47 400 | 7.6 |
| ***九龍*** | ***KOWLOON*** | ***4 382 900*** | ***42 400*** | ***1.0*** | ***4 420 500*** | ***410 200*** | ***9.3*** |
| 葵青 | Kwai Tsing | 341 300 | - | - | 341 800 | 22 400 | 6.6 |
| 荃灣 | Tsuen Wan | 507 800 | 600 | 0.1 | 499 200 | 47 500 | 9.5 |
| 屯門 | Tuen Mun | 396 200 | - | - | 397 200 | 36 700 | 9.2 |
| 元朗 | Yuen Long | 451 400 | 11 700 | 2.6 | 463 100 | 43 000 | 9.3 |
| 北區 | North | 214 500 | - | - | 215 400 | 16 400 | 7.6 |
| 大埔 | Tai Po | 228 900 | - | - | 228 400 | 14 400 | 6.3 |
| 沙田 | Sha Tin | 452 700 | - | - | 454 500 | 24 400 | 5.4 |
| 西貢 | Sai Kung | 268 200 | - | - | 270 600 | 13 000 | 4.8 |
| 離島 | Islands | 291 800 | 3 400 | 1.2 | 296 500 | 24 100 | 8.1 |
| ***新界*** | ***NEW TERRITORIES*** | ***3 152 800*** | ***15 700*** | ***0.5*** | ***3 166 700*** | ***241 900*** | ***7.6*** |
| ***全港*** | ***OVERALL*** | ***10 663 800*** | ***64 600*** | ***0.6*** | ***10 744 200*** | ***844 300*** | ***7.9*** |

2010 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 2009 年底總存量計算。
+ 少於 0.05%

2010 Stock figures are derived from the latest rating record,
and not from the 2009 Stock figures shown here.
+ Below 0.05%

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

平方米 $m^2$

| 年 Year | 區域 | Area | 拆卸量 Demolition | 落成量 Completions | 年底總存量 Stock at year end |
|---|---|---|---|---|---|
| 2006 | 港島 | Hong Kong | 12 100 | 10 900 | 3 088 200 |
| | 九龍 | Kowloon | 14 500 | 127 900 | 4 265 300 |
| | 新界 | New Territories | - | 44 000 | 3 042 000 |
| | ***全港*** | ***OVERALL*** | ***26 600*** | ***182 800*** | ***10 395 500*** |
| 2007 | 港島 | Hong Kong | 5 500 | 5 700 | 3 101 000 |
| | 九龍 | Kowloon | 5 000 | 19 400 | 4 301 800 |
| | 新界 | New Territories | - | 22 900 | 3 080 700 |
| | ***全港*** | ***OVERALL*** | ***10 500*** | ***48 000*** | ***10 483 500*** |
| 2008 | 港島 | Hong Kong | 9 300 | 8 200 | 3 117 800 |
| | 九龍 | Kowloon | 8 200 | 23 300 | 4 353 600 |
| | 新界 | New Territories | - | 17 800 | 3 116 400 |
| | ***全港*** | ***OVERALL*** | ***17 500*** | ***49 300*** | ***10 587 800*** |
| 2009 | 港島 | Hong Kong | 10 800 | 5 000 | 3 128 100 |
| | 九龍 | Kowloon | 15 500 | 66 000 | 4 382 900 |
| | 新界 | New Territories | 3 600 | 12 700 | 3 152 800 |
| | ***全港*** | ***OVERALL*** | ***29 900*** | ***83 700*** | ***10 663 800*** |
| 2010 | 港島 | Hong Kong | 10 700 | 6 500 | 3 157 000 |
| | 九龍 | Kowloon | 6 600 | 42 400 | 4 420 500 |
| | 新界 | New Territories | - | 15 700 | 3 166 700 |
| | ***全港*** | ***OVERALL*** | ***17 300*** | ***64 600*** | ***10 744 200*** |

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

平方米 $m^2$

| 地區 | District | 2010 年落成量 Completions | 預測落成量 Forecast Completions [2011] | [2012] |
|---|---|---|---|---|
| 中西區 | Central and Western | 100 | 4 000 | 3 600 |
| 灣仔 | Wan Chai | 4 200 | 4 200 | 26 200 |
| 東區 | Eastern | 1 200 | 400 | 1 200 |
| 南區 | Southern | 1 000 | 14 300 | - |
| ***港島*** | ***HONG KONG*** | ***6 500*** | ***22 900*** | ***31 000*** |
| 油尖旺 | Yau Tsim Mong | 24 200 | 16 800 | 15 000 |
| 深水埗 | Sham Shui Po | 900 | - | 2 900 |
| 九龍城 | Kowloon City | - | 1 300 | 6 900 |
| 黃大仙 | Wong Tai Sin | 13 800 | - | 14 300 |
| 觀塘 | Kwun Tong | 3 500 | 600 | 7 300 |
| ***九龍*** | ***KOWLOON*** | ***42 400*** | ***18 700*** | ***46 400*** |
| 葵青 | Kwai Tsing | - | - | - |
| 荃灣 | Tsuen Wan | 600 | - | - |
| 屯門 | Tuen Mun | - | 400 | 19 800 |
| 元朗 | Yuen Long | 11 700 | 200 | - |
| 北區 | North | - | - | - |
| 大埔 | Tai Po | - | - | 1 700 |
| 沙田 | Sha Tin | - | 200 | 4 200 |
| 西貢 | Sai Kung | - | 13 300 | - |
| 離島 | Islands | 3 400 | 1 200 | - |
| ***新界*** | ***NEW TERRITORIES*** | ***15 700*** | ***15 300*** | ***25 700*** |
| ***全港*** | ***OVERALL*** | ***64 600*** | ***56 900*** | ***103 100*** |

表 Table 30

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

平方米 $m^2$

| 年 Year | 年內落成樓宇 In Buildings Completed during the Year | | | 其餘所有樓宇 In All Other Buildings | | | 整體空置量 Overall Vacancy | |
|---|---|---|---|---|---|---|---|---|
| | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 佔總存量的百分率 % of Total Stock |
| 2006 | 182 800 | 168 500 | 92.2 | 10 212 700 | 854 100 | 8.4 | 1 022 600 | 9.8 |
| 2007 | 48 000 | 44 600 | 92.9 | 10 435 500 | 804 500 | 7.7 | 849 100 | 8.1 |
| 2008 | 49 300 | 48 500 | 98.4 | 10 538 500 | 871 600 | 8.3 | 920 100 | 8.7 |
| 2009 | 83 700 | 74 500 | 89.0 | 10 580 100 | 857 200 | 8.1 | 931 700 | 8.7 |
| 2010 | 64 600 | 45 100 | 69.8 | 10 679 600 | 799 200 | 7.5 | 844 300 | 7.9 |

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

| 區域 Area [平均面積] [Average size] | | 租金 Rents (每平方米月租 $ / $m^2$ per month) 港島 Hong Kong [53 平方米 $m^2$] | 九龍 Kowloon [50 平方米 $m^2$] | 新界 New Territories [46 平方米 $m^2$] | 售價 Prices (每平方米售價 $ / $m^2$) 港島 Hong Kong [49 平方米 $m^2$] | 九龍 Kowloon [42 平方米 $m^2$] | 新界 New Territories [28 平方米 $m^2$] |
|---|---|---|---|---|---|---|---|
| 年 / Year | 月 / Month | | | | | | |
| 2009 | | 1 079 | 1 073 | 855 | 294 149 | 250 032 | 153 702 |
| 2010 * | | 1 243 | 1 173 | 937 | 299 233 | 290 136 | 192 287 |
| 2009 | 7 | 1 180 | 987 | 874 | 301 793 | 296 837 | 150 624 |
| | 8 | 1 150 | 1 097 | 898 | 220 790 | 245 223 | 166 445 |
| | 9 | 1 135 | 1 145 | 903 | 317 224 | 244 638 | 148 861 |
| | 10 | 1 168 | 1 154 | 908 | 380 750 | 261 410 | 153 675 |
| | 11 | 1 212 | 1 321 | 915 | 274 385 | 229 718 | 161 215 |
| | 12 | 1 056 | 1 230 | 844 | 294 867 | 245 258 | 178 292 |
| 2010 | 1 | 1 015 | 972 | 747 | 283 893 | 256 572 | 158 098 |
| | 2 | 985 | 1 001 | 856 | 374 744 | 209 436 | 187 398 |
| | 3 | 1 395 | 1 222 | 975 | 284 753 | 319 197 | 195 321 |
| | 4 | 1 027 | 1 049 | 889 | 226 829 | 271 703 | 215 611 |
| | 5 | 1 266 | 1 097 | 935 | 242 536 | 301 993 | 183 090 |
| | 6 | 1 332 | 1 202 | 926 | 310 642 | 251 814 | 194 599 |
| | 7 | 1 440 | 1 194 | 996 | 234 583 | 285 980 | 201 656 |
| | 8 | 1 262 | 1 137 | 982 | 408 475 | 265 753 | 167 272 |
| | 9 * | 1 345 | 1 323 | 996 | 272 891 | 296 466 | 199 173 |
| | 10 * | 1 241 | 1 250 | 990 | 278 524 | 298 111 | 186 060 |
| | 11 * | 1 191 | 1 382 | 945 | 398 529 | 391 052 | 194 357 |
| | 12 * | 1 308 | 1 285 | 925 | 265 120 | 284 287 | 225 363 |

* 臨時數字
[ ] 表示 2010 年內所分析單位的平均面積。

* Provisional figures
[ ] Indicates average size of the units analysed during 2010.

