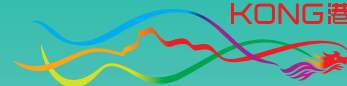


HONG 香
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香港物業報告

Hong Kong Property Review

2013



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



香港物业报告

Hong Kong Property Review

2013

本报告回顾 2012 年香港物业市场的活动，
并预测 2013 及 2014 年的楼宇落成量

A review of the Hong Kong property market for the year 2012
with forecast of completions for 2013 and 2014

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2013 年 4 月

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April 2013



差饷物业估价署
Rating and Valuation Department

	Page
序言 Foreword	3
综观 Overview	8
评论 - 私人楼宇 Commentary on Private Developments	
住宅 Domestic	16
整体 Overall	
中 / 小型单位 Small / Medium Units	
大型单位 Large Units	
写字楼 Office	30
整体 Overall	
甲级 Grade A	
乙级 Grade B	
丙级 Grade C	
商业楼宇 Commercial	48
工业楼宇 Industrial	54
分层工厂大厦 Flatted Factories	
工贸大厦 Industrial / Office	
特殊厂房 Specialised Factories	
货仓 Storage	
技术附注 Technical Notes	64
图表 Tables	78
附录 Appendix	
各区域及地区 Areas and Districts	
分区图 Plans	



序言

FOREWORD

私人住宅
Private Domestic



私人写字楼
Private Office



私人工业楼宇
Private Industrial



私人商业楼宇
Private Commercial





《香港物业报告》载录差饷物业估价署在每年年底所编制的物业数据与资料。有关落成量、使用量 / 入住量、空置量、售价和租金的资料，除详载于正文外，并会另表列明。报告所预测的落成量是根据发展商与建筑师所提供的资料推算。本署并借着视察及在预测期初所进行的调查，了解发展进度和搜集有关资料，以求得出更可靠的预测数字。报告内所载的预测数字均以历年计算，因而或会与载于其他政府刊物并以财政年度计算的数字有所不同。

由于物业发展的进程受很多因素影响，而且在随后的一年内，无可避免地会出现一些变化。因此，本署只能在编制下一份报告时修订预测数字。修订的幅度主要是根据市场的情况而定。

本署在年底进行调查，包括向管理处搜集空置物业数据，以及派员实地视察，以编制物业空置量的统计数字。对于物业管理公司 / 人士就物业空置情况提供协助，本署谨致衷心谢忱。

报告所回顾的年度最后数月的有关租金和售价数字均属临时性质，有待收到进一步资料后再作分析。市民可透过本署网页（网址：www.rvd.gov.hk）或24小时自动电话资讯服务附设的资料传真设施（2152 2152），免费取得各项最新的数字。

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





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本报告只涵盖私人楼宇类别的统计数字，而不再编制政府、房屋委员会及房屋协会所拥有的公共房屋(包括住宅及非住宅)的统计数字。

有关本报告所用词汇的定义及各项数字的计算方法，可参阅64至75页的「技术附注」。

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

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

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



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







综观

OVERVIEW





香港经济经历过去两年的强劲表现后，在2012年增长温和，全年整体本地生产总值实质增长1.4%，远低于过去十年4.5%的平均数。由于经济增长放缓，通货膨胀压力逐渐纾缓，第四季基本通胀率下跌至3.8%，全年平均通胀率则为4.7%。就业情况全年保持稳定，失业率徘徊在3.2%至3.4%之间。

踏入2012年，物业市场再度畅旺。尽管外围经济环境不稳定，但在资金充裕和低息环境推动下，住宅售价攀升，屡创新高。政府继续致力增加单位供应之余，在第四季推出新一轮需求管理措施，以调节供求失衡情况。当局再次推出收紧信贷措施，防止按揭借贷过度扩张。上升势头亦延伸至非住宅物业市场，物业售价急剧上升，成交量亦激增。

未来一年，物业售价仍会受不明朗的经济情况影响。先进经济体继续推行量化宽松措施，加上预期美国维持低利率直至2015年，以刺激经济增长，这些均会令低利率环境持续。另一方面，欧洲债务危机仍有待彻底解决，可能对经济带来下行风险。然而，2013年初物业售价持续攀升，促使政府加强措施，制止楼市进一步亢奋。

住宅物业

住宅物业市场在2012年保持强劲，政府继续推出各种措施，确保住宅物业市场健康平稳发展。为增加土地供应，政府在2012-13年度卖地计划加入47幅用地，并按季预先公布出售土地计划。年内共有22幅用地经招标售出，部分用地更设有最少单位数目的规定，以确保单位供应量。

Hong Kong economy saw modest growth throughout 2012 after two years of spectacular performance. GDP for the year as a whole grew 1.4% in real terms, well below the average of 4.5% over the past decade. As a result of a slowdown in economic growth, inflationary pressure tapered and the underlying inflation rate fell to 3.8% in the fourth quarter, averaging 4.7% for the year. Employment situation remained stable over the course of the year with the unemployment rate hovering between 3.2% and 3.4%.

The property market turned bullish again on entering 2012. Fuelled by abundant liquidity and low interest rates, residential prices climbed new highs against an unstable external economic environment. The Government, while continuing efforts to increase flat supply, rolled out a new round of demand-side management measures in the fourth quarter to redress the demand and supply imbalance. Further credit-tightening measures were introduced to prevent excessive expansion in mortgage lending. The growth momentum also spread to the non-domestic sector which saw hefty increase in transaction volume along with spiralling prices.

Property prices will still be subject to economic uncertainty in the year ahead. The low interest rates environment will persist when the advanced economies continue quantitative easing and the US is expected to keep interest rates low until 2015 to stimulate economic growth. On the other hand, the European debt crisis is far from being resolved and may pose downside risks to the economy. Nevertheless, the continued surge in prices has prompted the Government to step up measures to prevent further exuberance in the property market as 2013 began.

Residential

The residential property market remained buoyant in 2012 and the Government continued with measures to ensure healthy and stable development of the residential market. To increase flat supply, the Government included 47 sites in the 2012-13 Land Sale Programme and announced Government-initiated land sale in advance on a quarterly basis. A total of 22 sites were disposed of by tender during the year and some of the sites contained minimum flat number requirements to guarantee the quantity in supply.





紧随美国联邦储备局宣布第三轮量化宽松措施，以挽救疲弱的经济，香港金融管理局9月14日推出自2009年10月以来的第五轮收紧信贷措施，对有多个物业按揭的借款人收紧信贷。在新措施下，最高按揭成数下调10个百分点至三成，如申请人的主要收入并非源自本港，最高按揭成数再下调20个百分点。有关指引亦要求银行将所有新造按揭贷款的年期上限设定为30年，以降低银行的信贷风险，并加强借款人承受日后利率上调的能力。与此同时，12至24个月之内物业转售的成交个案，由3月的83宗跃升至9月的218宗，显示在2010年11月推出的「额外印花税」措施压抑下，楼宇买卖仍有利可图。售价在首九个月累计急升20%，高于收入增幅，市民住屋负担能力进一步下降。10月26日，政府将「额外印花税」税率调高五个百分点到10%至20%，并将持有物业年期由两年延长至三年，以打击短期投机活动。除了增强「额外印花税」措施之外，政府向购买住宅物业的非永久性居民和公司名义买家征收15%，作为「买家印花税」。推出这些措施之后，年底的物业交投步伐减慢，售价升势稍为放缓。2012年的买卖合约登记总数下跌4%至81 333宗，这是连续第二年成交宗数跌至不足85 000水平。市场透明度方面，立法会6月通过《一手住宅物业销售条例》，由2013年4月起生效。此举有助提高一手住宅物业销售安排及交易的透明和公正程度，并透过法律架构规管销售手法，加强保障物业买家。



Shortly after the US Federal Reserve has announced the third round of quantitative easing measures to support the ailing economy, the Hong Kong Monetary Authority introduced further credit-tightening measures on 14 September, the fifth round since October 2009, to tighten mortgage lending to borrowers with multiple property mortgages. Under the new measures, the maximum loan-to-valuation ratio would be lowered by 10 percentage points to 30% and slashed by another 20 percentage points if applicant's principal income was not derived from Hong Kong. The guidelines also required banks to cap the loan tenor for all new mortgage loans to 30 years so as to reduce credit risk of banks and strengthen borrowers' ability to withstand future interest rate hikes. Meanwhile, the number of transactions for resale between 12 and 24 months leapt from 83 cases in March to 218 cases in September, indicating room for profit despite the deterring effect of the Special Stamp Duty (SSD) introduced in November 2010. Prices rose sharply by a cumulative 20% in the first nine months, outpacing income growth, and people's housing affordability has further deteriorated. On 26 October,

the Government raised the SSD rates by five percentage points to 10%-20% and extended the holding period from two years to three in a bid to curb short-term speculative activities. Apart from increasing the SSD measures, the Government imposed a Buyer's Stamp Duty of 15% on all residential properties acquired by non-permanent residents and corporate purchasers. As a result, property transaction activity slowed and price growth moderated somewhat towards the year end. The total number of sale and purchase agreements registrations in 2012 shed 4% to 81 333, the second consecutive year in which transactions fell below 85 000 level. On market transparency front, the Residential Properties (First-hand Sales) Ordinance was passed by the Legislative Council in June, to be effective in April 2013. This would further enhance the transparency and fairness of the sales arrangements and transactions of first-hand residential properties and increase the buyers' protection by regulating the sales through a legal framework.





2012年私人住宅的单位落成量约为10 150个，高于过去五年的平均数字9 854个。单位入住量降至7 550个，少于年内的落成量；然而，年底时空置量维持于总存量的4.3%，相当于48 000个单位，这是由于年内拆卸楼宇所致。2013及2014年新单位的预测落成量分别约为13 550个和15 820个。一手市场的供应保持稳定。截至12月底，预计未来三至四年间落成和将发展项目合共为一手市场提供约67 000个单位。

住宅售价2011年下半年短暂整固后，2012年重现升势，增幅显著。2012年第四季的整体售价指数较一年前上涨24%；租金保持强劲，自第二季开始跟随楼价上升，最后一季按年录得10%增长。售价上升导致租金回报率有下调压力，但大型单位的回报率自第三季起维持稳定。

写字楼

在供应紧张的情况下，租赁市场在年内持续炽热。租赁前景理想，提高投资者的购买意欲，销售市场在第二季重现强势，市场上有多宗涉及整幢大厦和整层单位的成交。金融行业向来均选择中区的写字楼，但由于经济前景稍欠乐观，需求因而减弱。另外，在经济放缓情况下，较多公司迁离核心地区，以节省租金开支，控制成本；非核心地区能提供新建楼面给用家，也许是吸引租户迁离的另一个因素。观塘甲级写字楼空置率由2011年的14.4%显著降至年底9.2%，而港岛核心地区的空置量则增加，当中中区的空置率达6.4%，正好反映公司迁离核心地区的趋势。土地供应方面，两幅商业/商贸用地在年内售出。政府推出「起动九龙东」计划，旨在将九龙东开拓成另一个商业区，这促使九龙东将有更多土地供应。

Completions in 2012 were about 10 150 units, above the average of 9 854 units over the past five years. Take-up decreased to 7 550 units and fell short of the year's completions. Yet, vacancy at the year end stayed at 4.3% of the total stock, equivalent to 48 000 units, due to demolition during the year. The number of units forecast for completions in 2013 and 2014 are around 13 550 and 15 820 respectively. Supply in the primary market was stable. As at end of December, it was estimated that about 67 000 first-hand units in completed developments or committed projects would be coming onto the primary market in the next three to four years.

After a brief consolidation in the second half of 2011, residential prices resumed the rising trend with appreciable growth in 2012. The overall price index for the fourth quarter of 2012 increased 24% over a year earlier. Rents remained resilient and headed in same direction as prices from the second quarter onward, achieving a 10% growth year on year in the last quarter. Rising prices also exerted downward pressure on the rental yields but the yields for large flats have been holding stable since the third quarter.

Office

Underpinned by tight supply, the buoyant office leasing market continued into the year. The promising rental prospect lifted buying sentiment and the sales market regained vigor in the second quarter, seeing quite a number of en bloc and whole floor transactions. While office demand from financial sector that usually favoured space in Central slackened given the less optimistic economic outlook, more cost-sensitive firms moved out of core districts to make rental savings amid a slowing economy. Availability of new space in non-core districts was probably another contributing factor attracting tenants to relocate. Reflecting this decentralisation trend, vacant Grade A office in Kwun Tong reduced noticeably from 14.4% in 2011 to 9.2% at the year end, whereas vacancy in core districts on Hong Kong Island increased with Central hitting 6.4%. On land supply, two commercial/business sites were sold during the year. More supply was in the pipeline in east Kowloon under Government's "Energising Kowloon East" initiative, which aimed at developing the area into another business cluster.





2012年私人写字楼的落成量为135 700平方米，较去年减少13%。甲级写字楼的落成量为103 700平方米，当中约31%位于港岛核心地区，乙级写字楼的落成量则为32 000平方米。整体使用量减少至181 600平方米。由于年内的使用量高于落成量，整体空置量微降至6%，相当于652 400平方米。

Office completions in 2012 were 135 700 m², 13% lower than previous year. Grade A space completions were 103 700 m², of which about 31% was in core districts on Hong Kong Island, and Grade B completions were 32 000 m². Overall take-up reduced to 181 600 m². As take-up was higher than completions in the year, overall vacancy edged down fractionally to 6%, amounting to 652 400 m².

预计2013年写字楼落成量会增至157 800平方米，2014年上升至158 900平方米。2013年甲级写字楼的落成量预计为122 700平方米，主要集中于非核心地区，当中观塘占预计供应量约45%。2014年甲级写字楼的落成量为131 600平方米，观塘仍占新供应量的77%。乙级写字楼方面，2013及2014年的预测落成量分别约为30 800平方米和21 100平方米；至于丙级写字楼方面，估计2013与2014年分别有4 300平方米和6 200平方米落成。



Completions are likely to increase to 157 800 m² in 2013 and 158 900 m² in 2014. Grade A space completions in 2013 are estimated to be 122 700 m², predominantly in non-core districts with Kwun Tong providing about 45% of the anticipated supply. Completions of Grade A office in 2014 will be 131 600 m², and 77% of the new supply will again be in Kwun Tong. Grade B space forecast completions are around 30 800 m² in 2013 and 21 100 m² in 2014.

It is also forecast that there will be 4 300 m² and 6 200 m² of Grade C office coming on stream in 2013 and 2014 respectively.

写字楼售价经年初调整之后，第二季开始重见升势，急速向上。2012年第四季写字楼售价较去年上升21%。写字楼租金亦连续四季攀升，但升幅稍逊售价，第四季的整体租金指数与一年前相比上扬7%。上环和中区的甲级写字楼租金因空置率增加而回软，2012年下半年按季录得负增长。由于售价涨幅高于租金，令年内的租金回报率下跌。

Office prices picked up in the second quarter and rose briskly after an adjustment at the beginning of the year. In the last quarter of 2012 prices jumped 21% from a year ago. Rents climbed in four straight quarters albeit at a slower pace than prices, and the overall rental index in the final quarter gained 7% year on year. With increased vacancy, Grade A office rents in Sheung Wan and Central have softened with negative quarter-to-quarter growth in the second half of 2012. As prices outperformed rents, the rental yields declined through the year.





商业楼宇

2012年商业楼宇的落成量为90 100平方米，是2011年落成量的两倍。使用量约为165 000平方米，空置量则跌至752 400平方米，相当于总存量的6.9%。预计2013年的落成量会跌至58 200平方米，2014年的落成量将维持在相若水平，达59 600平方米。

零售业楼宇

零售业销售货额年内持续稳健增长，但升幅降至单位数字，部分原因是去年的基数偏高。失业率跌至纪录新低，加上收入情况改善，令市民增加消费，为本地需求带来支持。访港旅客总人次较2011年上升16%至4 860万人次的纪录数字，内地仍属最大的客源，占访港旅客总人次的72%。旅客消费额亦上涨约16%，但由于部分旅客相关行业开始录得较低的双位数字增长，零售商亦预期业内的增长减慢。环球零售商继续在传统购物区扩充业务，推高零售业楼宇的租金，令一些零售商的经营利润下降而感到营商困难。



当投资者日益转向不受「额外印花税」影响的非住宅物业，零售业市场的购买活动急增，成交数目显著上扬22%，同时推高售价。2012年第四季，售价较前一年飙升38%，租金则跃升13%。售价上升速度较租金的为快，令市场回报率跌至历史新低水平。

Commercial

Completions of commercial space in 2012 were 90 100 m², two times the level in 2011. Take-up was about 165 000 m², and vacancy decreased to 752 400 m² or 6.9% of stock. It is estimated that completions will fall to 58 200 m² in 2013 and remain at similar level of 59 600 m² in 2014.

Retail

Retail sales continued to post solid gain in the year though the growth tailed off to single-digit rate, attributable in part to the high base of comparison in previous year. Record-low unemployment and improved income have bolstered people's spending and lent support to domestic demand. Total tourist arrivals surpassed 2011 by 16% to a record of 48.6 million and Mainland was again the largest visitor source, accounting for 72% of all arrivals. Spending by tourist also crept up some 16% but retailers have braced for slower growth in this sector when some tourist-related categories began to record a low double-digit increase. While global retailers continued to look for expansion in traditional shopping area and pushed up rents of retail premises, some retailers felt the pinch and saw their business profit being eroded by rising rents.

As investors increasingly shifted their focus to non-domestic properties, which were not subject to SSD, buying activities in retail sector intensified and the number of transactions rose distinctly by 22%. The upsurge in transaction also sent prices up. In the fourth quarter of 2012, prices soared 38% over a year earlier while rents leapt 13%. The steeper surge in prices relative to rents has pressed down market yield to historically low levels.





工业楼宇

工业楼宇的投资回报较高，加上新建工厂大厦匮乏，年内这类楼宇市况向好，售价和租金均上扬。当去年政府推出进一步措施，解决住宅楼宇买卖过热情况时，市民购置工业楼宇的意欲回升，令行情看涨，全年成交宗数飙升28%，涨幅大多集中于最后一季。自2010年4月1日推行活化旧工厂大厦措施以来，地政总署截至2012年底，共收到74宗改装整幢工厂大厦的申请。不过，由于成本高昂，经济上并不划算，部分投资者因而却步。

2012年**分层工厂大厦**的落成量大幅增加至46 200平方米，远超过去10年达15 000平方米的平均数值。使用量激增至150 600平方米，远高于落成量，导致空置面积减少。年底空置量跌至总存量的5%，相当于863 800平方米。2013年的落成量将急降至15 600平方米，到2014年则升至35 300平方米。受到市场动力影响，年内这类楼宇的售价不断攀升，与前一年相比，2012年第四季累积升幅达41%。租金上升较缓，按年增加12%。随着售价节节上升，分层工厂大厦的回报率跌至记录新低，第四季时与写字楼回报率相若。

2012年依旧没有**工贸大厦**落成。年内使用量为8 700平方米，年底空置量下调至总存量的6.7%，即39 900平方米。这类楼宇未来两年仍然不会有新供应。

2012年落成的**货仓**楼面面积约为123 500平方米，预计2013和2014年的落成量分别为56 300和80 200平方米左右。

Industrial

With a relatively high return and a shortage of new buildings, the industrial properties fared well in the year with increased prices and rents. Buying sentiment revived in the year and turned bullish when the Government introduced further measures to address the overheated residential sector. The number of transactions soared 28% for the whole year with most of the gain incurring in the last quarter. By the end of 2012, the Lands Department received in total 74 applications for wholesale conversion since the measures to facilitate the revitalisation of old industrial buildings have come into effect on 1 April 2010. Yet, the high cost has held back some investors who might find it hard to establish an economic case for wholesale conversion.

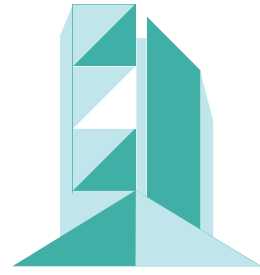
Completions of **flatted factories** in 2012 increased markedly to 46 200 m², far exceeding the average of 15 000 m² for the past 10 years. Take-up rose significantly to 150 600 m², well above the completions, and led to a reduction in vacant space. Vacancy at the year end dropped to 5% of stock, equivalent to 863 800 m². Future completions will reduce sharply to 15 600 m² in 2013 and then elevate to 35 300 m² in 2014. Riding on the momentum gained, prices of flatted factories escalated uninterrupted during the year, culminating in 41% increase in the fourth quarter of 2012 from a year back. Rents went up at a slower pace and registered a year-on-year gain of 12%. Following successive price hikes, the yield for flatted factories plummeted to record low and was on a par with that for office in the fourth quarter.

There were again no **industrial/office** completions in 2012. Take-up during the year was 8 700 m² and the year-end vacancy fell to 6.7% of stock, equivalent to 39 900 m². It is still unlikely to have any new supply in 2013 and 2014.

There were about 123 500 m² **storage** space completed in 2012. It is estimated that around 56 300 m² and 80 200 m² storage space will be completed in 2013 and 2014 respectively.







私人住宅

PRIVATE DOMESTIC

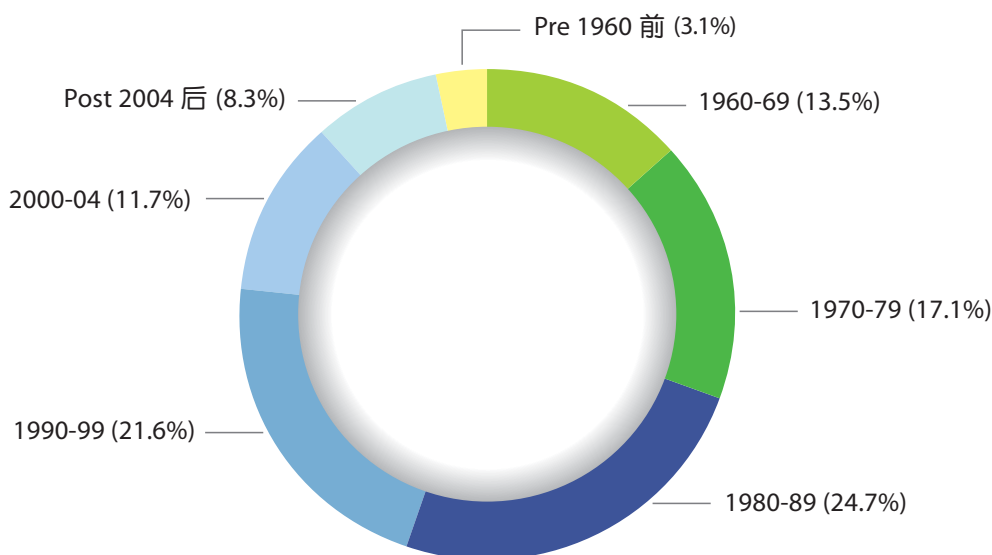




这类别包括设有煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍(包括教育院校的学生宿舍)、医院管理局辖下的宿舍，以及酒店和旅舍。2012年底的整体总存量为1 117 900个单位。图表显示按楼龄分类的总存量。

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 2012, the overall stock was 1 117 900 units. The chart shows stock distribution by age.

按楼龄分类的总存量 Stock Distribution by Age



2012年私人住宅落成量回升至10 150个单位，较前一年的水平增加7%。新界占落成量约49%，九龙占34%，港岛则占17%。按地区计，油尖旺的新单位落成量最多，占整体落成量的15%，其次为大埔和屯门，各占12%。

Completions in 2012 rebounded to 10 150 units, up by 7% from the previous year. About 49% of the completions was in the New Territories, 34% in Kowloon and 17% on Hong Kong Island. District-wise, Yau Tsim Mong provided the highest number of new units, at 15% of overall completions, followed by Tai Po and Tuen Mun, each accounting for 12%.





2012年的入住量减至7 550个单位，少于年内的落成量。然而，年底的空置量仍维持于总存量的4.3%，相当于48 000个单位，其中约5 960个空置单位由于仍未获发满意纸或转让同意书而未能入住。

Take-up in 2012 reduced to 7 550 units, less than the year's completions. Yet, vacancy at the year end stayed at 4.3% of total stock, equivalent to 48 000 units. About 5 960 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.



预计2013和2014年的落成量分别升至13 550和15 820个单位。2013年的新供应量约83%来自新界，其余17%位于港岛和九龙，各占的比例相若。按地区计，将军澳和元朗各占新单位供应量约25%。到2014年，新界仍占预计供应量的56%，其中元朗、荃湾和沙田的供应量共占落成量40%左右。

Completions in 2013 and 2014 are expected to rise to 13 550 units and 15 820 units respectively. In 2013, about 83% of the new supply will come from the New Territories, and the remaining 17% will spread between Hong Kong Island and Kowloon in approximately equal share. On district level, Tseung Kwan O and Yuen Long will each contribute about 25% of the new units. In 2014, the New Territories will still account for 56% of the estimated supply, with Yuen Long, Tsuen Wan and Sha Tin altogether providing about 40% of the completions.



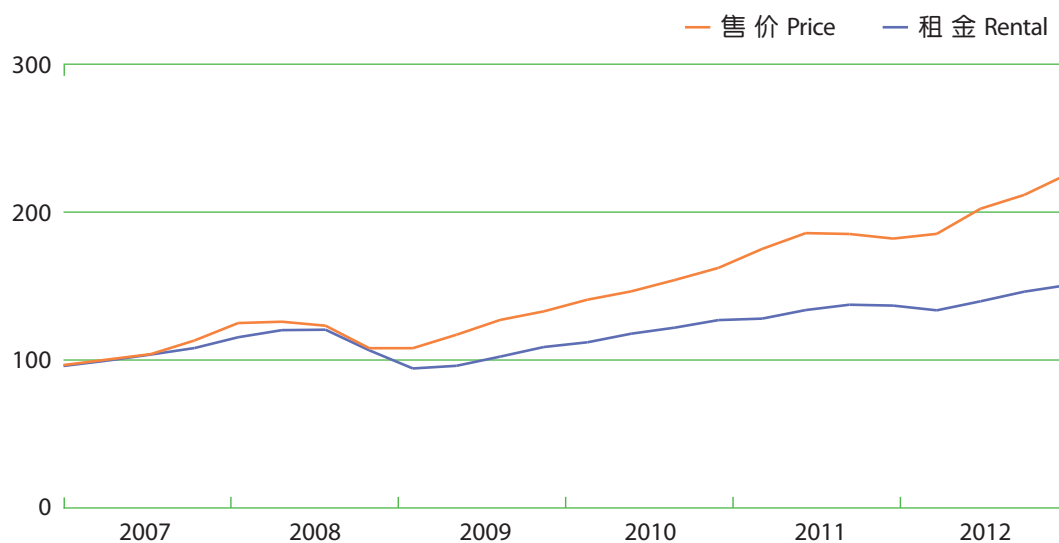


二手楼宇市场的售价于2011年下半年巩固后，2012年重拾上升动力，年内持续上扬，最后一季的整体售价指数与前一年相比，跃升24%。租金亦由第二季起跟随售价向上，但升幅于年底放缓。第四季租金指数录得10%按年增长。

After consolidating in the second half of 2011, prices in the secondary market regained momentum in 2012 and exhibited an uninterrupted uptrend in the year. Overall price index in the last quarter leapt 24% from a year earlier. Rents also followed the upward curve since the second quarter albeit showing sign of moderation towards the year end. The rental index in the last quarter registered a 10% growth year on year.

