香港物業報告
Hong Kong Property Review
2018

香港特別行政區政府
差餉物業估價署
Rating and Valuation Department
The Government of the Hong Kong
Special Administrative Region

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本報告回顧 2017 年香港物業市場的活動，
並預測 2018 及 2019 年的樓宇落成量。

A review of the Hong Kong property market for the year 2017
with forecast of completions for 2018 and 2019

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差 餉 物 業 估 價 署
Rating and Valuation Department

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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綜觀
Overview

環球經濟於2017年發展蓬勃，帶動香港經濟顯著上揚，增長高於先前10年的每年平均增幅。本地需求殷切，基本通脹連續第六年放緩，通脹率由2016年的2.3%下降至平均1.7%。勞工市場仍處於接近全民就業的狀況，年內總就業人數強勁增長，收入情況亦見實質改善。

Year 2017 marked a notable upswing in Hong Kong economic growth which was higher than the average annual growth in the preceding ten years amid a blooming global economy. Local demand was robust and underlying inflation eased the sixth consecutive year averaging at 1.7%, came down from 2.3% in 2016. The labour market remained in a virtual state of full-employment with total employment picking up strongly in the year and income seeing real improvement.

年內，環球與本地經濟表現改善、本港利率持續低企，加上房屋供求情況緊張，令市場氣氛熾熱，住宅物業市道暢旺。本港樓價遠遠偏離經濟基調，市民的置業負擔比率在第四季處於約67%的高位，遠高於1997至2016年期間45%的長期平均數。

The residential property market thrived during the year against upbeat market sentiment stemming from improved global and local economic performance, sustained low local interest rates and tight housing demand-supply balance. Property prices were way out of line with economic fundamentals with home purchase affordability ratio elevated at around 67% in the fourth quarter, significantly above the long-term average of 45% over 1997-2016.

為保障銀行體系穩健，新一輪物業按揭貸款宏觀審慎監管措施已於5月推出。及後，物業市場交投在年中左右短暫放緩。儘管如此，樓價升勢仍繼續加快。

To safeguard the stability of the banking system, a new round of macro-prudential measures for property mortgage loans was introduced in May. The property market experienced temporary moderation in sales activities around the middle of the year afterwards. Nevertheless, the acceleration of prices continued.

寫字樓和工業樓宇市場於2017年表現暢旺，交投量和樓價飆升。隨着訪港旅客人次和零售銷售量增加，零售物業市場亦十分活躍。

The office and industrial property markets were buoyant in 2017 with soaring number of transactions and prices. The retail property market was also active amid improving visitor arrivals and increasing retail sales.

香港來年的經濟前景依然亮麗，環球經濟，包括內地經濟，預期會進一步增長。為維持香港的競爭力及把握新機遇，政府會繼續增加不同類型的土地供應，以滿足經濟發展的需要。此外，房屋問題同時由外圍和內部因素造成，是複雜和嚴峻的民生議題，但政府有決心並會盡最大努力扭轉局面，尤其著眼於日漸惡化的置業負擔比率，以及房屋供不應求的情況。

The outlook for the Hong Kong economy in the coming year remains bright while the global economy including the Mainland's is expected to grow further. To maintain Hong Kong's competitiveness and seize new opportunities, the Government will continue to increase the supply of various types of land in order to meet the need of economic development. As one of the livelihood issues, the housing problem caused by both external and internal factors is complex and challenging. The Government is nevertheless determined to rectify the situation, in particular the deteriorating home purchase affordability and shortage in housing supply, with the greatest effort.

住宅物業

香港金融管理局於5月推出第八輪物業按揭貸款審慎監管措施後，住宅物業市場出現輕微調整。受惠於環球與本地經濟表現好轉、本港利率持續低企，以及住宅單位供求失衡，市道大致保持暢旺，樓價和租金全年均有增長。年內交投活躍，全年物業交易量增加13%至61 591宗。

讓住宅物業市場維持健康平穩發展，一直是政府其中一個重要的房屋政策目標。政府會繼續多管齊下，以確保有穩定的土地供應，滿足市場需求。在2017年12月發表的《長遠房屋策略》中，最新公布的未來十年房屋供應目標維持在460 000個單位，而2018-19年度，以不同來源的私人房屋土地提供足以興建約18 000個私人住宅單位的目標亦維持不變。根據2017年12月底的最新推算，未來三至四年一手私人住宅物業市場的預計供應量增至97 000個單位，是自2004年9月首次公布季度供應統計數字以來的新高。政府會着重於供應方面，並基於《長遠房屋策略》，加倍努力增加房屋單位供應。

Residential

The residential market experienced minor adjustments in sales after the Hong Kong Monetary Authority introducing the eighth round of prudential measures for property mortgage loans in May. Boosted by the improving global and local economic performance, sustained low local interest rates and imbalanced demand-supply of flats, the market remained generally buoyant with both prices and rents picking up throughout the year. Trading was generally active in the year with annual property transactions rose by 13% to 61 591 cases.

Maintaining the healthy and stable development of residential property market remains one of the important housing policy objectives of the Government. The Government will continue to adopt a multi-pronged approach to ensure a stable supply of land to meet market demand. The newly announced ten-year housing supply target under the Long Term Housing Strategy (LTHS) in December 2017 was maintained at 460 000 units and the target of providing private housing land from various sources capable for producing about 18 000 flats stayed unchanged in 2018-19. Based on the latest projection as at end December 2017, the projected supply in the first-hand private residential property market for the coming three to four years increased to 97 000 units, a record high since the first release of quarterly statistics on supply in September 2004. Focusing on supply and based on the LTHS, the Government will step up effort in increasing the supply of housing units.

2017年私人住宅的落成量增加22%至17 791個單位。入住量為16 954個單位，較去年高出43%。年底空置量微跌0.1%至總存量的3.7%，相當於42 942個單位。在這些空置單位中，9 370個單位於佔用許可證發出後，仍未獲發滿意紙或轉讓同意書。2018和2019年的預測落成量分別為18 130個和20 371個。

Completions in 2017 increased by 22% to 17 791 units. Take-up, at 16 954 units, was 43% higher than that of the last year. Vacancy at the year-end edged down marginally by 0.1% to 3.7% of the total stock, equivalent to 42 942 units. Among these vacant units, 9 370 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. The numbers of units forecast for completions in 2018 and 2019 are 18 130 and 20 371 units respectively.

樓價在2017年的升勢逐步加快，2016年12月和2017年12月之間，私人住宅整體售價飆升15%。樓價升幅在年中減慢，交投量出現波動，但樓價升勢在臨近年底時再次加快。租金在全年亦有增長，但按月升幅相對溫和。以2016年12月與2017年12月相比，私人住宅整體租金上升8%。年內，市場回報率持續向下。

Prices accelerated gradually in 2017 with overall flat prices rocketed by 15% between December of 2016 and 2017. The growth in prices slowed down in the middle of the year but accelerated again towards the end of the year, though there were fluctuations in trading activities. Rents also grew throughout the year but the monthly increases were relatively mild. Comparing December of 2016 and 2017, overall flat rents picked up by 8%. Market yield continued to trend downwards in the year.

寫字樓

2017年寫字樓市場暢旺，交投量大幅反彈77%至約2 000宗。本地經濟在2017年表現強勁。為維持香港的競爭力及把握新機遇，政府會繼續增加不同類型土地的供應，包括會議及展覽設施用地等，以滿足經濟發展的需要。

Office

The office market was buoyant in 2017 with transactions rebounded sharply by 77% to about 2 000 cases. The local economic performance in 2017 was strong. To maintain Hong Kong's competitiveness and seize new opportunities, the Government will continue to increase the supply of various types of land, including sites for convention and exhibition facilities, etc., in order to meet the need of economic development.

2017年寫字樓的落成量為198 100平方米，較2016年高出29%。甲級寫字樓的落成量為185 900平方米，當中39%來自觀塘。乙級寫字樓的10 200平方米落成量則主要來自中西區。年內，寫字樓的整體使用量大跌76%至23 300平方米。甲級寫字樓的使用量為正數48 700平方米，而乙級寫字樓的使用量則為負數25 700平方米。年底空置量增至總存量的9.5%，相當於1 119 500平方米。甲級寫字樓的空置率上升至其總存量的9.6%，乙級寫字樓增至其10.4%，而丙級寫字樓則維持在其總存量的7.0%不變。按分區計，尖沙咀的甲級寫字樓錄得雙位數字的空置率。

Office completions in 2017 were 198 100 m^2, 29% higher than that of 2016. Grade A completions were 185 900 m^2, of which 39% came from Kwun Tong. Grade B completions of 10 200 m^2 mainly came from Central and Western district. The overall take-up plummeted by 76% to 23 300 m^2 in the year. Grade A offices had positive take-up of 48 700 m^2 while Grade B had a negative take-up of 25 700 m^2. The year-end vacancy increased to 9.5% of the total stock, amounting to 1 119 500 m^2. The vacancy rate of Grade A offices rose to 9.6% of the Grade A stock, Grade B offices to 10.4% of its stock while that of Grade C offices remained unchanged at 7.0% of its stock. For sub-districts, Grade A offices in Tsim Sha Tsui recorded a double-digit vacancy rate.

新供應在2018年將微跌至181 300平方米，但在2019年將再回升至251 500平方米。2018年甲級寫字樓的新落成量將有178 400平方米，主要來自東區和觀塘，佔預計供應量的77%。2019年甲級寫字樓落成量將增至225 300平方米，沙田和觀塘合共佔相關預測落成量的65%。乙級寫字樓在2018年的預測落成量偏低，只有1 100平方米，但在2019年將增至23 400平方米。丙級寫字樓的落成量在2018和2019年將分別為1 800平方米和2 800平方米。

New supply in 2018 will decrease marginally to 181 300 m^2, but then will rise again in 2019 to 251 500 m^2. In 2018, new Grade A completions will account for 178 400 m^2, mainly from Eastern district and Kwun Tong amounting to 77% of the anticipated supply. Grade A completions in 2019 will go up to 225 300 m^2, with Sha Tin and Kwun Tong together contributing 65% of such forecast completions. Grade B forecast completions will be low at 1 100 m^2 only in 2018, but it will grow to 23 400 m^2 in 2019. There will be 1 800 m^2 and 2 800 m^2 of Grade C office completions in 2018 and 2019 respectively.

寫字樓售價在2017年急升，而租金同樣錄得升幅。市場交投強勁反彈。2016年12月和2017年12月之間，整體寫字樓售價急升15.2%，而甲級、乙級和丙級寫字樓售價亦分別增長17.0%、12.1%和14.2%。在同期，整體寫字樓租金上升4.6%，而甲級、乙級和丙級寫字樓則分別錄得5.4%、2.8%和4.6%的升幅。市場回報率顯著下跌。

Office prices surged in 2017 while rents also recorded increases. Sales activities rebounded sharply. Overall office prices rocketed by 15.2% while the growth in Grade A, B and C office prices were 17.0%, 12.1% and 14.2% respectively between December of 2016 and 2017. During the corresponding period, overall office rentals rose by 4.6%, with Grade A, B and C offices recording an increase of 5.4%, 2.8% and 4.6% respectively. Market yield dropped remarkably.

商業樓宇

2017年商業樓宇的落成量下跌15%至105 000平方米，單是九龍便佔當中的40%。年內，使用量變至正數76 600平方米，而空置率仍然維持在其總存量的9.0%不變，相當於1 014 400平方米。預計2018年落成量會增加，總數達169 100平方米，當中以荃灣供應最多，佔預測供應量的27%。2019年的落成量為103 600平方米，當中油尖旺和荃灣將成為主要供應區，佔總供應量的43%。

Commercial

Completions in 2017 fell by 15% to 105 000 m^2, with Kowloon alone providing 40% of the completions. Take-up turned positive to 76 600 m^2 in the year and vacancy rate stayed unchanged at 9.0% of its total stock at 1 014 400 m^2. Completions are expected to go up in 2018, with 169 100 m^2 in total and Tsuen Wan will contribute the most, accounting for 27% of the anticipated supply. In 2019, the completions will be 103 600 m^2 of which Yau Tsim Mong and Tsuen Wan will become the major suppliers, providing 43% of the total supply.

零售業樓宇

整體訪港旅客人數在連續兩年下跌後回升3.2%至5 850萬人次，主要是受到內地市場強勁復蘇帶動。隨着本地經濟表現改善，以及接近全民就業的狀況，持續向好的收入情況帶動了本地需求。年內私人消費開支持續增長。2017年商業樓宇的交投量大幅增加44%至2 200宗。

私人零售業樓宇的售價和租金在2017年均呈升勢，以2016年12月與2017年12月相比，兩者分別錄得7.7%和4.3%的升幅。市場回報率輕微下跌。

Retail

After declining for two consecutive years, overall visitor arrivals rebounded by 3.2% to 58.5 million which was mainly driven by the strong revival of the Mainland market. Amid improving local economic performance and the virtually full-employment situation, the ever-growing income condition fuelled the local demand. Private consumption expenditure continued to expand in the year. Trading activities of commercial premises increased substantially by 44% to 2 200 in 2017.

Both private retail prices and rents rose in 2017, recording a growth of 7.7% and 4.3% respectively between December of 2016 and 2017. Market yield edged down marginally.

工業樓宇

工業樓宇市場在2017年普遍復蘇。**分層工廠大廈**交投活躍，錄得約5 100宗成交個案，差不多是2016年的兩倍。正如《2017年施政報告》中提出，政府正循不同方面研究利便工廈轉型並釋放土地資源，例如重啟活化工廈計劃，令工業樓宇市場的前景趨於明朗，並預料市場氣氛更趨良好。

2017年的落成量上升至22 500平方米，大部分來自葵青。使用量再次錄得負數，達119 700平方米。年底空置量微升至其總存量的6.1%，相當於1 012 300平方米。2018年的落成量將增至78 800平方米，但於2019年將跌至34 100平方米。

以2016年12月與2017年12月相比，售價攀升13.2%，而租金亦上揚5.2%。年內市場回報率下跌。

2017年並無**工貿大廈**落成。使用量轉為正數至11 100平方米，而空置率降至總存量的7.4%，即40 900平方米。預計2018和2019年均不會有新供應。

2017年的**貨倉**落成量為82 800平方米。使用量轉為負數至15 400平方米，空置率急升至總存量的6.8%，相當於259 900平方米。預計2018年沒有新貨倉樓面落成，但至2019年，預期會有8 000平方米的新供應。

Industrial

The industrial property market generally revived in 2017. Sales of **flatted factories** was vigorous, registered about 5 100 cases which almost doubled the number of transactions in 2016. As presented in the 2017 Policy Address, the Government is exploring different approaches to facilitate the transformation of industrial buildings and releasing land resources, such as reactivating the revitalisation scheme for industrial buildings. It has brightened up the outlook of industrial market and market sentiment is expected to turn more upbeat.