表 Table 32

# 私人零售業樓宇 - 租金及售價指數
# PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999=100)

| 年 / 月<br>Year / Month | | 租金<br>Rents | 售價<br>Prices |
|---|---|---|---|
| 2001 | | 99.4 | 86.8 |
| 2002 | | 92.9 | 85.0 |
| 2003 | | 86.4 | 85.5 |
| 2004 | | 92.8 | 119.3 |
| 2005 | | 100.5 | 149.3 |
| 2006 | | 104.3 | 153.5 |
| 2007 | | 111.8 | 172.5 |
| 2008 | | 116.2 | 192.2 |
| 2009 | | 110.9 | 193.1 |
| 2010 * | | 122.8 | 256.9 |
| 2009 | 7 - 9 | 111.6 | 205.9 |
| | 10 - 12 | 115.6 | 220.6 |
| 2010 | 1 - 3 | 118.1 | 233.7 |
| | 4 - 6 | 121.5 | 248.0 |
| | 7 - 9 * | 124.5 | 262.7 |
| | 10 - 12 * | 127.1 | 283.3 |
| 2009 | 7 | 110.7 | 196.8 |
| | 8 | 111.5 | 207.3 |
| | 9 | 112.6 | 213.6 |
| | 10 | 113.6 | 215.8 |
| | 11 | 115.8 | 220.1 |
| | 12 | 117.3 | 225.9 |
| 2010 | 1 | 117.8 | 229.4 |
| | 2 | 117.9 | 233.3 |
| | 3 | 118.6 | 238.5 |
| | 4 | 119.6 | 244.8 |
| | 5 | 121.9 | 247.6 |
| | 6 | 122.9 | 251.5 |
| | 7 | 123.0 | 255.9 |
| | 8 | 125.0 | 262.6 |
| | 9 * | 125.6 | 269.7 |
| | 10 * | 126.6 | 277.9 |
| | 11 * | 126.7 | 284.9 |
| | 12 * | 127.9 | 287.2 |

* 臨時數字

* Provisional figures

表 Table 33

# 私人分層工廠大廈 - 各區總存量、落成量及空置量

# PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 $m^2$

| 地區 | District | 2009 年底總存量 Stock at year end | 2010 年落成量 Completions | 落成量佔 2009 年總存量的百分率 Completions as a % of 2009 Stock | 2010 年底總存量 Stock at year end | 2010 年底空置量 Amount Vacant at year end | 空置百分率 % Vacant |
|---|---|---|---|---|---|---|---|
| 中西區 | Central and Western | 94 300 | - | - | 94 300 | 19 100 | 20.3 |
| 灣仔 | Wan Chai | - | - | - | - | - | - |
| 東區 | Eastern | 1 325 600 | - | - | 1 327 100 | 39 500 | 3.0 |
| 南區 | Southern | 766 400 | - | - | 735 700 | 86 300 | 11.7 |
| ***港島*** | ***HONG KONG*** | ***2 186 300*** | ***-*** | ***-*** | ***2 157 100*** | ***144 900*** | ***6.7*** |
| 油尖旺 | Yau Tsim Mong | 301 400 | - | - | 298 900 | 18 500 | 6.2 |
| 深水埗 | Sham Shui Po | 1 061 500 | - | - | 1 050 400 | 72 900 | 6.9 |
| 九龍城 | Kowloon City | 857 900 | - | - | 856 600 | 35 100 | 4.1 |
| 黃大仙 | Wong Tai Sin | 815 900 | - | - | 815 500 | 46 300 | 5.7 |
| 觀塘 | Kwun Tong | 3 322 700 | - | - | 3 292 200 | 270 000 | 8.2 |
| ***九龍*** | ***KOWLOON*** | ***6 359 400*** | ***-*** | ***-*** | ***6 313 600*** | ***442 800*** | ***7.0*** |
| 葵青 | Kwai Tsing | 3 296 300 | - | - | 3 298 000 | 188 400 | 5.7 |
| 荃灣 | Tsuen Wan | 2 202 300 | 17 500 | 0.8 | 2 219 700 | 214 400 | 9.7 |
| 屯門 | Tuen Mun | 1 474 600 | - | - | 1 474 700 | 69 200 | 4.7 |
| 元朗 | Yuen Long | 204 100 | - | - | 204 100 | 6 100 | 3.0 |
| 北區 | North | 282 600 | 3 100 | 1.1 | 285 700 | 29 600 | 10.4 |
| 大埔 | Tai Po | 151 600 | - | - | 151 600 | 10 400 | 6.9 |
| 沙田 | Sha Tin | 1 117 200 | - | - | 1 116 600 | 35 900 | 3.2 |
| 西貢 | Sai Kung | 9 000 | - | - | 9 000 | 4 000 | 44.4 |
| 離島 | Islands | 900 | - | - | 900 | 200 | 22.2 |
| ***新界*** | ***NEW TERRITORIES*** | ***8 738 600*** | ***20 600*** | ***0.2*** | ***8 760 300*** | ***558 200*** | ***6.4*** |
| ***全港*** | ***OVERALL*** | ***17 284 300*** | ***20 600*** | ***0.1*** | ***17 231 000*** | ***1 145 900*** | ***6.7*** |

2010 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 2009 年底總存量計算。

2010 Stock figures are derived from the latest rating record,
and not from the 2009 Stock figures shown here.

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

平方米 $m^2$

| 年 Year | 區域 | Area | 拆卸量 Demolition | 落成量 Completions | 年底總存量 Stock at year end |
|---|---|---|---|---|---|
| 2006 | 港島 | Hong Kong | 27 300 | - | 2 220 300 |
| | 九龍 | Kowloon | 20 400 | - | 6 418 900 |
| | 新界 | New Territories | 16 900 | - | 8 757 300 |
| | ***全港*** | ***OVERALL*** | ***64 600*** | ***-*** | ***17 396 500*** |
| 2007 | 港島 | Hong Kong | - | - | 2 219 000 |
| | 九龍 | Kowloon | 55 400 | 14 200 | 6 373 400 |
| | 新界 | New Territories | - | 1 500 | 8 754 200 |
| | ***全港*** | ***OVERALL*** | ***55 400*** | ***15 700*** | ***17 346 600*** |
| 2008 | 港島 | Hong Kong | 7 400 | - | 2 204 700 |
| | 九龍 | Kowloon | 46 100 | 62 900 | 6 389 400 |
| | 新界 | New Territories | 58 900 | 6 600 | 8 779 900 |
| | ***全港*** | ***OVERALL*** | ***112 400*** | ***69 500*** | ***17 374 000*** |
| 2009 | 港島 | Hong Kong | 11 100 | - | 2 186 300 |
| | 九龍 | Kowloon | 10 700 | - | 6 359 400 |
| | 新界 | New Territories | 17 400 | 3 000 | 8 738 600 |
| | ***全港*** | ***OVERALL*** | ***39 200*** | ***3 000*** | ***17 284 300*** |
| 2010 | 港島 | Hong Kong | - | - | 2 157 100 |
| | 九龍 | Kowloon | 2 000 | - | 6 313 600 |
| | 新界 | New Territories | - | 20 600 | 8 760 300 |
| | ***全港*** | ***OVERALL*** | ***2 000*** | ***20 600*** | ***17 231 000*** |

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

平方米 $m^2$

| 地區 | District | 2010 年落成量 Completions | 預測落成量 Forecast Completions [2011] | [2012] |
|---|---|---|---|---|
| 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 | - | 4 300 | - |
| 深水埗 | Sham Shui Po | - | 25 800 | - |
| 九龍城 | Kowloon City | - | - | - |
| 黃大仙 | Wong Tai Sin | - | - | - |
| 觀塘 | Kwun Tong | - | - | - |
| ***九龍*** | ***KOWLOON*** | **-** | ***30 100*** | **-** |
| 葵青 | Kwai Tsing | - | 8 100 | - |
| 荃灣 | Tsuen Wan | 17 500 | - | 36 300 |
| 屯門 | Tuen Mun | - | - | - |
| 元朗 | Yuen Long | - | - | - |
| 北區 | North | 3 100 | - | 3 800 |
| 大埔 | Tai Po | - | - | - |
| 沙田 | Sha Tin | - | - | - |
| 西貢 | Sai Kung | - | - | - |
| 離島 | Islands | - | - | - |
| ***新界*** | ***NEW TERRITORIES*** | ***20 600*** | ***8 100*** | ***40 100*** |
| ***全港*** | ***OVERALL*** | ***20 600*** | ***38 200*** | ***40 100*** |