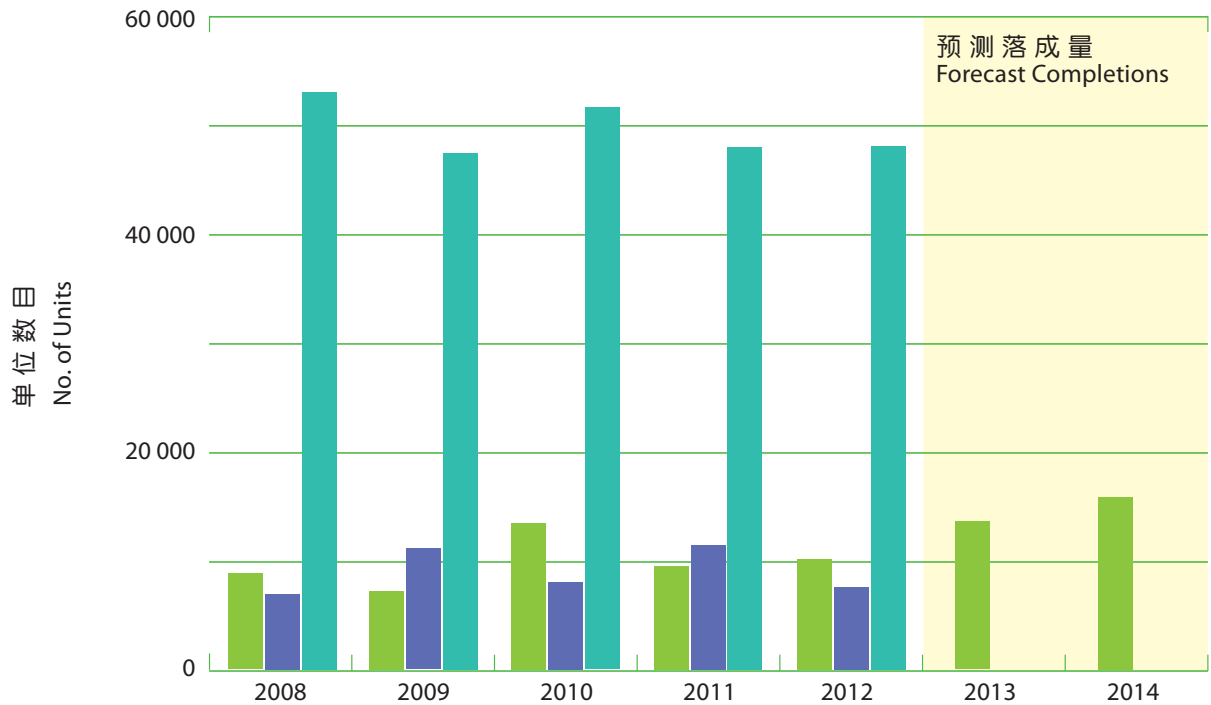


售价及租金指数 Price and Rental Indices





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



	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	8 780	7 160	13 410	9 450	10 150	13 550 [#]	15 820 [#]
入住量 Take-up	6 890	11 090	8 030	11 400	7 550		
空置量 Vacancy	52 940	47 350	51 530	47 920	48 000		
% ⁺	4.9	4.3	4.7	4.3	4.3		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

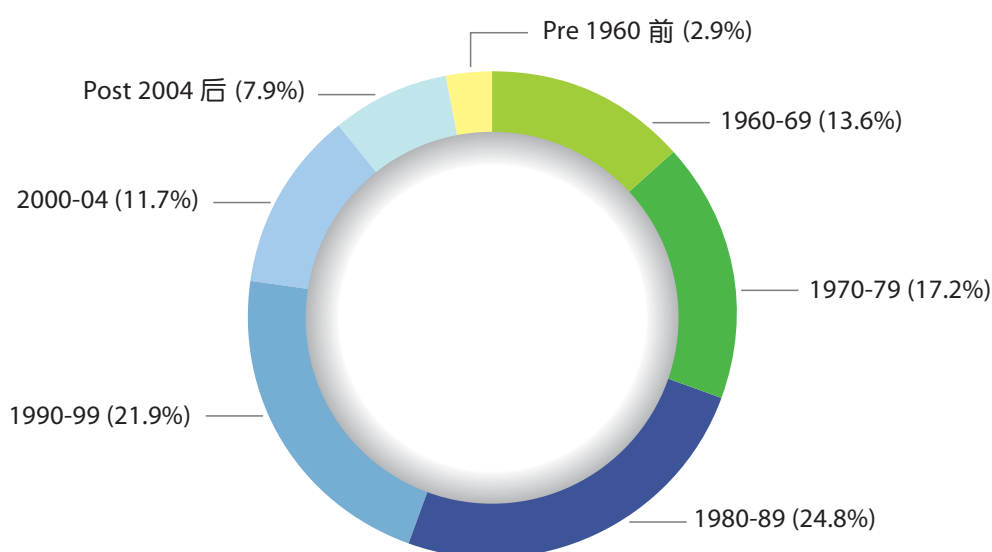




此分类包括实用面积为100平方米以下的单位。2012年底的总存量为1 032 300个单位，占私人住宅总存量的92%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2012 was 1 032 300 units which accounted for 92% of the total private domestic stock. The chart shows stock distribution by age.

按楼龄分类的总存量 Stock Distribution by Age



2012年约有7 730个单位落成，新界占47%，九龙占39%，其余14%位于港岛。按地区计，大约一半供应来自油尖旺、将军澳和屯门。以单位面积计，B类单位占新供应量的58%，A、C类单位的比例则分别为20%和22%。

There were about 7 730 units completed in 2012, of which 47% was located in the New Territories, 39% in Kowloon and 14% on Hong Kong Island. On district level, about half of the supply came from Yau Tsim Mong, Tseung Kwan O and Tuen Mun. In terms of flat size, class B units accounted for 58% of the new supply while the share for class A and class C units were 20% and 22% respectively.





2012年的入住量为6 680个单位，与前一年相比减少38%。年底空置量亦跌至38 860个单位，占此分类总存量的3.8%。

Take-up in 2012 was 6 680 units, 38% lower than preceding year level. Vacancy at the year end also edged down to 38 860 units, or 3.8% of the stock in this sub-sector.



预计2013和2014年分别约有12 270和13 750个单位落成。2013年的新供应主要来自新界，占总落成量的84%，将军澳和元朗提供约52%新单位数量。到2014年，新界的供应量下跌至57%，元朗、荃湾和沙田共占预计供应量的44%。

Around 12 270 and 13 750 units are forecast to be completed in 2013 and 2014 respectively. New supply in 2013 will mainly come from the New Territories, at 84% of total completions, while Tseung Kwan O and Yuen Long will provide about 52% of the new units. In 2014, contribution from the New Territories will be reduced to 57%, with Yuen Long, Tsuen Wan and Sha Tin altogether accounting for 44% of the estimated supply.



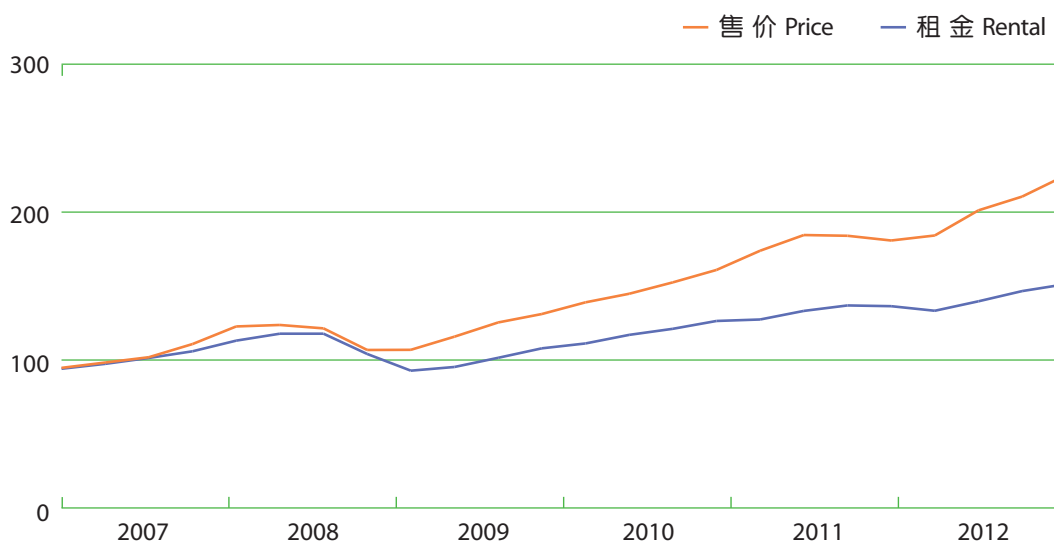


2012年这类单位的销售市场畅旺，年内售价持续攀升，最后一季按年增加24%。租金稍落后于售价，在第二季才开始上升。第四季与2011年最后一季相比，增幅达11%。

Sales market in this sub-sector was buoyant in 2012 and prices escalated throughout the year, finishing with a year-on-year increase of 24% in the final quarter. Lagging behind prices, rents began picking up in the second quarter and recorded a growth of 11% in the fourth quarter when compared with the last quarter of 2011.

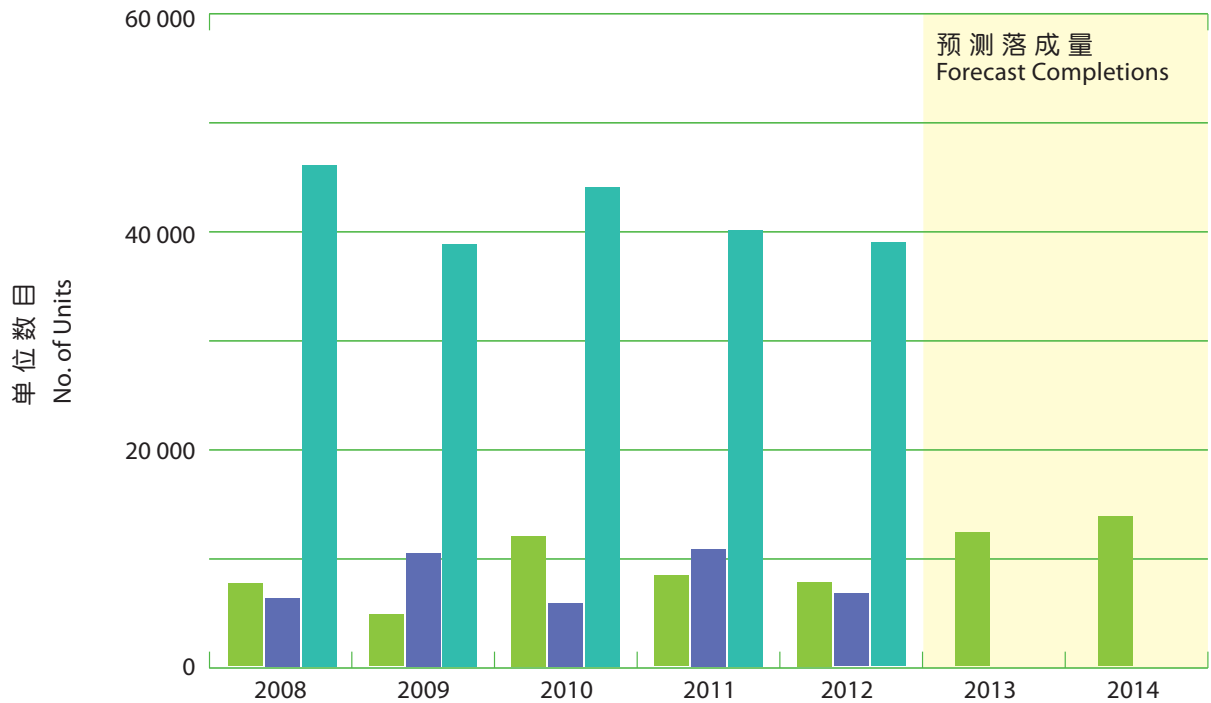


售价及租金指数 Price and Rental Indices





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



	单位数目 No. of Units						
	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	7 600	4 740	11 970	8 320	7 730	12 270 [#]	13 750 [#]
入住量 Take-up	6 290	10 420	5 790	10 770	6 680		
空置量 Vacancy	45 950	38 770	43 960	40 000	38 860		
% ⁺	4.6	3.8	4.3	3.9	3.8		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

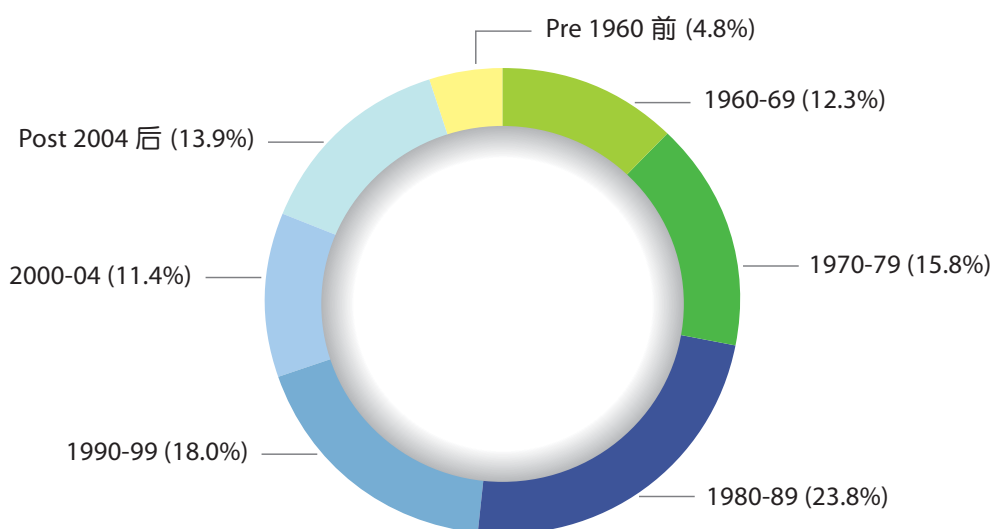




此分类包括实用面积为100平方米或以上的单位。2012年底的总存量为85 600个单位，占私人住宅总存量的8%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2012 was 85 600 units, representing 8% of the total private domestic stock. The stock distribution by age is shown in the chart.

按楼龄分类的总存量 Stock Distribution by Age



2012年共有2 420个单位落成，为2011年落成量的两倍。落成单位约56%位于新界，大埔占落成量的36%，其次为南区的17%。

There were 2 420 units completed in 2012, doubling the level in 2011. About 56% of the completions was located in the New Territories and Tai Po accounted for 36% of the completions, followed by Southern district at 17%.





2012年的入住量增至870个单位，与去年相比上升38%。由于新单位当中约有69%在下半年落成，年底空置量增至9 140个单位，相当于总存量的10.7%。

Take-up rose to 870 units in 2012, up by 38% from the level in last year. As around 69% of the units were completed in the second half of the year, the year-end vacancy increased to 9 140 units or 10.7% of the stock.



预计2013年的落成量降至1 280个单位，到2014年则回升至2 070个。2013年元朗和北区单位共占预计供应量的43%；2014年新供应量仍集中于新界，大约25%新单位来自油尖旺。

Completions are expected to drop to 1 280 units in 2013 and rebound to 2 070 units in 2014. In 2013, Yuen Long and North will provide in total 43% of the estimated supply. In 2014, while supply will still be concentrated in the New Territories, some 25% of the new completions will be coming on stream in Yau Tsim Mong.



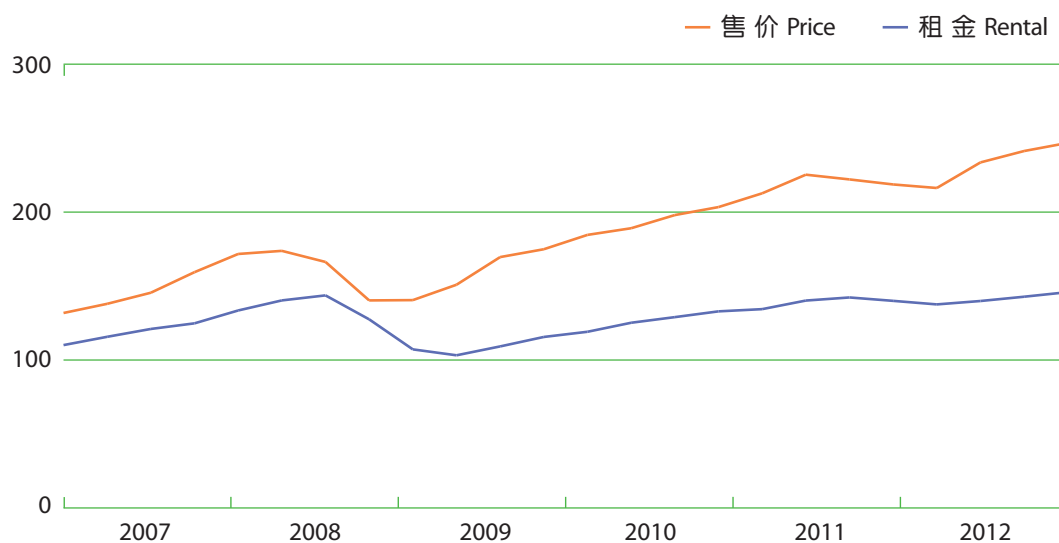


这类单位的售价年初继续下跌，但其后掉头回升，第二季更录得显著增长。升势至年底放缓，反映政府稳定楼价措施收效。租金亦跟随售价向上，但增幅较为温和。2012年第四季的售价较前一年高出13%，同期租金录得4%升幅。

Prices in this sub-sector continued to drop at the beginning of the year but changed course shortly afterwards with notable gain in the second quarter. The rising trend moderated toward the year end, reflecting the effect of Government's measures to rein in prices. Rents also moved in tandem with prices but at a milder pace. Prices in the fourth quarter of 2012 were 13% higher than the level in previous year and rents exhibited a 4% increase over the corresponding period.

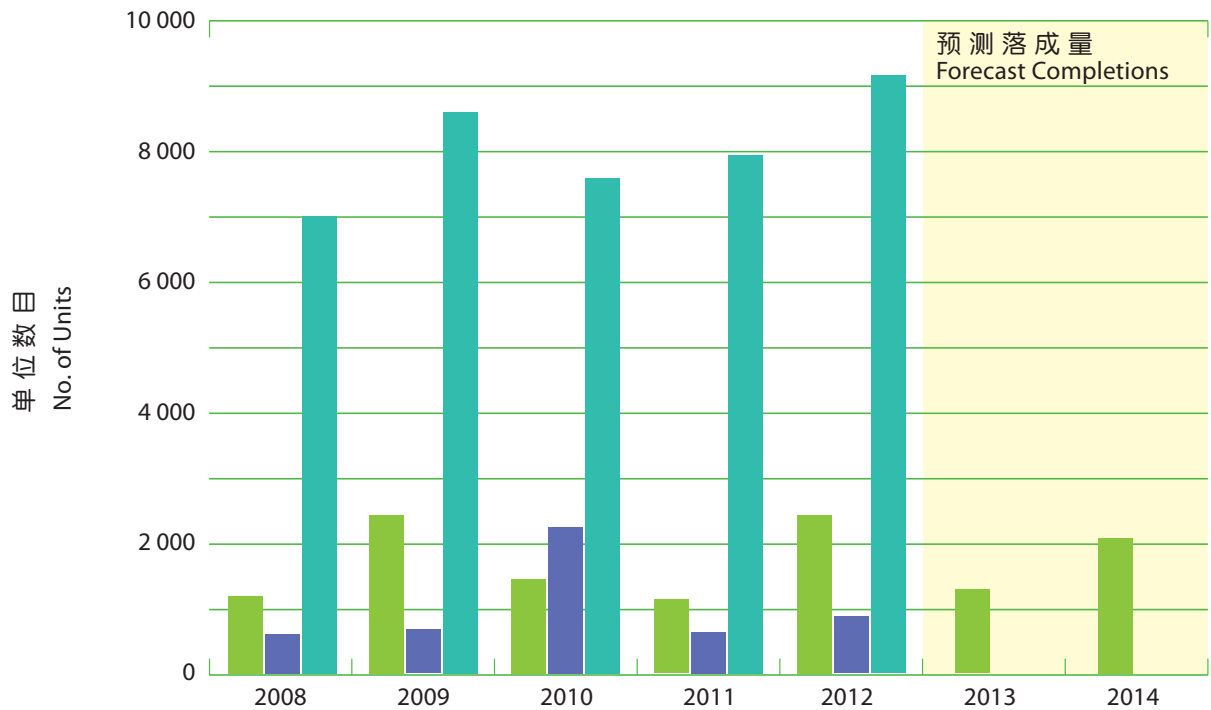


售价及租金指数 Price and Rental Indices





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



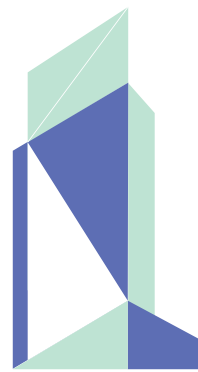
	单位数目 No. of Units						
	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	1 180	2 420	1 440	1 130	2 420	1 280 [#]	2 070 [#]
入住量 Take-up	600	670	2 240	630	870		
空置量 Vacancy	6 990	8 580	7 570	7 920	9 140		
% ⁺	8.8	10.5	9.2	9.5	10.7		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures







私人写字楼

PRIVATE OFFICE

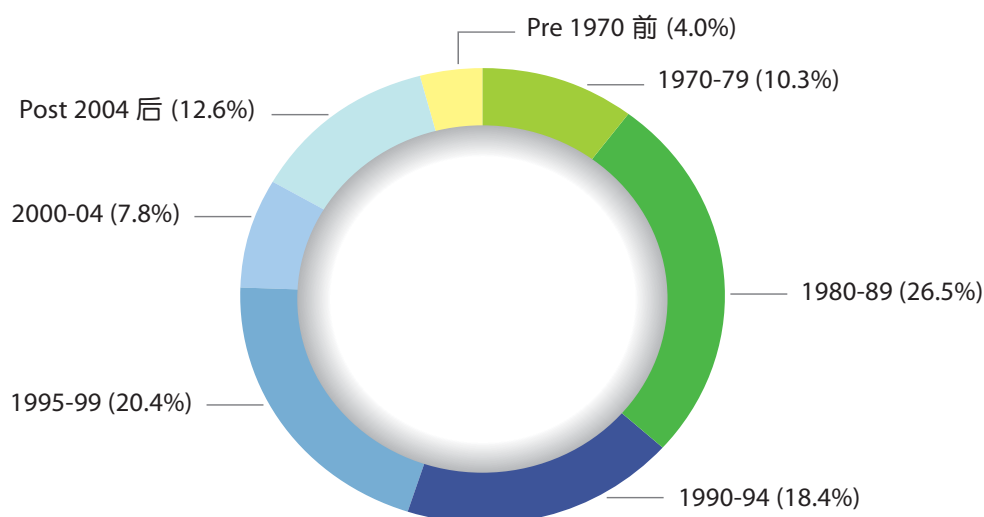




2012年底私人写字楼的总存量为10 891 100平方米，当中甲级写字楼占63%，乙级写字楼占23%，丙级写字楼则占14%。2012年底，位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积，共占总存量的58%。图表显示按楼龄分类的各级写字楼总存量。

The total stock of private office at the end of 2012 amounted to 10 891 100 m², which included 63% Grade A, 23% Grade B and 14% Grade C office. Office space in the core districts comprising Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 58% of the total stock at the end of 2012. The chart shows the total stock of all office by age.

按楼龄分类的总存量 Stock Distribution by Age



2012年私人写字楼的落成量为135 700平方米，较2011年减少13%。甲级写字楼的落成量为103 700平方米，相当于总供应量的76%，当中约70%的落成量位于非核心地区。

Office completions in 2012 were 135 700 m², a decline of 13% from 2011 level. Completions of Grade A space amounted to 103 700 m², equivalent to 76% of total supply. About 70% of the completions was in non-core districts.





年内写字楼的使用量录得 181 600 平方米，较前一年减少 36%。年底的空置量跌至 652 400 平方米，相当于总存量的 6%。

A take-up of 181 600 m² was recorded for the year, a reduction of 36% from the preceding year. Vacancy at the year end dropped to 652 400 m², representing 6% of total stock.



预计 2013 和 2014 年的落成量分别增至 157 800 和 158 900 平方米。核心地区的供应量依然紧张，未来数年非核心地区的供应量仍然成为主要来源。2013 和 2014 年的预算供应量之中，观塘或会提供其中的 40% 和 74%。按写字楼级别计，预料甲级写字楼继续占 2013 年落成量的 78%，以及 2014 年的 83%。

Completions are expected to rise to 157 800 m² and 158 900 m² in 2013 and 2014 respectively. Supply in core districts remains tight and non-core districts will again dominate the scene in the years to come. Kwun Tong will likely produce 40% of the anticipated supply in 2013 and 74% in 2014. On office grade front, it is estimated that Grade A office will continue to account for 78% and 83% of the forecast completions in 2013 and 2014 respectively.



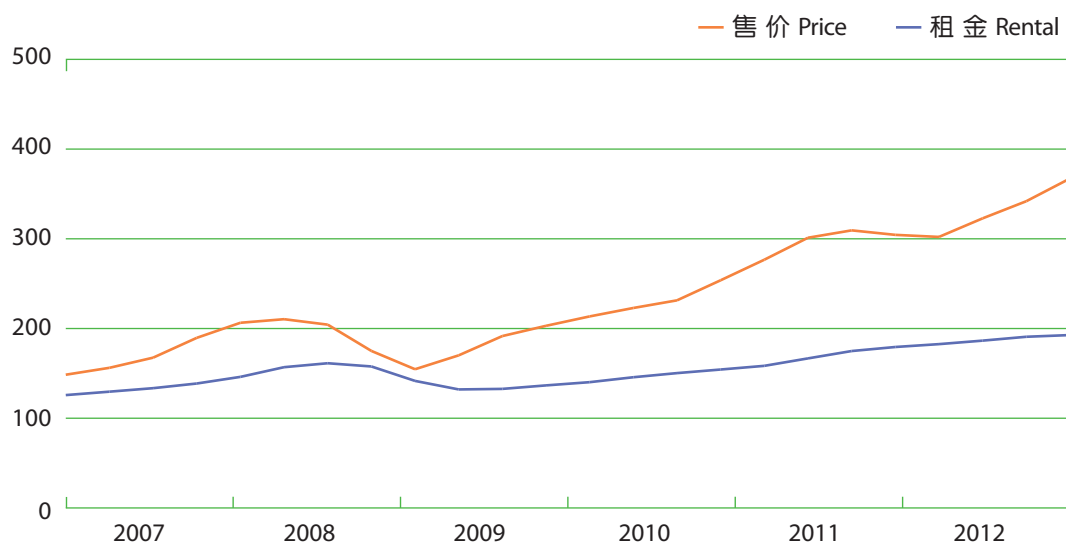


年内售价与租金均录得增长，当中以售价升幅较为明显。2012年第四季的售价指数，较2011年同期增加21%，租金则录得7%按年增长。

Both prices and rents registered growth during the year but the appreciation in prices was more noticeable. The price index for the fourth quarter of 2012 showed an increase of 21% over the same period in 2011, while rents achieved a year-on-year gain of 7%.

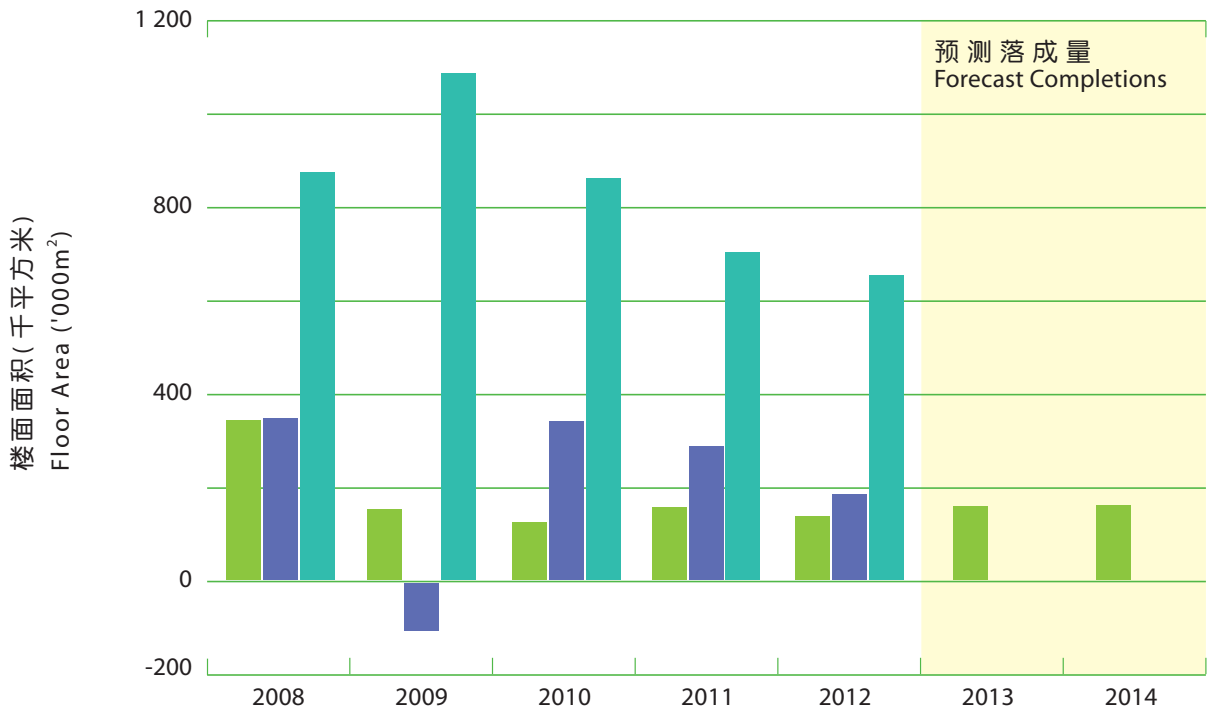


售价及租金指数 Price and Rental Indices





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



	楼面面积(千平方米) Floor Area ('000m ²)						
	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	341	151	124	155	136	158 [#]	159 [#]
使用量 Take-up	345	-101	339	285	182		
空置量 Vacancy	873	1 083	860	700	652		
% ⁺	8.4	10.3	8.0	6.5	6.0		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures





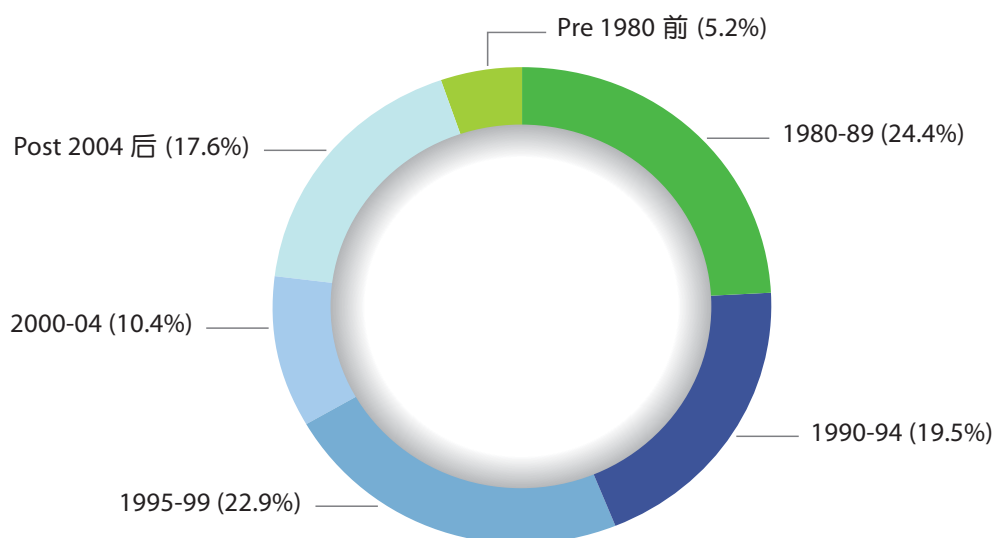
2012 年底甲级写字楼的总存量为 6 898 200 平方米，占各级写字楼总存量的 63%。图表显示按楼龄分类的甲级写字楼总存量。

总存量中有 54% 位于港岛，九龙及新界分别占 36% 和 10%。

Stock of Grade A office space at the end of 2012 stood at 6 898 200 m², representing 63% of the total office stock. The chart shows the distribution of stock in this grade by age.