Completions in 2017 went up to 22 500 m^2, mostly came from Kwai Tsing. Take-up was again negative and reaching 119 700 m^2. Vacancy at the year-end edged up to 6.1% of its total stock at 1 012 300 m^2. Completions in 2018 will rise to 78 800 m^2 but drop to 34 100 m^2 in 2019.

Price jumped by 13.2% while rents rose by 5.2%, as comparing December of 2016 and 2017. Market yield went down in the year.

There were no **industrial/office** completions in 2017. Take-up turned positive to 11 100 m^2 and the vacancy rate decreased to 7.4% of the stock at 40 900 m^2. There is unlikely to be any new supply in 2018 and 2019.

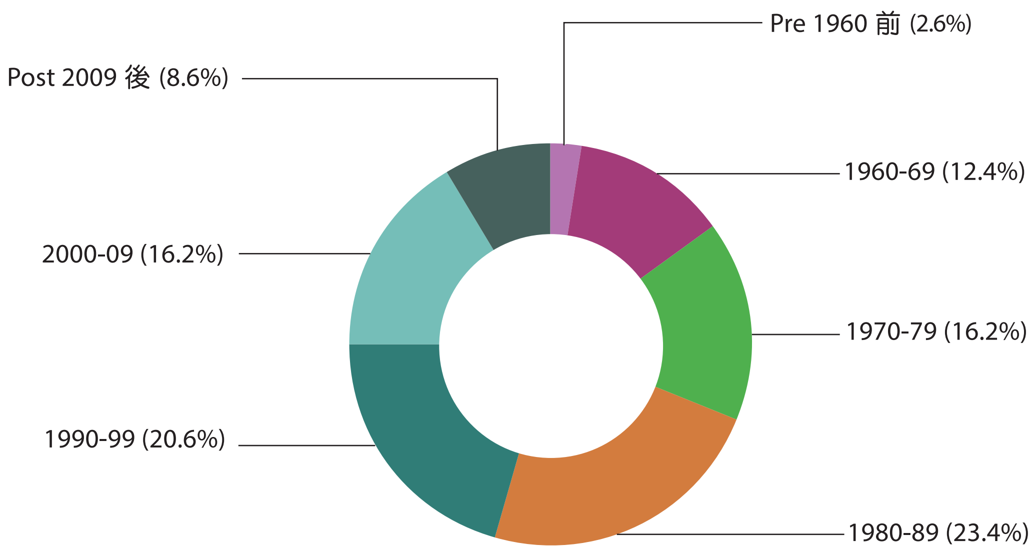
There was 82 800 m^2 new **storage** space completed in 2017. Take-up turned negative to 15 400 m^2 and the vacancy rate soared to 6.8% of the total stock at 259 900 m^2. In 2018, there will not be any new storage space but in 2019, 8 000 m^2 new completions are expected.

私人住宅
Private Domestic

這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2017年年底的整體總存量為1 174 628個單位。圖表顯示按樓齡分類的總存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2017, the overall stock was 1 174 628 units. The chart shows the stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2017年私人住宅落成量為17 791個單位，較前一年增加22%。新界佔總落成量的54%，而九龍和港島分別佔38%和8%。在這些落成單位當中，元朗的供應最多，佔整體落成量的24%，其次為九龍城和西貢，分別佔21%和14%。

Completions in 2017 amounted to 17 791 units, up by 22% from the previous year. The New Territories accounted for 54% of the total, while Kowloon and Hong Kong Island contributed 38% and 8% respectively. Out of these completed units, Yuen Long contributed the largest share, at 24% of the overall completions, followed by Kowloon City at 21% and Sai Kung at 14%.

2017年的入住量增加43%至16 954個單位，相當於年內落成量的95%。年底空置量下跌至42 942個單位，或相當於總存量的3.7%，其中9 370個空置單位於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2017 increased by 43% to 16 954 units, equivalent to 95% of the completions in the year. Vacancy at the year-end dropped to 42 942 units, or 3.7% of the total stock. Amongst these vacant units, 9 370 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

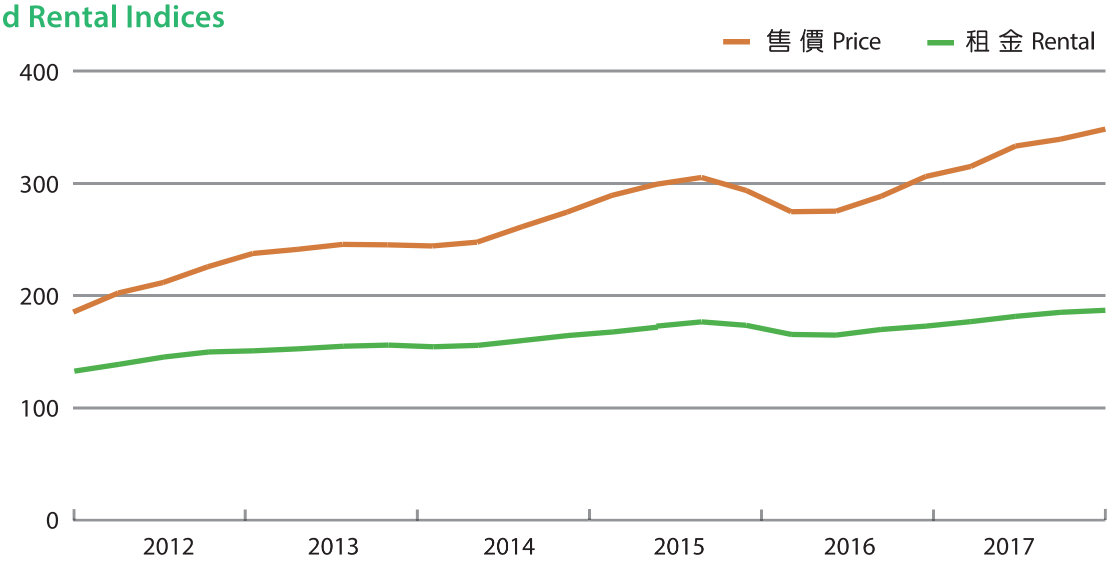
預測落成量在2018及2019年分別上升至18 130和20 371個單位。在2018年，49%的新供應將來自新界，其餘30%來自九龍和21%來自港島。按地區計，九龍城將提供25%新落成單位，其次為荃灣和東區，分別提供17%和15%。在2019年，新界將提供預計供應的64%，而西貢、大埔和荃灣則合共提供全部供應的46%。

Completions in 2018 and 2019 are expected to rise to 18 130 units and 20 371 units respectively. In 2018, 49% of the new supply will come from the New Territories, and the remainder will be from Kowloon at 30% and Hong Kong Island at 21%. On district basis, Kowloon City will account for 25% of the new units, followed by Tsuen Wan and Eastern district at 17% and 15% respectively. In 2019, the New Territories will account for 64% of the estimated supply while Sai Kung, Tai Po and Tsuen Wan will altogether provide 46% of the overall supply.

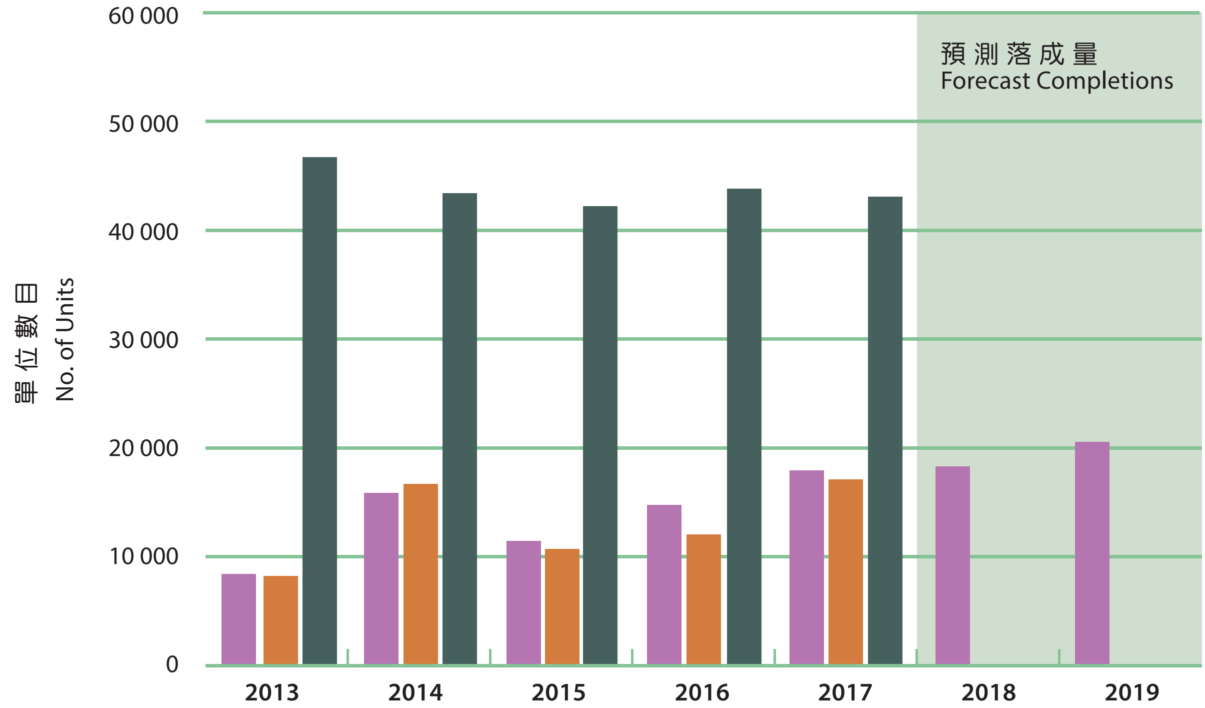
承接2016年的升勢，二手市場物業售價在2017年保持上升趨勢。增長步伐在第三季減慢後，第四季再度加快。整體而言，2017年的物業售價以過往五年最快的步伐上升，第四季的整體售價較前一年同期增加13.8%。租金升幅遜於售價，第四季租金較去年同期錄得8.2%的增長。

Holding up the rising momentum from 2016, prices in the secondary market maintained an upward trend in 2017. The pace of growth slowed in the third quarter but picked up again in the last quarter. Overall, prices in 2017 increased at their fastest pace over the past five years, with prices in the last quarter surged 13.8% from a year earlier. Rents saw a lagged increase as compared with prices by registering an 8.2% growth in the final quarter over the corresponding quarter of last year.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of Units

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	8 254	15 719	11 296 *	14 595	17 791	18 130#	20 371#
入住量 Take-up	8 056	16 523	10 533	11 881	16 954		
空置量 Vacancy	46 567	43 263	42 035	43 657	42 942		
%+	4.1	3.8	3.7	3.8	3.7		

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

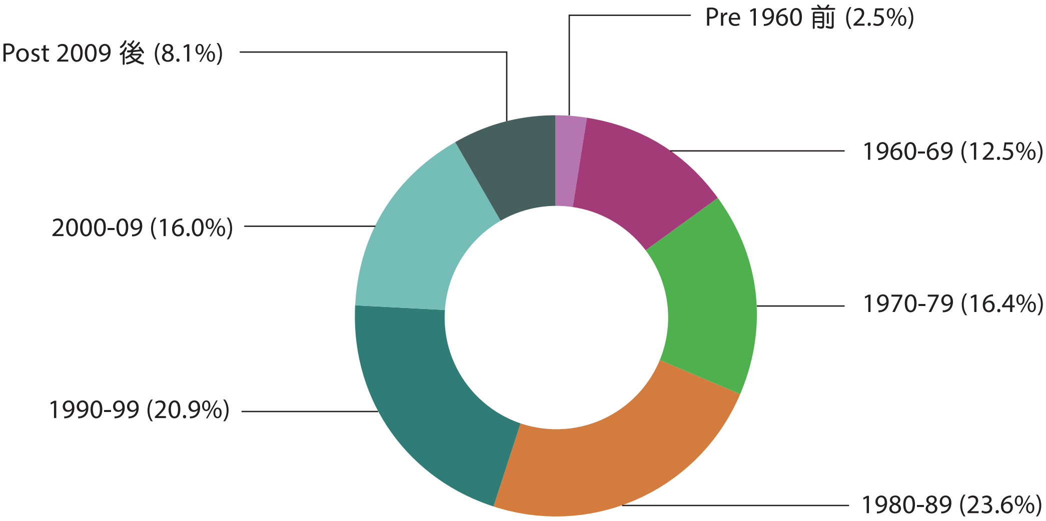
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米以下的單位。2017年年底的總存量為1 082 167個單位，佔私人住宅總存量的92%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of less than 100 m^2. Stock at the end of 2017 was 1 082 167 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按樓齡分類的總存量
Stock Distribution by Age



2017年共有16 350個單位落成，其中55%位於新界，37%位於九龍和8%位於港島。四分之一的新供應來自元朗，其次為九龍城和西貢。以單位面積計，A類和B類單位分別佔新供應的42%和47%，而C類單位則佔11%。

A total of 16 350 units were completed in 2017, of which 55% were located in the New Territories, 37% in Kowloon and 8% on Hong Kong Island. One-quarter of the new supply came from Yuen Long, followed by Kowloon City and Sai Kung. In terms of flat size, Class A and Class B units accounted for 42% and 47% of the new supply respectively, while the share for Class C units was 11%.

2017年的入住量為14 867個單位，較2016年高出35%。年底空置量微增至35 314個單位，或佔此分類總存量的3.3%。

Take-up of 14 867 units in 2017 was 35% higher than that in 2016. Vacancy at the year-end slightly edged up to 35 314 units, or 3.3% of the stock in this sub-sector.