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

平方米 $m^2$

| 年 Year | 年內落成樓宇 In Buildings Completed during the Year | | | 其餘所有樓宇 In All Other Buildings | | | 整體空置量 Overall Vacancy | |
|---|---|---|---|---|---|---|---|---|
| | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 佔總存量的百分率 % of Total Stock |
| 2006 | - | - | - | 17 396 500 | 1 250 300 | 7.2 | 1 250 300 | 7.2 |
| 2007 | 15 700 | 15 700 | 100.0 | 17 330 900 | 1 054 200 | 6.1 | 1 069 900 | 6.2 |
| 2008 | 69 500 | 69 500 | 100.0 | 17 304 500 | 1 064 400 | 6.2 | 1 133 900 | 6.5 |
| 2009 | 3 000 | 3 000 | 100.0 | 17 281 300 | 1 385 000 | 8.0 | 1 388 000 | 8.0 |
| 2010 | 20 600 | 20 600 | 100.0 | 17 210 400 | 1 125 300 | 6.5 | 1 145 900 | 6.7 |

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

| 區域 Area [平均面積] [Average size] | | 租金 Rents (每平方米月租 $ / $m^2$ per month) | | | 售價 Prices (每平方米售價 $ / $m^2$) | | |
|---|---|---|---|---|---|---|---|
| | | 港島 Hong Kong [177 平方米 $m^2$] | 九龍 Kowloon [144 平方米 $m^2$] | 新界 New Territories [157 平方米 $m^2$] | 港島 Hong Kong [119 平方米 $m^2$] | 九龍 Kowloon [112 平方米 $m^2$] | 新界 New Territories [125 平方米 $m^2$] |
| 年 / Year | 月 / Month | | | | | | |
| 2009 | | 97 | 104 | 70 | 24 335 | 24 831 | 12 614 |
| 2010 * | | 105 | 114 | 75 | 30 937 | 32 010 | 16 107 |
| 2009 | 7 | 93 | 102 | 70 | 26 644 | 24 253 | 12 147 |
| | 8 | 98 | 103 | 73 | 24 010 | 24 081 | 12 125 |
| | 9 | 96 | 103 | 72 | 26 750 | 25 386 | 12 924 |
| | 10 | 104 | 106 | 66 | 25 379 | 26 329 | 13 730 |
| | 11 | 105 | 107 | 73 | 24 977 | 25 681 | 13 674 |
| | 12 | 99 | 117 | 76 | 30 445 | 27 591 | 13 747 |
| 2010 | 1 | 98 | 107 | 70 | 28 768 | 27 328 | 14 369 |
| | 2 | 109 | 111 | 73 | 29 884 | 28 037 | 13 709 |
| | 3 | 106 | 112 | 74 | 27 923 | 29 048 | 15 189 |
| | 4 | 104 | 112 | 71 | 26 733 | 31 288 | 15 732 |
| | 5 | 104 | 111 | 73 | 30 061 | 32 394 | 14 357 |
| | 6 | 104 | 117 | 78 | 30 003 | 30 353 | 15 452 |
| | 7 | 109 | 117 | 75 | 29 409 | 31 056 | 15 892 |
| | 8 | 101 | 115 | 74 | 30 560 | 31 718 | 16 465 |
| | 9 * | 101 | 114 | 80 | 31 595 | 32 832 | 17 195 |
| | 10 * | 104 | 114 | 76 | 32 578 | 32 260 | 17 698 |
| | 11 * | 116 | 120 | 77 | 30 371 | 36 820 | 17 649 |
| | 12 * | 113 | 123 | 77 | 38 613 | 36 118 | 17 201 |

* 臨時數字
[ ] 表示 2010 年內所分析單位的平均面積。
平均租金及售價只以樓上單位的租金及售價計算。

* Provisional figures
[ ] Indicates average size of the units analysed during 2010.
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<br>Year / Month | | 租金<br>Rents | 售價<br>Prices |
|---|---|---|---|
| 2001 | | 90.3 | 82.0 |
| 2002 | | 82.7 | 74.8 |
| 2003 | | 74.9 | 71.7 |
| 2004 | | 77.3 | 88.6 |
| 2005 | | 82.6 | 125.0 |
| 2006 | | 91.0 | 158.5 |
| 2007 | | 100.5 | 199.5 |
| 2008 | | 109.3 | 235.9 |
| 2009 | | 99.4 | 216.3 |
| 2010 * | | 108.8 | 283.8 |
| 2009 | 7 - 9 | 99.2 | 222.5 |
| | 10 - 12 | 102.0 | 241.2 |
| 2010 | 1 - 3 | 104.3 | 258.3 |
| | 4 - 6 | 108.5 | 272.8 |
| | 7 - 9 * | 110.3 | 289.8 |
| | 10 - 12 * | 112.2 | 314.4 |
| 2009 | 7 | 98.3 | 216.1 |
| | 8 | 99.1 | 223.0 |
| | 9 | 100.1 | 228.5 |
| | 10 | 101.4 | 232.5 |
| | 11 | 101.5 | 243.0 |
| | 12 | 103.1 | 248.0 |
| 2010 | 1 | 103.2 | 255.3 |
| | 2 | 104.4 | 259.3 |
| | 3 | 105.3 | 260.4 |
| | 4 | 107.2 | 269.6 |
| | 5 | 109.0 | 271.6 |
| | 6 | 109.3 | 277.1 |
| | 7 | 110.0 | 280.8 |
| | 8 | 110.4 | 288.7 |
| | 9 * | 110.6 | 300.0 |
| | 10 * | 112.1 | 304.4 |
| | 11 * | 112.5 | 315.6 |
| | 12 * | 112.1 | 323.1 |

* 臨時數字
上述指數只就樓上單位計算。

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

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

每平方米售價 $ / $m^2$

| 地區 District [平均面積] [Average size] 年 / 月 Year / Month | | 東區 Eastern [84 平方米 $m^2$] | 深水埗 Sham Shui Po [109 平方米 $m^2$] | 觀塘 Kwun Tong [57 平方米 $m^2$] | 葵青 Kwai Tsing [64 平方米 $m^2$] | 荃灣 Tsuen Wan [126 平方米 $m^2$] | 沙田 Sha Tin [81 平方米 $m^2$] |
|---|---|---|---|---|---|---|---|
| 2009 | | 36 841 | 41 934 | 38 356 | 14 978 | 18 387 | 25 697 |
| 2010 * | | 42 848 | 46 514 | 48 727 | 20 916 | 23 615 | 32 447 |
| 2009 | 7 | 42 402 | 42 571 | 38 782 | 14 823 | 18 424 | 25 046 |
| | 8 | ( 32 993 ) | 41 473 | 38 578 | 14 912 | 16 643 | 24 087 |
| | 9 | 37 247 | 38 505 | 40 370 | 13 225 | 19 514 | 25 429 |
| | 10 | 39 875 | 51 874 | 38 525 | 18 270 | 19 820 | 27 038 |
| | 11 | ( 34 083 ) | 40 770 | 45 477 | 19 327 | 19 222 | 24 937 |
| | 12 | 35 411 | 46 301 | 38 212 | 15 042 | 20 704 | 28 845 |
| 2010 | 1 | 32 805 | 39 340 | 46 250 | 21 723 | 19 881 | 27 749 |
| | 2 | 47 193 | ( 45 082 ) | 42 158 | 14 523 | 20 765 | ( 22 824 ) |
| | 3 | 38 927 | 41 393 | 48 707 | 23 374 | 20 078 | 33 529 |
| | 4 | ( 36 261 ) | 50 216 | 46 567 | 19 111 | 23 162 | 32 203 |
| | 5 | 49 747 | ( 45 690 ) | 47 653 | 17 616 | 25 524 | ( 38 674 ) |
| | 6 | 48 575 | 47 011 | 47 384 | 18 485 | 23 577 | 29 239 |
| | 7 | ( 63 854 ) | ( 52 541 ) | 46 806 | 20 416 | 25 523 | 28 605 |
| | 8 | 36 275 | 48 599 | 47 688 | 25 036 | 26 395 | 33 840 |
| | 9 * | ( 44 984 ) | ( 53 636 ) | 46 576 | 22 415 | 23 822 | 33 861 |
| | 10 * | 38 348 | ( 55 606 ) | 47 764 | 19 759 | 25 151 | 34 078 |
| | 11 * | ( 35 990 ) | 48 552 | 51 918 | 20 855 | 22 899 | 37 259 |
| | 12 * | 55 609 | 48 718 | 58 581 | 20 933 | 23 556 | ( 37 346 ) |

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2010 年內所分析單位的平均面積。
所分析的樓宇是於 1992 年或之後建成。
平均售價只以樓上單位的售價計算。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2010.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