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

按楼龄分类的总存量 Stock Distribution by Age



甲级写字楼的落成量为 103 700 平方米，较 2011 年减少 17%，平均分布于三个区域。按地区计，葵青占整体落成量的 38%，其次为观塘的 32%，以及湾仔的 19%。

Completions of Grade A offices were 103 700 m², down 17% from 2011. The new supply spread evenly among the three regions. District-wise, Kwai Tsing contributed 38% of the overall completions, followed by Kwun Tong at 32% and Wan Chai at 19%.





2012年的使用量减少43%至133 700平方米，但较落成量高29%。整体空置量因此减至418 000平方米，相当于甲级写字楼总存量的6.1%，其中约40%空置面积位于核心地区。

Take-up in 2012 was reduced by 43% to 133 700 m² but exceeded completions in the year by 29%. As a result, vacancy decreased to 418 000 m², representing 6.1% of Grade A stock. About 40% of the vacant space was found in core districts.



预计2013年的落成量微增至122 700平方米，2014年则为131 600平方米。这两年的新供应量主要来自非核心地区。在2013年供应量相对较多的地区计有观塘和沙田，分别约占整体落成量的45%和28%。2014年的预计落成量之中，观塘约占77%。

It is forecast that completions will increase slightly to 122 700 m² in 2013 and further to 131 600 m² in 2014. New supply in both years will mainly come from non-core districts. Districts with relatively higher supply in 2013 are Kwun Tong and Shatin, which will account for about 45% and 28% of the overall completions respectively. In 2014, Kwun Tong will contribute about 77% of the estimated completions.



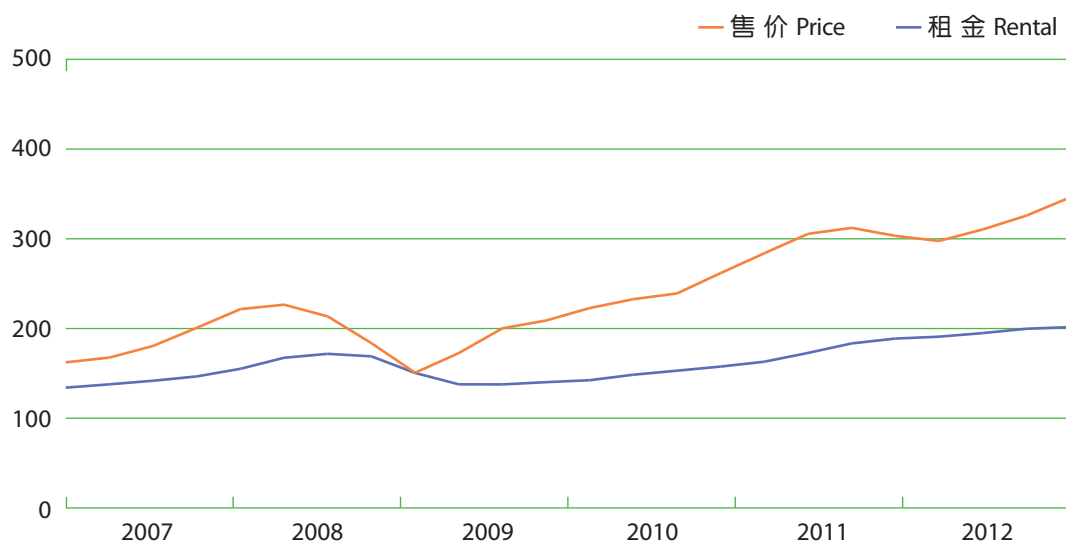


经短暂调整之后，这分类的售价在第二季重拾升轨，上升趋势持续至年底。第四季甲级写字楼的售价指数，比前一年同季上调14%；租金则全年温和向上，较同期增长7%。

After a brief adjustment, prices picked up in the second quarter and followed a rising trend till the year end. The price index for Grade A office in the fourth quarter went up 14% when compared with the same quarter a year before. Rents rose moderately through the year, posting a 7% growth over the corresponding period.

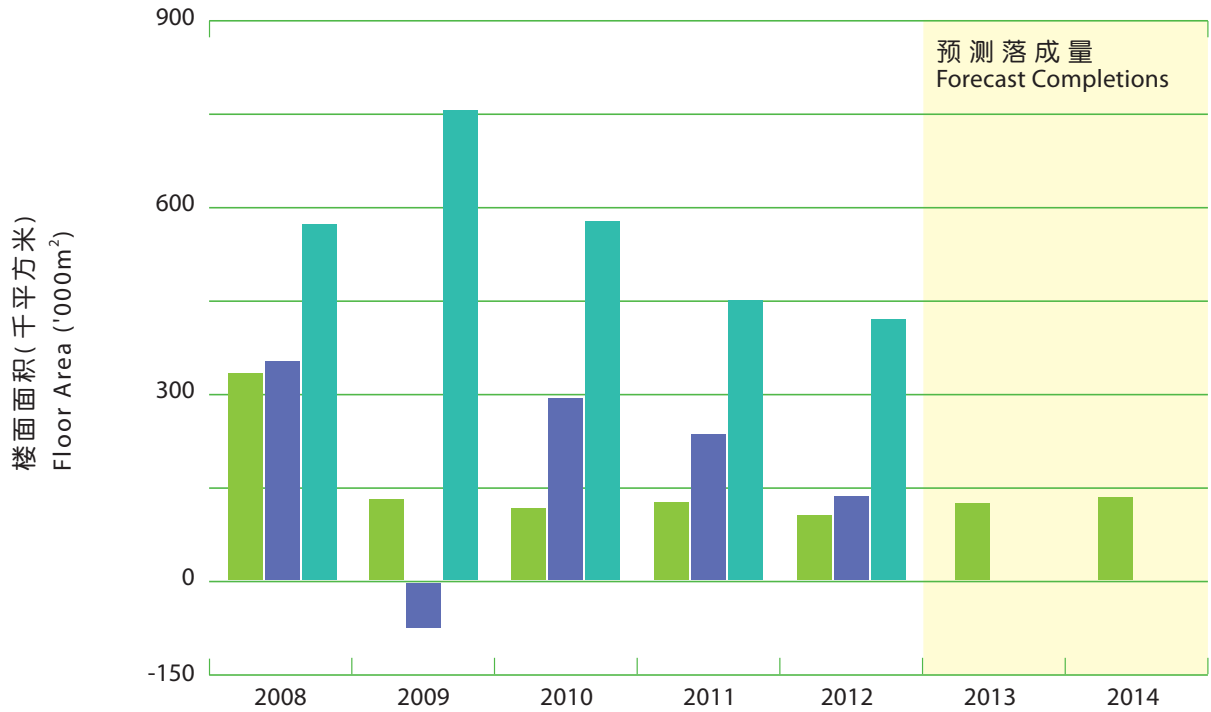


售价及租金指数 Price and Rental Indices





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



	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	331	129	115	125	104	123 [#]	132 [#]
使用量 Take-up	350	-71	292	233	134		
空置量 Vacancy	571	753	576	448	418		
% ⁺	8.9	11.5	8.5	6.6	6.1		

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures





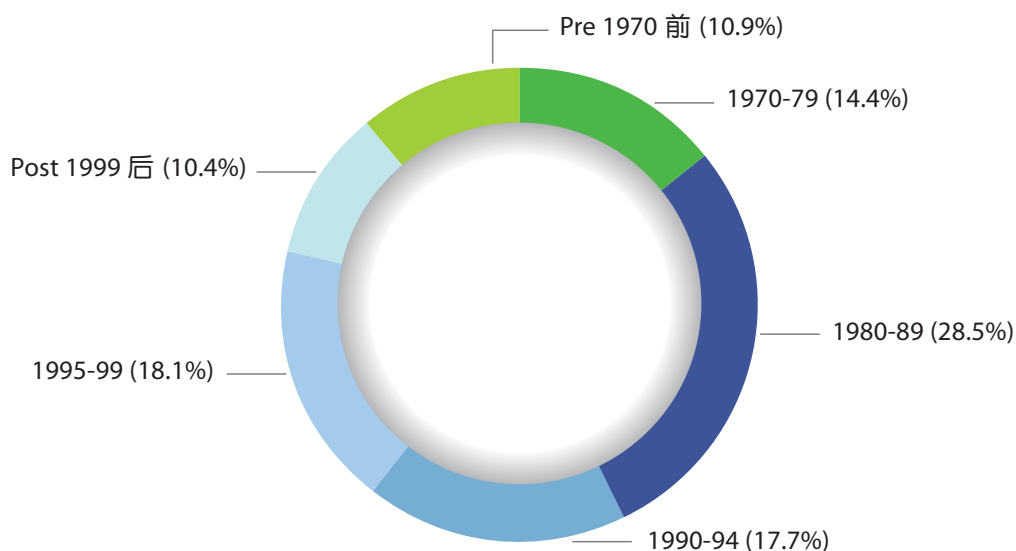
2012年底乙级写字楼的总存量为2 499 100平方米，占各级写字楼总存量的23%。图表显示按楼龄分类的乙级写字楼总存量。

港岛占总存量的64%，九龙与新界分别占33%和3%。

At the end of 2012, stock of Grade B offices was 2 499 100 m², representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

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

按楼龄分类的总存量 Stock Distribution by Age



2012年乙级写字楼的落成量为32 000平方米，较2011年的水平增加8%，全部坐落东区(39%)、观塘(31%)和湾仔(30%)。

Grade B office completions in 2012 were 32 000 m², an increase of 8% from 2011 level. All the completions were located in Eastern district (39%), Kwun Tong (31%) and Wan Chai (30%).





2012年的使用量维持相若水平达39 900平方米。空置量降至153 500平方米，相当于乙级写字楼总存量的6.1%。其中约54%空置面积位于核心地区。

Take-up in 2012 remained at similar level of 39 900 m² and vacancy fell to 153 500 m², or 6.1% of Grade B stock. About 54% of the vacant space was found in the core districts.



预计2013和2014年的落成量分别为30 800和21 100平方米。预料2013年约55%新供应量位于港岛，主要坐落南区，其余45%来自观塘和北区。到2014年，观塘会提供约79%新供应量。

About 30 800 m² and 21 100 m² are estimated to be completed in 2013 and 2014 respectively. In 2013, about 55% of the anticipated new supply will be located on Hong Kong Island, largely in Southern district, and the remaining 45% will come from Kwun Tong and North districts. In 2014, Kwun Tong will contribute about 79% of the new completions.



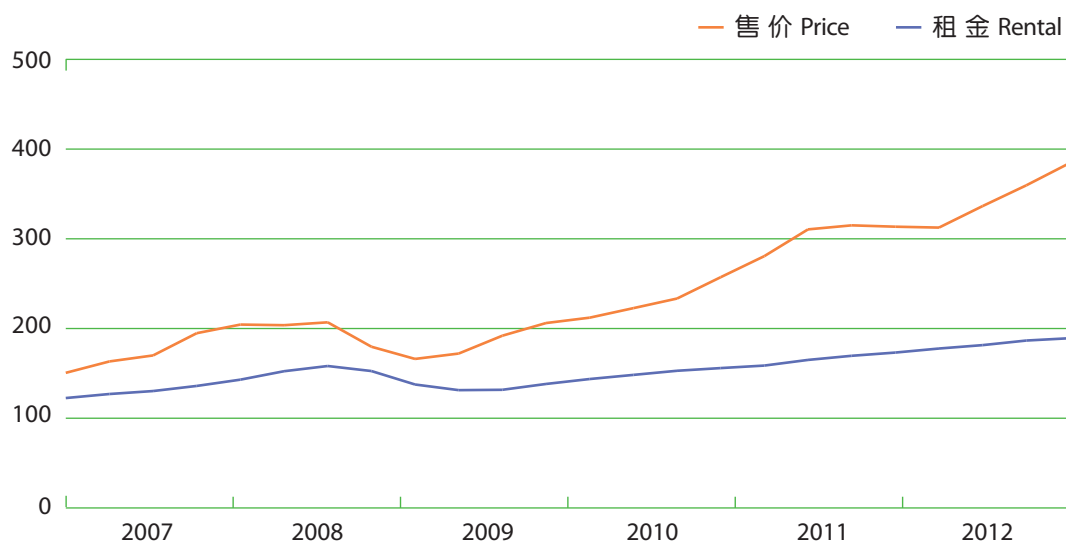


这分类的售价自第二季起持续上扬，年内租金逐季攀升，但租金升幅仍逊于售价。2012年第四季乙级写字楼的整体售价，较前一年最后一季上升23%，同期的租金增幅为9%。

Prices rose continually since the second quarter and outperformed rents although the latter grew from quarter to quarter during the year. Overall prices of Grade B office in the fourth quarter of 2012 increased 23% against the last quarter in previous year. Rents edged up 9% at the same time.

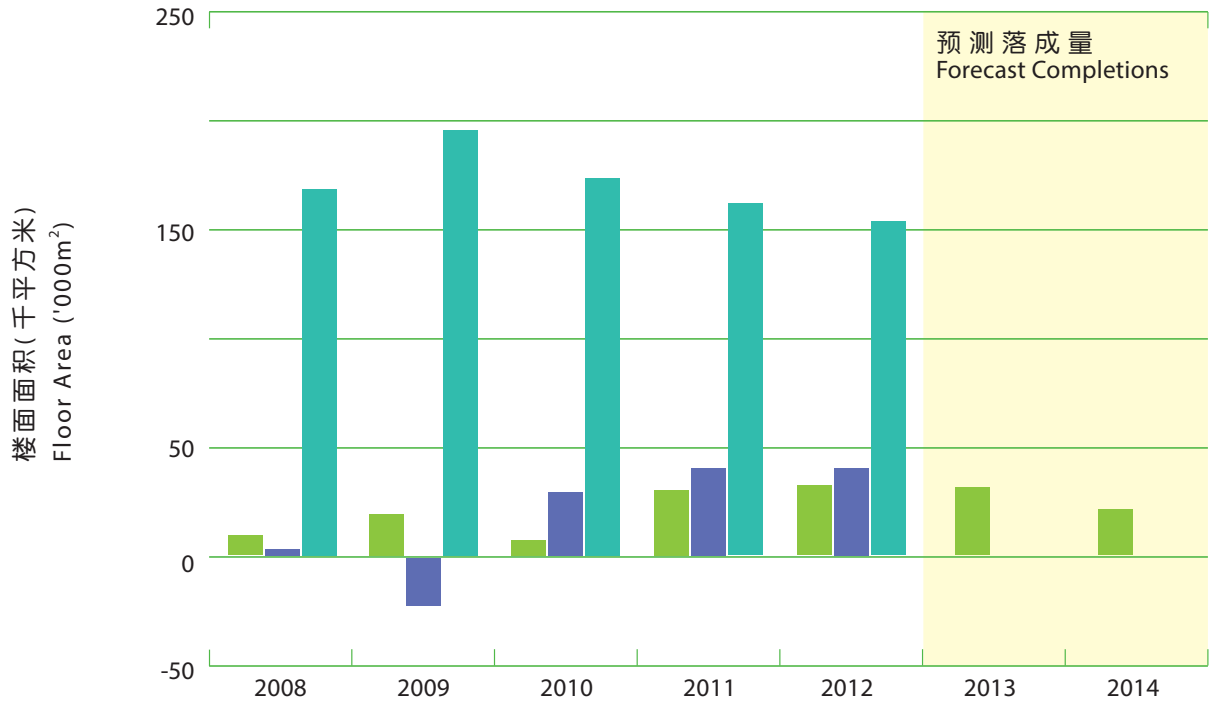


售价及租金指数 Price and Rental Indices





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



	楼面面积(千平方米) Floor Area ('000m ²)							
	2008	2009	2010	2011	2012	2013	2014	
落成量 Completions	9	19	7	30	32	31 [#]	21 [#]	
使用量 Take-up	3	-22	29	40	40			
空置量 Vacancy	168	195	173	161	153			
% ⁺	6.9	8.0	7.1	6.6	6.1			

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

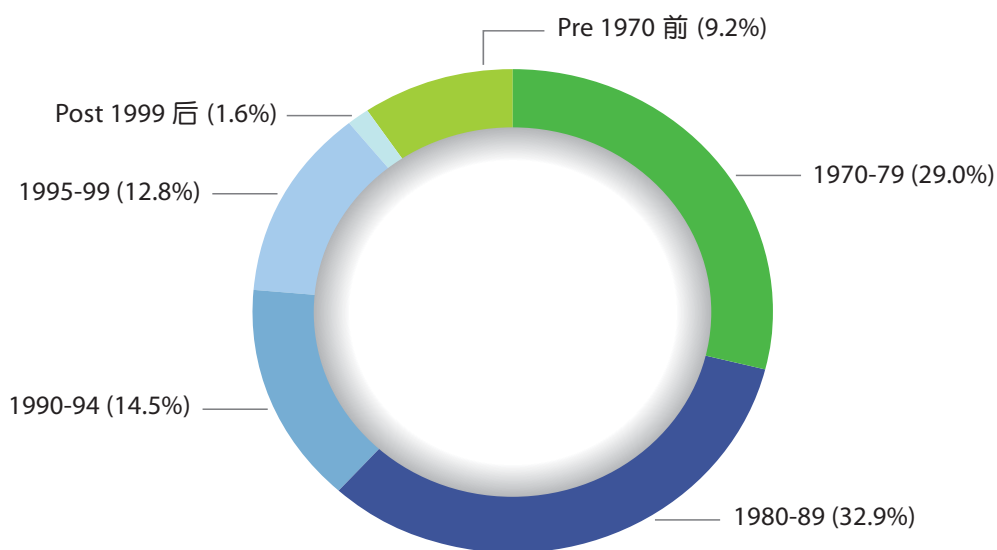




2012 年底丙级写字楼的总存量为 1 493 800 平方米，占各级写字楼总存量的 14%。图表显示按楼龄分类的丙级写字楼总存量。

Stock of Grade C offices was 1 493 800 m² at the end of 2012, representing 14% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的 66%，九龙与新界分别占 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.

2012 年并无丙级写字楼落成。

There were no completions in 2012.





年内使用量达8 000平方米，空置量跌至5.4%，相等于80 900平方米，当中约69%空置面积位于核心地区。

With a take-up of 8 000 m², vacancy of Grade C office declined to 5.4%, equivalent to 80 900 m². About 69% of the vacant space was found in the core districts.



未来两年的供应方面，预料2013和2014年的落成量分别为4 300和6 200平方米。预计2013年的落成量全部来自核心地区，其中56%位于中西区，其余44%坐落尖沙咀。到2014年，所有新供应均来自港岛。

As regards supply in the following two years, around 4 300 m² and 6 200 m² are forecast to be completed in 2013 and 2014 respectively. It is expected that the completions in 2013 will wholly come from the core districts, of which 56% will be in Central and Western district and 44% in Tsim Sha Tsui. In 2014, all the new supply will be on Hong Kong Island.



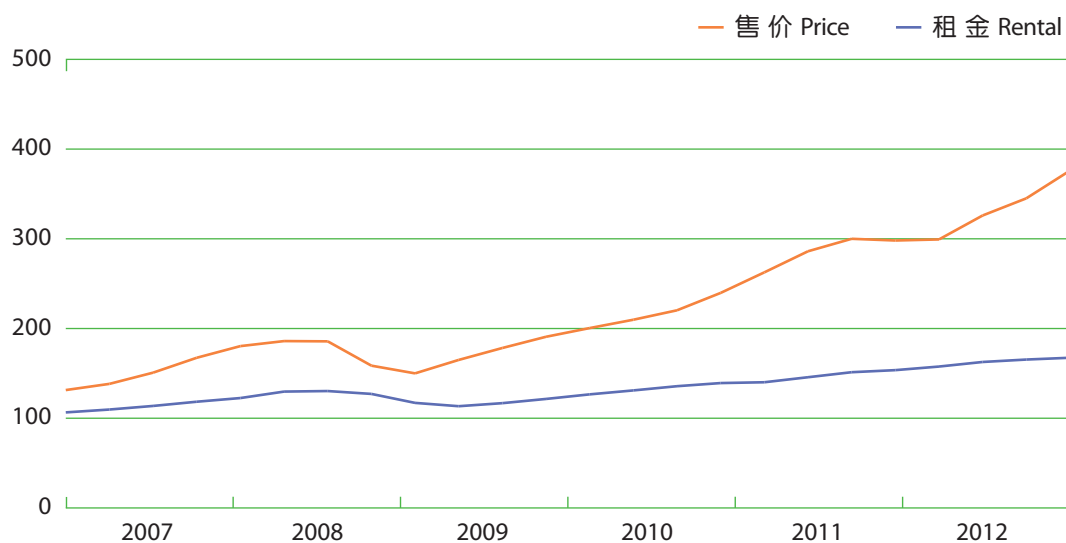


这分类的表现与甲级和乙级写字楼相若，2012年的销售市场表现较租赁为佳。第四季的售价录得26%按年升幅；最后一季的租金与前一年相比，则有9%温和增长。

Similar to Grade A and B office, sales of this sub-sector performed better than the leasing in 2012. The prices finished with a year-on-year increase of 26% in the fourth quarter. Rents in the final quarter registered a moderate growth of 9% from a year earlier.

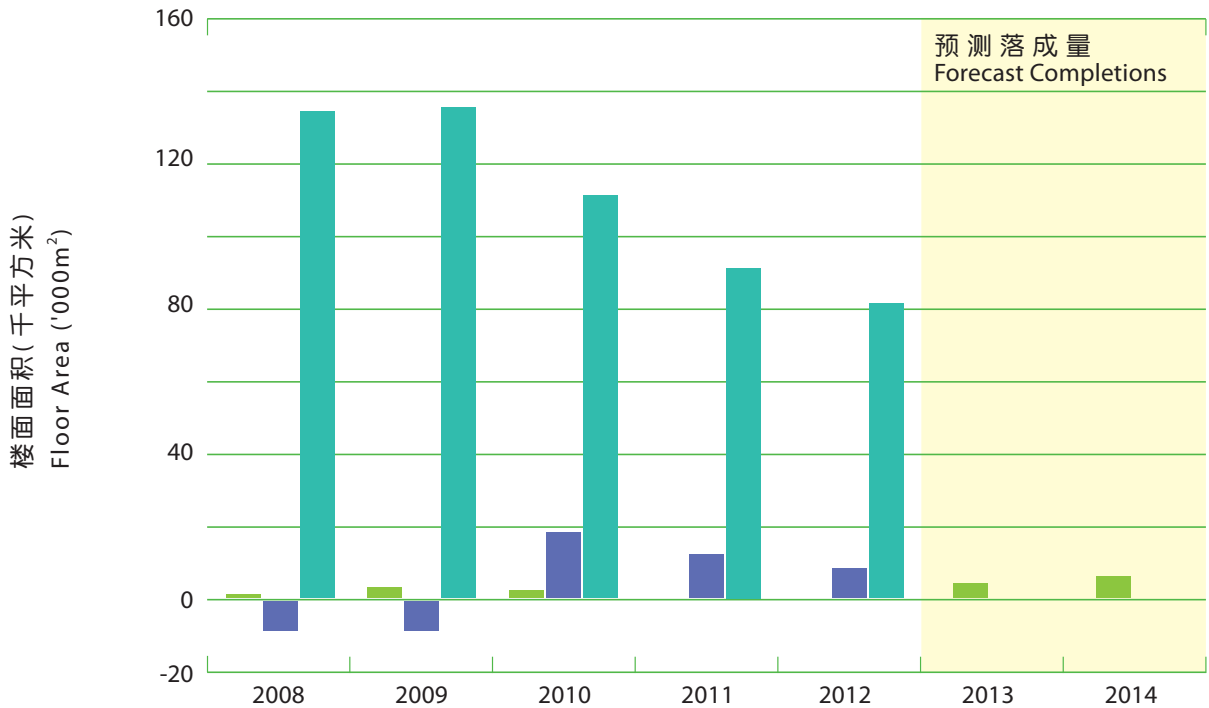


售价及租金指数 Price and Rental Indices





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



	楼面面积(千平方米) Floor Area ('000m ²)							
	2008	2009	2010	2011	2012	2013	2014	
落成量 Completions	1	3	2	0	0	4#	6#	
使用量 Take-up	-8	-8	18	12	8			
空置量 Vacancy	134	135	111	91	81			
% ⁺	8.6	8.9	7.3	6.0	5.4			

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures







私人商业楼宇

PRIVATE COMMERCIAL





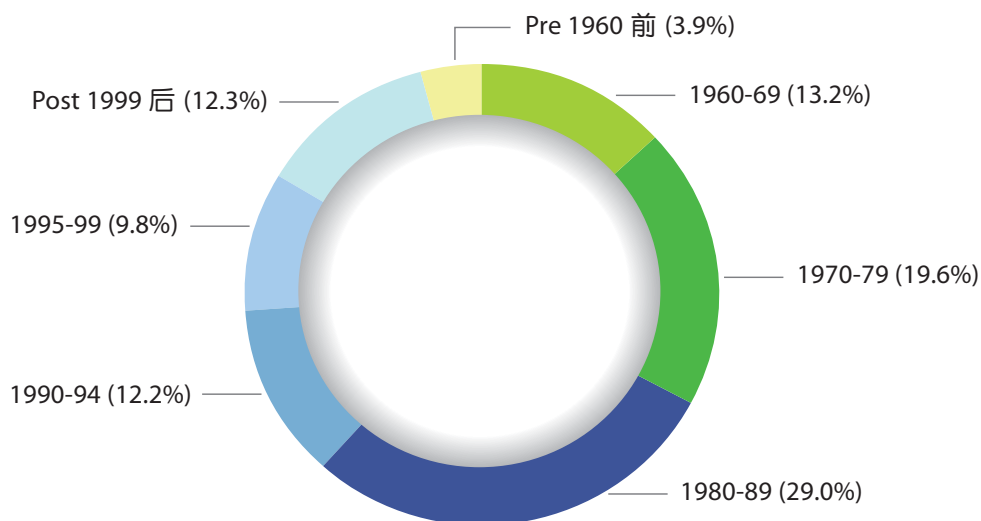
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

2012 年底这类物业的总存量为10 862 100 平方米，其中30% 在港岛，41% 坐落九龙，29% 位于新界。按楼龄分类的总存量详见图表。

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 2012 was 10 862 100 m², with 30% of the total space on Hong Kong Island, 41% in Kowloon and 29% in the New Territories. Distribution of total stock by age is shown in the chart.

按楼龄分类的总存量 Stock Distribution by Age



2012 年的落成量大幅上升至 90 100 平方米，是 2011 年供应量的两倍。按区域计，港岛约占 45%，九龙占 30%，其余的 25% 则位于新界。以地区计，湾仔的落成量最多，占 30%，其次为屯门，占 21%。

Completions in 2012 increased significantly to 90 100 m², two times the supply in 2011. By region, about 45% was on Hong Kong Island, 30% in Kowloon and the remaining 25% in the New Territories. On district basis, Wan Chai provided the largest completions at 30%, followed by Tuen Mun at 21%.