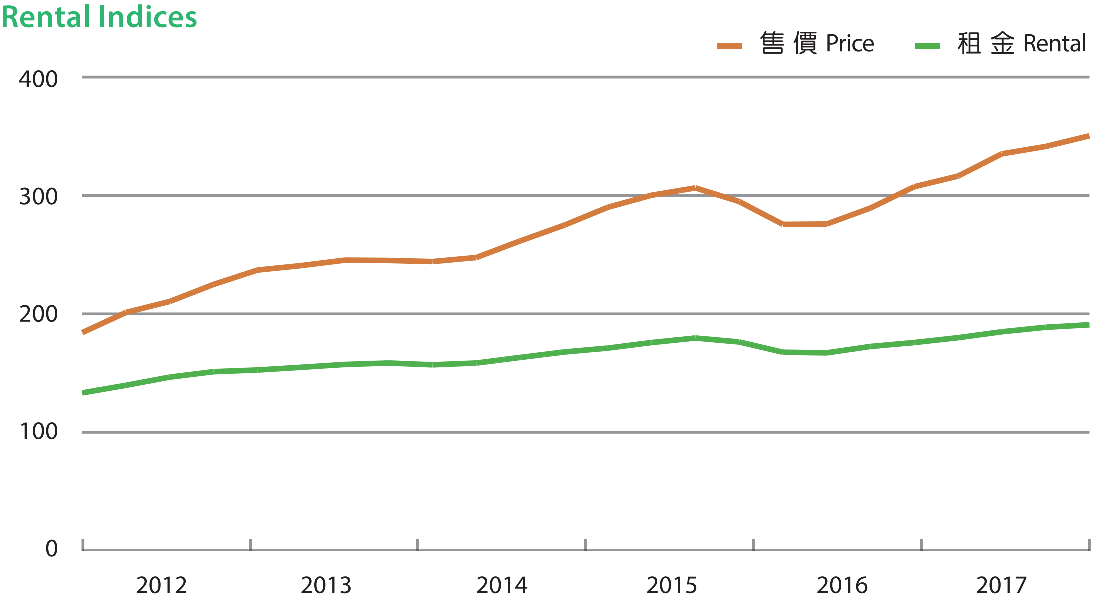
預計2018年的落成量為16 009個單位，而2019年的預測落成量則升至18 674個單位。該兩年的新供應均主要來自新界，比例由2018年佔預測落成量的48%上升至2019年的64%。按地區計，在2018年，九龍城的供應最多，將佔27%，其次為荃灣和東區，分別佔19%和15%。在2019年，西貢的供應比例最高，將佔供應20%的新單位，其次為大埔和荃灣，分別佔15%和10%。

Completions of 16 009 units are expected in 2018 while completions in 2019 are forecast to increase to 18 674 units. New supply will mainly come from the New Territories in both years and its share will increase from 48% of the forecast completions in 2018 to 64% in 2019. On district basis, Kowloon City will contribute the most in 2018 at 27%, followed by Tsuen Wan and Eastern district at 19% and 15% respectively. In 2019, Sai Kung will contribute the largest share of 20% of the new units, and then followed by Tai Po at 15% and Tsuen Wan at 10%.

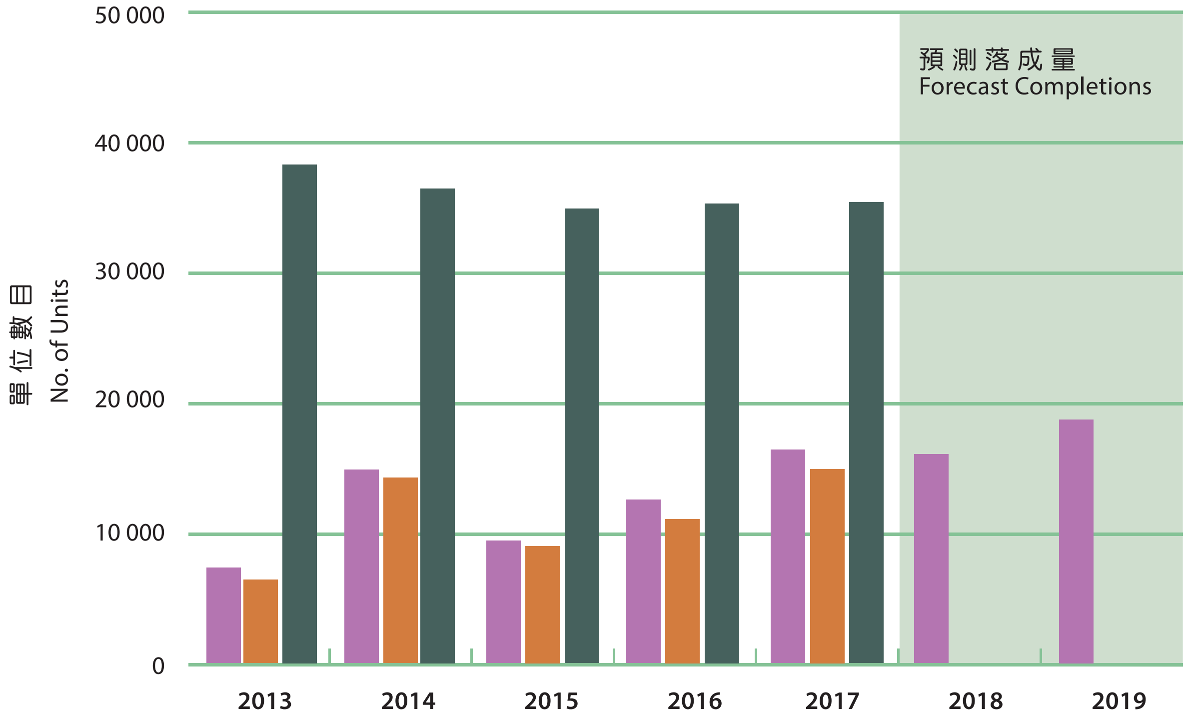
2017年此分類單位的售價繼續創新高。最後一季的售價較前一年同期錄得14.0%的升幅。租金也隨着售價上升但幅度較為溫和。租金於2017年首三季穩步上升後，在最後一季增幅放緩，較2016年同期錄得8.5%增幅。

Prices in this sub-sector continued to achieve new highs in 2017. In the last quarter, the prices registered an increase of 14.0% over the same quarter of the year earlier. Rents also moved in tandem with prices but at a milder pace. Growing steadily in the first three quarters, the rents slowed down in the last quarter of 2017, recording a growth of 8.5% over the corresponding quarter in 2016.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of Units

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	7 318	14 813	9 372 *	12 512	16 350	16 009#	18 674#
入住量 Take-up	6 383	14 209	8 972	11 040	14 867		
空置量 Vacancy	38 209	36 370	34 826	35 234	35 314		
%+	3.7	3.5	3.3	3.3	3.3		

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

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

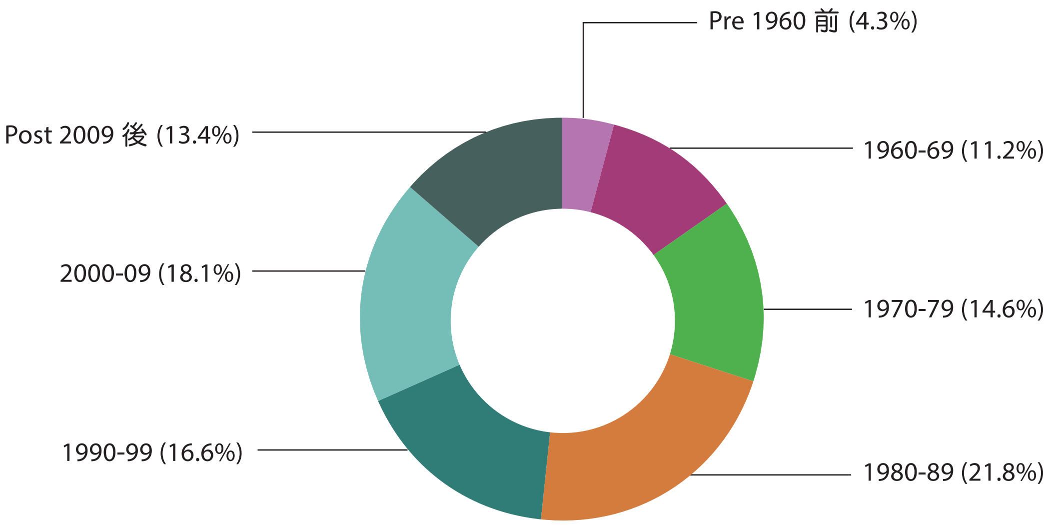
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米或以上的單位。2017年年底的總存量為92 461個單位，佔私人住宅總存量的8%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of 100 m^2 or above. Stock at the end of 2017 was 92 461 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2017年有1 441個單位落成，新界和九龍分別供應46%和45%。按地區計，此分類的供應以深水埗最多，佔落成量的35%，其次是屯門和沙田，分別佔17%和12%。

There were 1 441 units completed in 2017. The New Territories and Kowloon contributed 46% and 45% respectively. District-wise, Sham Shui Po provided the largest supply of units in this sub-sector, accounting to 35% of the completions, followed by Tuen Mun at 17% and Sha Tin at 12%.

2017年的入住量飆升148%至2 087個單位，超出落成量的45%。年底空置量跌至7 628個單位，相當於此分類單位總存量的8.2%。

Take-up in 2017 soared by 148% to 2 087 units, exceeding the completions by 45%. The year-end vacancy declined to 7 628 units, representing 8.2% of the stock in this sub-sector.

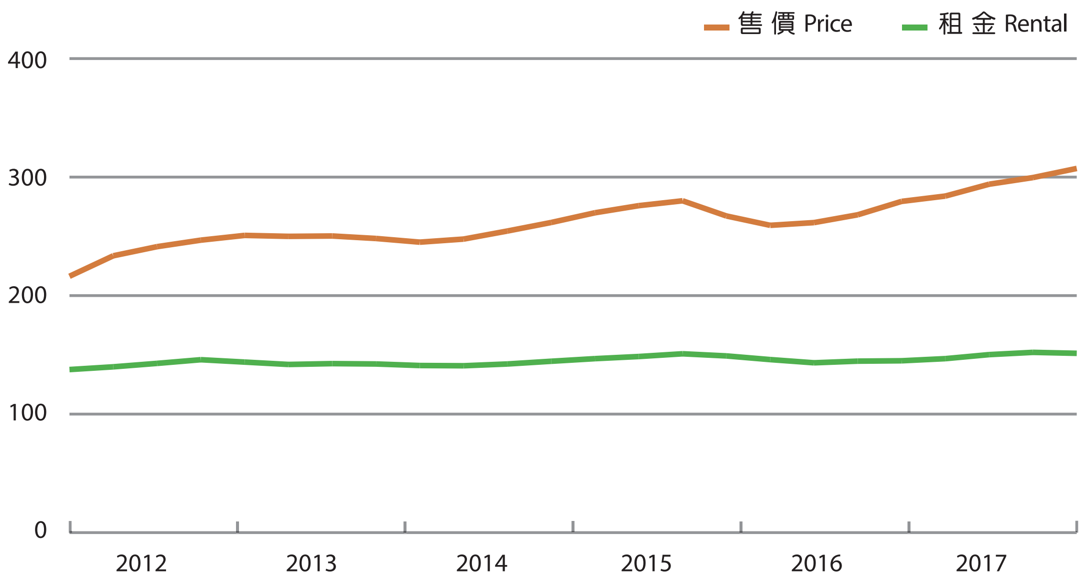
預計2018年落成量大幅上升至2 121個單位，及後於2019年下降至1 697個單位。未來兩年的新供應將集中在新界。2018年的供應主要來自沙田，佔此分類落成量的33%。在2019年，大埔將列供應首位，佔新供應單位的22%。

Completions are expected to surge to 2 121 units in 2018 and retreat to 1 697 units in 2019. New supply in coming two years will be concentrated in the New Territories. In 2018, the largest supply will come from Sha Tin, accounting for 33% of the completions in this sub-sector. In 2019, Tai Po will top the list of supply, accounting for 22% of the new units.

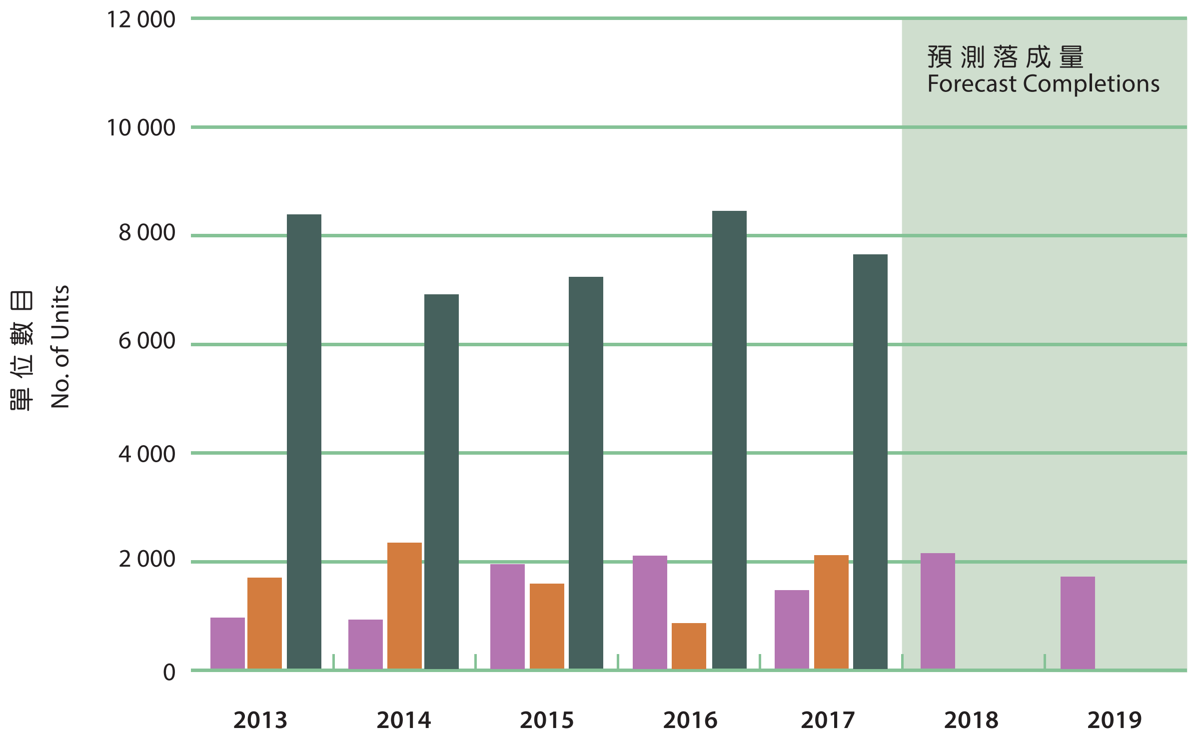
2017年此分類單位的銷售市場繼續暢旺，售價在四個季度持續上升。第四季售價按年增長9.9%。銷售市場表現較租賃市場優越，租金在2017年首三季不斷上升，及至最後一季輕微回落，但仍較2016年最後一季增長4.3%。

Sales market in this sub-sector continued to be buoyant in 2017 with prices escalating throughout the four quarters. Prices finished with a year-on-year increase of 9.9% in the fourth quarter. The leasing market was outperformed by the sales market. With a consecutive rise in the first three quarters of 2017, rents fell slightly in the last quarter but finished with an increment of 4.3% over the final quarter of 2016.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of Units

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	936	906	1 924	2 083	1 441	2 121#	1 697#
入住量 Take-up	1 673	2 314	1 561	841	2 087		
空置量 Vacancy	8 358	6 893	7 209	8 423	7 628		
%+	9.7	7.9	8.1	9.2	8.2		

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

\# 預測數字
Forecast figures

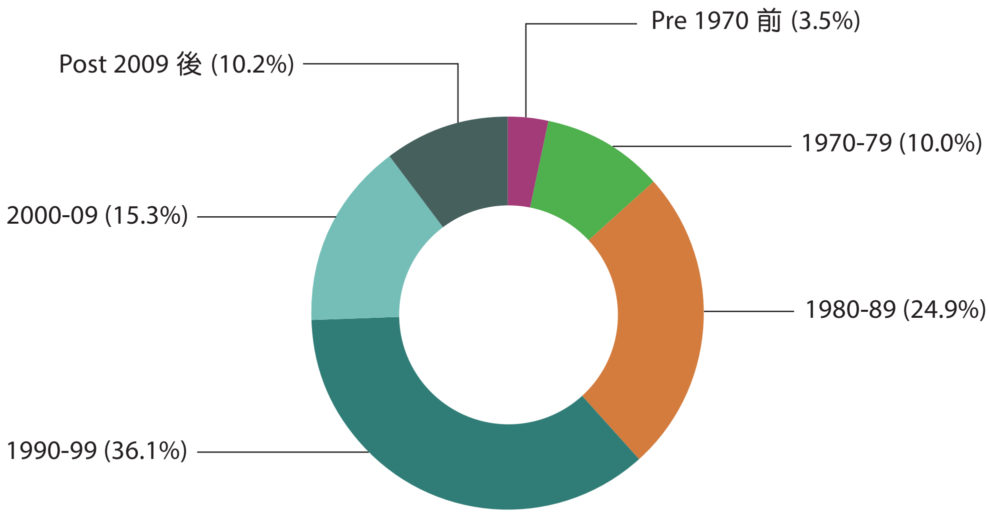
私人寫字樓
Private Office


ONE HARBOURGATE

2017年年底私人寫字樓的總存量為11 838 200平方米，當中甲級寫字樓佔64%、乙級寫字樓佔23%及丙級寫字樓佔13%。2017年年底，位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積共佔總存量的53%。圖表顯示按樓齡分類的整體寫字樓總存量。

The total stock of private offices at the end of 2017 amounted to 11 838 200 m^2, comprising 64% Grade A, 23% Grade B and 13% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 53% of the total stock at the end of 2017. The chart shows the distribution of total stock for all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2017年私人寫字樓的落成量為198 100平方米，較2016年上升29%，當中65%的落成量位於非核心地區。甲級寫字樓的落成量為185 900平方米，相當於總供應量的94%。

Office completions in 2017 were 198 100 m^2, representing an increase of 29% from 2016. 65% of the completions were in the non-core districts. Completions of Grade A space amounted to 185 900 m^2, equivalent to 94% of the total supply.