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

平方米 $m^2$

| 地區 | District | 2009 年底總存量 Stock at year end | 2010 年落成量 Completions | 落成量佔 2009 年總存量的百分率 Completions as a % of 2009 Stock | 2010 年底總存量 Stock at year end | 2010 年底空置量 Amount Vacant at year end | 空置百分率 % Vacant |
|---|---|---|---|---|---|---|---|
| 東區 | Eastern | 47 200 | - | - | 47 200 | 9 100 | 19.3 |
| 南區 | Southern | 5 900 | - | - | 5 900 | 500 | 8.5 |
| ***港島*** | ***HONG KONG*** | ***53 100*** | **-** | **-** | ***53 100*** | ***9 600*** | ***18.1*** |
| 油尖旺 | Yau Tsim Mong | 9 500 | - | - | 9 500 | 1 000 | 10.5 |
| 深水埗 | Sham Shui Po | 132 000 | - | - | 131 400 | 5 000 | 3.8 |
| 九龍城 | Kowloon City | 5 200 | - | - | 5 200 | - | - |
| 黃大仙 | Wong Tai Sin | 28 300 | - | - | 28 300 | 700 | 2.5 |
| 觀塘 | Kwun Tong | 229 900 | - | - | 229 600 | 22 200 | 9.7 |
| ***九龍*** | ***KOWLOON*** | ***404 900*** | **-** | **-** | ***404 000*** | ***28 900*** | ***7.2*** |
| 葵青 | Kwai Tsing | 89 800 | - | - | 89 800 | 11 100 | 12.4 |
| 荃灣 | Tsuen Wan | 21 200 | - | - | 21 200 | 200 | 0.9 |
| 北區 | North | 6 500 | - | - | 6 500 | - | - |
| 沙田 | Sha Tin | 38 400 | - | - | 16 600 | 1 000 | 6.0 |
| ***新界*** | ***NEW TERRITORIES*** | ***155 900*** | **-** | **-** | ***134 100*** | ***12 300*** | ***9.2*** |
| ***全港*** | ***OVERALL*** | ***613 900*** | **-** | **-** | ***591 200*** | ***50 800*** | ***8.6*** |

2010 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 2009 年底總存量計算。

2010 Stock figures are derived from the latest rating record,
and not from the 2009 Stock figures shown here.

# 私人工貿大廈 - 各區落成量及預測落成量
# PRIVATE INDUSTRIAL / OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 $m^2$

| 地區 | District | 2010 年落成量 Completions | 預測落成量 Forecast Completions [2011] | [2012] |
|---|---|---|---|---|
| 東區 | Eastern | - | - | - |
| 南區 | Southern | - | - | - |
| ***港島*** | ***HONG KONG*** | **-** | **-** | **-** |
| 油尖旺 | Yau Tsim Mong | - | - | - |
| 深水埗 | Sham Shui Po | - | - | - |
| 九龍城 | Kowloon City | - | - | - |
| 黃大仙 | Wong Tai Sin | - | - | - |
| 觀塘 | Kwun Tong | - | - | - |
| ***九龍*** | ***KOWLOON*** | **-** | **-** | **-** |
| 葵青 | Kwai Tsing | - | - | - |
| 荃灣 | Tsuen Wan | - | - | - |
| 北區 | North | - | - | - |
| 沙田 | Sha Tin | - | - | - |
| ***新界*** | ***NEW TERRITORIES*** | **-** | **-** | **-** |
| ***全港*** | ***OVERALL*** | **-** | **-** | **-** |

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

平方米 $m^2$

| 年 Year | 年內落成樓宇 In Buildings Completed during the Year | | | 其餘所有樓宇 In All Other Buildings | | | 整體空置量 Overall Vacancy | |
|---|---|---|---|---|---|---|---|---|
| | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 佔總存量的百分率 % of Total Stock |
| 2006 | - | - | - | 612 800 | 42 400 | 6.9 | 42 400 | 6.9 |
| 2007 | - | - | - | 613 100 | 35 500 | 5.8 | 35 500 | 5.8 |
| 2008 | 4 300 | 4 300 | 100.0 | 611 800 | 35 500 | 5.8 | 39 800 | 6.5 |
| 2009 | - | - | - | 613 900 | 61 100 | 10.0 | 61 100 | 10.0 |
| 2010 | - | - | - | 591 200 | 50 800 | 8.6 | 50 800 | 8.6 |

# 私人特殊廠房 - 各區總存量及落成量
# PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 $m^2$

| 地區 | District | 2009 年底總存量 Stock at year end | 2010 年落成量 Completions | 落成量佔 2009 年總存量的百分率 Completions as a % of 2009 Stock | 2010 年底總存量 Stock at year end |
|---|---|---|---|---|---|
| 中西區 | Central and Western | - | - | - | - |
| 灣仔 | Wan Chai | - | - | - | - |
| 東區 | Eastern | 7 900 | - | - | 7 900 |
| 南區 | Southern | 97 100 | - | - | 97 100 |
| ***港島*** | ***HONG KONG*** | ***105 000*** | ***-*** | ***-*** | ***105 000*** |
| 油尖旺 | Yau Tsim Mong | - | - | - | - |
| 深水埗 | Sham Shui Po | 33 100 | - | - | 33 100 |
| 九龍城 | Kowloon City | 34 600 | - | - | 34 600 |
| 黃大仙 | Wong Tai Sin | 34 900 | - | - | 34 900 |
| 觀塘 | Kwun Tong | 282 800 | - | - | 279 800 |
| ***九龍*** | ***KOWLOON*** | ***385 400*** | ***-*** | ***-*** | ***382 400*** |
| 葵青 | Kwai Tsing | 130 200 | - | - | 130 200 |
| 荃灣 | Tsuen Wan | 197 900 | - | - | 197 600 |
| 屯門 | Tuen Mun | 177 200 | - | - | 177 200 |
| 元朗 | Yuen Long | 529 400 | 1 400 | 0.3 | 530 800 |
| 北區 | North | 117 200 | - | - | 117 200 |
| 大埔 | Tai Po | 706 100 | 19 600 | 2.8 | 682 000 |
| 沙田 | Sha Tin | 158 100 | - | - | 158 100 |
| 西貢 | Sai Kung | 338 800 | - | - | 345 900 |
| 離島 | Islands | 79 400 | - | - | 79 400 |
| ***新界*** | ***NEW TERRITORIES*** | ***2 434 300*** | ***21 000*** | ***0.9*** | ***2 418 400*** |
| ***全港*** | ***OVERALL*** | ***2 924 700*** | ***21 000*** | ***0.7*** | ***2 905 800*** |

2010 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 2009 年底總存量計算。

2010 Stock figures are derived from the latest rating record,
and not from the 2009 Stock figures shown here.

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

平方米 $m^2$

| 地區 | District | 2010 年落成量 Completions | 預測落成量 Forecast Completions [2011] | [2012] |
|---|---|---|---|---|
| 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 | 1 400 | 8 000 | 19 700 |
| 北區 | North | - | 200 | - |
| 大埔 | Tai Po | 19 600 | 4 900 | 13 800 |
| 沙田 | Sha Tin | - | - | - |
| 西貢 | Sai Kung | - | 24 300 | 2 800 |
| 離島 | Islands | - | - | - |
| ***新界*** | ***NEW TERRITORIES*** | ***21 000*** | ***37 400*** | ***36 300*** |
| ***全港*** | ***OVERALL*** | ***21 000*** | ***37 400*** | ***36 300*** |

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

平方米 $m^2$

| 地區 | District | 2009 年底總存量 Stock at year end | 2010 年落成量 Completions | 落成量佔 2009 年總存量的百分率 Completions as a % of 2009 Stock | 2010 年底總存量 Stock at year end | 2010 年底空置量 Amount Vacant at year end | 空置百分率 % Vacant |
|---|---|---|---|---|---|---|---|
| 中西區 | Central and Western | 24 600 | - | - | 24 600 | - | - |
| 灣仔 | Wan Chai | - | - | - | - | - | - |
| 東區 | Eastern | 95 800 | - | - | 95 800 | 6 800 | 7.1 |
| 南區 | Southern | 29 900 | - | - | 29 900 | 1 500 | 5.0 |
| ***港島*** | ***HONG KONG*** | ***150 300*** | ***-*** | ***-*** | ***150 300*** | ***8 300*** | ***5.5*** |
| 油尖旺 | Yau Tsim Mong | - | - | - | - | - | - |
| 深水埗 | Sham Shui Po | 142 700 | - | - | 142 200 | 1 500 | 1.1 |
| 九龍城 | Kowloon City | 115 900 | - | - | 115 900 | 7 900 | 6.8 |
| 黃大仙 | Wong Tai Sin | 1 500 | - | - | 1 500 | 1 500 | 100.0 |
| 觀塘 | Kwun Tong | 276 900 | - | - | 263 000 | 19 700 | 7.5 |
| ***九龍*** | ***KOWLOON*** | ***537 000*** | ***-*** | ***-*** | ***522 600*** | ***30 600*** | ***5.9*** |
| 葵青 | Kwai Tsing | 1 365 500 | - | - | 1 368 700 | 17 600 | 1.3 |
| 荃灣 | Tsuen Wan | 443 400 | - | - | 443 400 | 30 400 | 6.9 |
| 屯門 | Tuen Mun | 142 400 | - | - | 142 400 | 400 | 0.3 |
| 元朗 | Yuen Long | 119 500 | - | - | 119 500 | 2 900 | 2.4 |
| 北區 | North | 113 500 | - | - | 113 500 | - | - |
| 大埔 | Tai Po | 600 | - | - | 600 | - | - |
| 沙田 | Sha Tin | 453 500 | - | - | 452 900 | 5 600 | 1.2 |
| 西貢 | Sai Kung | 7 600 | - | - | 7 400 | - | - |
| 離島 | Islands | 94 400 | - | - | 94 400 | 10 900 | 11.5 |
| ***新界*** | ***NEW TERRITORIES*** | ***2 740 400*** | ***-*** | ***-*** | ***2 742 800*** | ***67 800*** | ***2.5*** |
| ***全港*** | ***OVERALL*** | ***3 427 700*** | ***-*** | ***-*** | ***3 415 700*** | ***106 700*** | ***3.1*** |