2012 年的整体使用量回复正数，达到 165 000 平方米，较落成量多 83%。年底的空置量因而减至 752 400 平方米，为总存量的 6.9%，商场铺位及楼上商业单位占整体空置量的 58%。

Overall take-up of the year turned positive to 165 000 m², exceeding the completions by 83%. Vacancy at the year end therefore reduced to 752 400 m², representing 6.9% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 58% of the total.



预计 2013 和 2014 年的落成量分别减至 58 200 和 59 600 平方米。2013 年的供应主要坐落湾仔、北区和沙田，这些地区共提供预算供应量的 64%。2014 年的供应量之中，湾仔将继续提供其中的 21%。

Completions are forecast to reduce to 58 200 m² and 59 600 m² in 2013 and 2014 respectively. Supply in 2013 will be mainly from Wan Chai, North and Sha Tin, which will provide 64% of the estimated completions in total. It is anticipated that Wan Chai will contribute 21% of the anticipated supply in 2014.



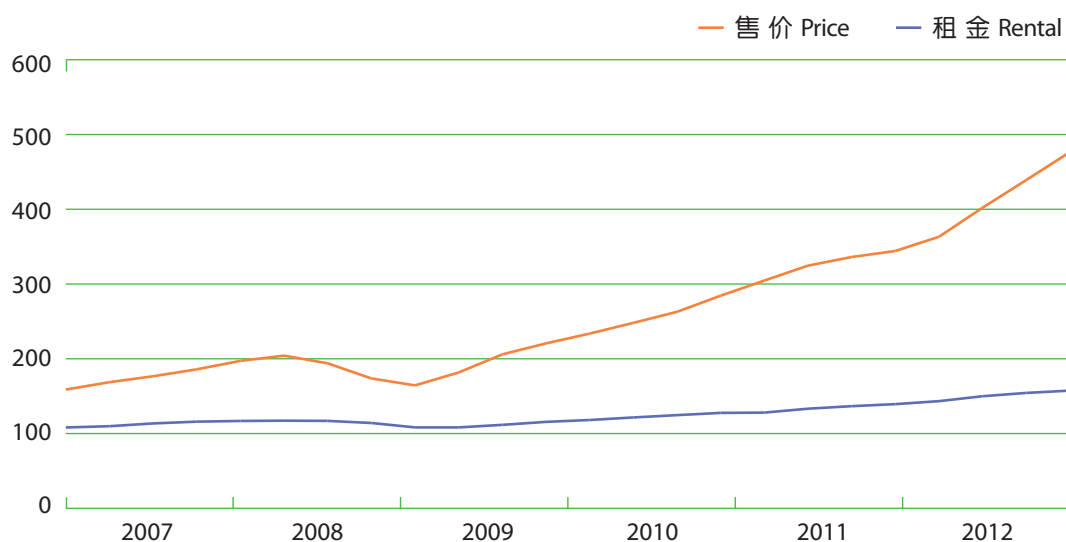


2012年这类物业的售价按季急速攀升。整体而言，第四季的售价比前一年激增38%。年内租金亦稳步上扬，与2011年最后一季相比，高出了13%。

Prices rose briskly in 2012 with successive quarter-to-quarter increases. Overall, prices in the fourth quarter surged 38% from previous year. Rents also saw steady growth over the year and were 13% higher relative to the level in the last quarter of 2011.

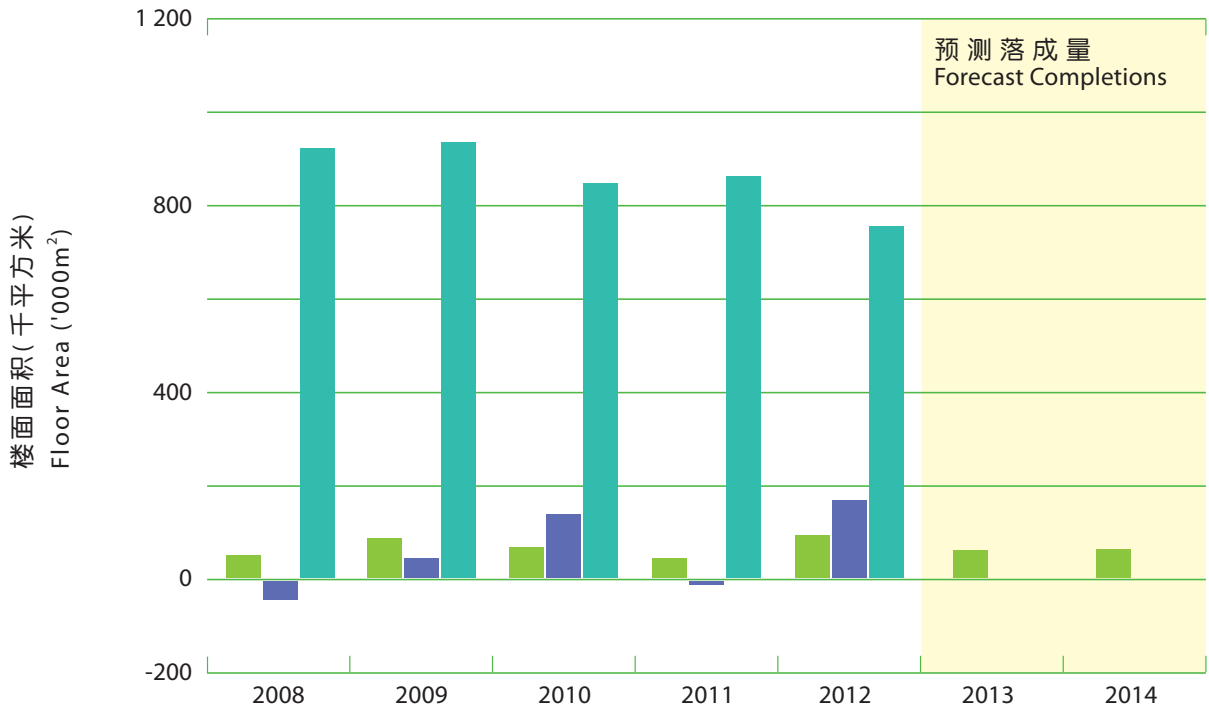


售价及租金指数 Price and Rental Indices





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



	楼面面积(千平方米) Floor Area ('000m ²)							
	2008	2009	2010	2011	2012	2013	2014	
落成量 Completions	49	84	65	42	90	58 [#]	60 [#]	
使用量 Take-up	-39	42	135	-7	165			
空置量 Vacancy	920	932	844	859	752			
% ⁺	8.7	8.7	7.9	8.0	6.9			

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures





WYLER CENTRE

WYLER CENTRE

偉倫中心

WYLER CENTRE
偉倫中心



私人工业楼宇

PRIVATE INDUSTRIAL





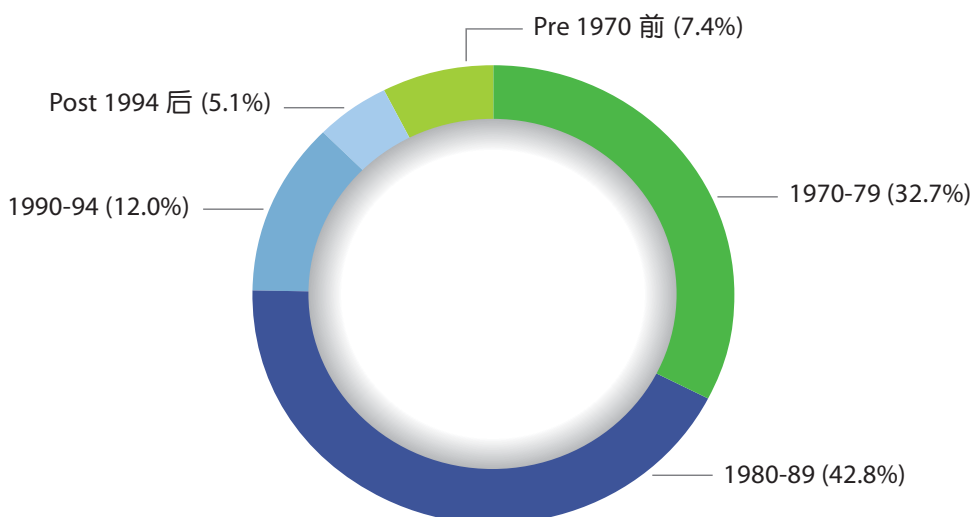
这类别包括分层工厂大厦及其附属写字楼。

2012年底这类物业的总存量为17 137 100平方米，平均分布于市区和新界。按楼龄分类的总存量详见图表。

This category comprises flatted factories and ancillary office accommodation.

At the end of 2012, stock in this sector was 17 137 100 m², which was evenly distributed between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按楼龄分类的总存量 Stock Distribution by Age



2012年的落成量为46 200平方米，较2011年增加43%，新落成量全部来自荃湾。

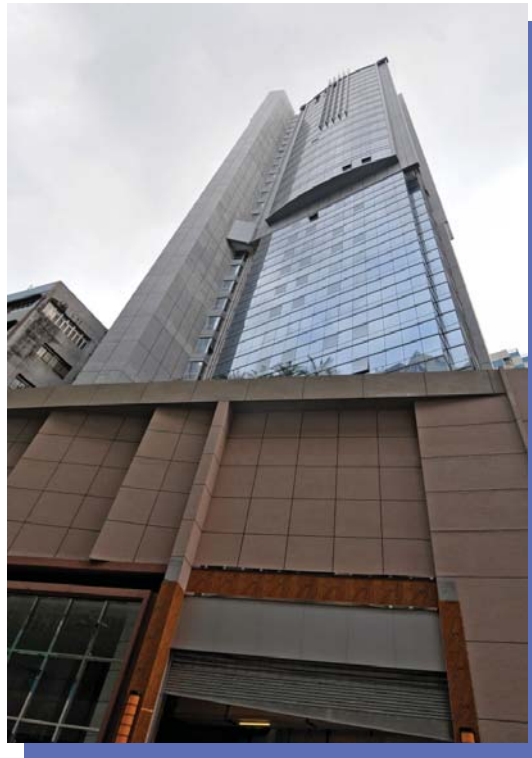
Completions rose 43% year on year to 46 200 m² in 2012. All the new supply came from Tsuen Wan.





年内使用量达150 600平方米，超过落成量三倍以上。空置量大幅下降至863 800平方米，相等于总存量的5%。观塘、葵青和荃湾这三个地区录得的空间量，约占空置总面积的60%。

A take-up of 150 600 m² was recorded, more than three times the completions. Vacancy fell significantly to 863 800 m², representing 5% of stock. About 60% of the vacant space was found in Kwun Tong, Kwai Tsing and Tsuen Wan.



2013年的落成量预计跌至15 600平方米，其中逾50%位于观塘，余下的坐落油尖旺和北区。2014年另有35 300平方米工厂大厦楼面落成，主要来自葵青。

Completions in 2013 are expected to drop to 15 600 m², of which over 50% will be located in Kwun Tong, with the remaining located in Yau Tsim Mong and North. A new supply of 35 300 m², mainly from Kwai Tsing, will be coming on stream in 2014.



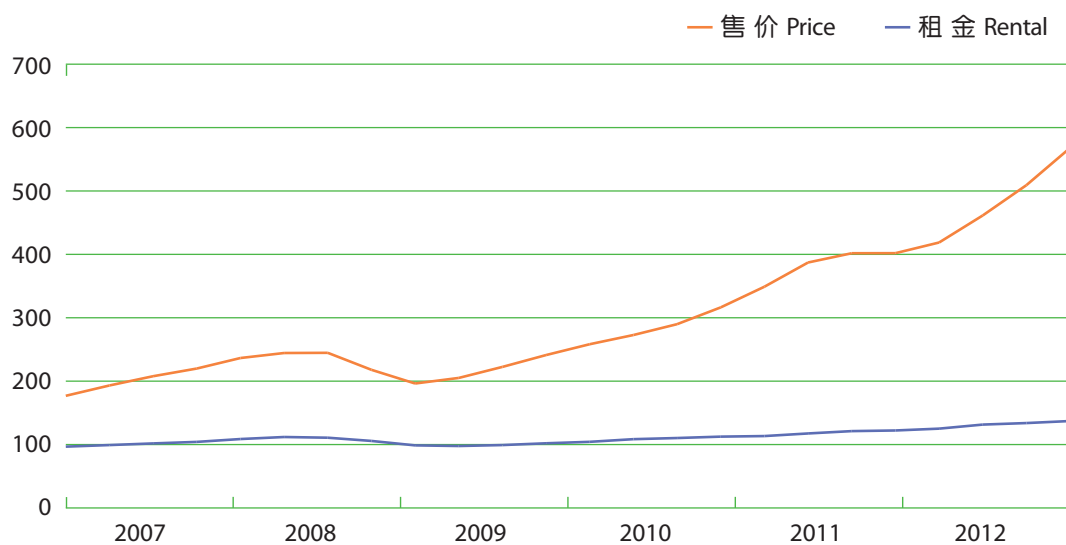


分层工厂大厦的售价全年稳步上扬，并录得可观升幅，第四季的售价指数较前一年同期激增41%。租金增长率虽然远较售价的为低，但亦呈上升趋势。最后一季的租金指数与2011年同期相比，上升了12%。

Prices went up throughout the year and recorded hefty increases. The price index for the fourth quarter surged 41% when compared with the same period a year earlier. An upward trend in rents was also observed, despite at a much slower growth rate comparatively. The rental index for the final quarter increased 12% over the corresponding period.

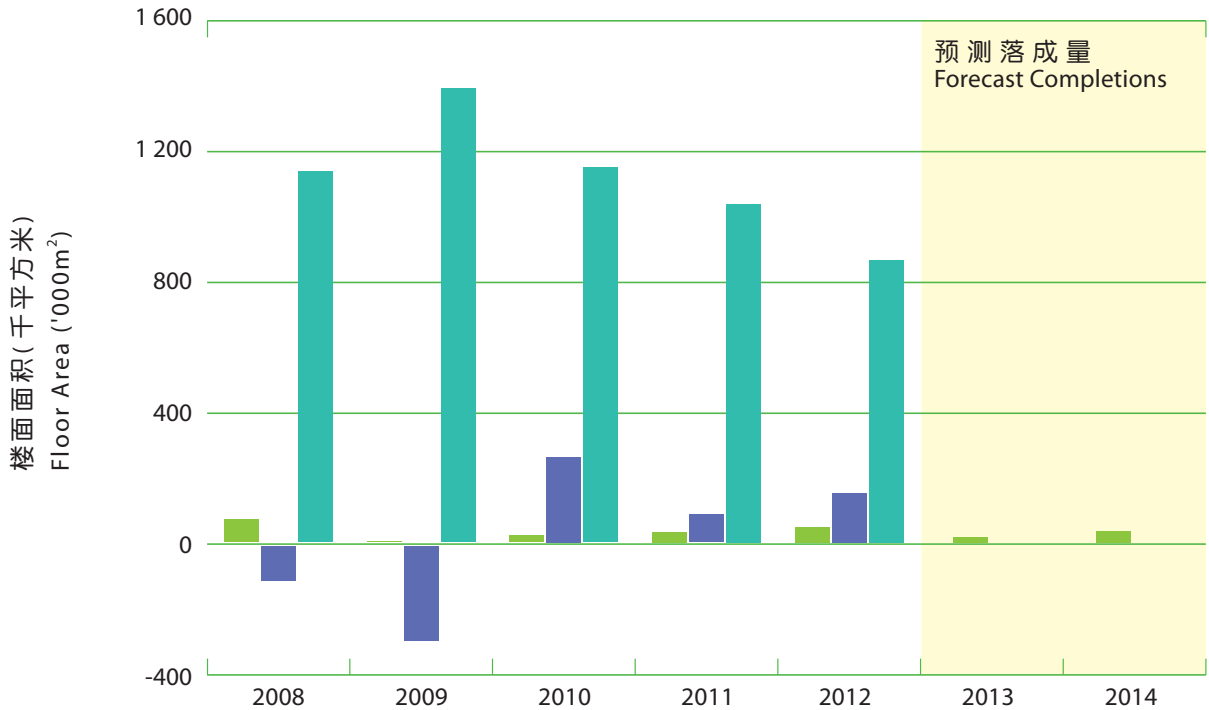


售价及租金指数 Price and Rental Indices





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



	楼面面积(千平方米) Floor Area ('000m ²)							
	2008	2009	2010	2011	2012	2013	2014	
落成量 Completions	70	3	21	32	46	16 [#]	35 [#]	
使用量 Take-up	-107	-290	261	85	151			
空置量 Vacancy	1 134	1 388	1 146	1 036	864			
% ⁺	6.5	8.0	6.7	6.0	5.0			

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures





这类别包括设计作工贸用途，并为此取得占用许可证的楼宇。

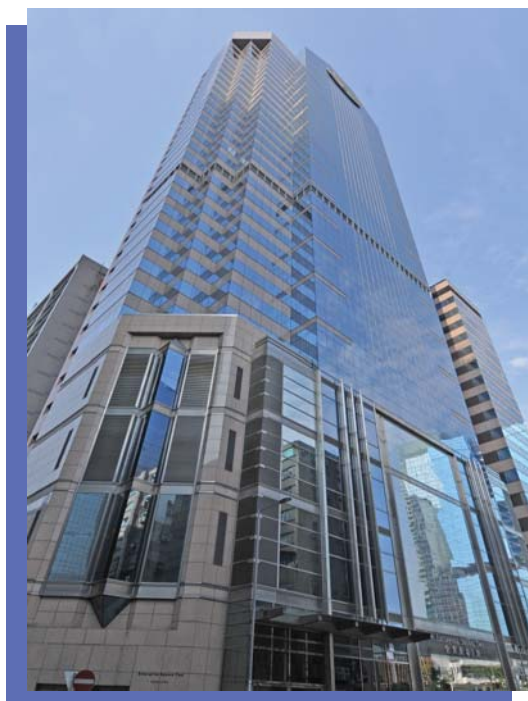
2012年底的总存量达591 800平方米，大部分位于市区，其中深水埗和观塘共占总楼面面积的60%以上。

2012年并无新的工贸大厦落成。

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

The 2012 year-end stock stood at 591 800 m², with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 60% of the total space.

There was no new supply in 2012.



使用量为8 700平方米，空置率跌至总存量的6.7%，即39 900平方米，超过50%的空置面积位于东区和观塘。

预测此类楼宇在2013和2014年不会有新供应。

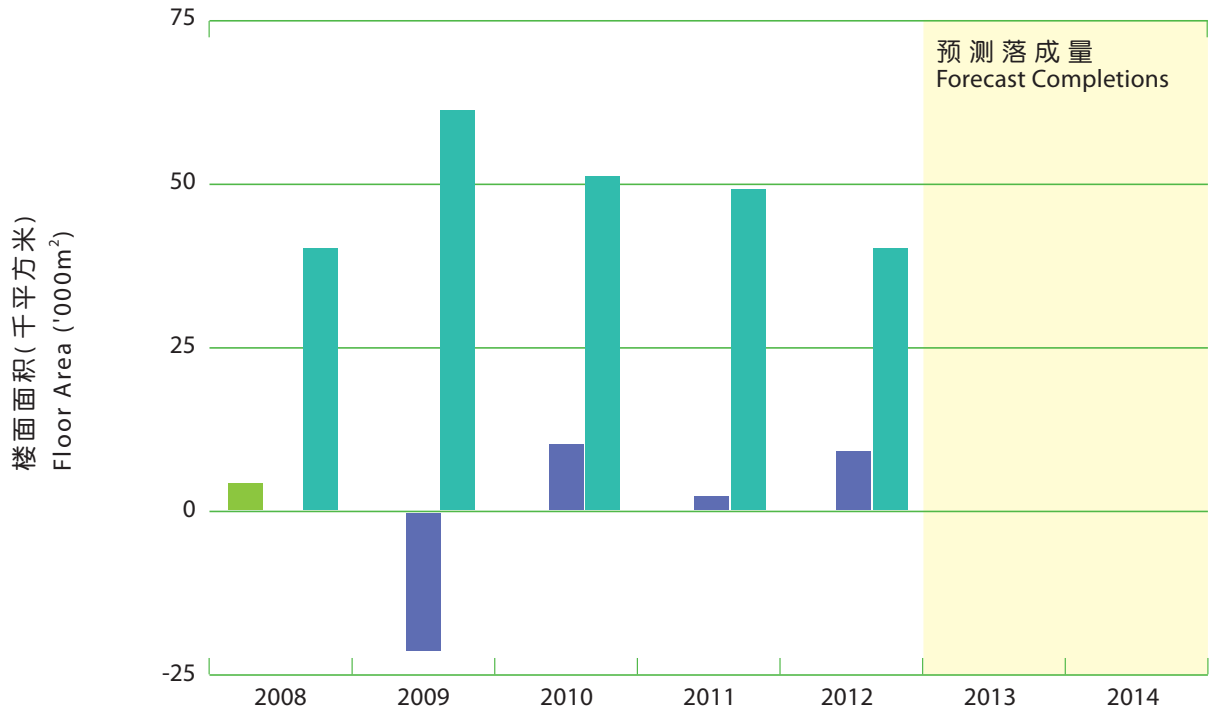
With a take-up of 8 700 m², vacancy rate fell to 6.7% of stock, at 39 900 m². Over 50% of the vacant space was found in Eastern district and Kwun Tong.

No new supply will likely be forthcoming in 2013 and 2014.





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



	楼面面积(千平方米) Floor Area ('000m ²)							
	2008	2009	2010	2011	2012	2013	2014	
落成量 Completions	4	0	0	0	0	0 [#]	0 [#]	
使用量 Take-up	0	-21	10	2	9			
空置量 Vacancy	40	61	51	49	40			
% ⁺	6.5	10.0	8.6	8.2	6.7			

+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures





这类别包括所有其他厂房，主要是专为特殊制造业而建，每间厂房通常由一名厂东使用。

2012年底这类物业的总存量为2 941 800平方米，其中新界占85%。

2012年有五个新发展项目落成，共提供48 000平方米楼面面积，其中三个项目位于大埔和西贡，占新落成量的80%以上。

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

The stock in this sector was 2 941 800 m² at the end of 2012, of which 85% came from the New Territories.

Five new developments in the New Territories with 48 000 m² floor space were completed in 2012. Three of them, accounting for over 80% of the newly completed space, were in Tai Po and Sai Kung.



预料2013年的新供应量为33 800平方米，全部来自新界，其中约65%位于元朗。另有40 500平方米在2014年于新界落成，当中西贡占预计供应量的61%。

New space of 33 800 m² is forecast to be available in the New Territories in 2013, with about 65% coming from Yuen Long. Another 40 500 m² in the New Territories are expected to be completed in 2014, with Sai Kung accounting for 61% of the anticipated supply.





这类别包括设计或改建作仓库或冷藏库的楼宇，以及其附属写字楼；货柜码头内的楼宇亦包括在内。

2012年底的总存量为3 574 100平方米，其中80%以上位于新界，主要集中于葵青、荃湾和沙田，占整体楼面面积的67%。

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

Stock stood at 3 574 100 m² at the end of 2012. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 67% of the total space.



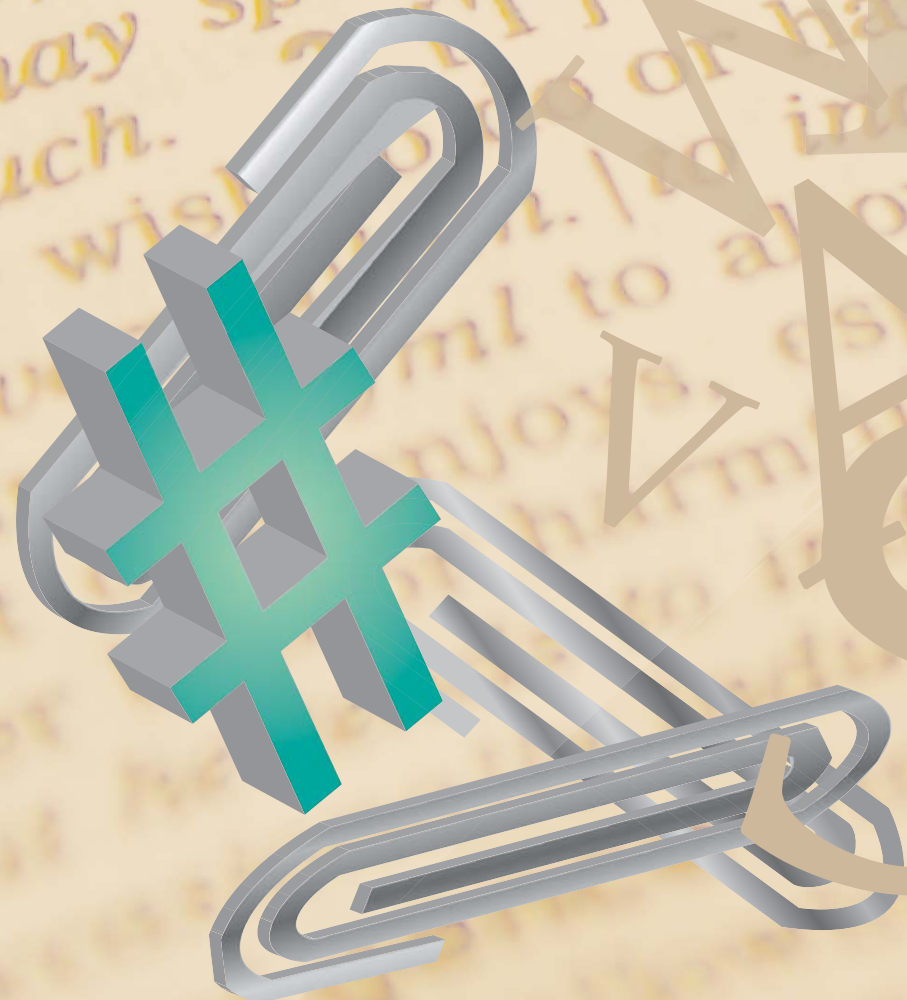
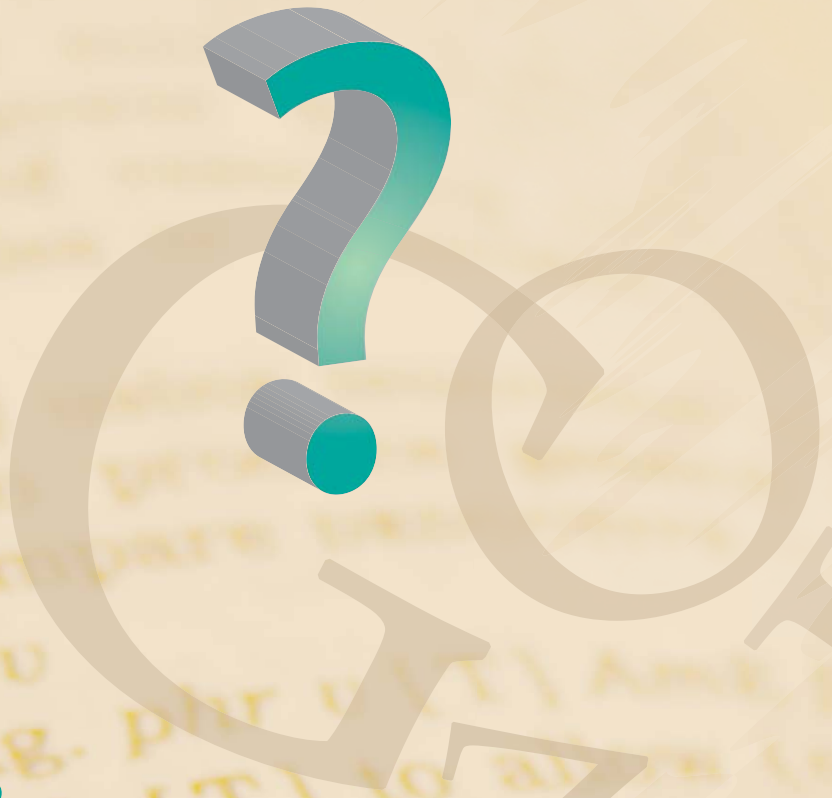
2012年葵青和北区共有三幢私人货仓落成，总楼面面积为123 500平方米；空置量增至159 600平方米，相当于总存量的4.5%。

2013年的新落成量预计达56 300平方米，全部来自荃湾。2014年的新供应量为80 200平方米，坐落于葵青。

Three new buildings with a total floor space of 123 500 m² were completed in Kwai Tsing and North in 2012. Vacancy increased to 159 600 m², or 4.5% of stock.

New space of 56 300 m² is forecast to be available in 2013, all coming from Tsuen Wan, and 80 200 m² new supply from Kwai Tsing will be coming on stream in 2014.