年內的整體使用量錄得23 300平方米，較去年下跌76%。年底空置量增加18%至1 119 500平方米，相當於總存量的9.5%。

An overall take-up of 23 300 m^2 was recorded for the year, demonstrating a decrease of 76% from the preceding year. Vacancy at the year-end increased by 18% to 1 119 500 m^2, which was equivalent to 9.5% of the total stock.

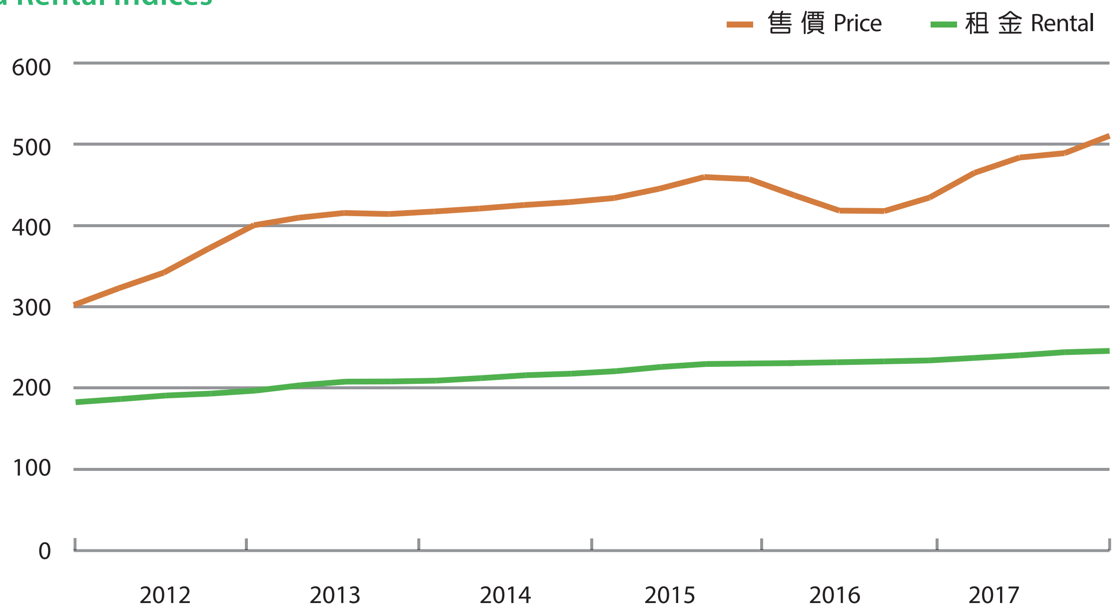
預計2018和2019年分別有181 300平方米和251 500平方米落成。2018年的供應全來自港島和九龍，分別為56%和44%，當中東區和觀塘合共提供新落成面積的76%。2019年，預計供應將集中於沙田和觀塘，佔整體落成量的58%。此外，預計甲級寫字樓將成主導，分別佔2018和2019年預測落成量的98%和90%。

181 300 m^2 and 251 500 m^2 are expected to be completed in 2018 and 2019 respectively. Supply in 2018 will all be shared by Hong Kong Island and Kowloon, at 56% and 44% respectively, of which Eastern district and Kwun Tong totally providing 76% of the newly completed spaces. In 2019, focus of forecast supply would fall on Sha Tin and Kwun Tong, altogether accounting for 58% of the overall completions. It is also anticipated that Grade A offices will dominate the scene of forecast completions in 2018 and 2019 at 98% and 90% respectively.

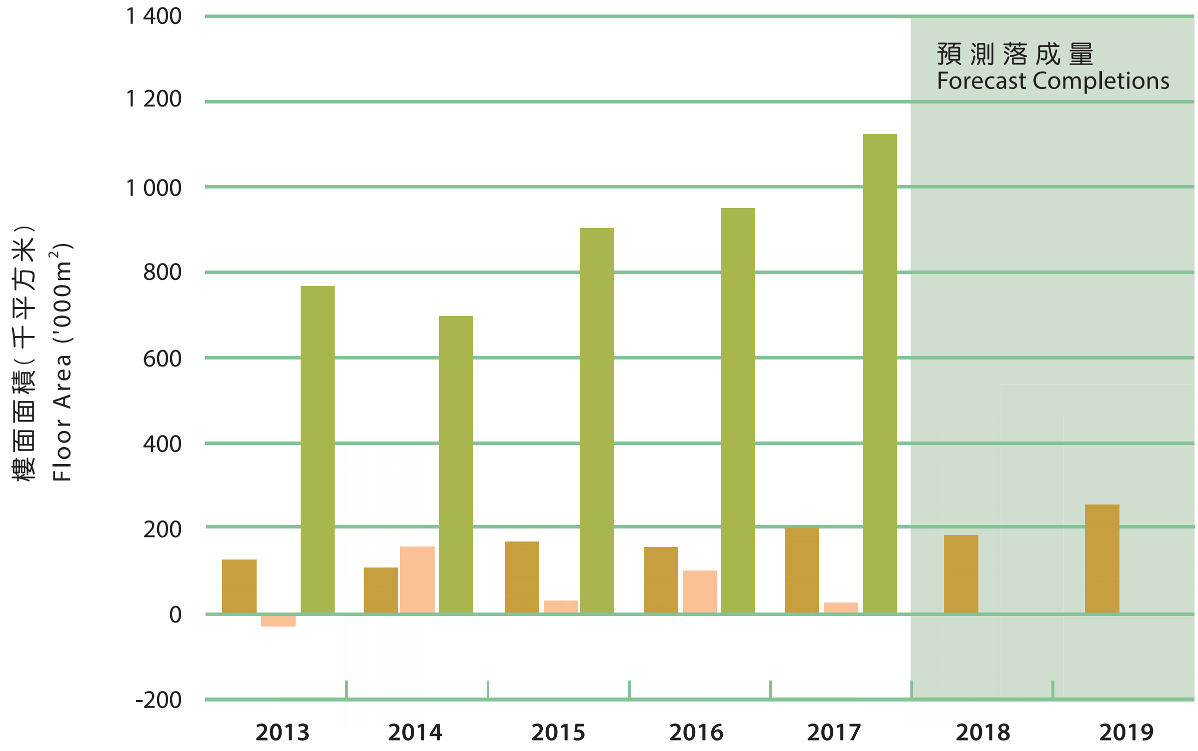
寫字樓售價在2017年全年錄得增幅，而寫字樓租金與售價走勢相仿，但增幅較為溫和。總括而言，2017年第四季售價較2016年同期急升17.5%，而寫字樓租金則於同一時段內上升5.0%。

Office prices recorded a rise throughout the year in 2017. Office rents resembled the price movement but at a much milder pace. In all, prices in the fourth quarter of 2017 registered a surge of 17.5% over that in the corresponding period of 2016 while office rents went up by 5.0% over the same period.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000m²)

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	123	104	165	153	198	181#	252#
使用量 Take-up	-17	153	27	98	23		
空置量 Vacancy	764	693	899	946	1 120		
%+	7.0	6.3	8.0	8.2	9.5		

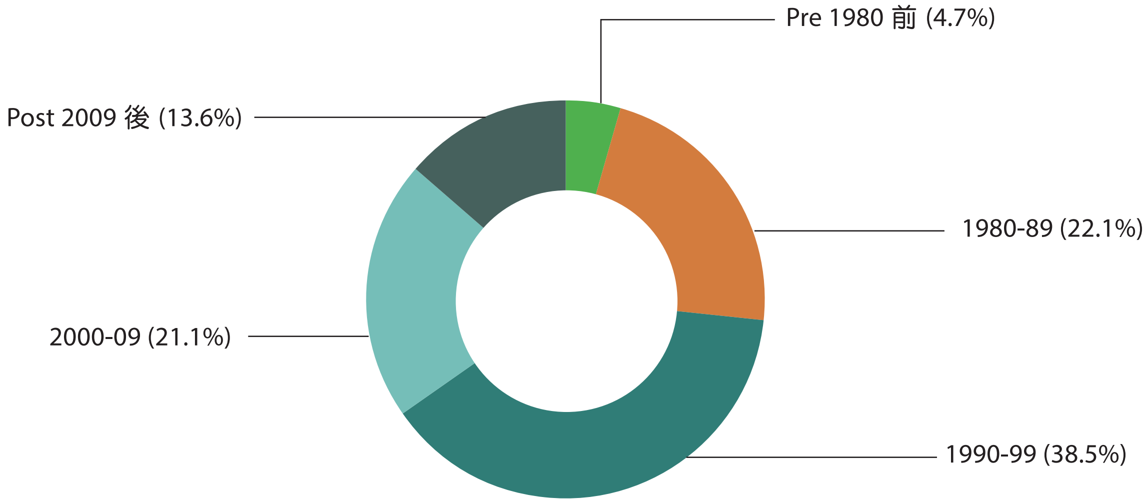
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2017年年底，甲級寫字樓的總存量為7 595 000平方米，佔整體寫字樓總存量的64%。圖表顯示按樓齡分類的甲級寫字樓總存量。

The stock of Grade A office space at the end of 2017 was 7 595 000 m^2, representing 64% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的50%，而九龍與新界則分別佔38%和12%。

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

甲級寫字樓的落成量為185 900平方米，較2016年增加31%。新發展項目大多來自觀塘和油尖旺，佔甲級寫字樓落成量的55%。

Completions of Grade A offices were 185 900 m^2, a hoist of 31% from 2016. Majority of the new developments were come from Kwun Tong and Yau Tsim Mong, contributing 55% of the Grade A office completions.

2017年的使用量下跌至48 700平方米。年底空置量上升至甲級寫字樓總存量的9.6%,相當於729 200平方米,其中35%的空置面積位於核心地區。

Take-up in 2017 dropped to 48 700 m². The year-end vacancy rose to 9.6% of the Grade A stock, amounting to 729 200 m². 35% of the vacant spaces was found in the core districts.

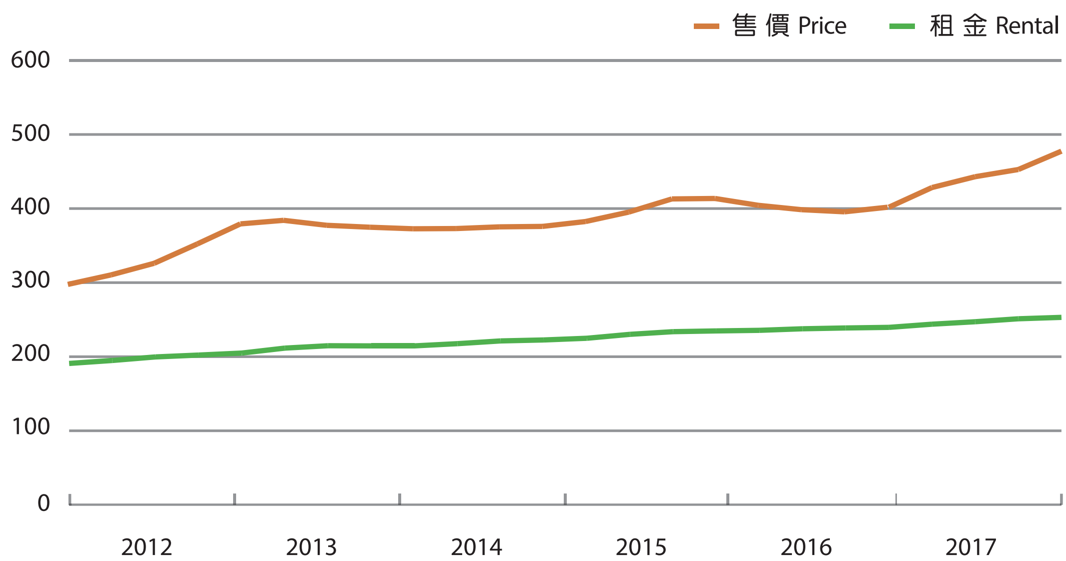
預計2018和2019年分別有178 400平方米和225 300平方米落成。2018年的新供應大多來自東區和觀塘,合共佔整體落成量的77%。2019年的新供應將集中於沙田和觀塘,佔預計落成量的65%。

It is anticipated that 178 400 m² and 225 300 m² will be completed in 2018 and 2019 respectively. Most of the new supply in 2018 will be contributed by the Eastern district and Kwun Tong which will together account for 77% of the overall completions. In 2019, new supply will be concentrated in Sha Tin and Kwun Tong by providing 65% of the estimated completions.