2010 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 2009 年底總存量計算。

2010 Stock figures are derived from the latest rating record,
and not from the 2009 Stock figures shown here.

# 私人貨倉 - 各區落成量及預測落成量
# PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 $m^2$

| 地區 | District | 2010 年落成量 Completions | 預測落成量 Forecast Completions [2011] | [2012] |
|---|---|---|---|---|
| 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 | - | 46 300 | 120 300 |
| 荃灣 | Tsuen Wan | - | - | - |
| 屯門 | Tuen Mun | - | - | - |
| 元朗 | Yuen Long | - | 11 200 | - |
| 北區 | North | - | 14 700 | 1 500 |
| 大埔 | Tai Po | - | - | - |
| 沙田 | Sha Tin | - | - | - |
| 西貢 | Sai Kung | - | - | - |
| 離島 | Islands | - | - | - |
| ***新界*** | ***NEW TERRITORIES*** | **-** | ***72 200*** | ***121 800*** |
| ***全港*** | ***OVERALL*** | **-** | ***72 200*** | ***121 800*** |

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

平方米 $m^2$

| 年 Year | 年內落成樓宇 In Buildings Completed during the Year | | | 其餘所有樓宇 In All Other Buildings | | | 整體空置量 Overall Vacancy | |
|---|---|---|---|---|---|---|---|---|
| | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 總樓面面積 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 佔總存量的百分率 % of Total Stock |
| 2006 | 27 400 | 3 800 | 13.9 | 3 402 700 | 97 400 | 2.9 | 101 200 | 3.0 |
| 2007 | - | - | - | 3 420 600 | 95 600 | 2.8 | 95 600 | 2.8 |
| 2008 | 4 400 | 4 400 | 100.0 | 3 413 800 | 94 900 | 2.8 | 99 300 | 2.9 |
| 2009 | - | - | - | 3 427 700 | 177 300 | 5.2 | 177 300 | 5.2 |
| 2010 | - | - | - | 3 415 700 | 106 700 | 3.1 | 106 700 | 3.1 |

# 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<br>Year / Month | | 住宅 Domestic<br>A | B | C | D | E |
|---|---|---|---|---|---|---|
| 2001 | | 6.3 | 5.3 | 5.4 | 5.4 | 5.0 |
| 2002 | | 6.1 | 5.1 | 5.1 | 5.0 | 4.7 |
| 2003 | | 6.2 | 5.2 | 4.8 | 4.6 | 4.3 |
| 2004 | | 5.3 | 4.3 | 4.0 | 3.7 | 3.3 |
| 2005 | | 5.0 | 4.1 | 3.7 | 3.4 | 3.0 |
| 2006 | | 5.3 | 4.2 | 3.8 | 3.5 | 3.2 |
| 2007 | | 5.1 | 4.2 | 3.7 | 3.5 | 3.0 |
| 2008 | | 4.8 | 4.1 | 3.7 | 3.5 | 3.0 |
| 2009 | | 4.2 | 3.5 | 3.1 | 2.8 | 2.5 |
| 2010 * | | 4.0 | 3.5 | 3.1 | 2.8 | 2.5 |
| 2009 | 7 - 9 | 4.1 | 3.5 | 3.0 | 2.7 | 2.4 |
| | 10 - 12 | 4.1 | 3.6 | 3.1 | 2.7 | 2.4 |
| 2010 | 1 - 3 | 4.0 | 3.5 | 3.1 | 2.7 | 2.3 |
| | 4 - 6 | 4.1 | 3.6 | 3.1 | 2.8 | 2.5 |
| | 7 - 9 | 4.0 | 3.5 | 3.1 | 2.8 | 2.4 |
| | 10 - 12 * | 3.9 | 3.5 | 3.0 | 2.8 | 2.5 |
| 2009 | 7 | 4.1 | 3.4 | 3.1 | 2.7 | 2.5 |
| | 8 | 4.0 | 3.5 | 3.0 | 2.7 | 2.3 |
| | 9 | 4.1 | 3.6 | 3.0 | 2.7 | 2.3 |
| | 10 | 4.1 | 3.6 | 3.0 | 2.7 | 2.4 |
| | 11 | 4.2 | 3.6 | 3.1 | 2.8 | 2.5 |
| | 12 | 4.1 | 3.6 | 3.1 | 2.7 | 2.4 |
| 2010 | 1 | 4.0 | 3.5 | 3.1 | 2.7 | 2.4 |
| | 2 | 4.0 | 3.4 | 3.1 | 2.7 | 2.3 |
| | 3 | 4.0 | 3.5 | 3.0 | 2.6 | 2.3 |
| | 4 | 4.0 | 3.5 | 3.1 | 2.8 | 2.5 |
| | 5 | 4.1 | 3.6 | 3.1 | 2.8 | 2.6 |
| | 6 | 4.1 | 3.6 | 3.1 | 2.8 | 2.6 |
| | 7 | 4.0 | 3.5 | 3.1 | 2.8 | 2.4 |
| | 8 | 4.0 | 3.5 | 3.0 | 2.8 | 2.4 |
| | 9 | 4.0 | 3.5 | 3.1 | 2.8 | 2.4 |
| | 10 | 4.0 | 3.5 | 3.1 | 2.8 | 2.5 |
| | 11 | 3.9 | 3.5 | 3.0 | 2.8 | 2.5 |
| | 12 * | 3.9 | 3.5 | 3.0 | 2.7 | 2.5 |

* 臨時數字 * Provisional figures

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

回報百分率 % return

| 年 / 月<br>Year / Month | | 寫字樓 Office<br>甲級<br>Grade A | 乙級<br>Grade B | 分層工廠大廈 Flatted Factories** | 零售業樓宇 Retail |
|---|---|---|---|---|---|
| 2001 | | 7.3 | 8.4 | 13.8 | 8.1 |
| 2002 | | 7.1 | 8.5 | 13.9 | 7.7 |
| 2003 | | 6.3 | 7.8 | 13.1 | 7.0 |
| 2004 | | 3.7 | 5.4 | 10.9 | 5.5 |
| 2005 | | 3.9 | 4.5 | 8.3 | 4.9 |
| 2006 | | 4.6 | 5.0 | 7.2 | 4.8 |
| 2007 | | 3.9 | 4.6 | 6.2 | 4.6 |
| 2008 | | 3.9 | 4.6 | 5.7 | 4.2 |
| 2009 | | 3.8 | 4.2 | 5.5 | 3.9 |
| 2010 * | | 3.2 | 3.8 | 4.7 | 3.4 |
| 2009 | 7 - 9 | 3.5 | 4.1 | 5.5 | 3.8 |
| | 10 - 12 | 3.4 | 4.0 | 5.2 | 3.7 |
| 2010 | 1 - 3 | 3.2 | 4.0 | 5.0 | 3.6 |
| | 4 - 6 | 3.3 | 3.9 | 4.9 | 3.5 |
| | 7 - 9 * | 3.3 | 3.9 | 4.7 | 3.4 |
| | 10 - 12 * | 3.2 | 3.6 | 4.4 | 3.2 |
| 2009 | 7 | 3.6 | 4.1 | 5.6 | 4.0 |
| | 8 | 3.4 | 4.1 | 5.5 | 3.8 |
| | 9 | 3.4 | 3.9 | 5.4 | 3.7 |
| | 10 | 3.4 | 3.9 | 5.4 | 3.7 |
| | 11 | 3.4 | 4.0 | 5.1 | 3.7 |
| | 12 | 3.3 | 4.0 | 5.1 | 3.7 |
| 2010 | 1 | 3.3 | 4.0 | 5.0 | 3.7 |
| | 2 | 3.2 | 4.0 | 5.0 | 3.6 |
| | 3 | 3.2 | 4.0 | 4.9 | 3.5 |
| | 4 | 3.2 | 4.0 | 5.0 | 3.5 |
| | 5 | 3.3 | 3.9 | 5.0 | 3.5 |
| | 6 | 3.3 | 3.9 | 4.9 | 3.5 |
| | 7 | 3.3 | 3.9 | 4.9 | 3.4 |
| | 8 | 3.3 | 3.8 | 4.8 | 3.4 |
| | 9 * | 3.3 | 3.9 | 4.6 | 3.3 |
| | 10 * | 3.1 | 3.7 | 4.6 | 3.3 |
| | 11 * | 3.2 | 3.6 | 4.4 | 3.2 |
| | 12 * | 3.2 | 3.6 | 4.3 | 3.2 |