技术附注

TECHNICAL NOTES





1. 报告年度

每年出版的《香港物业报告》描述上一个历年本港物业市场活动，并预测随后两年的落成量。

2. 范围

本报告的调查对象涵盖全港私人楼宇。

3. 区域及地区

本报告把港岛、九龙及新界按区议会的选区分界划分为18个地区，详情见于附录及分区图。写字楼类别加插了分区，以便就主要的写字楼区进行更详细分析。

4. 物业类别

4.1 楼宇一般是按占用许可证（俗称入伙纸）上注明的用途分类，除非本署得悉楼宇其后在结构上有所更改。本署没有特别调查楼宇现时的用途，也没有尝试辨别哪些住宅楼宇是用作非住宅用途，或哪些非住宅楼宇是用作住宅用途。

1. Review Period

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

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

The areas of Hong Kong, 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. 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 私人住宅单位，是指各自设有专用的煮食设施和浴室(及 / 或厕所)的独立居住单位，并按楼面面积细分如下：

- A类单位-实用面积少于40 平方米
- B类单位-实用面积为40 至69.9 平方米
- C类单位-实用面积为70 至99.9 平方米
- D类单位-实用面积为100 至159.9 平方米
- E类单位-实用面积为160 平方米或以上

4.3 本报告并不包括所有公共房屋发展计划，如私人机构参建居屋计划的资助出售住宅单位、居者有其屋计划、可租可买计划、重建置业计划、夹心阶层住屋计划、市区改善计划和住宅发售计划的全部单位的统计数字。房屋委员会与房屋协会兴建的出租屋邨、租者置其屋计划下售出的单位，以及政府所拥有的宿舍资料，亦不包括在本报告内。楼宇总存量、落成量、拆卸量、入住量及空置量的数字并不包括村屋在内，惟2001年或以前特别指明的资料除外。

4.4 私人写字楼包括商用楼宇内的物业，但不包括综合用途楼宇内的非住宅用途单位。写字楼分为以下各级：

甲级-新型及装修上乘；间隔具弹性；整层楼面面积广阔；大堂与通道装潢讲究及宽敞；中央空气调节系统完善；设有良好的载客及载货升降机设备；专业管理；普遍有停车设施。

乙级-设计一般但装修质素良好；间隔具弹性；整层楼面面积中等；大堂面积适中；设有中央或独立空气调节系统；升降机设备足够；管理妥善；不一定有停车设施。

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

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

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

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

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

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





丙级 - 设计简单及有基本装修；间隔弹性较小；整层楼面面积狭小；大堂只有基本设施；一般并无中央空气调节系统；升降机仅够使用或不敷应用；管理服务属最低至一般水平；并无停车设施。

写字楼的所在地点并不影响等级。属香港特别行政区政府所有并由政府产业署管理的写字楼并不包括在本报告内。

4.5 私人商业楼宇包括零售业楼宇及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇，亦不包括车位。房屋委员会和房屋协会所持有的商业楼宇并不包括在内。自房屋委员会于2005年底把旗下部分商业楼宇分拆出售予领汇房地产投资信托基金(领汇)后，这些分拆出售的物业现已由领汇持有，并归入私人物业类别。2006年及之后的统计数字已包括这类别物业的数据在内。读者把报告年度内的统计数字跟2005年及之前的统计数字作比较时，要特别留意有关转变。

4.6 私人分层工厂大厦包括为一般制造业工序及与该等工序有直接关系的用途(包括写字楼)而建设，并通常由发展商出售或出租的楼宇。此类物业并不包括下述的特殊厂房。房屋委员会兴建的工厂楼宇也不包括在内。

4.7 私人工贸大厦是设计或获证明作工贸用途的楼面面积。

4.8 私人特殊厂房包括所有其他厂房，主要是为特殊制造业而建的厂房，每间厂房通常由一名厂东使用。

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

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

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

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

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

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





4.9 私人货仓包括设计或改建作仓库或冷藏库的楼宇及其附属写字楼，并包括位于货柜码头区内的楼宇。

5. 楼面面积

5.1 住宅单位的楼面面积是以「实用面积」来计算。「实用面积」是指单位独占的楼面面积，包括露台及工作平台，但不包括楼梯、升降机槽、渠管及大堂等公用地方。量度「实用面积」时，是从围绕该单位的外墙向外的一面或该单位与毗连单位的共用墙的中间点起计。窗台、天井、花园、庭院、平台、车位等地方则不包括在内。

5.2 非住宅楼宇的面积是以「内部楼面面积」来计算，量度范围是有关单位墙壁（或与毗连单位的共用墙）向内的一面所围绕的全部面积。

6. 楼宇总存量

6.1 私人住宅和非住宅楼宇的总存量，都是以某一指定日期的差饷估价记录为根据。

6.2 各类物业的总存量并不包括上文第4段所述的公营房屋数字。私人商业楼宇的总存量亦包括私人机构参建居屋计划的商业楼宇面积。

7. 落成量

7.1 私人楼宇的落成量是指获发占用许可证的楼宇数量。

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

5. Floor Areas

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

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

6. Stock

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

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

7. Completions

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





7.2 各类物业的落成量并不包括上文第4段所述的公营房屋落成量。

8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价记录中删除的私人楼宇数量。

9. 预测数量

9.1 这是指在报告年度随后两年的每年落成量预测数字。住宅楼宇是以单位数目计算，非住宅楼宇则以内部楼面总面积计算。

9.2 本署是根据屋宇署的统计数字、建筑师及发展商提供的图则及资料、专业估计及/或实地视察所得的资料，就全港各已知的物业发展项目及重建地盘计算预测落成量。

9.3 上文第4段所述的公营房屋发展项目并不包括在内。

10. 空置量

10.1 空置量是指在年底进行普查时，单位实际上未被占用。正在装修的物业一般都界定为空置。有些单位因未获发满意纸或转让同意书而未能入住或使用，以致空置。读者应注意，**空置量与物业是否已由发展商售出无关**。即使是已售出的物业也可能仍然空置，有待业主或租客日后占用。空置量数字涵盖所有总存量，并非单指新发展项目。

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

8. Demolition

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

9. Forecast

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

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

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

10. Vacancies

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





10.2 所有楼宇的空置量，都是在年底进行楼宇普查后计算出来的，但在2011年前落成并已评估差饷的住宅楼宇则另有处理方法。空置物业数据是向大厦管理处、业主和占用人搜集，或本署派员视察而获得的。

10.3 在2011年前落成并已评估差饷的住宅楼宇，其空置量是根据抽样调查等楼宇3%的单位所得结果来推算的。

11. 入住量 / 使用量

11.1 住宅楼宇的入住量，是指在报告年度内入住的单位数目净增长额；非住宅楼宇的使用量，则是年内使用的楼面面积净增长额。

11.2 有关数字的计算方法是把年内落成量与年初空置量相加，然后减去该年的拆卸量及年终空置量。

11.3 与空置量一样，入住量 / 使用量与发展商已售出的单位数目或楼面面积（一手市场交易）无关，故不应与新建物业的销售混为一谈。

12. 平均租金和售价

12.1 本署会分析新订租约的租金资料，以计算在租金生效月份的平均租金。就非住宅楼宇而言，分析资料包括续租时议定的租金，而生效日期即为租赁协议的生效日期。不过，租金一般是在较早的日期议定（新订租约是在半至一个月前，续订租约是在一至三个月前）。由2006年中起，零售业楼宇的租金资料包括由领汇所持有的物业（详情可参考上文第4.5段）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2011, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 For rated domestic premises completed prior to 2011, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

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

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

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

12. Average Rents and Prices

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (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 本署从多个不同的来源获得租金资料，包括按照《业主与租客（综合）条例》的规定所递交的新租约通知书、按照《差饷条例》与《地租（评估及征收）条例》的规定而发出的物业详情申报表、业主和租客的来信，以及本署职员进行实地视察时所得的资料。

12.3 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

12.4 计算平均售价时，本署会分析经过审查以厘定印花税的楼宇交易资料。惟下列类别楼宇交易并不会用作分析：不被接纳用作厘定印花税的楼宇买卖、涉及不同类别物业的买卖、未获评估差饷的楼宇、并非交吉出售的住宅楼宇，以及住宅楼宇的首次买卖。买卖日期以签署买卖合约的日期为准。如没有买卖合约，买卖日期则根据转让契约的签署日期。一般而言，买卖合约日期是在达成临时协议后二至三周。

12.5 有关平均租金和售价的分析，只供一般参考用途。某段时期的水平，主要取决于期内出租或出售物业的特点，包括楼宇质素及位置。因此，在不同时期内出现的变化，可能是因为在两个时段所分析的不同物业的质素有所差异，而**不应**一概而论视之为该时段中在价值方面的整体变化。尤其是加上括号的数字，表示交易数量有限，使用这些数字时应特别小心。相对而言，租金与售价指数能较准确地反映价值的转变。

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

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

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

12.5 Average rents and prices are analysed for general reference only. 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 报告年度内最后数个月的租金与售价数字，均属临时性质，有待本署取得更多资料后再作分析。

12.7 租金和售价的统计数字，包括村屋，以及政府资助房屋单位在业权转让限制期届满及向有关机构缴付补价后，在公开市场的租赁和买卖。这方面与楼宇总存量和落成量所涵盖的物业有所不同。

13. 租金和售价指数

13.1 如上文解释，不同时期的平均租金及售价会有差异，这不单可能因为价值有变，也可能由于楼宇的质素有所改变。不过，制订租金及售价指数，正是用来衡量在楼宇质素不变的情况下，租金及售价的转变。因此，即使在同一时期，指数的转变也可能跟平均租金及售价的转变不同。

13.2 计算租金和售价指数所根据的资料，跟用以计算平均租金和售价的数据相同。以指数衡量价值转变时，是根据租金或售价除以有关物业的应课差饷租值所得的结果，而非根据每平方米楼面面积的租金或售价计算。实际上，利用应课差饷租值，不但考虑到楼面面积，也顾及到不同物业在质素上的其他差别。

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

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

13. Rental and Price Indices

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

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





13.3 如应课差饷租值在全面重估后有所变更，新应课差饷租值会调算至旧应课差饷租值的水平，以便指数数列得以连贯。

13.4 成分指数（即某类别或级别物业的指数）是从分析所有在某指定期间内的交易结果计算出来的。各类楼宇的综合指数，是将成分指数按**加权**平均法计算而得出。制订各类非住宅楼宇综合指数时所使用的权数，是根据该月份及之前11个月内有关类型楼宇的总楼面面积计算的。至于住宅楼宇，其租金和售价指数的权数，则是根据该月份及之前11个月内进行的交易数目计算出来。

13.5 本报告提供每月、每季和每年指数。每季及每年指数都是有关时期内每月指数的平均数。

13.6 指数（尤其是租金指数）未必能充分显示出市场趋势。虽然所有租金都是按净额分析（参考上文第12.3段），但本署无法得知的其他「等同租值」租约条件，是不会计算在内的。例如在租赁市场供过于求时，业主通常都会给予租客一些优惠，包括整修楼宇或延长免租期等。如果为反映标准租约条件而调算租金，在指数下降时，经调算的租金很可能低于所报的租金。在指数上升时，情况则相反。

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. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合同所载的售价来分析计算。2007年及之后获选作分析的楼宇与以往所选的略有不同，包括：

港岛-碧瑶湾、比华利山、赛西湖大厦、置富花园、会景阁、帝景园、嘉亨湾、杏花邨、阳明山庄、光明台、港运城、蓝湾半岛、康怡花园、逸涛湾、浪琴园、贝沙湾、雍景台、海怡半岛、太古城、宝翠园、礼顿山、逸桦园、红山半岛、地利根德阁、乐陶苑。

九龙-泓景台、星河明居、海名轩、维港湾、丽港城、海逸豪园、升悦居、美孚新邨、港湾豪庭、毕架山一号、又一居、柏景湾、半岛豪庭、滙景花园、傲云峰、擎天半岛、德福花园、漾日居、黄埔花园。

新界-爱琴海岸、碧堤半岛、聚康山庄、映湾园、帝堡城、沙田第一城、滌涛山、牵晴间、愉景湾、愉景新城、粉岭中心、花都广场、浪琴轩、香港黄金海岸、康乐园、嘉湖山庄、匡湖居、新都城、新城市广场(第三期)、维景湾畔、加州花园、将军澳中心、珀丽湾、叠茵庭、蓝澄湾、海滨花园、骏景园、加州豪园、浪翠园、太湖花园、新港城、帝琴湾、采叶庭、盈翠半岛、屯门市广场、雅典居、灝景湾、新时代广场。

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 楼宇样本中每个物业组别的成分指数，是根据物业的售价除以有关物业的应课差饷租值所得的结果计算出来。每个物业组别的综合指数是成分指数的加权平均数，而2012年的权数是根据2011年内的交易宗数而厘定。

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 2012, the weights are based on the number of transactions effected in 2011.

15. 落成后使用方式

此项分析只包括在报告年度内已评定差饷估价，并且在估价时已申报整间有人使用的新落成住宅单位。

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. 物业市场回报率

回报率是把「租金 / 应课差饷租值」的平均比率与「售价 / 应课差饷租值」的平均比率作比较后计算出来的。租金分析与售价分析所涵盖的物业可能并不相同。因此，这方面的数字只能显示普遍的物业回报率及市场趋势。

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.

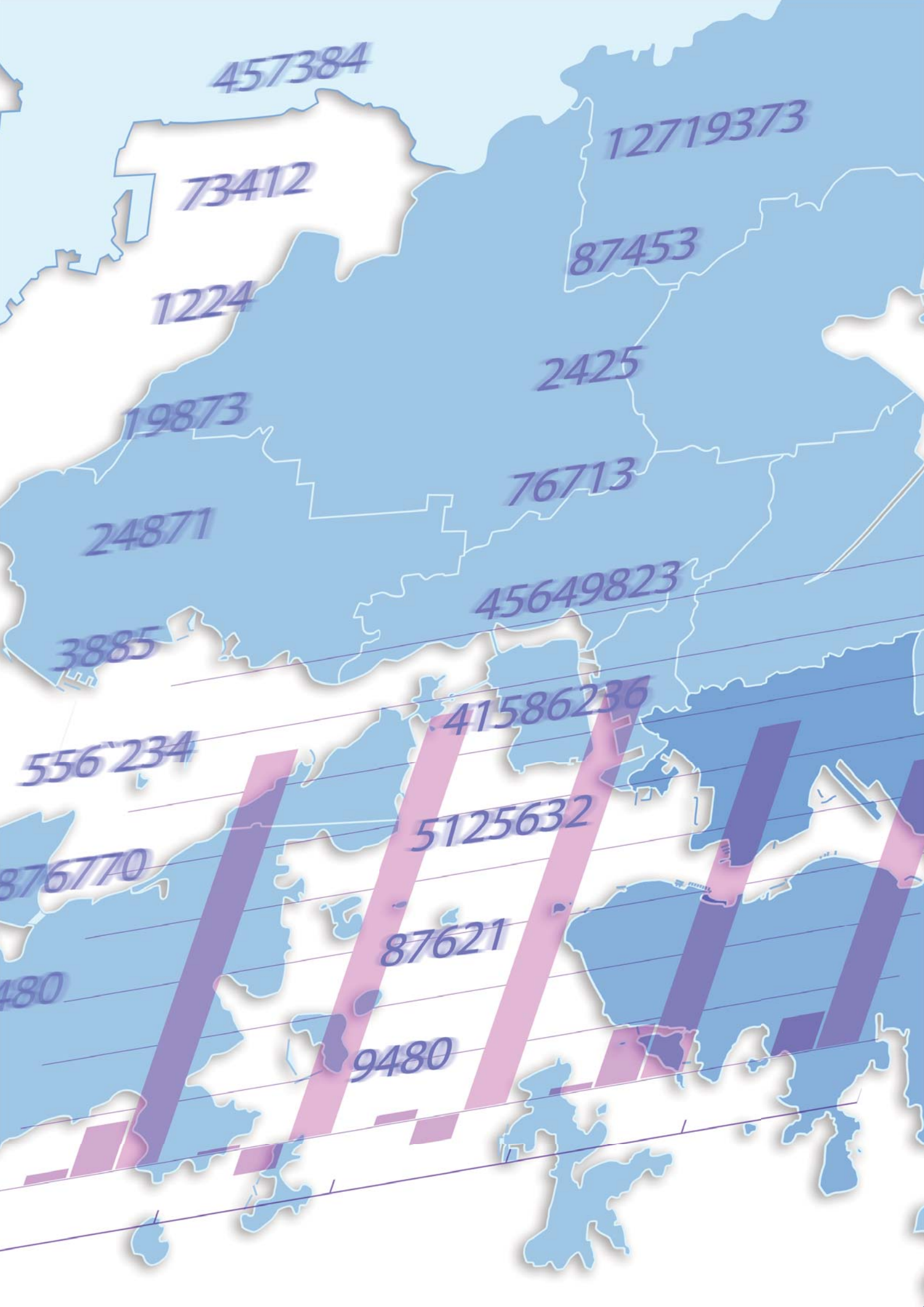
17. 楼宇买卖

住宅楼宇买卖的统计数字来自土地注册处，是根据在有关时期内送交土地注册处作登记的住宅楼宇买卖合同而编制。至于非住宅楼宇的买卖统计数字，本署是根据土地注册处的交易记录及税务局用以厘定印花税的交易资料加以分析。与土地注册处的住宅楼宇买卖统计数字不同，每段有关时期的非住宅楼宇买卖统计数字，是根据买卖合约的签署日期（如没有买卖合同，则根据转让契约的签署日期），而非送交土地注册处登记的日期。

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.







图表

TABLES

附录

APPENDIX

分区

PLANS



私人住宅

1. 各类单位总存量及空置量
2. 各区总存量、落成量及空置量
3. 拆卸量、落成量及各类单位总存量
4. 各类单位拆卸量及落成量
5. 各类单位落成量
6. 不同面积单位落成量
7. 各区落成量及预测落成量
8. 各区不同类别单位预测落成量
9. 各区洋房总存量及落成量
10. 整体空置趋势
11. 各类单位落成后使用方式
12. 各类单位平均租金
13. 各类单位平均售价
14. 各类单位租金指数
15. 各类单位售价指数(全港)
16. 较受欢迎屋苑的售价指数

私人写字楼

17. 各区不同级别总存量及空置量
18. 各区总存量、落成量及空置量
19. 各级别拆卸量、落成量及总存量
20. 各区落成量及预测落成量
21. 各区不同级别预测落成量
22. 整体空置趋势
23. 各区不同级别平均租金
24. 各区不同级别平均售价
25. 各级别租金及售价指数(所有地区)
26. 核心地区甲级写字楼的租金及售价指数

Private Domestic

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

Private Office

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





私人商业楼宇

27. 各区总存量、落成量及空置量
28. 拆卸量、落成量及总存量
29. 各区落成量及预测落成量
30. 整体空置趋势
31. 私人零售业楼宇 - 平均租金及售价
32. 私人零售业楼宇 - 租金及售价指数

Private Commercial

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

私人分层工厂大厦

33. 各区总存量、落成量及空置量
34. 拆卸量、落成量及总存量
35. 各区落成量及预测落成量
36. 整体空置趋势
37. 平均租金及售价
38. 租金及售价指数
39. 选定地区的高质素楼宇 - 平均售价

Private Flatted Factories

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

私人工贸大厦

40. 各区总存量、落成量及空置量
41. 各区落成量及预测落成量
42. 整体空置趋势

Private Industrial/Office

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

私人特殊厂房

43. 各区总存量及落成量
44. 各区落成量及预测落成量

Private Specialised Factories

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





私人货仓

- 45. 各区总存量、落成量及空置量
- 46. 各区落成量及预测落成量
- 47. 整体空置趋势

私人物业市场回报率

- 48. 住宅楼宇
- 49. 写字楼、分层工厂大厦及零售业楼宇

物业买卖

- 50. 住宅买卖 - 楼宇买卖合约数目及总值
- 51. 住宅买卖 - 按成交金额分类的买卖合约数目
- 52. 住宅一手及二手市场 - 买卖合约数目及总值
- 53. 非住宅买卖 - 主要类别物业买卖宗数及总值

Private Storage

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

Private Property Market Yields

- Domestic
- Office, Flatted Factories and Retail

Sales Transactions

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



私人住宅 - 各类单位总存量及空置量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m ²]	2012 年底总存量 Stock at year end	2012 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
A	<20.0	9 354	353 023	2.3
	20 - 39.9	343 669		
B	40 - 69.9	545 791	545 791	4.1
C	70 - 99.9	133 563	133 563	6.1
D	100 - 159.9	60 658	60 658	9.3
	160 - 199.9	12 288		
E	200 - 279.9	9 691	24 897	14.1
	>279.9	2 918		
所有类别	ALL CLASSES	1 117 932	1 117 932	4.3

私人住宅 - 各区总存量、落成量及空置量
PRIVATE DOMESTIC - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

单位数目 No. of units

地区	District	2011 年底总存量 Stock at year end	2012 年落成量 Completions	落成量占 2011 年总存量的百分率 Completions as a % of 2011 Stock	2012 年底总存量 Stock at year end	2012 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	92 264	577	0.6	91 879	4 085	4.4
湾仔	Wan Chai	61 834	586	0.9	62 030	4 274	6.9
东区	Eastern	127 445	108	0.1	127 158	5 683	4.5
南区	Southern	41 803	481	1.2	42 185	1 902	4.5
港岛	HONG KONG	323 346	1 752	0.5	323 252	15 944	4.9
油尖旺	Yau Tsim Mong	110 359	1 495	1.4	111 457	7 489	6.7
深水埗	Sham Shui Po	72 861	296	0.4	73 029	1 948	2.7
九龙城	Kowloon City	101 127	648	0.6	101 348	4 027	4.0
黄大仙	Wong Tai Sin	18 136	968	5.3	19 113	1 204	6.3
观塘	Kwun Tong	47 751	-	-	47 753	1 224	2.6
九龙	KOWLOON	350 234	3 407	1.0	352 700	15 892	4.5
葵青	Kwai Tsing	35 483	-	-	35 497	259	0.7
荃湾	Tsuen Wan	75 253	-	-	75 235	1 387	1.8
屯门	Tuen Mun	55 293	1 211	2.2	56 505	2 350	4.2
元朗	Yuen Long	66 888	388	0.6	67 283	1 186	1.8
北区	North	26 475	-	-	26 472	563	2.1
大埔	Tai Po	28 627	1 223	4.3	29 853	2 156	7.2
沙田	Sha Tin	75 721	981	1.3	76 710	3 820	5.0
西贡	Sai Kung	50 538	1 168	2.3	51 700	3 208	6.2
离岛	Islands	22 703	19	0.1	22 725	1 232	5.4
新界	NEW TERRITORIES	436 981	4 990	1.1	441 980	16 161	3.7
全港	OVERALL	1 110 561	10 149	0.9	1 117 932	47 997	4.3

2012 年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2011 年底总存量计算。

2012 Stock figures are derived from the latest rating record, and not from the 2011 Stock figures shown here.

私人住宅 - 拆卸量、落成量及各类单位总存量
PRIVATE DOMESTIC - DEMOLITION, COMPLETIONS AND STOCK BY CLASS

单位数目 No. of units

年 Year	区域 Area	Area	拆卸量	落成量	年底各类单位总存量 Stock by Class at year end					总数 Total
			Demolition	Completions	A	B	C	D	E	
2008	港岛	Hong Kong	901	1 517	106 043	136 877	38 697	26 006	15 414	323 037
	九龙	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	港岛	Hong Kong	957	1 255	105 642	137 082	38 655	25 924	15 425	322 728
	九龙	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	港岛	Hong Kong	768	1 133	105 804	136 979	38 635	26 217	15 575	323 210
	九龙	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
2011	港岛	Hong Kong	781	1 069	105 680	136 986	38 677	26 284	15 719	323 346
	九龙	Kowloon	874	1 597	126 463	164 141	40 194	16 727	2 709	350 234
	新界	New Territories	11	6 783	119 913	241 254	53 729	16 145	5 940	436 981
	全港	OVERALL	1 666	9 449	352 056	542 381	132 600	59 156	24 368	1 110 561
2012	港岛	Hong Kong	1 548	1 752	105 632	136 570	38 552	26 650	15 848	323 252
	九龙	Kowloon	959	3 407	127 361	165 397	40 273	16 932	2 737	352 700
	新界	New Territories	8	4 990	120 030	243 824	54 738	17 076	6 312	441 980
	全港	OVERALL	2 515	10 149	353 023	545 791	133 563	60 658	24 897	1 117 932

私人住宅 - 各类单位拆卸量及落成量
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

单位数目 No. of units

年 Year	区域 Area	拆卸量 Demolition						总数 Total	落成量 Completions					总数 Total
		A	B	C	D	E	A		B	C	D	E		
2008	港岛 Hong Kong	380	311	94	13	103	901	243	399	660	117	98	1 517	
	九龙 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	港岛 Hong Kong	302	365	150	107	33	957	130	585	344	69	127	1 255	
	九龙 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	港岛 Hong Kong	169	400	106	85	8	768	159	229	269	311	165	1 133	
	九龙 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	
2011	港岛 Hong Kong	293	350	52	40	46	781	168	447	83	285	86	1 069	
	九龙 Kowloon	277	401	144	47	5	874	468	323	446	344	16	1 597	
	新界 New Territories	-	-	-	1	10	11	-	3 816	2 572	290	105	6 783	
	全港 OVERALL	570	751	196	88	61	1 666	636	4 586	3 101	919	207	9 449	
2012	港岛 Hong Kong	377	694	295	116	66	1 548	443	423	189	513	184	1 752	
	九龙 Kowloon	232	446	139	99	43	959	987	1 517	527	335	41	3 407	
	新界 New Territories	-	-	1	1	6	8	81	2 556	1 004	979	370	4 990	
	全港 OVERALL	609	1 140	435	216	115	2 515	1 511	4 496	1 720	1 827	595	10 149	

私人住宅 - 各类单位落成量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

单位数目 No. of units

年 Year	A	B	C	D	E	总数 Total
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
2011	636	4 586	3 101	919	207	9 449
2012	1 511	4 496	1 720	1 872	595	10 149

私人住宅 - 不同面积单位落成量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m ²]	2008	2009	2010	2011	2012			总数 Total
						港岛 Hong Kong	九龙 Kowloon	新界 New Territories	
A	<20.0	2	-	13	22	-	-	-	-
	20 - 39.9	869	373	676	614	443	987	81	1 511
B	40 - 69.9	4 897	2 998	6 742	4 586	423	1 517	2 556	4 496
C	70 - 99.9	1 825	1 369	4 534	3 101	189	527	1 004	1 720
D	100 - 159.9	723	1 530	1 182	919	513	335	979	1 827
E	160 - 199.9	327	602	165	136	57	6	190	253
	200 - 279.9	61	221	64	36	73	31	129	233
	>279.9	72	64	29	35	54	4	51	109
所有类别	ALL CLASSES	8 776	7 157	13 405	9 449	1 752	3 407	4 990	10 149

私人住宅 - 各区落成量及预测落成量
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

单位数目 No. of units

地区	District	2012 年各类单位落成量 Completions by Class					总数 Total	预测落成量 Forecast Completions	
		A	B	C	D	E		[2013]	[2014]
中西区	Central and Western	79	175	71	198	54	577	519	1 171
湾仔	Wan Chai	333	151	78	19	5	586	428	1 831
东区	Eastern	31	74	3	-	-	108	288	312
南区	Southern	-	23	37	296	125	481	11	14
港岛	HONG KONG	443	423	189	513	184	1 752	1 246	3 328
油尖旺	Yau Tsim Mong	652	547	148	142	6	1 495	-	1 614
深水埗	Sham Shui Po	212	82	-	2	-	296	635	738
九龙城	Kowloon City	123	232	113	147	33	648	315	1 032
黄大仙	Wong Tai Sin	-	656	266	44	2	968	-	-
观塘	Kwun Tong	-	-	-	-	-	-	124	299
九龙	KOWLOON	987	1 517	527	335	41	3 407	1 074	3 683
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	50	2 127
屯门	Tuen Mun	35	899	143	39	95	1 211	986	-
元朗	Yuen Long	46	220	57	14	51	388	3 362	2 208
北区	North	-	-	-	-	-	-	981	144
大埔	Tai Po	-	70	289	654	210	1 223	1 478	-
沙田	Sha Tin	-	467	248	254	12	981	929	1 957
西贡	Sai Kung	-	900	267	1	-	1 168	3 427	790
离岛	Islands	-	-	-	17	2	19	18	1 580
新界	NEW TERRITORIES	81	2 556	1 004	979	370	4 990	11 231	8 806
全港	OVERALL	1 511	4 496	1 720	1 827	595	10 149	13 551	15 817

私人住宅 - 各区不同类别单位预测落成量
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

单位数目 No. of units

地区	District	[2013]						[2014]					
		A	B	C	D	E	总数 Total	A	B	C	D	E	总数 Total
中西区	Central and Western	159	190	77	27	66	519	394	347	242	167	21	1 171
湾仔	Wan Chai	145	214	10	33	26	428	573	1 097	72	15	74	1 831
东区	Eastern	112	83	1	90	2	288	122	134	54	2	-	312
南区	Southern	-	-	-	-	11	11	-	-	-	6	8	14
港岛	HONG KONG	416	487	88	150	105	1 246	1 089	1 578	368	190	103	3 328
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	206	572	315	446	75	1 614
深水埗	Sham Shui Po	21	390	222	1	1	635	334	357	11	35	1	738
九龙城	Kowloon City	103	79	49	66	18	315	568	206	83	18	157	1 032
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
观塘	Kwun Tong	-	77	46	1	-	124	-	198	95	6	-	299
九龙	KOWLOON	124	546	317	68	19	1 074	1 108	1 333	504	505	233	3 683
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	12	38	50	-	1 698	414	14	1	2 127
屯门	Tuen Mun	-	651	244	30	61	986	-	-	-	-	-	-
元朗	Yuen Long	564	1 938	568	242	50	3 362	1	1 867	286	25	29	2 208
北区	North	385	330	12	108	146	981	-	80	40	22	2	144
大埔	Tai Po	-	839	579	43	17	1 478	-	-	-	-	-	-
沙田	Sha Tin	-	571	341	-	17	929	-	1 378	450	94	35	1 957
西贡	Sai Kung	-	2 238	1 030	157	2	3 427	-	424	344	16	6	790
离岛	Islands	-	-	-	-	18	18	-	543	243	726	68	1 580
新界	NEW TERRITORIES	949	6 567	2 774	592	349	11 231	1	5 990	1 777	897	141	8 806
全港	OVERALL	1 489	7 600	3 179	810	473	13 551	2 198	8 901	2 649	1 592	477	15 817

私人住宅 - 各区洋房总存量及落成量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

		单位数目 No. of units			
地区	District	2011 年底总存量 Stock at year end	2012 年落成量 Completions	落成量占 2011 年总存量的百分率 Completions as a % of 2011 Stock	2012 年底总存量 Stock at year end
中西区	Central and Western	482	29	6.0	501
湾仔	Wan Chai	295	-	-	291
东区	Eastern	-	-	-	-
南区	Southern	1 647	61	3.7	1 709
港岛	HONG KONG	2 424	90	3.7	2 501
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	70	-	-	69
九龙城	Kowloon City	453	3	0.7	458
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	KOWLOON	567	3	0.5	571
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	118	-	-	118
屯门	Tuen Mun	359	15	4.2	374
元朗	Yuen Long	7 776	59	0.8	7 835
北区	North	602	-	-	602
大埔	Tai Po	2 397	26	1.1	2 423
沙田	Sha Tin	668	-	-	667
西贡	Sai Kung	1 920	-	-	1 913
离岛	Islands	753	19	2.5	772
新界	NEW TERRITORIES	14 595	119	0.8	14 706
全港	OVERALL	17 586	212	1.2	17 778

村屋并不包括在内。以上数字均已包括在私人住宅的其他有关列表内。
2012 年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2011 年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2012 Stock figures are derived from the latest rating record,
and not from the 2011 Stock figures shown here.