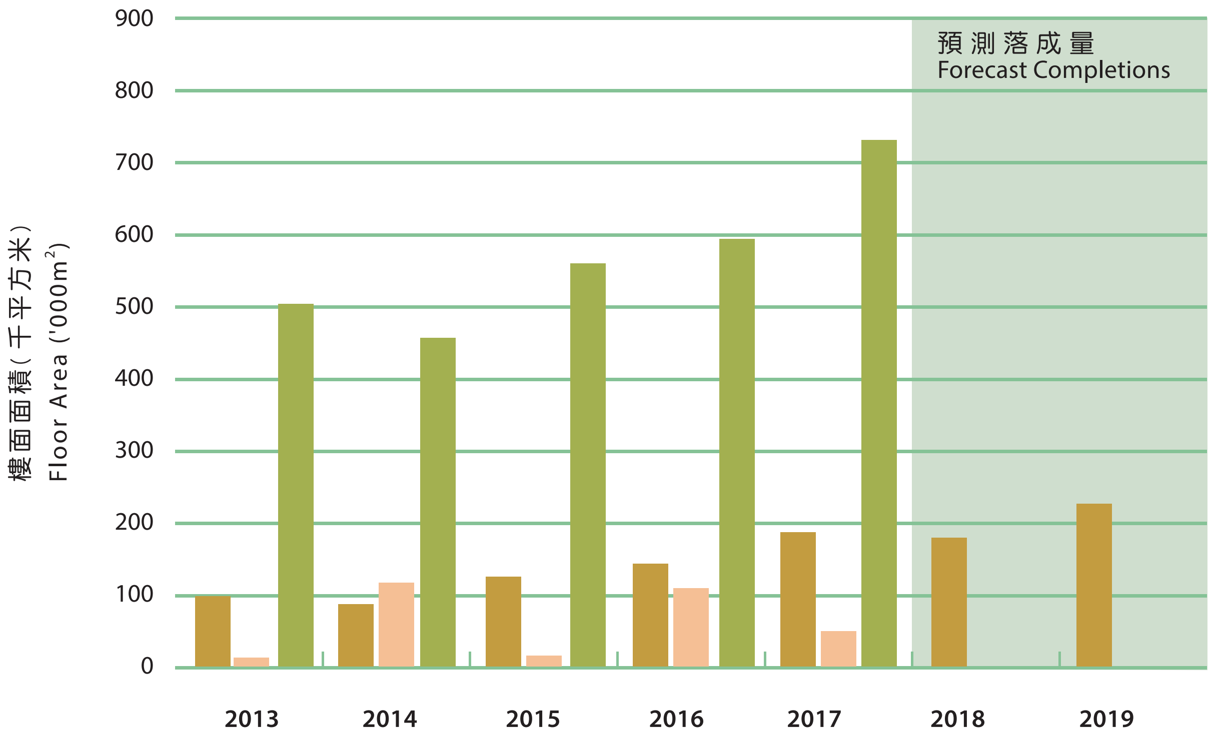
寫字樓售價在2017年全年上升，以第四季與去年同季相比，大幅增長18.8%。租金在年內穩步上升，2017年第四季較2016年同期錄得5.6%的增幅。

Office prices moved up all over the year in 2017 and hiked up for 18.8% by comparing the fourth quarter of 2017 with the same quarter of the year earlier. Rents rolled up steadily during the year and registered a 5.6% gain in the fourth quarter of 2017 over the same period in 2016.

售價及租金指數
Price and Rental Indices



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



樓面面積（千平方米）
Floor Area ('000m^2)

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	97	86	124	142	186	178#	225#
使用量 Take-up	12	116	15	108	49		
空置量 Vacancy	502	455	558	592	729		
%+	7.2	6.4	7.8	8.0	9.6		

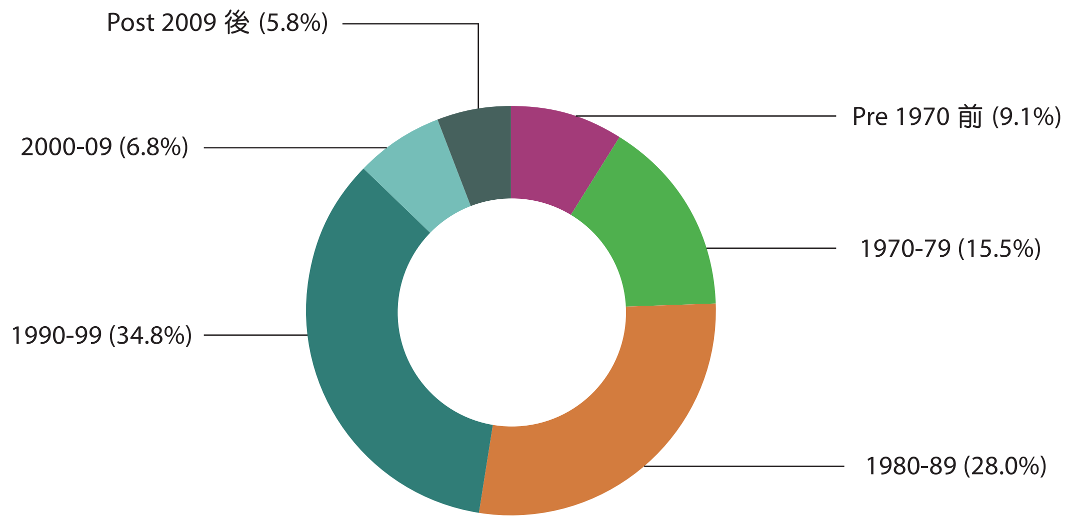
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2017年年底乙級寫字樓的總存量為2 762 800平方米，佔整體寫字樓總存量的23%。圖表顯示按樓齡分類的乙級寫字樓總存量。

Stock of Grade B offices at the end of 2017 was 2 762 800 m², representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的60%，而九龍與新界則分別佔36%和4%。

Hong Kong Island accounted for 60%, while Kowloon and the New Territories contributed 36% and 4% respectively.

2017年乙級寫字樓的落成量減少至10 200平方米，較2016年下跌5%，大部分落成單位位於中西區。

Grade B office completions in 2017 was reduced to 10 200 m², a drop of 5% from 2016. Most completions were located in Central and Western district.

與甲級寫字樓的情況不同，乙級寫字樓在2017年的使用量為負數25 700平方米。年底空置量上升至乙級寫字樓總存量的10.4%，相當於286 200平方米，其中36%的空置面積位於核心地區。

Unlike that for the Grade A offices, Grade B offices in 2017 had a negative take-up of 25 700 m^2. The year-end vacancy, amounting to 286 200 m^2, recorded a rise to 10.4% of the Grade B stock. 36% of the vacant spaces was found in the core districts.

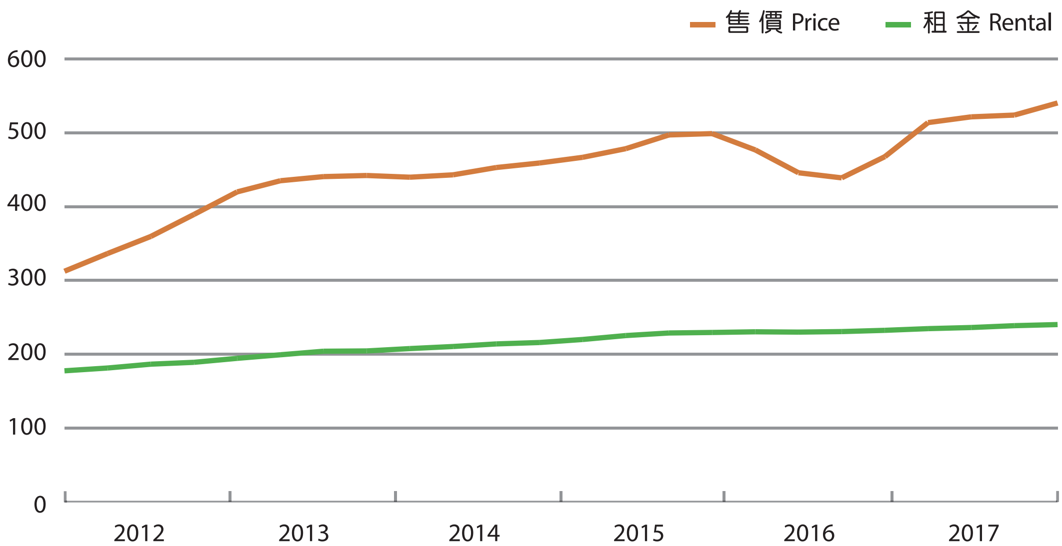
預計2018和2019年分別有1 100平方米和23 400平方米相繼落成。2018年的供應全部來自南區，而2019年的供應將主要來自葵青和東區，達18 300平方米寫字樓面積。

1 100 m^2 and 23 400 m^2 are estimated to come on stream in 2018 and 2019 respectively. In 2018, the entire supply will come from the Southern district whereas major supply in 2019 will be contributed from Kwai Tsing and Eastern district, of 18 300 m^2 office space.

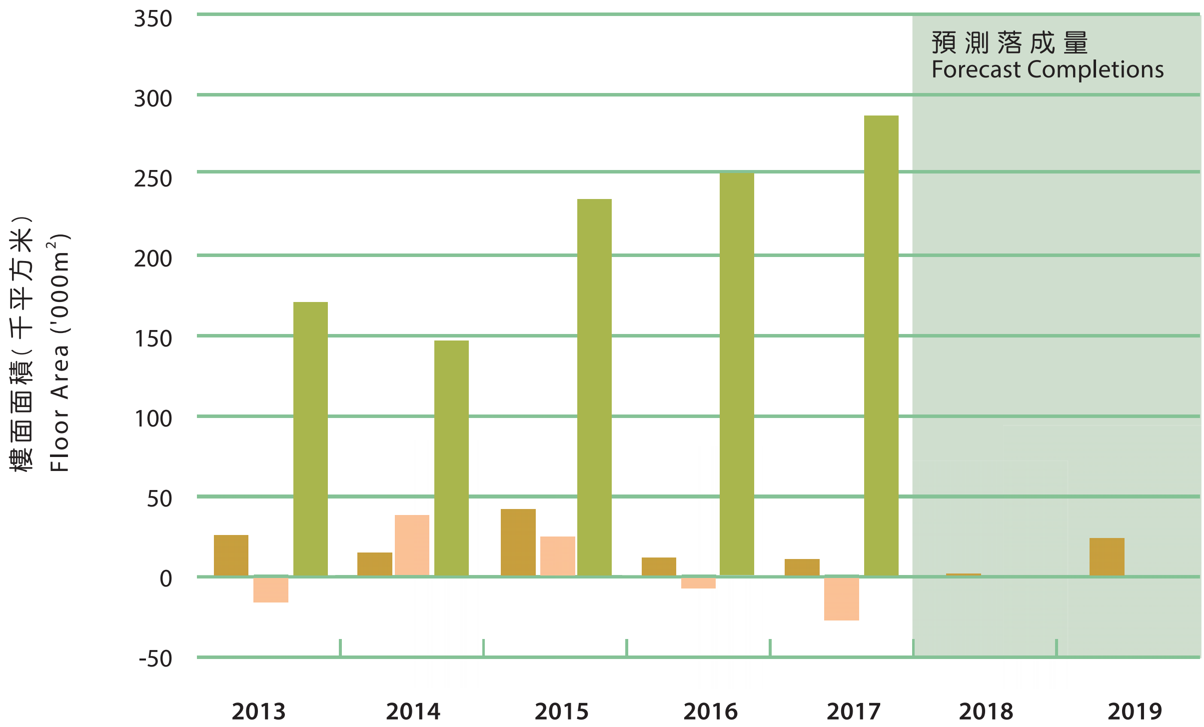
年內寫字樓租賃市場輕微增長，以2016年第四季與2017年第四季相比，租金溫和上升3.4%。售價在2017年首季大幅攀升，而上升步伐卻在隨後至年底放緩，但仍使售價在2017年第四季較2016年同期增長15.5%。

Office leasing market edged up during the year with its rents performing a moderate increase of 3.4% between the fourth quarters of 2016 and 2017. Prices climbed up significantly in the first quarter of 2017 but eased up their paces towards the end of the year, yet still leading to a growth of 15.5% in the fourth quarter of 2017 over the corresponding period in 2016.

售價及租金指數
Price and Rental Indices



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



樓面面積（千平方米）
Floor Area ('000m^2)

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	25	14	41	11	10	1#	23#
使用量 Take-up	-15	37	24	-6	-26		
空置量 Vacancy	170	146	234	250	286		
%+	6.8	5.8	8.9	9.4	10.4		

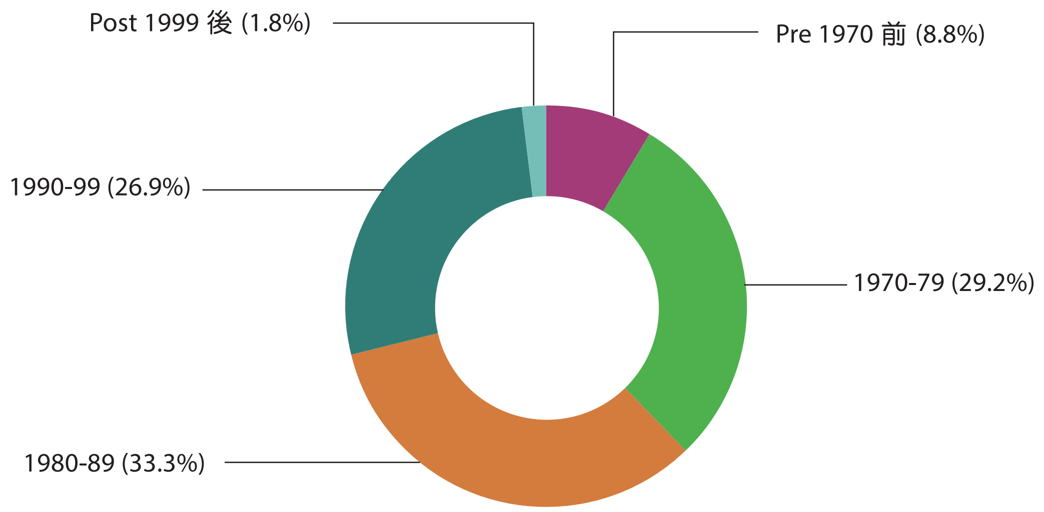
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2017年年底丙級寫字樓的總存量為1 480 400平方米，佔整體寫字樓總存量的13%。圖表顯示按樓齡分類的丙級寫字樓總存量。

Grade C offices had 1 480 400 m^2 as stock at the end of 2017, representing 13% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的65%，而九龍與新界則分別佔32%和3%。

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

2017年丙級寫字樓僅錄得來自中西區的2 000平方米落成量。

Only 2 000 m^2 of completions for Grade C offices from Central and Western district was registered in 2017.

使用量錄得正數300平方米，年底空置量達104 100平方米，相等於其總存量的7.0%，當中65%的空置面積位於核心地區。

A positive take-up of 300 m² was recorded. The year-end vacancy, amounting to 104 100 m², was equivalent to 7.0% of its stock. 65% of the vacant spaces was found in the core districts.