* 臨時數字
** 此欄數字只就樓上單位計算。

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

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

| 年 / 月<br>Year / Month | | 數目<br>No. | 總值（百萬元）<br>Consideration ($ million) |
|---|---|---|---|
| 2008 | | 95 931 | 343 827 |
| 2009 | | 115 092 | 425 840 |
| 2010 | | 135 778 | 560 686 |
| 2009 | 1 - 3 | 16 464 | 55 194 |
| | 4 - 6 | 35 449 | 120 716 |
| | 7 - 9 | 35 558 | 140 717 |
| | 10 - 12 | 27 621 | 109 213 |
| 2010 | 1 - 3 | 33 249 | 125 290 |
| | 4 - 6 | 32 380 | 129 127 |
| | 7 - 9 | 38 080 | 162 589 |
| | 10 - 12 | 32 069 | 143 680 |
| 2010 | 1 | 10 656 | 36 154 |
| | 2 | 11 733 | 40 778 |
| | 3 | 10 860 | 48 358 |
| | 4 | 12 236 | 53 283 |
| | 5 | 11 014 | 42 848 |
| | 6 | 9 130 | 32 996 |
| | 7 | 12 957 | 52 181 |
| | 8 | 14 699 | 69 224 |
| | 9 | 10 424 | 41 184 |
| | 10 | 9 552 | 44 947 |
| | 11 | 13 189 | 58 831 |
| | 12 | 9 328 | 39 902 |

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

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

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

買賣合約數目 No. of Agreements

| 年 / 月 Year / Month | | 成交金額（百萬元） Range of Consideration ($ million) 少於 1 Less than 1 數目 No. | % | 1 至少於 2 1 to less than 2 數目 No. | % | 2 至少於 3 2 to less than 3 數目 No. | % | 3 至少於 5 3 to less than 5 數目 No. | % | 5 至少於 10 5 to less than 10 數目 No. | % | 10 或以上 10 or over 數目 No. | % | 總數 Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2008 | | 11 018 | 11 | 36 784 | 38 | 17 273 | 18 | 16 664 | 17 | 9 534 | 10 | 4 658 | 5 | 95 931 |
| 2009 | | 10 603 | 9 | 43 085 | 37 | 21 836 | 19 | 22 168 | 19 | 10 699 | 9 | 6 701 | 6 | 115 092 |
| 2010 | | 5 203 | 4 | 46 078 | 34 | 31 613 | 23 | 27 371 | 20 | 16 714 | 12 | 8 799 | 6 | 135 778 |
| 2009 | 1 - 3 | 2 247 | 14 | 6 674 | 41 | 3 074 | 19 | 2 486 | 15 | 1 083 | 7 | 900 | 5 | 16 464 |
| | 4 - 6 | 3 327 | 9 | 12 943 | 37 | 6 764 | 19 | 7 434 | 21 | 3 296 | 9 | 1 685 | 5 | 35 449 |
| | 7 - 9 | 2 882 | 8 | 12 786 | 36 | 6 558 | 18 | 7 189 | 20 | 3 657 | 10 | 2 486 | 7 | 35 558 |
| | 10 - 12 | 2 147 | 8 | 10 682 | 39 | 5 440 | 20 | 5 059 | 18 | 2 663 | 10 | 1 630 | 6 | 27 621 |
| 2010 | 1 - 3 | 1 720 | 5 | 12 218 | 37 | 7 116 | 21 | 6 825 | 21 | 3 594 | 11 | 1 776 | 5 | 33 249 |
| | 4 - 6 | 1 377 | 4 | 11 540 | 36 | 7 698 | 24 | 5 709 | 18 | 4 056 | 13 | 2 000 | 6 | 32 380 |
| | 7 - 9 | 1 216 | 3 | 12 546 | 33 | 9 059 | 24 | 8 141 | 21 | 4 241 | 11 | 2 877 | 8 | 38 080 |
| | 10 - 12 | 890 | 3 | 9 774 | 30 | 7 740 | 24 | 6 696 | 21 | 4 823 | 15 | 2 146 | 7 | 32 069 |
| 2010 | 1 | 628 | 6 | 4 062 | 38 | 2 195 | 21 | 2 294 | 22 | 1 057 | 10 | 420 | 4 | 10 656 |
| | 2 | 618 | 5 | 4 622 | 39 | 2 596 | 22 | 2 188 | 19 | 1 163 | 10 | 546 | 5 | 11 733 |
| | 3 | 474 | 4 | 3 534 | 33 | 2 325 | 21 | 2 343 | 22 | 1 374 | 13 | 810 | 7 | 10 860 |
| | 4 | 504 | 4 | 4 152 | 34 | 2 608 | 21 | 2 078 | 17 | 1 950 | 16 | 944 | 8 | 12 236 |
| | 5 | 467 | 4 | 4 184 | 38 | 2 547 | 23 | 1 935 | 18 | 1 229 | 11 | 652 | 6 | 11 014 |
| | 6 | 406 | 4 | 3 204 | 35 | 2 543 | 28 | 1 696 | 19 | 877 | 10 | 404 | 4 | 9 130 |
| | 7 | 412 | 3 | 4 291 | 33 | 3 031 | 23 | 2 793 | 22 | 1 532 | 12 | 898 | 7 | 12 957 |
| | 8 | 389 | 3 | 4 731 | 32 | 3 444 | 23 | 3 190 | 22 | 1 608 | 11 | 1 337 | 9 | 14 699 |
| | 9 | 415 | 4 | 3 524 | 34 | 2 584 | 25 | 2 158 | 21 | 1 101 | 11 | 642 | 6 | 10 424 |
| | 10 | 290 | 3 | 2 709 | 28 | 2 090 | 22 | 1 904 | 20 | 1 905 | 20 | 654 | 7 | 9 552 |
| | 11 | 343 | 3 | 4 252 | 32 | 3 206 | 24 | 2 748 | 21 | 1 689 | 13 | 951 | 7 | 13 189 |
| | 12 | 257 | 3 | 2 813 | 30 | 2 444 | 26 | 2 044 | 22 | 1 229 | 13 | 541 | 6 | 9 328 |

資料來源：土地註冊處
有關數字來自圖表 50。
由於四捨五入關係，個別項目的百分率數字加起來可能不等於百分之一百。

Source：The Land Registry
Figures are derived from Table 50.
Figures in percentage for individual items may not add up to 100% due to rounding.

# 住宅一手及二手市場 - 買賣合約數目及總值
# DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

| 年 / 月 Year / Month | | 一手買賣 Primary Sales 數目 No. | % | 總值 ( 百萬元 ) Consideration ($ million) | 二手買賣 Secondary Sales 數目 No. | % | 總值 ( 百萬元 ) Consideration ($ million) | 總數 Total No. |
|---|---|---|---|---|---|---|---|---|
| 2008 | | 11 046 | 12 | 77 331 | 84 885 | 88 | 266 494 | 95 931 |
| 2009 | | 16 161 | 14 | 119 222 | 98 931 | 86 | 306 616 | 115 092 |
| 2010 | | 13 646 | 10 | 129 703 | 122 132 | 90 | 430 983 | 135 778 |
| 2009 | 1 - 3 | 1 602 | 10 | 14 632 | 14 862 | 90 | 40 562 | 16 464 |
| | 4 - 6 | 6 829 | 19 | 34 437 | 28 620 | 81 | 86 279 | 35 449 |
| | 7 - 9 | 5 140 | 14 | 42 014 | 30 418 | 86 | 98 702 | 35 558 |
| | 10 - 12 | 2 590 | 9 | 28 139 | 25 031 | 91 | 81 073 | 27 621 |
| 2010 | 1 - 3 | 3 567 | 11 | 24 008 | 29 682 | 89 | 101 282 | 33 249 |
| | 4 - 6 | 3 978 | 12 | 30 846 | 28 402 | 88 | 98 280 | 32 380 |
| | 7 - 9 | 3 224 | 8 | 39 851 | 34 856 | 92 | 122 738 | 38 080 |
| | 10 - 12 | 2 877 | 9 | 34 998 | 29 192 | 91 | 108 683 | 32 069 |
| 2010 | 1 | 975 | 9 | 5 433 | 9 681 | 91 | 30 721 | 10 656 |
| | 2 | 564 | 5 | 4 143 | 11 169 | 95 | 36 635 | 11 733 |
| | 3 | 2 028 | 19 | 14 432 | 8 832 | 81 | 33 926 | 10 860 |
| | 4 | 1 975 | 16 | 19 177 | 10 261 | 84 | 34 105 | 12 236 |
| | 5 | 685 | 6 | 6 042 | 10 329 | 94 | 36 806 | 11 014 |
| | 6 | 1 318 | 14 | 5 627 | 7 812 | 86 | 27 369 | 9 130 |
| | 7 | 1 137 | 9 | 12 103 | 11 820 | 91 | 40 078 | 12 957 |
| | 8 | 1 531 | 10 | 21 768 | 13 168 | 90 | 47 456 | 14 699 |
| | 9 | 556 | 5 | 5 980 | 9 868 | 95 | 35 204 | 10 424 |
| | 10 | 1 656 | 17 | 15 427 | 7 896 | 83 | 29 520 | 9 552 |
| | 11 | 747 | 6 | 13 974 | 12 442 | 94 | 44 857 | 13 189 |
| | 12 | 474 | 5 | 5 597 | 8 854 | 95 | 34 306 | 9 328 |