私人住宅 - 整体空置趋势
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	空置数目 No. Vacant	占总存量的百分率 % of Total Stock
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
2011	9 449	8 702	92.1	1 101 112	39 213	3.6	47 915	4.3
2012	10 149	9 729	95.9	1 107 783	38 268	3.5	47 997	4.3

私人住宅 - 各类单位落成后使用方式
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

类别 Class	区域 Area	于 2012 年评估差饷时申报为已入住的单位数目		业主自住 Owner Occupied		出租 Let	
		No. of Units Valued in 2012 and Reported as Wholly Occupied		单位数目 No. of Units	百分率 %	单位数目 No. of Units	百分率 %
A	港岛 Hong Kong	109		20	18.3	89	81.7
	九龙 Kowloon	421		150	35.6	271	64.4
	新界 New Territories	-		-	-	-	-
	全港 OVERALL	530		170	32.1	360	67.9
B	港岛 Hong Kong	180		50	27.8	130	72.2
	九龙 Kowloon	342		188	55.0	154	45.0
	新界 New Territories	2 515		1 463	58.2	1 052	41.8
	全港 OVERALL	3 037		1 701	56.0	1 336	44.0
C	港岛 Hong Kong	137		73	53.3	64	46.7
	九龙 Kowloon	122		83	68.0	39	32.0
	新界 New Territories	1 343		694	51.7	649	48.3
	全港 OVERALL	1 602		850	53.1	752	46.9
D	港岛 Hong Kong	132		59	44.7	73	55.3
	九龙 Kowloon	224		170	75.9	54	24.1
	新界 New Territories	86		65	75.6	21	24.4
	全港 OVERALL	442		294	66.5	148	33.5
E	港岛 Hong Kong	48		27	56.3	21	43.7
	九龙 Kowloon	5		5	100.0	-	-
	新界 New Territories	17		13	76.5	4	23.5
	全港 OVERALL	70		45	64.3	25	35.7
所有类别 All Classes	港岛 Hong Kong	606		229	37.8	377	62.2
	九龙 Kowloon	1 114		596	53.5	518	46.5
	新界 New Territories	3 961		2 235	56.4	1 726	43.6
	全港 OVERALL	5 681		3 060	53.9	2 621	46.1

私人住宅 - 各类单位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 \$/m² per month

类别 Class		A			B			C			D			E		
年 / 月 Year / Month		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2011		331	241	184	314	240	168	359	288	190	399	299	242	469	294	253
2012 *		325	237	193	304	232	175	346	281	190	391	269	249	464	293	287
2011	10	328	278	187	312	247	175	356	274	193	401	297	244	494	(328)	(248)
	11	313	238	190	308	243	173	363	273	196	384	279	231	429	(323)	(247)
	12	304	233	188	301	232	168	349	262	195	381	292	247	445	(300)	245
2012	1	309	225	186	298	234	175	338	257	187	396	259	254	477	(278)	(270)
	2	327	229	189	304	223	169	346	294	193	392	(261)	259	446	(327)	(270)
	3	326	232	189	296	239	170	327	275	188	380	297	257	438	(277)	290
	4	321	240	192	301	231	174	350	291	185	382	307	232	459	(340)	316
	5	328	242	193	300	243	175	354	287	182	399	267	254	460	(293)	283
	6	343	261	188	329	235	177	367	285	185	429	(231)	222	494	(337)	(251)
	7	329	236	193	298	212	184	350	245	193	381	(224)	(252)	436	(241)	(294)
	8	326	227	198	299	224	173	372	275	202	(395)	(338)	(212)	459	(292)	(339)
	9	328	242	191	315	228	174	353	(280)	208	363	(239)	(293)	(565)	(246)	(170)
	10	343	239	217	323	233	179	(342)	(273)	212	(393)	(263)	(272)	(467)	(314)	(256)
	11	322	241	205	325	223	194	(310)	(315)	(202)	(391)	(295)	(256)	(485)	(293)	(283)
	12 *	333	255	219	329	238	194	(366)	(439)	(227)	(424)	(229)	(278)	(517)	(276)	(311)

* 临时数字
() 表示少于 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

私人住宅 - 各类单位平均售价
PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

每平方米售价 \$/m²

类别 Class		A			B			C			D			E		
年 / 月 Year / Month		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2011		93 497	67 594	58 093	101 779	81 941	56 305	135 355	123 511	68 022	167 939	154 327	73 228	234 951	214 806	80 178
2012 *		108 325	79 933	67 825	112 127	93 001	65 331	142 070	128 259	75 416	177 616	158 017	77 013	259 380	184 399	87 811
2011	10	92 908	67 061	57 048	98 360	78 920	56 175	130 082	126 239	69 378	163 511	(142 576)	74 351	(313 450)	(173 473)	63 328
	11	96 360	67 230	55 957	102 518	79 009	54 988	124 811	125 456	66 533	(181 435)	144 605	77 990	(247 469)	(91 343)	61 234
	12	93 517	66 898	56 499	100 361	77 573	53 632	125 885	108 406	65 970	169 277	136 307	67 306	(285 817)	(210 174)	(50 456)
2012	1	92 928	65 076	57 524	95 206	75 947	55 231	128 038	127 677	67 404	158 283	(145 338)	74 922	(292 150)	(153 410)	(49 725)
	2	95 270	71 628	61 181	102 189	84 485	58 477	133 179	117 862	69 854	177 238	132 584	73 322	(230 705)	(150 361)	(91 779)
	3	102 550	75 411	63 080	105 256	89 631	61 635	138 376	117 611	70 739	166 452	149 921	76 562	250 319	(164 195)	88 760
	4	104 518	77 571	64 259	108 551	88 755	63 293	135 609	130 967	69 933	170 654	159 440	75 893	(282 049)	(204 536)	75 099
	5	108 161	79 167	65 140	111 484	91 668	64 245	139 791	124 308	73 507	176 216	170 258	72 279	251 057	(182 059)	103 844
	6	105 379	76 989	64 492	113 009	86 844	62 143	144 354	116 708	73 187	180 040	175 430	73 966	(297 755)	(167 328)	(78 474)
	7	107 276	81 935	68 493	112 207	91 613	65 386	148 644	132 535	74 050	175 711	170 225	80 398	(255 160)	(163 129)	(88 902)
	8	111 814	83 444	72 262	113 685	97 769	68 879	141 634	130 654	78 488	174 984	160 872	78 072	(239 140)	(221 003)	96 112
	9	115 716	85 739	74 303	121 559	99 672	70 572	146 293	133 996	79 064	177 827	141 405	82 393	(285 088)	(187 224)	92 507
	10	118 979	88 110	75 941	123 103	104 374	73 025	154 398	141 311	81 989	194 865	173 608	78 085	254 693	(190 350)	96 242
	11	123 635	89 868	76 292	121 413	103 466	70 242	156 101	144 279	84 442	190 642	156 313	73 163	(269 236)	(323 001)	(79 906)
	12 *	117 949	87 760	77 637	124 225	101 454	71 499	149 490	133 071	84 645	179 688	(162 681)	79 380	(217 475)	(203 415)	(89 600)

* 临时数字
() 表示少于 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

私人住宅 - 各类单位租金指数
PRIVATE DOMESTIC - RENTAL INDICES BY CLASS
(1999=100)

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes	
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	117.1	124.1	130.9	118.9	126.5	119.7	
2011	137.1	132.0	128.0	135.9	145.6	133.5	139.2	134.0	
2012 *	149.7	140.5	132.0	137.9	148.1	142.7	141.5	142.6	
2011	10 - 12	141.1	134.3	129.8	136.1	147.4	136.4	140.0	136.8
2012	1 - 3	139.1	130.7	125.0	133.0	145.9	133.3	137.6	133.6
	4 - 6	147.2	136.5	130.0	135.5	147.6	139.7	139.9	139.7
	7 - 9	153.9	144.8	134.1	139.7	148.3	146.6	142.8	146.2
	10 - 12 *	158.5	149.8	138.9	143.3	150.5	151.3	145.9	150.7
2011	10	142.4	134.8	130.3	136.2	150.7	137.2	141.2	137.6
	11	141.1	134.6	130.3	136.6	146.3	136.6	140.0	136.9
	12	139.9	133.6	128.9	135.4	145.3	135.5	138.9	135.8
2012	1	138.2	130.3	125.8	131.6	145.8	132.8	136.6	133.2
	2	138.6	130.6	124.6	134.2	145.3	133.0	138.1	133.4
	3	140.4	131.3	124.6	133.3	146.5	134.0	138.0	134.3
	4	144.1	134.0	128.5	134.1	147.2	137.2	138.8	137.3
	5	147.2	135.6	130.5	135.6	147.5	139.3	139.9	139.4
	6	150.4	139.8	131.0	136.8	148.0	142.6	140.9	142.4
	7	152.3	143.3	132.8	137.4	147.9	145.2	141.3	144.8
	8	154.0	145.1	134.2	140.2	147.9	146.8	143.0	146.4
	9	155.3	146.1	135.3	141.5	(149.2)	147.8	144.2	147.5
	10	157.3	148.6	137.8	142.7	(149.8)	150.1	145.2	149.6
	11	159.2	150.5	139.1	143.7	150.8	151.9	146.3	151.3
	12 *	159.0	150.4	139.7	143.5	150.8	151.9	146.2	151.3

* 临时数字
() 表示少于 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

私人住宅 - 各类单位售价指数(全港)
PRIVATE DOMESTIC - PRICE INDICES BY CLASS (TERRITORY-WIDE)
(1999=100)

年 Year	/ / 月 Month	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
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		152.5	144.4	166.2	187.5	215.0	149.3	193.8	150.9
2011		187.3	173.8	193.8	213.3	241.7	180.8	219.7	182.1
2012 *		217.6	195.7	208.4	226.0	260.9	205.2	234.5	206.2
2011	10 - 12	187.5	173.9	192.7	211.4	242.0	180.8	218.7	182.1
2012	1 - 3	192.8	176.5	191.6	206.0	246.9	184.2	216.3	185.3
	4 - 6	212.3	192.2	206.3	224.7	260.1	201.2	233.6	202.3
	7 - 9	224.2	200.2	212.6	233.2	266.6	210.5	241.3	211.6
	10 - 12 *	241.0	213.7	223.0	240.0	269.9	224.9	246.8	225.7
2011	10	189.2	174.4	194.7	214.2	243.1	181.9	220.9	183.2
	11	186.9	174.4	191.8	211.1	239.2	180.7	217.9	182.0
	12	186.5	172.9	191.6	208.8	243.8	179.8	217.2	181.1
2012	1	185.6	171.9	187.4	200.8	244.7	178.6	211.8	179.8
	2	191.3	174.9	190.5	205.7	244.6	182.7	215.4	183.8
	3	201.4	182.6	197.0	211.4	251.5	191.2	221.6	192.2
	4	207.9	189.1	201.5	218.8	256.6	197.5	228.2	198.5
	5	213.5	192.9	207.6	224.9	261.3	202.1	234.2	203.2
	6	215.4	194.6	209.8	230.4	262.4	204.0	238.3	205.1
	7	217.4	195.0	208.8	231.8	264.9	204.9	239.8	206.1
	8	223.1	199.6	212.7	232.4	265.7	209.7	240.4	210.8
	9	232.0	206.1	216.2	235.5	269.3	216.8	243.6	217.8
	10	239.3	211.3	221.4	239.8	270.5	222.8	246.9	223.7
	11	241.1	213.9	223.7	240.0	271.0	225.1	247.0	225.9
	12 *	242.7	215.9	223.8	240.3	268.2	226.8	246.6	227.5

* 临时数字

* Provisional figures

私人住宅 - 较受欢迎屋苑的售价指数
PRIVATE DOMESTIC - PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS
(1999=100)

年 / 月 Year / Month	A, B & C			D & E			所有类别 Overall			
	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	
2011	1	169.9	135.7	152.3	235.5	173.0	209.1	174.2	138.4	155.8
	2	174.1	141.0	157.0	235.8	178.4	211.2	178.3	143.7	160.3
	3	180.8	144.6	162.1	244.2	181.7	217.7	185.2	147.2	165.6
	4	182.3	146.1	163.6	247.6	183.2	220.4	186.7	148.6	167.1
	5	185.2	148.7	166.3	250.3	190.8	225.0	189.7	151.5	169.9
	6	186.2	149.9	167.4	256.1	188.8	227.7	190.9	152.7	171.1
	7	186.6	147.2	166.3	251.5	188.3	224.8	191.0	149.9	169.8
	8	182.3	147.7	164.4	248.8	189.8	223.6	186.9	150.4	168.0
	9	182.8	147.7	164.7	247.0	186.6	221.4	187.3	150.4	168.2
	10	181.5	145.9	163.0	240.4	188.9	218.2	185.5	148.7	166.5
	11	177.6	143.8	160.1	237.6	187.2	215.9	181.7	146.7	163.6
	12	175.4	142.3	158.3	239.7	179.1	214.1	179.8	145.0	161.6
2012	1	172.5	141.9	156.5	235.8	179.1	211.6	176.7	144.5	159.9
	2	177.8	145.1	160.9	240.6	181.6	215.5	182.1	147.7	164.3
	3	185.1	151.4	167.6	248.9	189.1	223.4	189.5	154.0	171.0
	4	191.0	155.6	172.7	253.8	190.3	226.9	195.2	158.2	176.0
	5	194.2	158.3	175.6	262.5	191.3	232.5	198.9	160.8	179.1
	6	192.7	159.9	175.6	262.9	198.3	235.4	197.5	162.6	179.3
	7	193.8	161.4	176.7	264.6	197.3	236.0	198.6	164.0	180.4
	8	198.5	166.1	181.6	265.4	201.8	238.3	203.1	168.8	185.1
	9	204.1	175.0	188.6	268.5	201.7	240.2	208.4	177.3	192.0
	10	211.9	180.6	195.4	274.7	198.8	242.8	216.1	182.6	198.4
	11	211.6	183.0	196.5	273.3	197.5	241.6	215.8	184.8	199.3
	12 *	213.7	185.4	198.8	273.5	200.5	242.7	217.8	187.3	201.6

* 临时数字
技术附注第 14 段对「较受欢迎屋苑」有详细说明。

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

私人写字楼 - 各区不同级别总存量及空置量
PRIVATE OFFICE - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m²

地区	District	2012 年底总存量 Stock at year end				2012 年底空置量 Amount Vacant at year end				空置百分率 % Vacant			
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	1 900 000	773 200	584 100	3 257 300	120 300	31 900	23 600	175 800	6.3	4.1	4.0	5.4
湾仔	Wan Chai	926 800	581 500	310 100	1 818 400	36 000	42 800	22 700	101 500	3.9	7.4	7.3	5.6
东区	Eastern	738 600	201 900	78 100	1 018 600	23 900	13 700	2 900	40 500	3.2	6.8	3.7	4.0
南区	Southern	133 600	37 500	10 500	181 600	36 200	-	100	36 300	27.1	-	1.0	20.0
港岛	HONG KONG	3 699 000	1 594 100	982 800	6 275 900	216 400	88 400	49 300	354 100	5.9	5.5	5.0	5.6
油尖旺	Yau Tsim Mong	1 145 200	614 800	412 100	2 172 100	26 100	22 100	25 300	73 500	2.3	3.6	6.1	3.4
深水埗	Sham Shui Po	155 900	54 100	39 200	249 200	3 100	9 400	1 000	13 500	2.0	17.4	2.6	5.4
九龙城	Kowloon City	107 200	55 100	20 400	182 700	2 700	9 500	2 000	14 200	2.5	17.2	9.8	7.8
黄大仙	Wong Tai Sin	-	45 700	1 200	46 900	-	1 600	600	2 200	-	3.5	50.0	4.7
观塘	Kwun Tong	1 089 100	66 200	6 100	1 161 400	100 500	17 400	600	118 500	9.2	26.3	9.8	10.2
九龙	KOWLOON	2 497 400	835 900	479 000	3 812 300	132 400	60 000	29 500	221 900	5.3	7.2	6.2	5.8
葵青	Kwai Tsing	151 800	11 300	2 000	165 100	44 500	300	200	45 000	29.3	2.7	10.0	27.3
荃湾	Tsuen Wan	88 200	10 300	800	99 300	2 800	200	-	3 000	3.2	1.9	-	3.0
屯门	Tuen Mun	32 800	-	8 500	41 300	1 100	-	1 500	2 600	3.4	-	17.6	6.3
元朗	Yuen Long	9 200	9 800	19 000	38 000	-	600	400	1 000	-	6.1	2.1	2.6
北区	North	26 900	-	500	27 400	2 200	-	-	2 200	8.2	-	-	8.0
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	253 300	16 000	-	269 300	7 700	-	-	7 700	3.0	-	-	2.9
西贡	Sai Kung	9 000	-	-	9 000	5 300	-	-	5 300	58.9	-	-	58.9
离岛	Islands	130 600	16 500	-	147 100	5 600	4 000	-	9 600	4.3	24.2	-	6.5
新界	NEW TERRITORIES	701 800	69 100	32 000	802 900	69 200	5 100	2 100	76 400	9.9	7.4	6.6	9.5
全港	OVERALL	6 898 200	2 499 100	1 493 800	10 891 100	418 000	153 500	80 900	652 400	6.1	6.1	5.4	6.0
分区	Sub-districts												
上环	Sheung Wan	230 100	354 300	399 900	984 300	8 900	9 000	15 600	33 500	3.9	2.5	3.9	3.4
中区	Central	1 619 400	368 100	167 700	2 155 200	103 400	22 400	7 200	133 000	6.4	6.1	4.3	6.2
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	926 800	581 500	310 100	1 818 400	36 000	42 800	22 700	101 500	3.9	7.4	7.3	5.6
北角 / 鲗鱼涌	North Point / Quarry Bay	738 600	153 800	60 300	952 700	23 900	6 700	2 400	33 000	3.2	4.4	4.0	3.5
尖沙咀	Tsim Sha Tsui	789 800	312 900	201 900	1 304 600	20 100	8 400	10 300	38 800	2.5	2.7	5.1	3.0
油麻地 / 旺角	Yau Ma Tei / Mong Kok	334 400	301 900	210 200	846 500	6 000	13 700	15 000	34 700	1.8	4.5	7.1	4.1

分区数字已包括在地区数字内。

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

私人写字楼 - 各区总存量、落成量及空置量
PRIVATE OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地区	District	2011 年底总存量 Stock at year end	2012 年落成量 Completions	落成量占 2011 年总存量的百分率 Completions as a % of 2011 Stock	2012 年底总存量 Stock at year end	2012 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	3 267 400	12 300	0.4	3 257 300	175 800	5.4
湾仔	Wan Chai	1 792 100	29 000	1.6	1 818 400	101 500	5.6
东区	Eastern	1 005 900	12 600	1.3	1 018 600	40 500	4.0
南区	Southern	181 500	-	-	181 600	36 300	20.0
港岛	HONG KONG	6 246 900	53 900	0.9	6 275 900	354 100	5.6
油尖旺	Yau Tsim Mong	2 177 700	-	-	2 172 100	73 500	3.4
深水埗	Sham Shui Po	249 700	-	-	249 200	13 500	5.4
九龙城	Kowloon City	182 800	-	-	182 700	14 200	7.8
黄大仙	Wong Tai Sin	46 800	-	-	46 900	2 200	4.7
观塘	Kwun Tong	1 115 900	42 500	3.8	1 161 400	118 500	10.2
九龙	KOWLOON	3 772 900	42 500	1.1	3 812 300	221 900	5.8
葵青	Kwai Tsing	125 600	39 300	31.3	165 100	45 000	27.3
荃湾	Tsuen Wan	99 300	-	-	99 300	3 000	3.0
屯门	Tuen Mun	41 300	-	-	41 300	2 600	6.3
元朗	Yuen Long	38 000	-	-	38 000	1 000	2.6
北区	North	27 400	-	-	27 400	2 200	8.0
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	269 400	-	-	269 300	7 700	2.9
西贡	Sai Kung	9 000	-	-	9 000	5 300	58.9
离岛	Islands	145 900	-	-	147 100	9 600	6.5
新界	NEW TERRITORIES	762 300	39 300	5.2	802 900	76 400	9.5
全港	OVERALL	10 782 100	135 700	1.3	10 891 100	652 400	6.0
分区	Sub-districts						
上环	Sheung Wan	988 800	-	-	984 300	33 500	3.4
中区	Central	2 146 200	12 300	0.6	2 155 200	133 000	6.2
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 792 100	29 000	1.6	1 818 400	101 500	5.6
北角 / 鲗鱼涌	North Point / Quarry Bay	952 600	-	-	952 700	33 000	3.5
尖沙咀	Tsim Sha Tsui	1 310 600	-	-	1 304 600	38 800	3.0
油麻地 / 旺角	Yau Ma Tei / Mong Kok	846 100	-	-	846 500	34 700	4.1

2012 年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2011 年底总存量计算。分区数字已包括在地区数字内。

2012 Stock figures are derived from the latest rating record, and not from the 2011 Stock figures shown here. Sub-district figures have already been included in District figures.

私人写字楼 - 各级别拆卸量、落成量及总存量
PRIVATE OFFICE - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m²

年 Year	区域 Area	拆卸量 Demolition				落成量 Completions				年底总存量 Stock at year end			
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
2008	港岛 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
	九龙 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	港岛 Hong Kong	-	14 500	8 500	23 000	-	-	2 800	2 800	3 588 200	1 546 000	1 011 200	6 145 400
	九龙 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	港岛 Hong Kong	-	-	8 100	8 100	34 100	-	1 500	35 600	3 637 200	1 536 800	1 008 000	6 182 000
	九龙 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
2011	港岛 Hong Kong	-	-	7 200	7 200	50 500	29 700	-	80 200	3 683 900	1 571 300	991 700	6 246 900
	九龙 Kowloon	19 800	2 000	200	22 000	68 900	-	-	68 900	2 471 200	821 800	479 900	3 772 900
	新界 New Territories	-	-	-	-	6 100	-	-	6 100	662 400	67 900	32 000	762 300
	全港 OVERALL	19 800	2 000	7 400	29 200	125 500	29 700	-	155 200	6 817 500	2 461 000	1 503 600	10 782 100
2012	港岛 Hong Kong	-	-	2 000	2 000	31 700	22 200	-	53 900	3 699 000	1 594 100	982 800	6 275 900
	九龙 Kowloon	-	-	-	-	32 700	9 800	-	42 500	2 497 400	835 900	479 000	3 812 300
	新界 New Territories	-	-	-	-	39 300	-	-	39 300	701 800	69 100	32 000	802 900
	全港 OVERALL	-	-	2 000	2 000	103 700	32 000	-	135 700	6 898 200	2 499 100	1 493 800	10 891 100

私人写字楼 - 各区落成量及预测落成量
PRIVATE OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2012 年落成量 Completions				预测落成量 Forecast Completions	
		甲级 A	乙级 B	丙级 C	总数 Total	[2013]	[2014]
中西区	Central and Western	12 300	-	-	12 300	11 800	8 600
湾仔	Wan Chai	19 400	9 600	-	29 000	-	-
东区	Eastern	-	12 600	-	12 600	-	2 100
南区	Southern	-	-	-	-	26 100	-
港岛	HONG KONG	31 700	22 200	-	53 900	37 900	10 700
油尖旺	Yau Tsim Mong	-	-	-	-	1 900	-
深水埗	Sham Shui Po	-	-	-	-	14 700	-
九龙城	Kowloon City	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	-	-
观塘	Kwun Tong	32 700	9 800	-	42 500	63 600	118 200
九龙	KOWLOON	32 700	9 800	-	42 500	80 200	118 200
葵青	Kwai Tsing	39 300	-	-	39 300	-	-
荃湾	Tsuen Wan	-	-	-	-	-	21 700
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北区	North	-	-	-	-	5 600	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	34 100	8 300
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-
新界	NEW TERRITORIES	39 300	-	-	39 300	39 700	30 000
全港	OVERALL	103 700	32 000	-	135 700	157 800	158 900
分区	Sub-districts						
上环	Sheung Wan	-	-	-	-	-	8 600
中区	Central	12 300	-	-	12 300	11 800	-
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	19 400	9 600	-	29 000	-	-
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	-	2 100
尖沙咀	Tsim Sha Tsui	-	-	-	-	1 900	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-

分区数字已包括在地区数字内。

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

私人写字楼 - 各区不同级别预测落成量
PRIVATE OFFICE - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m²

地区	District	[2013]				[2014]			
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	3 700	5 700	2 400	11 800	-	4 500	4 100	8 600
湾仔	Wan Chai	-	-	-	-	-	-	-	-
东区	Eastern	-	-	-	-	-	-	2 100	2 100
南区	Southern	15 000	11 100	-	26 100	-	-	-	-
港岛	HONG KONG	18 700	16 800	2 400	37 900	-	4 500	6 200	10 700
油尖旺	Yau Tsim Mong	-	-	1 900	1 900	-	-	-	-
深水埗	Sham Shui Po	14 700	-	-	14 700	-	-	-	-
九龙城	Kowloon City	-	-	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	55 200	8 400	-	63 600	101 600	16 600	-	118 200
九龙	KOWLOON	69 900	8 400	1 900	80 200	101 600	16 600	-	118 200
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	21 700	-	-	21 700
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北区	North	-	5 600	-	5 600	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	34 100	-	-	34 100	8 300	-	-	8 300
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-	-	-
新界	NEW TERRITORIES	34 100	5 600	-	39 700	30 000	-	-	30 000
全港	OVERALL	122 700	30 800	4 300	157 800	131 600	21 100	6 200	158 900
分区	Sub-districts								
上环	Sheung Wan	-	-	-	-	-	4 500	4 100	8 600
中区	Central	3 700	5 700	2 400	11 800	-	-	-	-
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	-	-	-	-
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	-	-	2 100	2 100
尖沙咀	Tsim Sha Tsui	-	-	1 900	1 900	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-	-	-

分区数字已包括在地区数字内。

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

私人写字楼 - 整体空置趋势
PRIVATE OFFICE - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2011	155 200	129 000	83.1	10 626 900	571 300	5.4	700 300	6.5
2012	135 700	119 500	88.1	10 755 400	532 900	5.0	652 400	6.0

私人写字楼 - 各区不同级别平均租金
PRIVATE OFFICE - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 \$ / m² per month

级别 Grade [平均面积] [Average size]	甲 A [260 平方米 m ²]						乙 B [85 平方米 m ²]						丙 C [45 平方米 m ²]						
	上环	中区	湾仔/ 铜锣湾	北角/ 鲗鱼涌	尖沙咀	油麻地/ 旺角	上环	中区	湾仔/ 铜锣湾	北角/ 鲗鱼涌	尖沙咀	油麻地/ 旺角	上环	中区	湾仔/ 铜锣湾	北角/ 鲗鱼涌	尖沙咀	油麻地/ 旺角	
年 / 月 Year / Month	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	
2011	695	996	571	382	431	542	311	611	394	283	344	328	268	438	364	308	359	286	
2012 *	831	1 061	657	408	459	546	353	644	426	314	381	383	303	502	397	345	397	311	
2011	7	705	1 054	586	385	456	477	340	626	403	295	348	329	275	458	359	295	418	290
	8	698	1 089	604	387	442	498	343	630	414	293	346	342	283	456	389	320	387	296
	9	607	1 143	635	426	464	547	317	626	402	306	339	328	287	446	411	306	408	296
	10	(399)	1 006	596	434	454	(787)	316	646	398	328	339	360	288	471	384	315	372	294
	11	676	1 079	569	423	458	(547)	333	586	398	296	350	359	275	476	377	314	344	296
	12	636	1 184	604	406	435	(404)	310	594	401	323	358	339	254	474	355	327	346	317
2012	1	958	974	614	423	460	(554)	323	650	405	304	344	352	269	461	370	305	368	280
	2	(796)	1 055	589	409	457	518	379	610	433	324	361	355	274	482	365	327	382	278
	3	693	1 049	665	402	434	(601)	331	634	415	338	377	382	312	504	391	341	379	289
	4	860	1 120	667	385	430	(449)	323	672	419	290	384	381	289	478	397	347	382	320
	5	877	994	609	382	445	(425)	389	612	427	314	353	356	308	478	411	348	368	315
	6	649	1 013	667	431	464	(572)	337	680	425	317	380	385	316	516	413	337	367	307
	7	1 000	1 110	684	390	468	756	359	609	440	306	399	403	332	534	406	338	449	318
	8	(1 047)	1 045	688	380	458	(487)	355	643	412	326	387	416	308	528	407	339	394	319
	9 *	966	1 046	683	420	458	(522)	358	659	427	310	407	399	303	511	405	368	431	344
	10 *	605	1 157	684	420	486	526	358	665	442	276	400	390	301	547	393	353	433	329
	11 *	649	1 056	671	454	485	513	375	621	426	328	376	363	316	512	385	356	395	309
	12 *	(821)	1 178	667	404	499	(426)	364	634	457	306	423	419	295	484	405	361	392	342

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2012 年内所分析单位的平均面积。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2012.