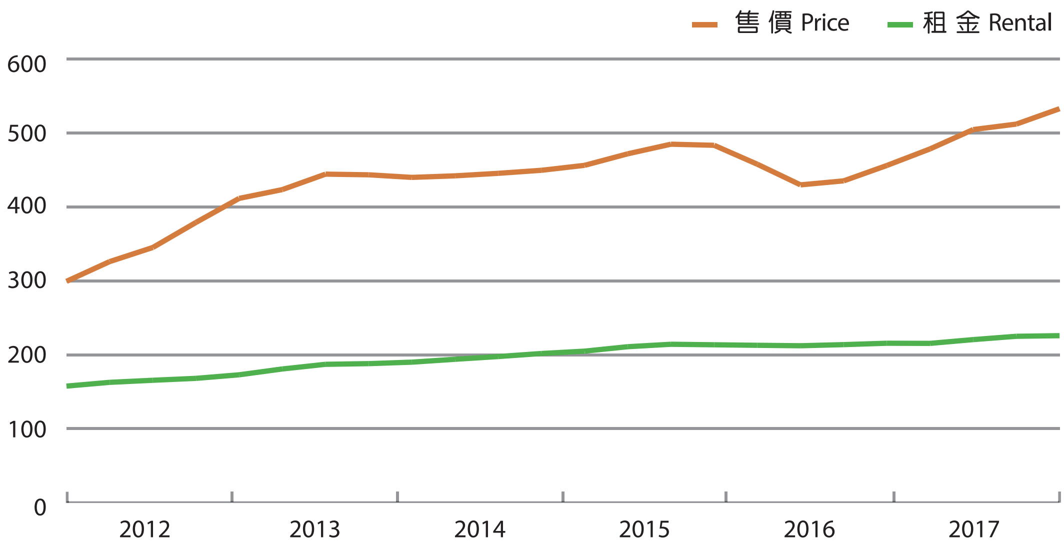
2018和2019年預計分別有1 800平方米和2 800平方米的丙級寫字樓面積落成，新供應將全部位於中西區。

Grade C office space of 1 800 m² and 2 800 m² will be expected in 2018 and 2019 respectively. All new supply will be located in Central and Western district.

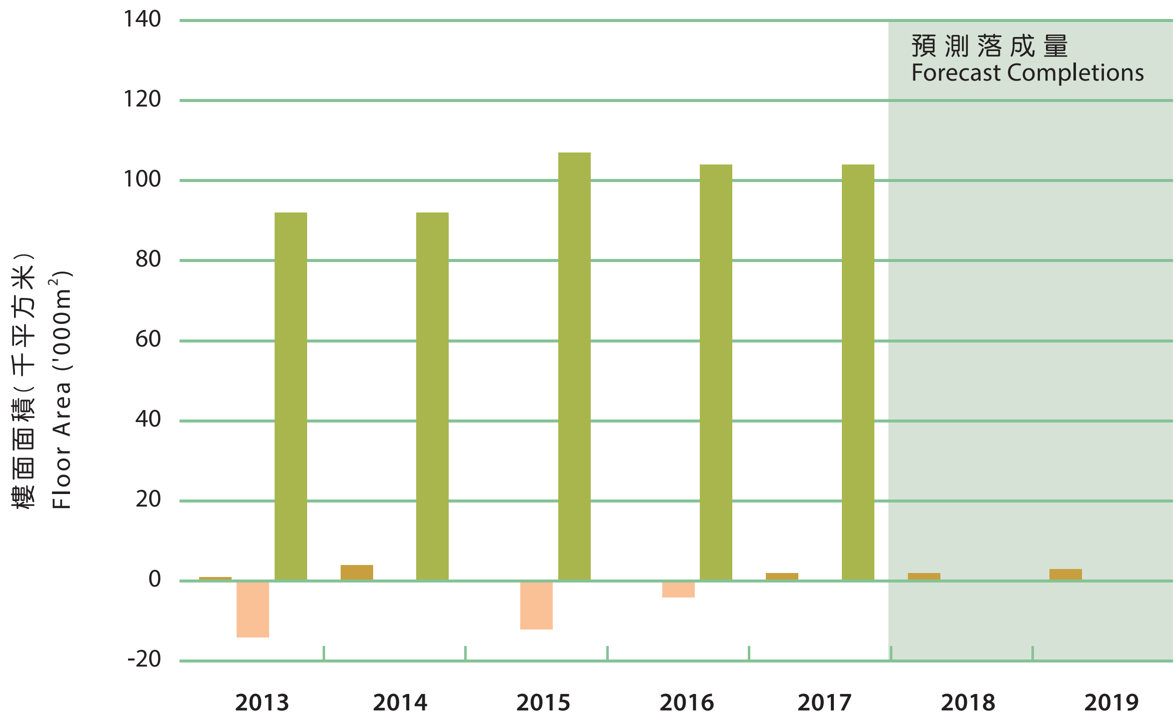
這分類的寫字樓售價跟隨其他寫字樓分類的表現，2017年第四季售價比去年末季上升16.8%。租賃市場方面，租金在2017年首季整固，而隨後至年底則輕微回升。2017年最後一季的租金較2016年同期仍然上升4.7%。

Office prices in this sub-sector followed the performance of the other office sub-sectors by ascending 16.8% in the fourth quarter of 2017 over the final quarter of the year earlier. In the leasing market, the rents consolidated in the first quarter of 2017 and rebounded moderately towards the end of the year. They still illustrated a climb of 4.7% in the last quarter of 2017 over the corresponding period in 2016.

售價及租金指數
Price and Rental Indices



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



樓面面積（千平方米）
Floor Area ('000m^2)

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	1	4	0	0	2	2#	3#
使用量 Take-up	-14	0	-12	-4	0		
空置量 Vacancy	92	92	107	104	104		
%+	6.1	6.2	7.2	7.0	7.0		

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

\# 預測數字
Forecast figures

私人商業樓宇
Private Commercial

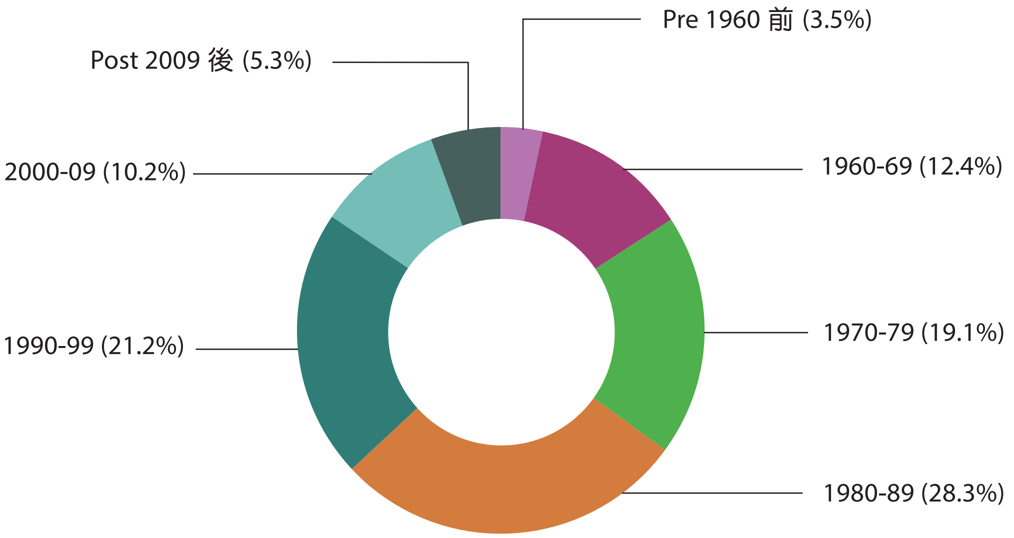
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在2017年年底的總存量為11 274 200平方米，其中29%在港島、41%坐落九龍和30%位於新界。按樓齡分類的總存量詳見圖表。

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

Stock in this sector at the end of 2017 was 11 274 200 m², with 29% of the total spaces on Hong Kong Island, 41% in Kowloon and 30% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2017年的落成量減少至105 000平方米。按三大區域劃分，港島和九龍分別佔總落成量的29%和40%，其餘31%則坐落新界。按地區計，落成量以油尖旺最多，佔18%，其次為深水埗，佔14%。

Completions in 2017 declined to 105 000 m². Among the three geographical areas, Hong Kong Island and Kowloon contributed 29% and 40% of the total completions respectively while the remaining 31% was attributable to the New Territories. On district basis, Yau Tsim Mong provided the largest completions at 18%, followed by Sham Shui Po at 14%.

2017年，商業樓宇的使用量錄得正數76 600平方米。年底空置量進一步上升至1 014 400平方米，但仍維持於總存量的9.0%，商場鋪位和樓上商業單位佔整體空置量的62%。

The commercial sector recorded a positive take-up of 76 600 m^2 in 2017. The vacancy at the year-end increased further to 1 014 400 m^2, but remained representing 9.0% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 62% of the total.

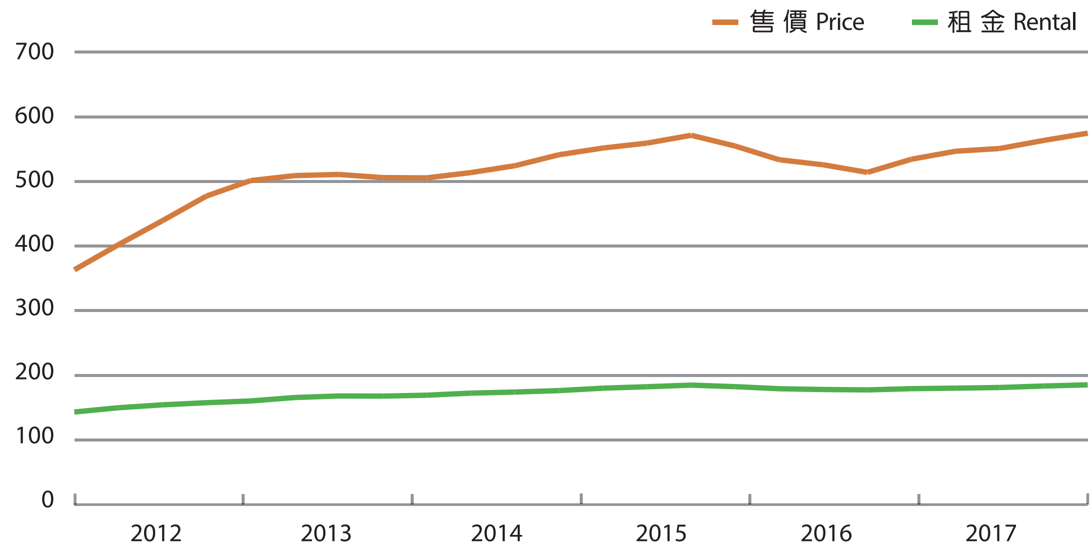
預計2018和2019年將分別有169 100平方米和103 600平方米落成。2018年的供應主要集中於荃灣的27%、油尖旺的21%和西貢的15%，三區合共提供預測落成量的63%。2019年的主要供應來自油尖旺、荃灣和灣仔，分別佔總落成量的22%、21%和18%。

169 100 m^2 and 103 600 m^2 are forecast to be completed in 2018 and 2019 respectively. Supply in 2018 will mainly be concentrated in Tsuen Wan at 27%, Yau Tsim Mong at 21% and Sai Kung at 15%. They will altogether provide 63% of the estimated completions. In 2019, main source of supply will be Yau Tsim Mong, Tsuen Wan and Wan Chai. They will account for 22%, 21% and 18% of the total completions respectively.

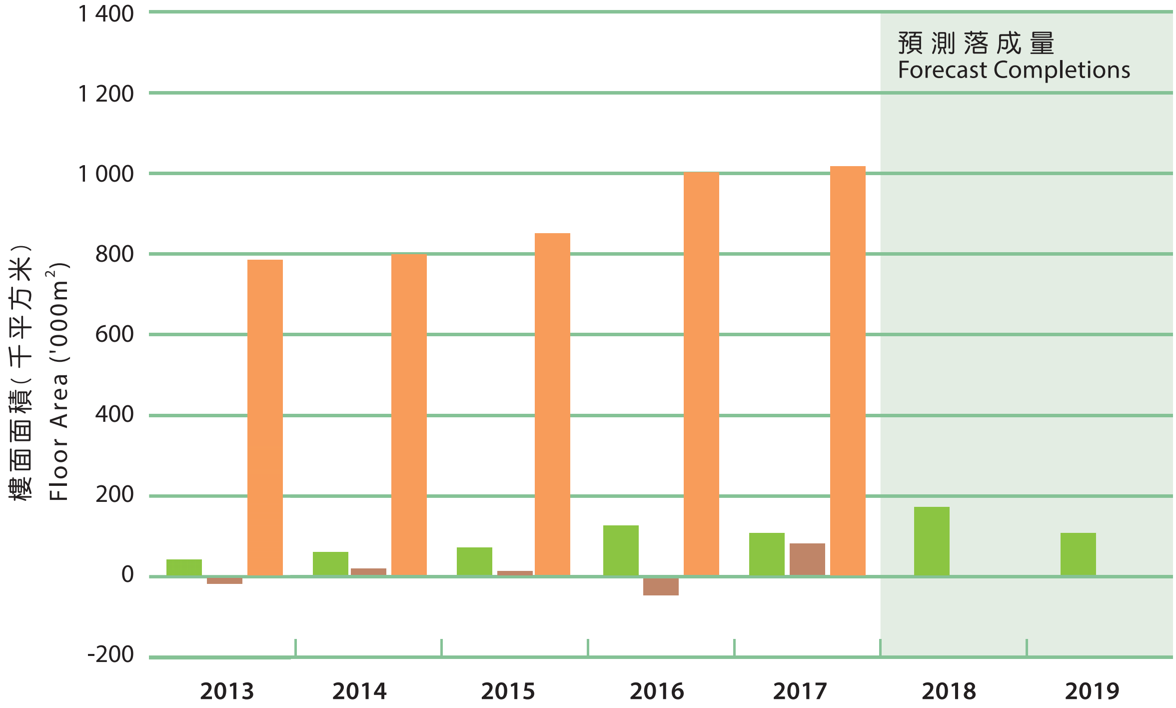
零售業樓宇方面，年內租賃市場與銷售市場的表現相仿，租金和售價均呈升勢。2017年第四季的租金和售價與2016年同期相比，分別上升3.3%和7.5%。

For retail properties, the performance of the leasing market resembled the sales market during the year, with both rents and prices demonstrating an upward movement of 3.3% and 7.5% respectively in the fourth quarter of 2017 over the same period in 2016.