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

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

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

| 年 / 月 Year / Month | | 寫字樓 Office 宗數 No. | 寫字樓 Office 總值 ( 百萬元 ) Consideration ($ million) | 商業樓宇 Commercial 宗數 No. | 商業樓宇 Commercial 總值 ( 百萬元 ) Consideration ($ million) | 分層工廠大廈 Flatted Factories 宗數 No. | 分層工廠大廈 Flatted Factories 總值 ( 百萬元 ) Consideration ($ million) |
|---|---|---|---|---|---|---|---|
| 2008 | | 2 845 | 25 001 | 4 149 | 33 232 | 5 741 | 15 035 |
| 2009 | | 2 521 | 23 242 | 5 359 | 48 313 | 5 554 | 14 450 |
| 2010 * | | 3 592 | 34 443 | 7 633 | 78 458 | 8 225 | 24 319 |
| 2009 | 7 - 9 | 752 | 6 628 | 1 792 | 17 240 | 1 780 | 4 670 |
| | 10 - 12 | 852 | 9 037 | 1 649 | 16 997 | 1 914 | 5 680 |
| 2010 | 1 - 3 | 812 | 6 750 | 1 755 | 17 669 | 1 685 | 5 227 |
| | 4 - 6 | 845 | 6 885 | 1 727 | 15 096 | 1 900 | 5 295 |
| | 7 - 9 * | 908 | 8 312 | 2 168 | 22 423 | 2 149 | 6 010 |
| | 10 - 12 * | 1 027 | 12 496 | 1 983 | 23 271 | 2 491 | 7 787 |
| 2009 | 7 | 236 | 1 903 | 590 | 4 981 | 564 | 1 538 |
| | 8 | 233 | 1 640 | 605 | 6 243 | 591 | 1 640 |
| | 9 | 283 | 3 084 | 597 | 6 016 | 625 | 1 493 |
| | 10 | 282 | 3 033 | 485 | 5 441 | 547 | 1 245 |
| | 11 | 282 | 2 464 | 546 | 4 207 | 710 | 2 360 |
| | 12 | 288 | 3 540 | 618 | 7 348 | 657 | 2 075 |
| 2010 | 1 | 251 | 2 108 | 546 | 4 738 | 590 | 2 192 |
| | 2 | 219 | 1 570 | 483 | 4 678 | 458 | 1 322 |
| | 3 | 342 | 3 072 | 726 | 8 253 | 637 | 1 713 |
| | 4 | 308 | 2 904 | 607 | 4 796 | 691 | 2 015 |
| | 5 | 268 | 1 946 | 556 | 5 564 | 602 | 1 657 |
| | 6 | 269 | 2 036 | 564 | 4 736 | 607 | 1 623 |
| | 7 | 274 | 2 407 | 670 | 5 738 | 618 | 1 609 |
| | 8 | 329 | 2 776 | 777 | 8 138 | 769 | 1 966 |
| | 9 * | 305 | 3 129 | 721 | 8 548 | 762 | 2 435 |
| | 10 * | 338 | 4 383 | 654 | 7 973 | 839 | 2 533 |
| | 11 * | 421 | 4 487 | 781 | 9 278 | 920 | 3 038 |
| | 12 * | 268 | 3 626 | 548 | 6 020 | 732 | 2 216 |

* 臨時數字

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

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

* Provisional figures

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

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

# 各區域及地區
# AREAS AND DISTRICTS

| 區域<br>Area | 地區<br>District | 地區內的分區名稱 | Names of Sub-districts within District Boundaries | 規劃統計小區<br>Tertiary Planning Units |
|---|---|---|---|---|
| 港島<br>HONG KONG | 中西區<br>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), 134(p), 141(p), 142, 143(p), 172(p), 173(p), 181(p), 182(p) |
| | 灣仔<br>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(p), 135, 140, 143(p), 144, 145, 146(p), 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190(p), 191(p) |
| | 東區<br>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 | 146(p), 147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 190(p), 194(p), 196(p), 197(p) |
| | 南區<br>SOUTHERN | 薄扶林、香港仔、鴨脷洲、黃竹坑、壽臣山、淺水灣、舂磡角、赤柱、大潭、石澳 | Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O | 111(p), 141(p), 158(p), 171, 172(p), 173(p), 174, 175(p), 176, 181(p), 182(p), 183(p), 191(p), 192, 193, 194(p), 195, 196(p), 197(p), 198 |
| 九龍<br>KOWLOON | 油尖旺<br>YAU TSIM MONG | 尖沙咀、油麻地、西九龍填海區、京士柏、旺角、大角咀 | Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui | 211, 212, 213(p), 214, 215(p), 216, 220, 221(p), 222(p), 225, 226(p), 227(p), 228, 229, 235(p), 236(p), 251, 252, 253, 254(p), 255(p), 267(p), 268(p) |

(p) = part 部分

# 各區域及地區
# AREAS AND DISTRICTS

| 區域<br>Area | 地區<br>District | 地區內的分區名稱 | Names of Sub-districts within District Boundaries | 規劃統計小區<br>Tertiary Planning Units |
|---|---|---|---|---|
| 九龍<br>KOWLOON | 深水埗<br>SHAM SHUI PO | 美孚、荔枝角、長沙灣、深水埗、石硤尾、又一村、大窩坪、昂船洲 | Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island | 221(p), 254(p), 255(p), 260(p), 261(p), 262, 263, 264, 265, 266, 267(p), 268(p), 269(p), 271(p), 320(p), 327(p), 328(p), 761(p) |
| | 九龍城<br>KOWLOON CITY | 紅磡、土瓜灣、馬頭角、馬頭圍、啟德、九龍城、何文田、九龍塘、筆架山 | Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill | 213(p), 215(p), 222(p), 226(p), 227(p), 231, 232, 233, 234, 235(p), 236(p), 237, 241, 242, 243, 244, 245, 246, 247, 268(p), 271(p), 272, 282(p), 283(p), 285, 286(p), 761(p) |
| | 黃大仙<br>WONG TAI SIN | 新蒲崗、黃大仙、東頭、橫頭磡、樂富、鑽石山、慈雲山、牛池灣 | San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan | 280(p), 281(p), 282(p), 283(p), 284, 286(p), 287(p), 288(p), 289 , 761(p) |
| | 觀塘<br>KWUN TONG | 坪石、九龍灣、牛頭角、佐敦谷、觀塘、秀茂坪、藍田、油塘、鯉魚門 | Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun | 280(p), 286(p), 287(p), 288(p), 290, 291, 292, 293(p), 294, 295, 297(p), 298(p), 831(p), 833(p), 835(p) |
| 新界<br>NEW TERRITORIES | 葵青<br>KWAI TSING | 葵涌、青衣 | Kwai Chung, Tsing Yi | 260(p), 261(p), 269(p), 310(p), 320(p), 321(p), 324(p), 326(p), 327(p), 328(p), 329, 350, 351, 733(p), 761(p) |
| | 荃灣<br>TSUEN WAN | 荃灣、梨木樹、汀九、深井、青龍頭、馬灣、欣澳 | Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay | 310(p), 321(p), 322, 323, 324(p), 325, 326(p), 327(p), 331, 332, 333(p), 334, 335, 336(p), 340(p), 413(p), 531(p), 724(p), 731(p), 732(p), 733(p), 961(p), 971(p), 972(p), 973(p), 974, 975 |

(p) = part 部分

# 各區域及地區
# AREAS AND DISTRICTS

| 區域<br>Area | 地區<br>District | 地區內的分區名稱 | Names of Sub-districts within District Boundaries | 規劃統計小區<br>Tertiary Planning Units |
|---|---|---|---|---|
| 新界<br>NEW TERRITORIES | 屯門<br>TUEN MUN | 大欖涌、掃管笏、屯門、藍地 | Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei | 333(p), 336(p), 340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441(p), 442(p), 512(p), 519(p), 522(p), 531(p), 951(p) |
| | 元朗<br>YUEN LONG | 洪水橋、廈村、流浮山、天水圍、元朗、新田、落馬洲、錦田、石崗、八鄉 | Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung | 333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 441(p), 442(p), 510, 511, 512(p), 513, 514, 515, 516, 517, 518, 519(p), 521, 522(p), 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610, 621(p), 622(p), 724(p) |
| | 北區<br>NORTH | 粉嶺、聯和墟、上水、石湖墟、沙頭角、鹿頸、烏蛟騰 | Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang | 542(p), 543(p), 544(p), 545(p), 546(p), 621(p), 622(p), 623, 624, 625, 626, 627, 628, 629, 631(p), 632, 634(p), 641, 642, 651, 652, 653, 711(p), 712(p) |
| | 大埔<br>TAI PO | 大埔墟、大埔、大埔滘、大尾篤、船灣、樟木頭、企嶺下 | Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha | 310(p), 533(p), 631(p), 633, 634(p), 711(p), 712(p), 720, 721, 722, 723, 724(p), 725, 726, 727, 728, 729(p), 732(p), 741(p), 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 822(p), 824(p) |
| | 沙田<br>SHA TIN | 大圍、沙田、火炭、馬料水、烏溪沙、馬鞍山 | Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan | 261(p), 281(p), 282(p), 310(p), 327(p), 724(p), 729(p), 731(p), 732(p), 733(p), 741(p), 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p) |