私人写字楼 - 各区不同级别平均售价
PRIVATE OFFICE - AVERAGE PRICES BY GRADE AND DISTRICT

每平方米售价 \$/m²

级别 Grade [平均面积] [Average size]	甲 A [130 平方米 m ²]						乙 B [61 平方米 m ²]						丙 C [33 平方米 m ²]						
	上环	中区	湾仔/ 铜锣湾	北角/ 鰂鱼涌	尖沙咀	油麻地/ 旺角	上环	中区	湾仔/ 铜锣湾	北角/ 鰂鱼涌	尖沙咀	油麻地/ 旺角	上环	中区	湾仔/ 铜锣湾	北角/ 鰂鱼涌	尖沙咀	油麻地/ 旺角	
	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	
2011	163 877	299 642	180 338	115 148	161 264	-	104 904	209 256	146 048	82 105	122 215	90 824	94 560	173 019	116 263	97 528	95 904	91 194	
2012 *	173 416	326 128	196 326	153 619	164 793	-	118 138	221 942	164 004	95 193	132 922	114 101	116 364	211 992	140 098	119 952	121 501	114 896	
2011	7	(287 428)	304 423	(161 970)	(105 598)	(184 807)	-	(91 018)	-	(208 061)	-	(110 834)	102 234	96 804	-	112 801	102 865	105 942	94 990
	8	(116 013)	(324 789)	(132 123)	(115 955)	171 650	-	(94 677)	-	(227 516)	(95 923)	126 213	101 815	100 306	(199 839)	(181 583)	107 780	102 376	87 841
	9	-	(449 749)	-	-	(137 888)	-	(108 021)	(197 647)	(167 804)	(85 602)	108 182	105 344	107 326	(139 925)	(114 454)	99 739	105 215	107 434
	10	-	(412 445)	-	-	-	-	(83 696)	-	(151 711)	(82 857)	(124 934)	110 394	(91 996)	(180 124)	118 559	(88 889)	97 764	94 908
	11	(163 484)	-	(131 010)	-	(118 167)	-	(123 122)	-	(128 026)	(94 296)	123 853	123 858	100 656	(147 885)	130 440	(108 965)	100 157	100 220
	12	-	(290 838)	(262 325)	-	(157 350)	-	(94 388)	(202 723)	(150 857)	(77 620)	(125 056)	(99 170)	99 596	(181 818)	(107 658)	(92 356)	103 615	103 023
2012	1	(282 452)	(424 684)	-	-	(129 867)	-	(174 635)	-	(166 471)	(70 681)	114 592	(99 772)	113 696	-	(128 049)	(108 962)	(107 495)	(92 718)
	2	-	-	(187 448)	-	-	-	(104 506)	-	(110 524)	(95 400)	(112 859)	90 916	90 937	(162 879)	106 205	(125 926)	106 276	100 136
	3	(141 686)	(298 718)	-	-	(169 021)	-	107 773	(194 796)	150 575	(89 686)	122 998	107 232	105 588	-	127 675	105 473	114 732	99 920
	4	-	332 812	165 630	(152 985)	(180 984)	-	(112 337)	(224 694)	159 790	(89 494)	125 126	97 847	118 717	-	124 459	104 476	116 883	104 549
	5	(117 397)	322 680	(217 408)	(150 099)	155 639	-	111 378	(172 000)	169 779	(95 702)	111 290	108 064	103 616	(182 178)	152 351	121 904	117 304	101 537
	6	(129 185)	(352 907)	(347 082)	-	156 726	-	-	-	184 422	-	128 474	116 454	113 753	(226 960)	(116 685)	118 021	109 753	115 888
	7	-	(439 050)	(190 618)	(141 781)	163 447	-	123 066	(209 152)	(158 138)	-	156 335	123 916	123 230	(257 803)	(124 058)	114 437	123 813	107 157
	8	(168 394)	(350 428)	(137 979)	-	164 085	-	121 461	(227 789)	(146 090)	-	143 833	108 243	137 956	(200 000)	131 313	110 872	117 959	112 454
	9 *	-	(297 511)	-	-	155 826	-	(103 832)	-	152 271	(99 139)	(154 523)	101 799	124 331	(164 059)	137 311	124 719	99 908	112 960
	10 *	(243 465)	326 208	(186 695)	(184 967)	166 538	-	(119 874)	(244 735)	181 395	(99 048)	132 812	113 916	120 597	219 330	149 127	118 458	119 771	117 781
	11 *	(142 272)	315 544	-	-	185 373	-	(122 839)	(168 200)	176 722	(104 436)	149 856	130 131	125 962	(246 688)	153 266	133 062	141 631	130 398
	12 *	(295 173)	319 002	(265 461)	-	171 488	-	(223 464)	(261 719)	(158 005)	-	129 413	125 761	117 584	(230 769)	157 410	135 242	137 750	128 847

* 临时数字
() 表示少于 5 宗交易。
[] 表示 2012 年内所分析单位的平均面积。
- 本署没有成交个案。

* Provisional figures
() Indicates fewer than 5 transactions.
[] Indicates average size of the units analysed during 2012.
- No transaction record received by this Department.

私人写字楼 - 各级别租金及售价指数(所有地区)
PRIVATE OFFICE - RENTAL AND PRICE INDICES BY GRADE (ALL DISTRICTS)
(1999=100)

年 Year	/ /	月 Month	租金 Rents				售价 Prices			
			甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall
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			150.4	150.2	133.1	147.6	239.1	231.4	217.6	230.4
2011			177.0	166.6	147.7	169.9	301.2	304.9	286.7	297.9
2012 *			196.8	183.8	163.3	188.2	320.0	348.3	336.6	333.5
2011		7 - 9	183.4	169.6	151.3	174.9	312.2	315.0	300.0	309.4
		10 - 12	188.8	173.2	153.6	179.4	303.3	313.5	298.1	304.4
2012		1 - 3	190.9	177.7	157.6	182.6	297.6	312.5	299.3	302.1
		4 - 6	194.9	181.5	162.7	186.5	310.4	336.5	326.0	322.8
		7 - 9 *	199.7	186.6	165.4	190.8	325.8	359.6	345.1	341.9
		10 - 12 *	201.6	189.2	167.4	192.7	346.1	384.6	376.0	367.2
2011		7	181.1	166.5	149.2	172.4	(312.8)	313.1	299.0	308.7
		8	184.7	170.0	152.4	175.9	(316.5)	315.4	301.2	311.6
		9	184.5	172.3	152.3	176.4	(307.2)	316.6	299.8	307.8
		10	188.5	171.7	154.0	178.9	(306.1)	(307.5)	297.1	303.7
		11	189.0	173.7	153.1	179.6	302.4	315.2	297.7	304.3
		12	188.9	174.3	153.7	179.8	(301.4)	(317.7)	299.6	305.2
2012		1	190.7	174.3	154.9	181.2	(299.1)	(313.0)	(288.9)	299.4
		2	192.7	178.7	156.6	183.8	(293.8)	(307.2)	299.3	299.1
		3	189.3	180.1	161.3	182.7	299.8	317.2	309.7	307.9
		4	193.4	180.5	162.9	185.5	306.7	326.7	321.6	317.3
		5	195.4	180.9	161.7	186.5	310.9	337.7	327.2	323.8
		6	196.0	183.0	163.6	187.6	313.6	345.2	329.3	327.4
		7	199.0	185.9	165.1	190.1	320.6	353.5	336.6	334.9
		8	199.0	185.9	165.3	190.2	325.6	358.5	344.1	341.3
		9 *	201.1	188.1	165.9	192.0	331.3	366.9	354.7	349.5
		10 *	202.2	188.6	167.0	192.9	338.7	375.6	365.8	358.6
		11 *	202.1	188.7	167.2	192.9	345.3	384.2	376.5	366.9
		12 *	200.5	190.3	167.9	192.4	354.3	393.9	385.7	376.2

* 临时数字
() 表示少于 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

私人写字楼 - 核心地区甲级写字楼的租金及售价指数
PRIVATE OFFICE - RENTAL AND PRICE INDICES FOR GRADE A OFFICE IN CORE DISTRICTS
(1999=100)

年 Year	/ /	月 Month	租金 Rents			售价 Prices
			上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地区 # Core Districts #
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			197.3	151.5	132.6	259.4
2011			250.6	180.4	155.4	328.2
2012 *			272.7	203.0	172.2	338.5
2011	7 -	9	262.1	189.5	161.5	341.2
	10 -	12	269.7	191.9	163.5	328.0
2012	1 -	3	271.8	196.1	167.6	319.0
	4 -	6	274.2	204.5	167.7	341.9
	7 -	9 *	272.6	203.8	174.0	340.3
	10 -	12 *	272.1	207.7	179.5	352.8
2011	7		259.1	187.5	157.8	343.4
	8		264.0	190.4	163.5	346.1
	9		263.3	190.5	163.3	(334.0)
	10		269.6	189.2	162.1	(339.2)
	11		264.2	192.4	164.7	(306.3)
	12		275.2	194.0	163.8	(338.5)
2012	1		271.0	193.5	168.3	(319.4)
	2		273.3	193.8	170.8	(301.1)
	3		271.1	201.0	163.8	(336.6)
	4		275.6	208.1	165.2	340.0
	5		274.5	204.4	167.6	340.7
	6		272.5	201.1	170.3	345.1
	7		271.7	202.7	172.5	343.3
	8		272.5	203.7	173.9	342.2
	9 *		273.6	205.0	175.6	335.4
	10 *		272.3	206.1	178.1	346.4
	11 *		274.6	208.8	180.4	352.1
	12 *		269.4	208.1	180.1	360.0

核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀。

* 临时数字

() 表示少于 10 宗交易。

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

* Provisional figures

() Indicates fewer than 10 transactions.

私人商业楼宇 - 各区总存量、落成量及空置量
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

		平方米 m ²					
地区	District	2011 年底总存量 Stock at year end	2012 年落成量 Completions	落成量占 2011 年总存量的百分率 Completions as a % of 2011 Stock	2012 年底总存量 Stock at year end	2012 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	1 133 600	4 800	0.4	1 128 700	71 900	6.4
湾仔	Wan Chai	1 055 300	26 800	2.5	1 082 100	75 000	6.9
东区	Eastern	762 600	800	0.1	763 400	32 100	4.2
南区	Southern	247 000	8 200	3.3	254 200	27 400	10.8
港岛	HONG KONG	3 198 500	40 600	1.3	3 228 400	206 400	6.4
油尖旺	Yau Tsim Mong	2 072 700	8 700	0.4	2 075 500	150 100	7.2
深水埗	Sham Shui Po	694 600	800	0.1	692 800	45 000	6.5
九龙城	Kowloon City	709 800	4 100	0.6	706 700	49 000	6.9
黄大仙	Wong Tai Sin	311 200	6 700	2.2	319 100	22 900	7.2
观塘	Kwun Tong	626 000	7 100	1.1	631 800	42 700	6.8
九龙	KOWLOON	4 414 300	27 400	0.6	4 425 900	309 700	7.0
葵青	Kwai Tsing	342 700	1 200	0.4	345 300	21 600	6.3
荃湾	Tsuen Wan	493 000	-	-	494 800	33 500	6.8
屯门	Tuen Mun	395 800	18 800	4.7	416 800	54 000	13.0
元朗	Yuen Long	465 600	-	-	465 900	37 400	8.0
北区	North	215 700	-	-	217 000	8 000	3.7
大埔	Tai Po	228 700	-	-	229 900	6 200	2.7
沙田	Sha Tin	454 900	2 100	0.5	453 300	29 300	6.5
西贡	Sai Kung	284 700	-	-	285 200	30 700	10.8
离岛	Islands	298 000	-	-	299 600	15 600	5.2
新界	NEW TERRITORIES	3 179 100	22 100	0.7	3 207 800	236 300	7.4
全港	OVERALL	10 791 900	90 100	0.8	10 862 100	752 400	6.9

2012 年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2011 年底总存量计算。

2012 Stock figures are derived from the latest rating record, and not from the 2011 Stock figures shown here.

私人商业楼宇 - 拆卸量、落成量及总存量
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m²

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
2008	港岛 Hong Kong	9 300	8 200	3 117 800
	九龙 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	港岛 Hong Kong	10 800	5 000	3 128 100
	九龙 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	港岛 Hong Kong	10 700	6 500	3 157 000
	九龙 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
2011	港岛 Hong Kong	8 400	14 300	3 198 500
	九龙 Kowloon	25 400	13 500	4 414 300
	新界 New Territories	-	14 400	3 179 100
	全港 OVERALL	33 800	42 200	10 791 900
2012	港岛 Hong Kong	15 700	40 600	3 228 400
	九龙 Kowloon	15 900	27 400	4 425 900
	新界 New Territories	300	22 100	3 207 800
	全港 OVERALL	31 900	90 100	10 862 100

私人商业楼宇 - 各区落成量及预测落成量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2012 年落成量	预测落成量 Forecast Completions	
		Completions	[2013]	[2014]
中西区	Central and Western	4 800	3 700	6 200
湾仔	Wan Chai	26 800	15 700	12 700
东区	Eastern	800	1 800	600
南区	Southern	8 200	300	-
港岛	HONG KONG	40 600	21 500	19 500
油尖旺	Yau Tsim Mong	8 700	5 400	6 800
深水埗	Sham Shui Po	800	2 100	8 500
九龙城	Kowloon City	4 100	1 600	5 400
黄大仙	Wong Tai Sin	6 700	-	-
观塘	Kwun Tong	7 100	1 800	9 600
九龙	KOWLOON	27 400	10 900	30 300
葵青	Kwai Tsing	1 200	-	-
荃湾	Tsuen Wan	-	400	-
屯门	Tuen Mun	18 800	-	-
元朗	Yuen Long	-	2 200	4 000
北区	North	-	10 700	300
大埔	Tai Po	-	1 600	-
沙田	Sha Tin	2 100	10 900	-
西贡	Sai Kung	-	-	3 700
离岛	Islands	-	-	1 800
新界	NEW TERRITORIES	22 100	25 800	9 800
全港	OVERALL	90 100	58 200	59 600

私人商业楼宇 - 整体空置趋势
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2011	42 200	38 400	91.0	10 749 700	820 800	7.6	859 200	8.0
2012	90 100	63 400	70.4	10 772 000	689 000	6.4	752 400	6.9

私人零售业楼宇 - 平均租金及售价
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

区域 Area [平均面积] [Average size]	租金 Rents (每平方米月租 \$ / m ² per month)			售价 Prices (每平方米售价 \$ / m ²)			
	港岛 Hong Kong [55 平方米 m ²]	九龙 Kowloon [51 平方米 m ²]	新界 New Territories [46 平方米 m ²]	港岛 Hong Kong [32 平方米 m ²]	九龙 Kowloon [38 平方米 m ²]	新界 New Territories [25 平方米 m ²]	
年 / 月 Year / Month							
2011	1 296	1 243	1 038	410 697	354 557	253 835	
2012 *	1 454	1 444	1 159	494 229	451 479	310 903	
2011							
	7	1 311	1 277	1 087	399 478	282 757	272 101
	8	1 439	1 343	1 080	446 679	379 350	250 713
	9	1 306	1 417	1 113	471 671	228 687	205 221
	10	1 280	1 242	1 041	478 248	292 821	188 060
	11	1 389	1 465	1 027	369 572	482 468	331 077
	12	1 295	1 361	1 078	568 509	538 450	288 347
2012							
	1	1 137	1 235	864	(309 228)	402 247	160 881
	2	1 245	1 261	1 078	664 266	304 592	211 852
	3	1 555	1 455	1 234	639 735	506 971	288 188
	4	1 353	1 296	1 099	418 258	436 596	311 375
	5	1 456	1 346	1 236	459 250	454 303	282 592
	6	1 489	1 690	1 212	517 191	443 989	291 524
	7	1 603	1 389	1 201	485 276	426 777	292 837
	8	1 407	1 339	1 177	426 612	429 680	289 681
	9 *	1 742	1 561	1 255	497 838	426 202	348 249
	10 *	1 477	1 530	1 252	523 256	438 198	310 816
	11 *	1 585	1 666	1 035	494 859	554 149	372 712
	12 *	1 319	1 579	1 056	441 368	448 269	361 269

* 临时数字
() 表示少于 20 宗交易。
[] 表示 2012 年内所分析单位的平均面积。

* Provisional figures
() Indicates fewer than 20 transactions.
[] Indicates average size of the units analysed during 2012.

私人零售业楼宇 - 租金及售价指数
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999=100)

年 / 月 Year / Month	租金 Rents	售价 Prices
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	122.9	257.2
2011	134.3	327.4
2012 *	151.2	420.3
2011 7 - 9	136.6	336.1
10 - 12	139.3	344.2
2012 1 - 3	143.3	363.2
4 - 6	149.9	402.1
7 - 9 *	154.3	439.1
10 - 12 *	157.4	476.5
2011 7	135.0	330.6
8	136.4	334.1
9	138.3	343.5
10	137.2	343.0
11	140.0	344.6
12	140.6	345.1
2012 1	141.0	351.8
2	143.7	362.2
3	145.1	375.6
4	147.7	387.7
5	151.1	401.8
6	151.0	416.9
7	152.7	432.1
8	154.4	435.0
9 *	155.8	450.3
10 *	156.6	466.4
11 *	157.5	478.0
12 *	158.2	485.2

* 临时数字

* Provisional figures

私人分层工厂大厦 - 各区总存量、落成量及空置量
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

		平方米 m ²					
地区	District	2011 年底总存量 Stock at year end	2012 年落成量 Completions	落成量占 2011 年总存量的百分率 Completions as a % of 2011 Stock	2012 年底总存量 Stock at year end	2012 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	74 300	-	-	74 700	13 500	18.1
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 327 000	-	-	1 325 500	48 200	3.6
南区	Southern	741 900	-	-	736 500	53 300	7.2
港岛	HONG KONG	2 143 200	-	-	2 136 700	115 000	5.4
油尖旺	Yau Tsim Mong	303 300	-	-	303 200	22 600	7.5
深水埗	Sham Shui Po	1 061 400	-	-	1 061 500	60 400	5.7
九龙城	Kowloon City	856 500	-	-	852 500	31 600	3.7
黄大仙	Wong Tai Sin	806 200	-	-	763 200	28 700	3.8
观塘	Kwun Tong	3 255 400	-	-	3 224 500	220 200	6.8
九龙	KOWLOON	6 282 800	-	-	6 204 900	363 500	5.9
葵青	Kwai Tsing	3 298 000	-	-	3 299 200	136 600	4.1
荃湾	Tsuen Wan	2 218 600	46 200	2.1	2 256 200	162 000	7.2
屯门	Tuen Mun	1 475 700	-	-	1 476 500	22 900	1.6
元朗	Yuen Long	204 000	-	-	203 600	6 800	3.3
北区	North	282 400	-	-	282 400	25 500	9.0
大埔	Tai Po	151 600	-	-	151 500	3 200	2.1
沙田	Sha Tin	1 116 300	-	-	1 116 200	24 300	2.2
西贡	Sai Kung	9 000	-	-	9 000	4 000	44.4
离岛	Islands	900	-	-	900	-	-
新界	NEW TERRITORIES	8 756 500	46 200	0.5	8 795 500	385 300	4.4
全港	OVERALL	17 182 500	46 200	0.3	17 137 100	863 800	5.0

2012 年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2011 年底总存量计算。

2012 Stock figures are derived from the latest rating record, and not from the 2011 Stock figures shown here.

私人分层工厂大厦 - 拆卸量、落成量及总存量
PRIVATE FLATTED FACTORIES - DEMOLITION, COMPLETIONS AND STOCK

平方米 m²

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
2008	港岛 Hong Kong	7 400	-	2 204 700
	九龙 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	港岛 Hong Kong	11 100	-	2 186 300
	九龙 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	港岛 Hong Kong	-	-	2 157 100
	九龙 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
2011	港岛 Hong Kong	20 000	-	2 143 200
	九龙 Kowloon	37 900	32 400	6 282 800
	新界 New Territories	-	-	8 756 500
	全港 OVERALL	57 900	32 400	17 182 500
2012	港岛 Hong Kong	5 400	-	2 136 700
	九龙 Kowloon	54 600	-	6 204 900
	新界 New Territories	7 500	46 200	8 795 500
	全港 OVERALL	67 500	46 200	17 137 100

私人分层工厂大厦 - 各区落成量及预测落成量
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2012 年落成量	预测落成量 Forecast Completions	
		Completions	[2013]	[2014]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	3 600	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	8 200	-
九龙	KOWLOON	-	11 800	-
葵青	Kwai Tsing	-	-	26 700
荃湾	Tsuen Wan	46 200	-	5 100
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	-	3 800	3 500
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	46 200	3 800	35 300
全港	OVERALL	46 200	15 600	35 300

私人分层工厂大厦 - 整体空置趋势
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2011	32 400	11 900	36.7	17 150 100	1 023 800	6.0	1 035 700	6.0
2012	46 200	46 200	100.0	17 090 900	817 600	4.8	863 800	5.0

私人分层工厂大厦 - 平均租金及售价
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

区域 Area [平均面积] [Average size]	租金 Rents (每平方米月租 \$/m ² per month)			售价 Prices (每平方米售价 \$/m ²)		
	港岛 Hong Kong [165 平方米 m ²]	九龙 Kowloon [142 平方米 m ²]	新界 New Territories [153 平方米 m ²]	港岛 Hong Kong [105 平方米 m ²]	九龙 Kowloon [106 平方米 m ²]	新界 New Territories [107 平方米 m ²]
年 / 月 Year / Month						
2011	115	124	82	40 071	41 820	22 672
2012 *	128	135	90	52 000	55 657	30 478
2011						
7	116	125	83	46 419	43 656	24 219
8	118	126	85	(45 555)	41 653	24 953
9	114	127	86	43 608	45 833	24 174
10	127	128	83	(42 411)	42 050	23 818
11	125	131	85	(43 469)	45 290	23 672
12	115	134	86	(44 711)	45 992	23 325
2012						
1	131	122	81	(46 717)	44 194	24 929
2	121	132	89	(42 118)	46 372	24 921
3	133	136	86	47 024	50 106	24 596
4	117	129	83	48 184	50 878	26 593
5	127	134	90	46 439	49 917	26 830
6	125	140	91	46 630	50 982	26 868
7	130	135	91	54 244	55 400	27 682
8	126	137	90	53 888	54 606	28 706
9 *	129	133	96	60 577	60 316	31 090
10 *	133	145	95	53 972	62 979	33 955
11 *	136	142	95	64 004	67 619	36 498
12 *	141	144	94	(55 070)	64 669	38 402

* 临时数字
() 表示少于 20 宗交易。
[] 表示 2012 年内所分析单位的平均面积。
平均租金及售价只以楼上单位的租金及售价计算。

* Provisional figures
() Indicates fewer than 20 transactions.
[] Indicates average size of the units analysed during 2012.
Average rents and prices are in respect of upper floor units only.