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



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



樓面面積（千平方米）
Floor Area ('000m^2)

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	38	57	68	123	105	169#	104#
使用量 Take-up	-14	16	10	-42	77		
空置量 Vacancy	782	795	847	998	1 014		
%+	7.2	7.3	7.7	9.0	9.0		

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

\# 預測數字
Forecast figures

私人工業樓宇
Private Industrial


Chun Yat Street
駿日街

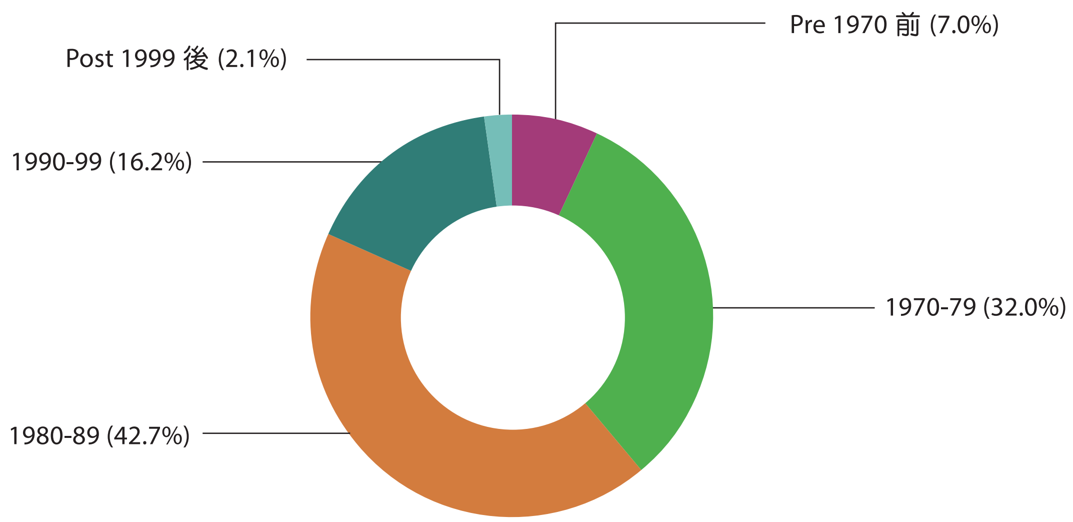
這類別包括分層工廠大廈及其附屬寫字樓。

這類物業於2017年年底的總存量為16 525 600平方米，平均分布於市區和新界。按樓齡分類的總存量詳見圖表。

This category comprises flatted factories and their ancillary office accommodation.

At the end of 2017, stock in this sector was 16 525 600 m², which was evenly distributed between the urban areas and the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2017年的落成量為22 500平方米。70%的新供應來自葵青，其餘30%則來自深水埗。

Completions in 2017 amounted to 22 500 m². 70% of the new supply came from Kwai Tsing whereas the remaining 30% was from Sham Shui Po.

2017年的使用量維持負數，為119 700平方米。年底空置量增至1 012 300平方米，相當於總存量的6.1%。逾半空置面積位於觀塘、葵青和荃灣。

Take-up in 2017 remained negative at 119 700 m². Vacancy at the year-end increased to 1 012 300 m², representing 6.1% of the total stock. More than half of the vacant spaces was located in Kwun Tong, Kwai Tsing and Tsuen Wan.

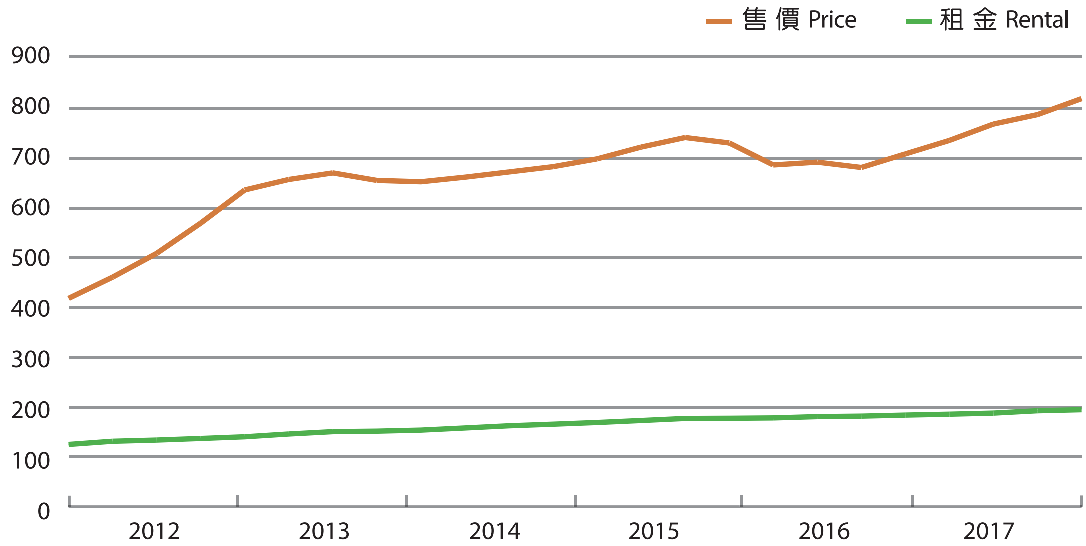
預計2018年的落成量大幅上升至78 800平方米，深水埗將供應最大面積，佔總落成量的29%，其次為葵青和觀塘，各佔約20%。2019年將有34 100平方米的新面積供應，主要來自葵青，佔新落成量的83%。

Completions in 2018 are expected to rise considerably to 78 800 m². Sham Shui Po will provide the largest space at 29% of the total, followed by Kwai Tsing and Kwun Tong each accounting for about 20%. New space of 34 100 m² will be coming on stream in 2019, largely in Kwai Tsing accounting for 83% of the new completions.

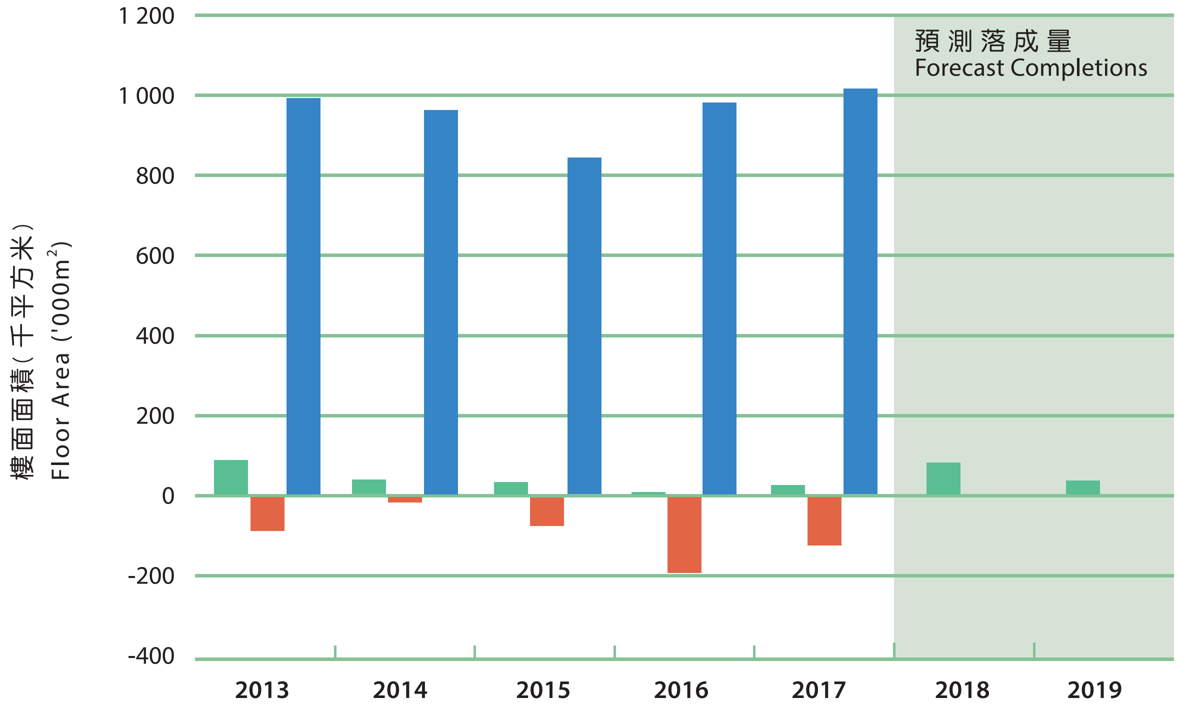
年內售價上升，並錄得輕微增長。2017年第四季與去年同期相比，售價增加15.7%。租金以較慢的增長率保持升勢，在2016年最後一季和2017年末季之間，租金上升5.9%。

Prices went up throughout the year and recorded a moderate growth. They increased by 15.7% in the fourth quarter of 2017 over the same period of the year earlier. Rents followed an upward trend at a slower growth rate and increased by 5.9% between the final quarters of 2016 and 2017.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000m^2)

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	85	36	30	5	23	79#	34#
使用量 Take-up	-84	-13	-71	-189	-120		
空置量 Vacancy	989	959	843	978	1 012		
%+	5.8	5.6	5.0	5.8	6.1		

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

\# 預測數字
Forecast figures

這類別包括設計作工貿用途，並為此取得佔用許可證的樓宇。

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

在2017年並無新供應，亦無樓宇拆卸。年底的總存量維持556 100平方米。大部分面積位於市區，其中觀塘和深水埗共佔總面積的58%。

There was neither new supply nor demolition in 2017. Stock at the end of this year maintained at 556 100 m^2. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po accounted for 58% of the total spaces.

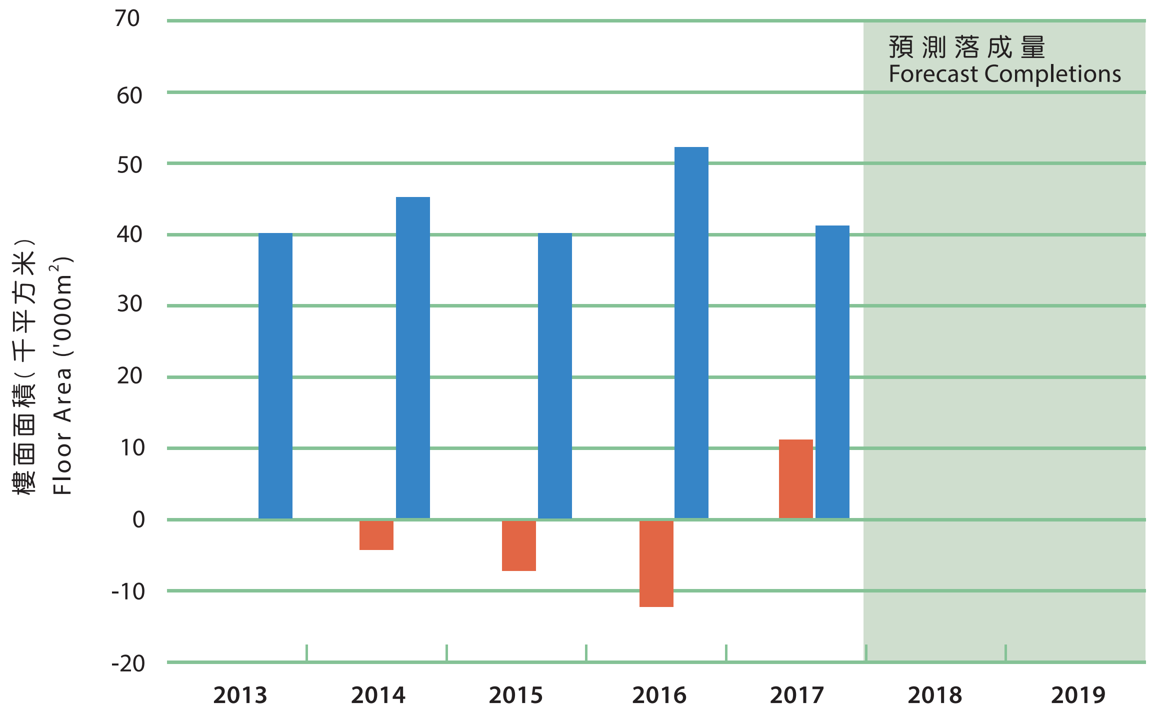
使用量為正數11 100平方米，空置率跌至年底總存量的7.4%，即40 900平方米，約半數的空置面積位於觀塘。

Take-up was positive at 11 100 m^2. Vacancy rate dropped to 7.4% of the year-end stock at 40 900 m^2. About half of the vacant spaces was found in Kwun Tong.

預測此類樓宇在2018和2019年均不會有新供應。

No new supply will likely be forthcoming in 2018 and 2019.

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



樓面面積(千平方米)
Floor Area ('000m²)

	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	0	-4	-7	-12	11		
空置量 Vacancy	40	45	40	52	41		
%+	6.8	7.5	6.8	8.9	7.4		

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

\# 預測數字
Forecast figures

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

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

2017年年底這類物業的總存量為3 167 600平方米，其中88%來自新界。

The stock in this sector was 3 167 600 m^2 at the end of 2017, of which 88% came from the New Territories.

2017年有八個新發展項目於新界落成，共提供114 900平方米樓面面積，單是西貢便佔新落成面積的51%，另外46%則來自元朗。

Eight new developments in the New Territories with 114 900 m^2 floor space were completed in 2017. Sai Kung alone provided 51% of the newly completed spaces and another 46% came from Yuen Long.

預計2018年的落成量將跌至60 200平方米，並於2019年進一步跌至40 600平方米。2018年的供應主要來自元朗和西貢，分別佔48%和38%。2019年的新供應中，78%位於元朗。

Completions are expected to decrease to 60 200 m^2 in 2018 and further drop to 40 600 m^2 in 2019. Supply in 2018 will be mainly from Yuen Long with 48% and Sai Kung with 38%. In 2019, 78% of the new supply will be located in Yuen Long.

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

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.

2017年年底的總存量為3 810 700平方米，其中80%以上位於新界，以葵青、沙田和荃灣為主導，佔整體面積的69%。

Stock amounted to 3 810 700 m^2 at the end of 2017. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 69% of the total spaces.

2017年的落成量來自一個位於葵青達82 800平方米的發展項目。年底空置量上升至259 900平方米，或相當於總存量的6.8%，使用量則為負數15 400平方米。

Completions in 2017 were 82 800 m^2 in one development located in Kwai Tsing. Vacancy at the year-end increased to 259 900 m^2, or 6.8% of the stock, with a negative take-up of 15 400 m^2.

預測此類樓宇在2018年不會有新供應，但預計2019年屯門將有8 000平方米的新面積落成。

No new supply is forecast to be available in 2018 while new space of 8 000 m^2 in Tuen Mun is expected to be completed in 2019.

技術附註
Technical Notes


YING WA COLLEGE
英華書院
精進

1. 報告年度

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

2. 範圍

本報告的調查範圍涵蓋全港私人樓宇。

3. 區域及地區

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

4. 物業類別

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

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

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

1. Review Period

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

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

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

4. Property Types

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

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

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

4.3 不包括公共房屋發展計劃，如私人機構參建居屋計劃興建的資助出售住宅單位，以及居者有其屋計劃、可租可買計劃、重建置業計劃、夾心階層住屋計劃、市區改善計劃和住宅發售計劃等興建的全部單位。此外，香港房屋委員會與香港房屋協會興建的出租屋邨、租者置其屋計劃下售出的單位，以及政府所擁有的宿舍，亦不包括在內。樓宇總存量、落成量、拆卸量、入住量及空置量的數字並不包括村屋，唯 2001 年或以前的資料除外。

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

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

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

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

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

4.3 Public sector developments, including domestic units built under the Private Sector Participation 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, etc. are not included. Besides, rental estates built by the Hong Kong Housing Authority and Hong Kong 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 House in Table 9 comprises detached, semi-detached or terraced building that contains only one residential property. Village houses are not included.