(p) = part 部分

## 各區域及地區
## AREAS AND DISTRICTS

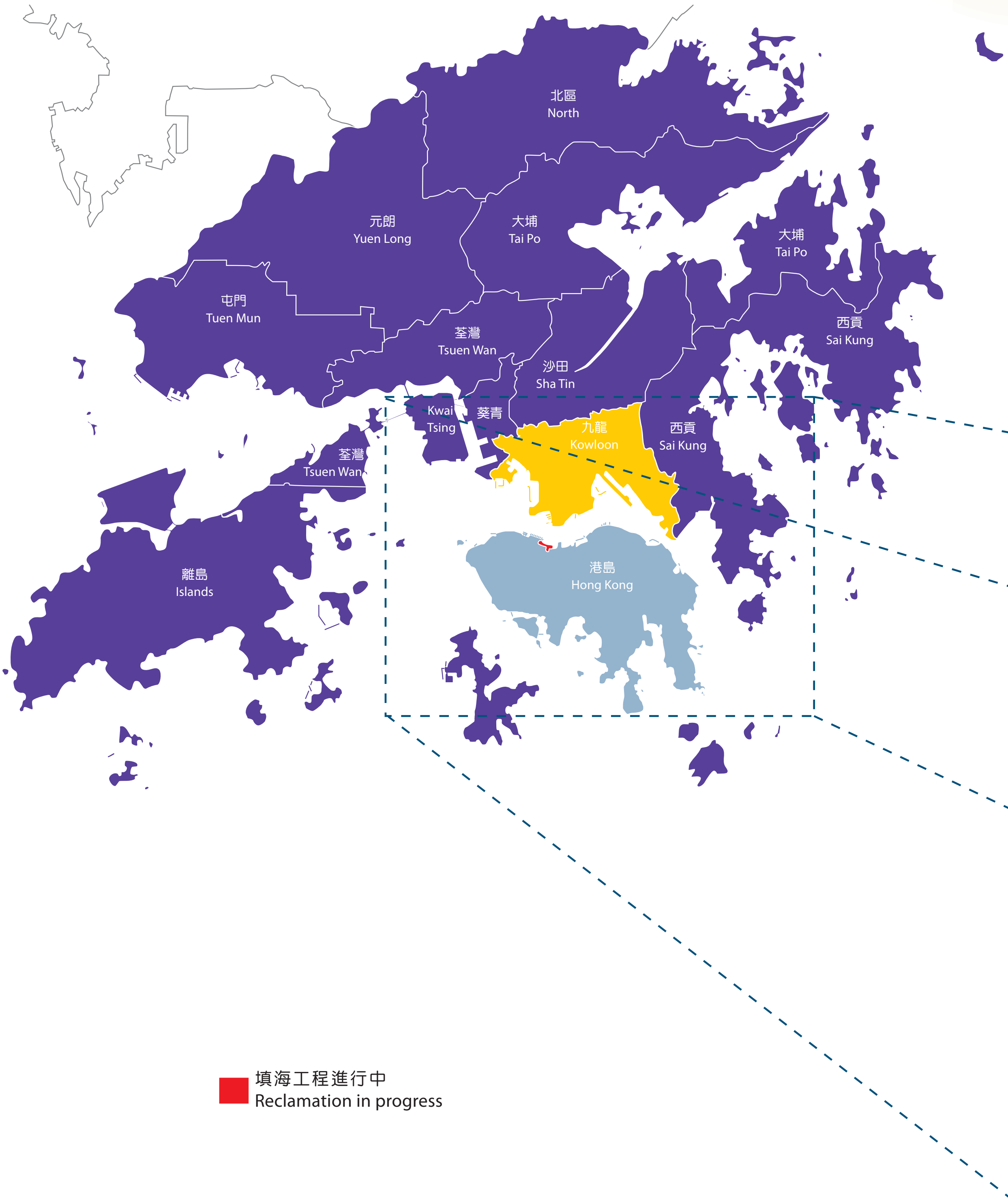
| 區域<br>Area | 地區<br>District | 地區內的分區名稱 | Names of Sub-districts within District Boundaries | 規劃統計小區<br>Tertiary Planning Units |
|---|---|---|---|---|
| 新界<br>NEW TERRITORIES | 西貢<br>SAI KUNG | 清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘 | Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong | 293(p), 296, 297(p), 298(p), 741(p), 742(p), 744(p), 761(p), 762(p), 811, 812, 813, 814, 815, 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831(p), 832, 833(p), 834, 835(p), 836, 837, 838, 839 |
| | 離島<br>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<br>Tertiary Planning Units |
|---|---|---|
| 上環 | Sheung Wan | 113, 114, 115 |
| 中區 | Central | 121, 122, 123, 124(p), 134(p) |
| 灣仔 / 銅鑼灣 | Wan Chai/Causeway Bay | 124(p), 131, 132, 133, 134(p), 135, 144(p), 145, 146(p), 147(p), 148(p), 149 |
| 北角 / 鰂魚涌 | North Point/Quarry Bay | 151(p), 152, 153 ,154, 155, 156, 157, 158(p) |
| 尖沙咀 | Tsim Sha Tsui | 211, 212, 213(p), 214, 215, 216 |
| 油麻地 / 旺角 | Yau Ma Tei/Mong Kok | 220, 221(p), 222(p), 225, 226(p), 227(p), 228, 229, 251, 252, 253, 254(p) |

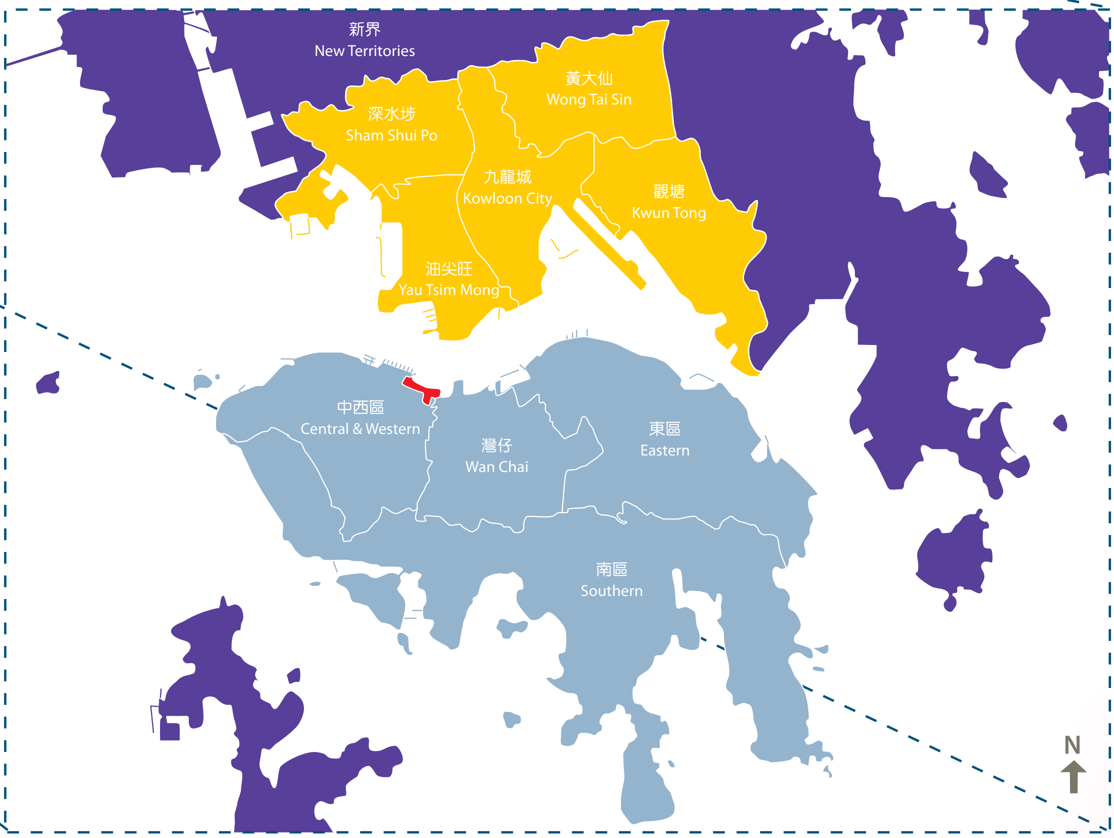
## 新界地區 New Territories Districts




填海工程進行中
Reclamation in progress

差餉物業估價署
Rating and Valuation Department

港島及九龍地區 Hong Kong and Kowloon Districts




分區圖
Plans

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