私人分层工厂大厦 - 租金及售价指数
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999=100)

年 / 月 Year / Month	租金 Rents	售价 Prices
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	108.9	284.4
2011	118.6	385.0
2012 *	131.9	489.3
2011 7 - 9	121.2	401.8
10 - 12	122.2	401.9
2012 1 - 3	125.1	418.7
4 - 6	131.5	461.4
7 - 9 *	133.9	509.2
10 - 12 *	137.1	567.9
2011 7	120.8	400.9
8	121.4	402.7
9	121.3	401.9
10	121.3	398.3
11	122.7	400.9
12	122.6	406.4
2012 1	123.8	410.8
2	124.5	414.8
3	127.1	430.6
4	130.1	445.7
5	132.0	461.2
6	132.3	477.3
7	133.3	491.6
8	134.2	509.0
9 *	134.1	526.9
10 *	135.7	546.9
11 *	137.1	567.9
12 *	138.4	588.9

* 临时数字
上述指数只就楼上单位计算。

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

私人分层工厂大厦(选定地区的高质素楼宇) - 平均售价
PRIVATE FLATTED FACTORIES
(HIGH QUALITY DEVELOPMENTS IN SELECTED DISTRICTS) - AVERAGE PRICES

每平方米售价 \$/m²

地区 District [平均面积] [Average size]	东区 Eastern [71 平方米 m ²]	深水埗 Sham Shui Po [78 平方米 m ²]	观塘 Kwun Tong [66 平方米 m ²]	葵青 Kwai Tsing [72 平方米 m ²]	荃湾 Tsuen Wan [69 平方米 m ²]	沙田 Sha Tin [83 平方米 m ²]
年 / 月 Year / Month						
2011	56 119	64 574	60 025	27 739	31 323	41 253
2012 *	74 198	63 423	78 784	41 152	51 173	51 008
2011						
7	59 230	75 685	63 528	26 567	31 054	(41 930)
8	63 187	64 164	58 935	31 448	30 951	47 623
9	(64 781)	67 421	61 573	29 595	32 572	42 978
10	(59 069)	(44 752)	63 955	(27 671)	41 212	(43 264)
11	(53 977)	76 381	63 103	29 116	31 955	(53 644)
12	(66 827)	(62 592)	67 537	27 110	36 971	(30 067)
2012						
1	(91 633)	(66 715)	64 613	27 598	35 531	(46 013)
2	(55 014)	(81 522)	66 663	31 703	38 236	38 517
3	(62 807)	65 272	70 878	29 776	37 148	(34 323)
4	(77 612)	(55 652)	71 015	99 000	35 117	42 736
5	(74 388)	(52 212)	72 368	35 592	53 083	51 436
6	(51 351)	45 060	70 367	29 124	38 175	49 268
7	(76 415)	(75 632)	74 898	31 507	35 602	53 383
8	71 583	44 874	76 938	34 860	57 569	49 667
9 *	74 740	63 475	79 679	38 608	41 324	54 978
10 *	80 486	64 641	86 909	42 935	55 610	55 062
11 *	78 627	72 530	91 796	40 329	56 542	57 526
12 *	(71 260)	77 372	90 058	43 881	54 542	64 100

* 临时数字
() 表示少于 5 宗交易。
[] 表示 2012 年内所分析单位的平均面积。
所分析的楼宇是于 1992 年或之后建成。
平均售价只以楼上单位的售价计算。

* Provisional figures
() Indicates fewer than 5 transactions.
[] Indicates average size of the units analysed during 2012.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

私人工贸大厦 - 各区总存量、落成量及空置量
PRIVATE INDUSTRIAL / OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地区	District	2011 年底总存量 Stock at year end	2012 年落成量 Completions	落成量占 2011 年总存量的百分率 Completions as a % of 2011 Stock	2012 年底总存量 Stock at year end	2012 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
东区	Eastern	47 200	-	-	47 200	9 500	20.1
南区	Southern	5 900	-	-	5 900	-	-
港岛	HONG KONG	53 100	-	-	53 100	9 500	17.9
油尖旺	Yau Tsim Mong	9 500	-	-	9 300	1 000	10.8
深水埗	Sham Shui Po	131 300	-	-	131 600	7 300	5.5
九龙城	Kowloon City	5 200	-	-	5 200	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	300	1.1
观塘	Kwun Tong	229 600	-	-	230 200	13 200	5.7
九龙	KOWLOON	403 900	-	-	404 600	21 800	5.4
葵青	Kwai Tsing	89 800	-	-	89 800	7 600	8.5
荃湾	Tsuen Wan	21 200	-	-	21 200	500	2.4
北区	North	6 500	-	-	6 500	100	1.5
沙田	Sha Tin	16 600	-	-	16 600	400	2.4
新界	NEW TERRITORIES	134 100	-	-	134 100	8 600	6.4
全港	OVERALL	591 100	-	-	591 800	39 900	6.7

2012 年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2011 年底总存量计算。

2012 Stock figures are derived from the latest rating record, and not from the 2011 Stock figures shown here.

私人工贸大厦 - 各区落成量及预测落成量
PRIVATE INDUSTRIAL / OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2012 年落成量	预测落成量 Forecast Completions	
		Completions	[2013]	[2014]
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	KOWLOON	-	-	-
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
北区	North	-	-	-
沙田	Sha Tin	-	-	-
新界	NEW TERRITORIES	-	-	-
全港	OVERALL	-	-	-

私人工贸大厦 - 整体空置趋势
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2011	-	-	-	591 100	48 600	8.2	48 600	8.2
2012	-	-	-	591 800	39 900	6.7	39 900	6.7

私人特殊厂房 - 各区总存量及落成量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2011 年底总存量 Stock at year end	2012 年落成量 Completions	落成量占 2011 年总存量的百分率 Completions as a % of 2011 Stock	2012 年底总存量 Stock at year end
中西区	Central and Western	-	-	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	7 900	-	-	7 900
南区	Southern	90 100	-	-	90 100
港岛	HONG KONG	98 000	-	-	98 000
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	33 100	-	-	21 500
九龙城	Kowloon City	34 500	-	-	30 500
黄大仙	Wong Tai Sin	44 100	-	-	44 100
观塘	Kwun Tong	260 500	-	-	261 500
九龙	KOWLOON	372 200	-	-	357 600
葵青	Kwai Tsing	128 700	-	-	128 700
荃湾	Tsuen Wan	197 600	-	-	197 600
屯门	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	538 800	9 200	1.7	547 000
北区	North	120 800	-	-	120 800
大埔	Tai Po	686 800	17 600	2.6	706 400
沙田	Sha Tin	157 400	-	-	155 700
西贡	Sai Kung	357 500	21 200	5.9	373 400
离岛	Islands	79 400	-	-	79 400
新界	NEW TERRITORIES	2 444 200	48 000	2.0	2 486 200
全港	OVERALL	2 914 400	48 000	1.6	2 941 800

2012 年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2011 年底总存量计算。

2012 Stock figures are derived from the latest rating record, and not from the 2011 Stock figures shown here.

私人特殊厂房 - 各区落成量及预测落成量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2012 年落成量	预测落成量 Forecast Completions	
		Completions	[2013]	[2014]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	KOWLOON	-	-	-
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	9 200	22 100	14 500
北区	North	-	-	-
大埔	Tai Po	17 600	-	1 400
沙田	Sha Tin	-	-	-
西贡	Sai Kung	21 200	11 700	24 600
离岛	Islands	-	-	-
新界	NEW TERRITORIES	48 000	33 800	40 500
全港	OVERALL	48 000	33 800	40 500

私人货仓 - 各区总存量、落成量及空置量
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

		平方米 m ²					
地区	District	2011 年底总存量 Stock at year end	2012 年落成量 Completions	落成量占 2011 年总存量的百分率 Completions as a % of 2011 Stock	2012 年底总存量 Stock at year end	2012 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	24 600	-	-	24 600	-	-
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	95 700	-	-	95 700	3 300	3.4
南区	Southern	29 900	-	-	29 900	-	-
港岛	HONG KONG	150 200	-	-	150 200	3 300	2.2
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	800	0.6
九龙城	Kowloon City	115 900	-	-	106 300	1 100	1.0
黄大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
观塘	Kwun Tong	261 200	-	-	261 200	76 700	29.4
九龙	KOWLOON	520 800	-	-	511 200	78 600	15.4
葵青	Kwai Tsing	1 402 900	122 800	8.8	1 524 900	28 000	1.8
荃湾	Tsuen Wan	442 300	-	-	437 300	15 000	3.4
屯门	Tuen Mun	142 400	-	-	142 400	600	0.4
元朗	Yuen Long	130 700	-	-	130 600	-	-
北区	North	128 200	700	0.5	129 000	13 200	10.2
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	452 800	-	-	446 100	13 700	3.1
西贡	Sai Kung	7 400	-	-	7 400	300	4.1
离岛	Islands	94 400	-	-	94 400	6 900	7.3
新界	NEW TERRITORIES	2 801 700	123 500	4.4	2 912 700	77 700	2.7
全港	OVERALL	3 472 700	123 500	3.6	3 574 100	159 600	4.5

2012 年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的 2011 年底总存量计算。

2012 Stock figures are derived from the latest rating record, and not from the 2011 Stock figures shown here.

私人货仓 - 各区落成量及预测落成量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2012 年落成量	预测落成量 Forecast Completions	
		Completions	[2013]	[2014]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	KOWLOON	-	-	-
葵青	Kwai Tsing	122 800	-	80 200
荃湾	Tsuen Wan	-	56 300	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	700	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	123 500	56 300	80 200
全港	OVERALL	123 500	56 300	80 200

私人货仓 - 整体空置趋势
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2011	73 000	48 000	65.8	3 399 700	83 000	2.4	131 000	3.8
2012	123 500	-	-	3 450 600	159 600	4.6	159 600	4.5

私人物业市场回报率 - 住宅楼宇
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回报百分率 % return

年 / 月 Year / Month	A	B	住宅 Domestic C	D	E	
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	
2011	3.8	3.3	2.9	2.7	2.4	
2012 *	3.5	3.0	2.7	2.5	2.2	
2011	7 - 9	3.8	3.3	2.9	2.7	2.5
	10 - 12	3.8	3.3	3.0	2.7	2.5
2012	1 - 3	3.6	3.2	2.8	2.7	2.4
	4 - 6	3.5	3.1	2.8	2.5	2.3
	7 - 9	3.5	3.1	2.8	2.5	2.2
	10 - 12 *	3.4	3.1	2.8	2.5	2.2
2011	7	3.8	3.3	2.9	2.6	2.4
	8	3.8	3.3	3.0	2.7	2.5
	9	3.8	3.3	2.9	2.7	2.5
	10	3.8	3.3	3.0	2.7	2.5
	11	3.8	3.3	3.0	2.7	2.5
	12	3.8	3.3	3.0	2.7	2.4
2012	1	3.8	3.3	3.0	2.7	2.4
	2	3.7	3.2	2.9	2.7	2.4
	3	3.6	3.1	2.8	2.6	2.3
	4	3.5	3.1	2.8	2.6	2.3
	5	3.5	3.1	2.8	2.5	2.2
	6	3.6	3.1	2.8	2.5	2.2
	7	3.6	3.2	2.8	2.5	2.2
	8	3.5	3.2	2.8	2.5	2.2
	9	3.4	3.1	2.8	2.5	2.2
	10	3.4	3.1	2.8	2.5	2.2
	11	3.4	3.1	2.8	2.5	2.2
	12 *	3.3	3.0	2.8	2.5	2.2

* 临时数字

* Provisional figures

私人物业市场回报率 - 写字楼、分层工厂大厦及零售业楼宇
PRIVATE PROPERTY MARKET YIELDS - OFFICE, FLATTED FACTORIES AND RETAIL

回报百分率 % return

年 / 月 Year / Month	写字楼 Office		分层工厂大厦 Flatted Factories**	零售业楼宇 Retail	
	甲级 Grade A	乙级 Grade B			
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
2011		3.1	3.4	3.9	3.0
2012 *		3.1	3.2	3.3	2.5
2011	7 - 9	3.1	3.3	3.8	2.9
	10 - 12	3.3	3.4	3.8	2.9
2012	1 - 3	3.4	3.4	3.7	2.8
	4 - 6	3.3	3.3	3.6	2.7
	7 - 9 *	3.2	3.2	3.3	2.5
	10 - 12 *	3.0	3.0	3.0	2.4
2011	7	3.1	3.2	3.8	2.9
	8	3.1	3.3	3.8	2.9
	9	3.2	3.3	3.8	2.9
	10	3.3	3.4	3.8	2.9
	11	3.3	3.4	3.7	2.9
	12	3.3	3.3	3.7	2.9
2012	1	3.4	3.4	3.7	2.9
	2	3.5	3.5	3.7	2.8
	3	3.4	3.5	3.7	2.8
	4	3.3	3.4	3.6	2.7
	5	3.3	3.3	3.6	2.7
	6	3.2	3.2	3.4	2.6
	7	3.2	3.2	3.4	2.6
	8	3.2	3.2	3.3	2.6
	9 *	3.1	3.1	3.2	2.5
	10 *	3.1	3.1	3.1	2.4
	11 *	3.0	3.0	3.0	2.4
	12 *	2.9	2.9	2.9	2.3

* 临时数字

** 此栏数字只就楼上单位计算。

* Provisional figures

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

住宅买卖 - 楼宇买卖合约数目及总值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month	数目 No.	总值 (百万元) Consideration (\$ million)
2010	135 778	560 686
2011	84 462	442 527
2012	81 333	452 275
2011		
1 - 3	28 848	130 807
4 - 6	26 359	141 301
7 - 9	15 516	86 526
10 - 12	13 739	83 893
2012		
1 - 3	18 749	100 258
4 - 6	22 452	126 099
7 - 9	21 097	111 945
10 - 12	19 035	113 973
2012		
1	3 507	22 187
2	3 884	19 031
3	11 358	59 040
4	8 217	44 677
5	8 349	47 352
6	5 886	34 070
7	5 709	31 773
8	8 087	39 735
9	7 301	40 437
10	8 714	54 845
11	7 035	41 968
12	3 286	17 160

资料来源：土地注册处

数字源自有关期间送交土地注册处注册的住宅楼宇买卖合约。这些数字一般显示送交注册前约四个星期内签立的交易。住宅买卖是指已缴付印花税的楼宇买卖合约。统计数字并不包括居者有其屋、私人机构参建居屋及租者置其屋计划的住宅买卖，除非有关单位转售限制期届满并已缴付补价。

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.

住宅买卖 - 按成交金额分类的买卖合同数目
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

买卖合同数目 No. of Agreements

年 / 月 Year / Month		成交金额 (百万元) Range of Consideration (\$ million)												总数 Total
		少于 1 Less than 1		1 至少于 2 1 to less than 2		2 至少于 3 2 to less than 3		3 至少于 5 3 to less than 5		5 至少于 10 5 to less than 10		10 或以上 10 or over		
		数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	
2010		5 203	4	46 078	34	31 613	23	27 371	20	16 714	12	8 799	6	135 778
2011		1 802	2	17 075	20	21 487	25	21 239	25	15 438	18	7 421	9	84 462
2012		1 010	1	9 948	12	20 068	25	25 112	31	17 757	22	7 438	9	81 333
2011	1 - 3	625	2	6 614	23	7 554	26	7 399	26	4 802	17	1 854	6	28 848
	4 - 6	543	2	4 980	19	6 609	25	6 793	26	5 065	19	2 369	9	26 359
	7 - 9	352	2	3 044	20	4 253	27	3 763	24	2 335	15	1 769	11	15 516
	10 - 12	282	2	2 437	18	3 071	22	3 284	24	3 236	24	1 429	10	13 739
2012	1 - 3	287	2	3 144	17	4 975	27	4 869	26	3 775	20	1 699	9	18 749
	4 - 6	293	1	3 043	14	5 911	26	6 631	30	4 618	21	1 956	9	22 452
	7 - 9	227	1	2 241	11	5 136	24	7 271	34	4 557	22	1 665	8	21 097
	10 - 12	203	1	1 520	8	4 046	21	6 341	33	4 807	25	2 118	11	19 035
2012	1	82	2	644	18	787	22	728	21	881	25	385	11	3 507
	2	91	2	771	20	1 050	27	965	25	713	18	294	8	3 884
	3	114	1	1 729	15	3 138	28	3 176	28	2 181	19	1 020	9	11 358
	4	95	1	1 168	14	2 271	28	2 311	28	1 660	20	712	9	8 217
	5	105	1	1 067	13	2 165	26	2 638	32	1 652	20	722	9	8 349
	6	93	2	808	14	1 475	25	1 682	29	1 306	22	522	9	5 886
	7	72	1	663	12	1 200	21	1 821	32	1 512	26	441	8	5 709
	8	87	1	808	10	2 060	25	3 120	39	1 496	18	516	6	8 087
	9	68	1	770	11	1 876	26	2 330	32	1 549	21	708	10	7 301
	10	62	1	595	7	1 679	19	2 705	31	2 626	30	1 047	12	8 714
	11	76	1	563	8	1 503	21	2 543	36	1 570	22	780	11	7 035
	12	65	2	362	11	864	26	1 093	33	611	19	291	9	3 286

资料来源：土地注册处
有关数字来自图表 50。
由于四舍五入关系，个别项目的百分率数字加起来可能不等于百分之一百。

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.

住宅一手及二手市场 - 买卖合约数目及总值
DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month	一手买卖 Primary Sales			二手买卖 Secondary Sales			总数 Total No.	
	数目 No.	%	总值 (百万元) Consideration (\$ million)	数目 No.	%	总值 (百万元) Consideration (\$ million)		
2010	13 646	10	129 703	122 132	90	430 983	135 778	
2011	10 880	13	130 885	73 582	87	311 638	84 462	
2012	12 968	16	130 968	68 365	84	321 308	81 333	
2011	1 - 3	1 905	7	21 635	26 943	93	109 171	28 848
	4 - 6	3 845	15	41 828	22 514	85	99 472	26 359
	7 - 9	1 723	11	27 573	13 793	89	58 953	15 516
	10 - 12	3 407	25	39 849	10 332	75	44 042	13 739
2012	1 - 3	2 895	15	33 385	15 854	85	66 874	18 749
	4 - 6	2 723	12	32 008	19 729	88	94 091	22 452
	7 - 9	3 711	18	30 571	17 386	82	81 374	21 097
	10 - 12	3 639	19	35 004	15 396	81	78 969	19 035
2012	1	879	25	9 707	2 628	75	12 480	3 507
	2	581	15	6 132	3 303	85	12 900	3 884
	3	1 435	13	17 546	9 923	87	41 494	11 358
	4	804	10	9 985	7 413	90	34 692	8 217
	5	1 092	13	12 894	7 257	87	34 458	8 349
	6	827	14	9 129	5 059	86	24 941	5 886
	7	1 670	29	12 177	4 039	71	19 596	5 709
	8	1 397	17	9 889	6 690	83	29 846	8 087
	9	644	9	8 505	6 657	91	31 932	7 301
	10	2 264	26	21 419	6 450	74	33 426	8 714
	11	1 066	15	10 780	5 969	85	31 188	7 035
	12	309	9	2 805	2 977	91	14 355	3 286

资料来源：土地注册处

有关数字来自图表 50。请参阅该图表有关“住宅买卖”的定义。一手买卖一般指由发展商出售的单位，二手买卖指非由发展商出售的单位。由于四舍五入关系，一手和二手买卖的总值加起来可能不等于图表 50 的总值。

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.

非住宅买卖 - 主要类别物业买卖宗数及总值
NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

年 / 月 Year / Month	写字楼 Office		商业楼宇 Commercial		分层工厂大厦 Flatted Factories		
	宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)	
2010	3 591	34 411	7 639	78 771	8 206	24 094	
2011	3 071	35 441	5 980	65 883	7 619	28 608	
2012 *	3 294	36 887	7 295	102 200	9 781	44 401	
2011	7 - 9	604	1 283	11 563	1 519	5 450	
	10 - 12	403	778	9 697	1 083	4 866	
2012	1 - 3	510	1 114	17 022	1 487	6 012	
	4 - 6	852	2 032	27 172	2 188	9 209	
	7 - 9 *	810	1 692	21 759	2 426	10 306	
	10 - 12 *	1 122	14 417	2 457	36 247	3 680	18 874
2011	7	226	464	4 063	548	2 125	
	8	203	432	4 204	549	1 840	
	9	175	387	3 295	422	1 485	
	10	105	250	2 173	306	1 273	
	11	162	2053	251	3 423	417	1 871
	12	136	1 404	277	4 102	360	1 722
2012	1	73	207	2 809	252	1 124	
	2	140	276	3 487	457	1 939	
	3	297	631	10 727	778	2 950	
	4	271	2 859	597	7 973	691	2 972
	5	301	3 054	880	12 310	813	3 339
	6	280	3 363	555	6 889	684	2 898
	7	248	2 154	464	5 671	658	2 956
	8	254	2 387	539	7 063	795	3 502
	9 *	308	2 873	689	9 026	973	3 848
	10 *	427	5 368	828	11 150	1 414	6 470
	11 *	384	3 890	802	16 125	1 347	6 858
	12 *	311	5 159	827	8 972	919	5 546

* 临时数字

这些数字是根据买卖合约的签署日期（如没有买卖合约，则根据转让契约签署日期），而并非送交土地注册处登记的日期，应与土地注册处编制的住宅买卖数据有所区别。

数字并不反映所有非住宅买卖。其他类别如工贸大厦、货仓、车位等并不包括在内。整座楼宇的买卖，或包含超过一种物业类别的买卖，亦未有包括在内。故此，列表的数字，特别是总值方面，可能会较实际的数字为低。

* 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.

各区域及地区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
港岛 HONG KONG	中西区 Central and Western	坚尼地城、石塘咀、 西营盘、上环、 中环、金钟、 半山区、山顶	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111, 112, 113, 114, 115, 116, 121, 122, 123, 124, 141, 142, 143, 181, 182
				湾仔 Wan Chai
	东区 Eastern	天后、宝马山、 北角、鰂鱼涌、 西湾河、筲箕湾、 柴湾、小西湾	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	147, 148, 151, 152, 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
				南区 Southern
九龙 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、 西九龙填海区、 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, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256

各区域及地区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
九龙 KOWLOON	深水埗 Sham Shui Po	美孚、荔枝角、 长沙湾、 深水埗、石硤尾、 又一村、大窝坪、 昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
	九龙城 Kowloon City	红磡、土瓜湾、 马头角、马头围、 启德、九龙城、 何文田、九龙塘、 笔架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286
	黄大仙 Wong Tai Sin	新蒲岗、黄大仙、 东头、横头磡、 乐富、钻石山、 慈云山、牛池湾	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282, 283, 284, 287, 288, 289
	观塘 Kwun Tong	坪石、九龙湾、 牛头角、佐敦谷、 观塘、秀茂坪、 蓝田、油塘、 鲤鱼门	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	280, 290, 291, 292, 293, 294, 295, 297, 298
新界 NEW TERRITORIES	葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
	荃湾 Tsuen Wan	荃湾、梨木树、 汀九、深井、 青龙头、马湾、 欣澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 973(p), 974, 975

(p) = part 部分

各区域及地区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
新界 NEW TERRITORIES	屯门 Tuen Mun	大榄涌、 扫管笏、 屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	411, 412(p), 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442
	元朗 Yuen Long	洪水桥、厦村、 流浮山、 天水围、元朗、 新田、落马洲、 锦田、石岗、 八乡	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	412(p), 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610
	北区 North	粉岭、联和墟、 上水、 石湖墟、 沙头角、鹿颈、 乌蛟腾	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	545, 546, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 641, 642, 651, 652, 653, 711(p), 712(p)
	大埔 Tai Po	大埔墟、大埔、 大埔滘、大尾笃、 船湾、 樟木头、 企岭下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751
	沙田 Sha Tin	大围、沙田、 火炭、马料水、 乌溪沙、 马鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762

(p) = part 部分

各区域及地区
AREAS AND DISTRICTS

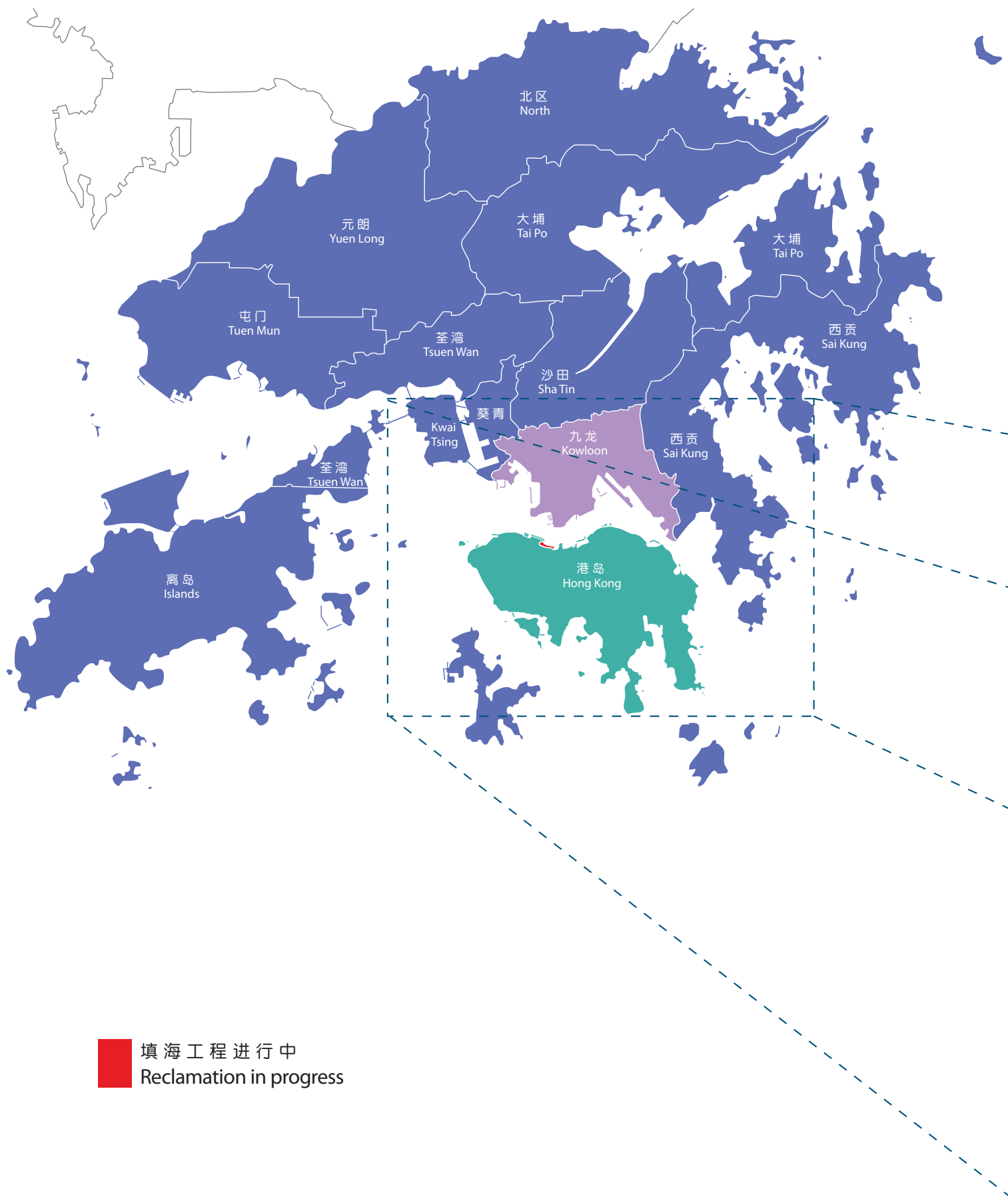
区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
新界 NEW TERRITORIES	西贡 Sai Kung	清水湾、西贡、 大网仔、 将军澳、 坑口、调景岭、 马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	离岛 Islands	长洲、坪洲、 大屿山 (包括东涌)、 南丫岛	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 973(p), 976

写字楼分区
OFFICE SUB-DISTRICTS

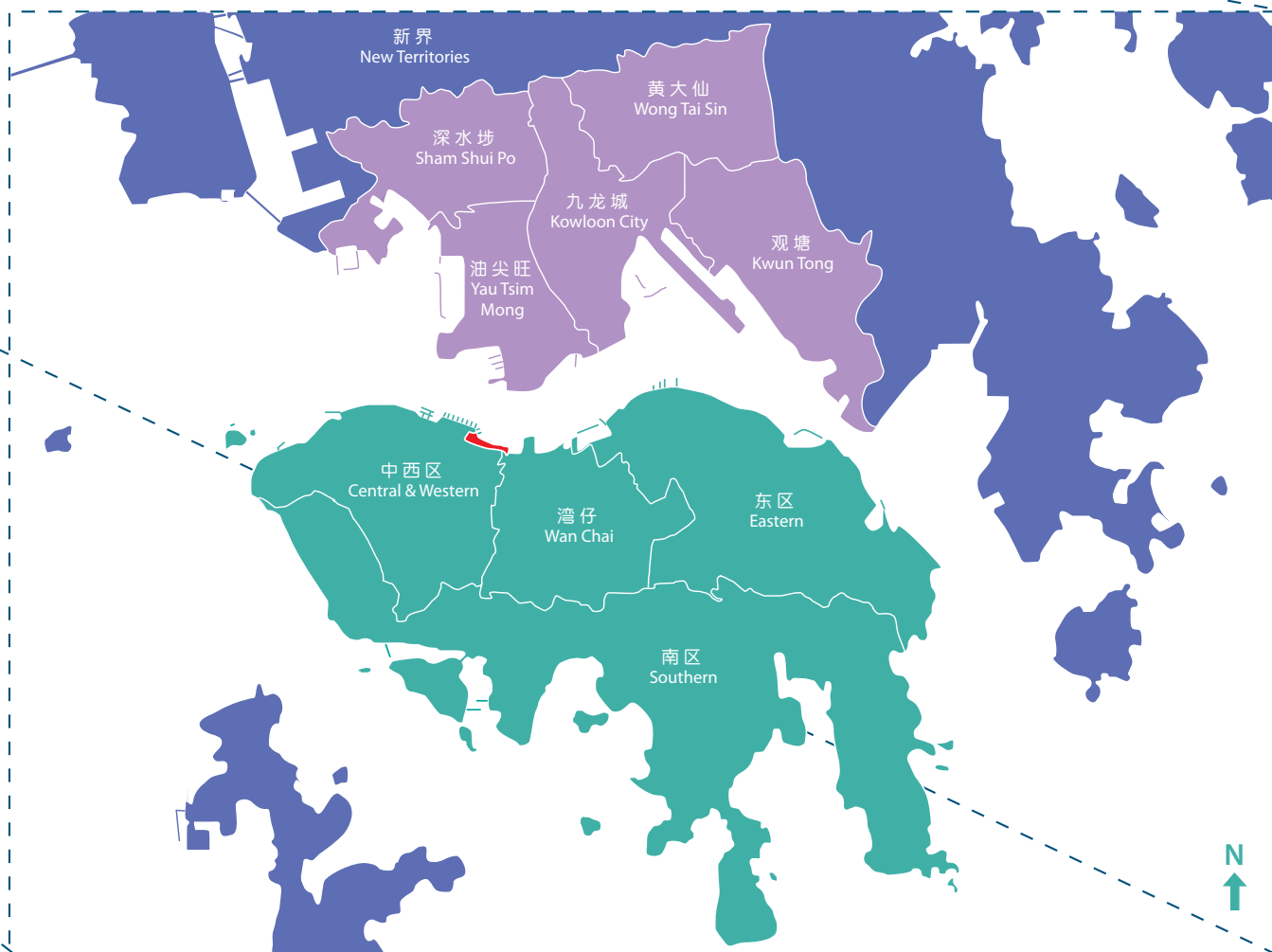
写字楼的分区	Sub-districts for Offices	规划统计小区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124
湾仔 / 铜锣湾	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鰂鱼涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157, 158
尖沙咀	Tsim Sha Tsui	211, 212, 214, 215, 216
油麻地 / 旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254

(p) = part部分

新界地区 New Territories Districts



港岛及九龙地区 Hong Kong and Kowloon Districts





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