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

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

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

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

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

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

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

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

4.7 私人分層工廠大廈包括為一般製造業工序及與該等工序有直接關係的用途（包括寫字樓）而建設的樓宇。此類物業並不包括下述的特殊廠房。香港房屋委員會興建的工廠樓宇也不包括在內。

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

4.8 私人工貿大廈包括設計或獲證明作工貿用途的物業。

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

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

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

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

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

5. 樓面面積

5. Floor Areas

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

5.1 A domestic unit is measured on the basis of "saleable area" which is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

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

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

6. 樓宇總存量

6. Stock

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

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

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

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

7. 落成量

7. Completions

7.1 私人樓宇的落成量是指獲發佔用許可證的樓宇數量。

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

7.2 各類物業的落成量並不包括上文第4段所述的公營房屋落成量。

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

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價冊記錄中刪除的私人樓宇數量。

8. Demolition

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

9. 預測數量

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

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

9.3 上文第4段所述的公營房屋發展項目並不包括在內。

9. Forecast

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

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

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

10. 空置量

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

10. Vacancies

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

10.2 所有樓宇的空置量，都是在年底進行樓宇普查後計算出來的，但在2015年前落成並已評估差餉的住宅樓宇則另有處理方法。空置物業數據是向大廈管理處、業主和佔用人蒐集，或本署派員視察而獲得的。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2015, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 在2015年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3%的單位所得結果來推算的。

10.3 For rated domestic premises completed prior to 2015, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. 入住量 / 使用量

11. Take-up

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

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

11.2 有關數字的計算方法是將年內落成量和年初的空置量相加，然後減去該年的拆卸量和年底空置量（如有整幢改裝的數字，已反映）。負數顯示入住單位數目/使用樓面面積出現減少的情況。

11.2 The figures are computed by adding the completions in that year to the vacancy figures at the beginning of the year, and then subtracting the year's demolition and the year-end vacancy figures (with figures for wholesale conversion, if any, already reflected). A negative figure indicates a net decrease in occupied unit/floor space.

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

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

12. 平均租金和售價

12. Average Rents and Prices

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

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

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

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

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

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

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

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

12.5 有關平均租金和售價的分析，只供一般參考用途。該些平均租金和售價並非旨在應用於某特定物業上。某段時期的水平，主要取決於期內出租或出售物業的特點，包括樓宇質素及位置。因此，在不同時期內出現的變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而**不應**一概而論視之為該時段中在價值方面的整體變化。相對而言，租金與售價指數能較準確地反映價值的轉變。再者，括號中的數字乃由有限的交易宗數推算而來，使用這些數字時應特別小心。

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

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

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

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

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

13. 租金和售價指數

13. Rental and Price Indices

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

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

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

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

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

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

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

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

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

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

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

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

14. 較受歡迎屋苑的售價指數

14.1 這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。在2016年及之後獲選作分析的屋苑與以往所選的略有不同，包括：

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

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

新界 - 愛琴海岸、碧堤半島、麗城花園、聚康山莊、映灣園、帝堡城、栢慧豪園、沙田第一城、藍天海岸、滌濤山、峯晴間、愉景灣、愉景新城、粉嶺中心、名城、花都廣場、浪琴軒、香港黃金海岸、康樂園、嘉湖山莊、銀湖・天峰、日出康城、匡湖居、新都城、都會駅、維景灣畔、天宇海、加州花園、將軍澳中心、珀麗灣、疊茵庭、藍澄灣、海濱花園、駿景園、御皇庭、加州豪園、浪翠園、太湖花園、新港城、帝琴灣、大埔中心、比華利山別墅、御龍山、采葉庭、豫豐花園、盈翠半島、屯門市廣場、雅典居、灝景灣、萬景峯、新時代廣場。

14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in sale and purchase agreements. Developments selected for analysis from 2016 onwards are slightly different from those of previous years, and include:

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

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

New Territories - Aegean Coast, Bellagio, Belvedere Garden, Beneville, Caribbean Coast, Castello, Central Park Towers, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Festival City, Flora Plaza, Grand Pacific Views, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lake Silver, Lohas Park, Marina Cove, Metro City, Metro Town, Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea Crest Villa, Serenity Park, Sunshine City, Symphony Bay, Tai Po Centre, The Beverly Hills, The Palazzo, The Parcville, The Sherwood, Tierra Verde, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada, Vision City, YOHO Town.

14.2 樓宇樣本中每個物業組別的成分指數，是根據物業的售價除以有關物業的應課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而2017年的權數是根據2016年內的交易宗數而釐定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2017, the weights are based on the number of transactions effected in 2016.

15. 落成後使用方式

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

15. Mode of Occupation after Completion

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

16. 物業市場回報率

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

16. Property Market Yields

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

17. 樓宇買賣

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

17. Sales Transactions

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

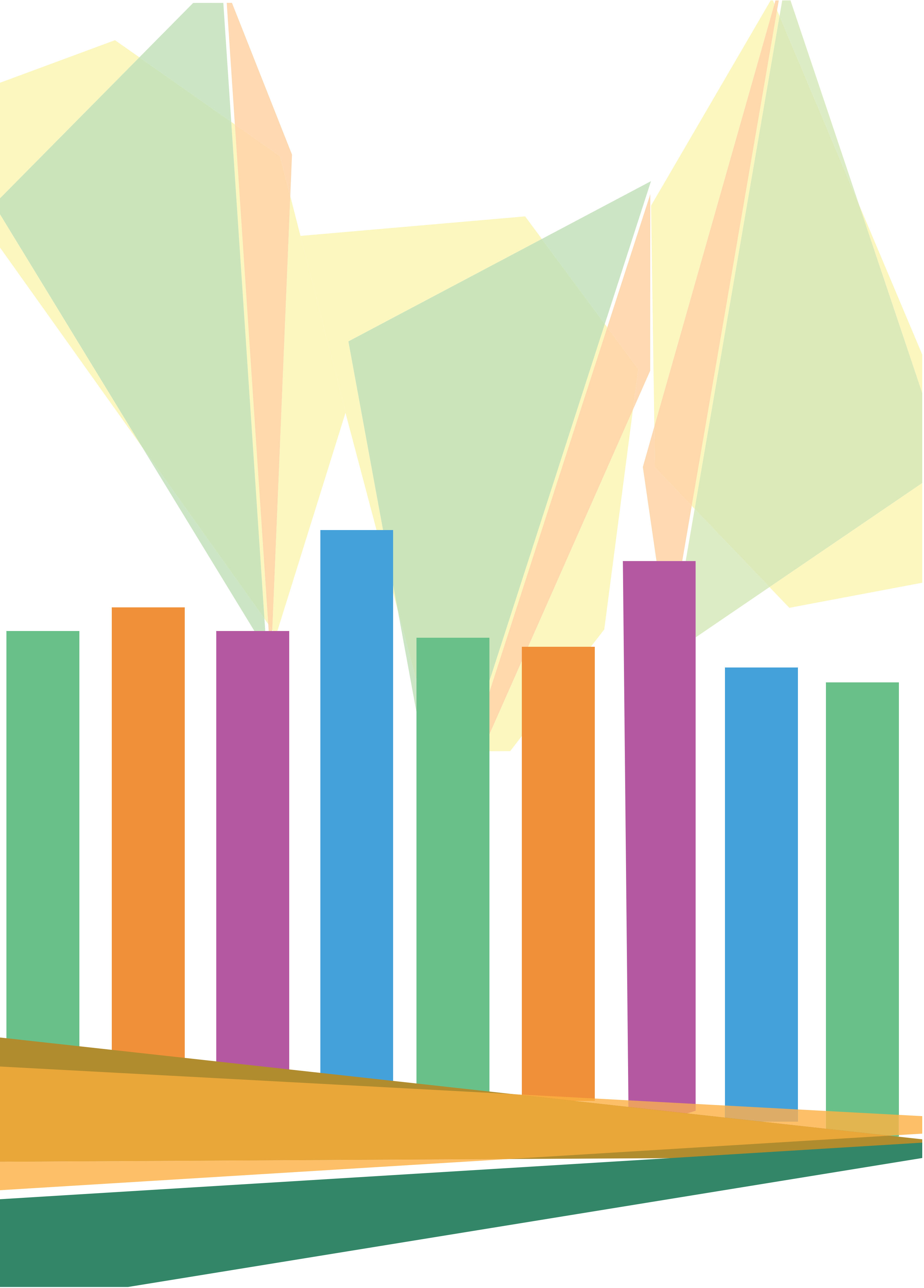
18. 四捨五入

由於數字四捨五入，所以表內個別項目的總和與所示的總數可能有些微差別。

18. Rounding of Figures

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

圖表 · 附錄 · 分區圖
Tables · Appendix · Plans



私人住宅 Private Domestic

私人寫字樓 Private Offices

私人商業樓宇 Private Commercial

私人分層工廠大廈 Private Flatted Factories

私人工貿大廈 Private Industrial/Office

私人特殊廠房 Private Specialised Factories

私 人 住 宅 - 各 類 單 位 總 存 量 及 空 置 量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]	2017 年年底總存量 Stock at year-end		2017 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	10 130	366 520	11 761	3.2
	20 - 39.9	356 390			
B	40 - 69.9	572 769	572 769	18 764	3.3
C	70 - 99.9	142 878	142 878	4 789	3.4
D	100 - 159.9	65 640	65 640	5 627	8.6
E	160 - 199.9	13 286	26 821	2 001	7.5
	200 - 279.9	10 216			
	> 279.9	3 319			
所 有 類 別	**ALL CLASSES**	**1 174 628**	**1 174 628**	**42 942**	**3.7**

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

單位數目 No. of units

地區	District	2016 年年底總存量 Stock at year-end	2017 年落成量 Completions	落成量佔 2016 年總存量的百分率 Completions as a % of 2016 Stock	2017 年年底總存量 Stock at year-end	2017 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	93 158	493	0.5	93 203	3 237	3.5
灣仔	Wan Chai	72 314	503	0.7	72 710	4 181	5.8
東區	Eastern	118 808	404	0.3	119 190	2 094	1.8
南區	Southern	42 319	53	0.1	42 355	1 350	3.2
港島	***HONG KONG***	***326 599***	***1 453***	***0.4***	***327 458***	***10 862***	***3.3***
油尖旺	Yau Tsim Mong	112 953	683	0.6	113 153	2 365	2.1
深水埗	Sham Shui Po	74 913	2 238	3.0	76 970	3 463	4.5
九龍城	Kowloon City	103 333	3 762	3.6	106 824	6 787	6.4
黃大仙	Wong Tai Sin	19 002	-	-	18 996	242	1.3
觀塘	Kwun Tong	47 480	-	-	47 252	363	0.8
九龍	***KOWLOON***	***357 681***	***6 683***	***1.9***	***363 195***	***13 220***	***3.6***
葵青	Kwai Tsing	35 499	-	-	35 487	170	0.5
荃灣	Tsuen Wan	77 380	-	-	77 375	1 198	1.5
屯門	Tuen Mun	57 512	1 786	3.1	59 295	2 982	5.0
元朗	Yuen Long	76 656	4 194	5.5	80 843	5 942	7.4
北區	North	27 600	-	-	27 599	814	2.9
大埔	Tai Po	32 452	-	-	32 453	483	1.5
沙田	Sha Tin	80 394	1 193	1.5	81 499	2 349	2.9
西貢	Sai Kung	60 260	2 442	4.1	62 682	3 990	6.4
離島	Islands	26 732	40	0.1	26 742	932	3.5
新界	***NEW TERRITORIES***	***474 485***	***9 655***	***2.0***	***483 975***	***18 860***	***3.9***
全港	***OVERALL***	***1 158 765***	***17 791***	***1.5***	***1 174 628***	***42 942***	***3.7***

2017 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2016 年年底總存量計算。

2017 Year-end Stock figures are derived from the latest rating record,
and not from the 2016 Year-end Stock figures shown here.

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

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底各類單位總存量 Stock by Class at year-end A	B	C	D	E	總數 Total
2013	港島	Hong Kong	692	532	105 754	136 074	38 543	26 813	15 839	323 023
	九龍	Kowloon	917	1 005	127 128	165 428	40 490	16 952	2 765	352 763
	新界	New Territories	19	6 717	121 195	247 164	55 461	17 453	6 574	447 847
	全港	***OVERALL***	***1 628***	***8 254***	***354 077***	***548 666***	***134 494***	***61 218***	***25 178***	***1 123 633***
2014	港島	Hong Kong	586	1 917	106 169	136 493	38 588	26 838	15 847	323 935
	九龍	Kowloon	1 911	3 347	126 999	165 938	41 160	17 261	2 847	354 205
	新界	New Territories	3	10 455	121 758	253 402	58 689	17 876	6 565	458 290
	全港	***OVERALL***	***2 500***	***15 719***	***354 926***	***555 833***	***138 437***	***61 975***	***25 259***	***1 136 430***
2015	港島	Hong Kong	1 182	2 459	105 998	137 159	38 791	27 007	15 952	324 907
	九龍	Kowloon	817	1 900	127 339	166 228	41 226	17 607	2 922	355 322
	新界	New Territories	-	6 937	122 632	256 677	60 283	18 756	6 877	465 225
	全港	***OVERALL***	***1 999***	***11 296*** *	***355 969***	***560 064***	***140 300***	***63 370***	***25 751***	***1 145 454***
2016	港島	Hong Kong	428	2 249	106 736	137 583	39 003	27 172	16 105	326 599
	九龍	Kowloon	664	3 171	128 595	166 488	41 301	18 146	3 151	357 681
	新界	New Territories	-	9 175	124 394	262 267	61 255	19 401	7 168	474 485
	全港	***OVERALL***	***1 092***	***14 595***	***359 725***	***566 338***	***141 559***	***64 719***	***26 424***	***1 158 765***
2017	港島	Hong Kong	437	1 453	107 609	137 611	38 916	27 083	16 239	327 458
	九龍	Kowloon	1 103	6 683	131 154	168 327	41 782	18 712	3 220	363 195
	新界	New Territories	12	9 655	127 757	266 831	62 180	19 845	7 362	483 975
	全港	***OVERALL***	***1 552***	***17 791***	***366 520***	***572 769***	***142 878***	***65 640***	***26 821***	***1 174 628***

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

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

私 人 住 宅 - 各 類 單 位 拆 卸 量 及 落 成 量
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition A	B	C	D	E	總數 Total	落成量 Completions A	B	C	D	E	總數 Total
2013	港島	Hong Kong	150	473	48	12	9	692	126	129	105	119	53	532
	九龍	Kowloon	373	476	62	-	6	917	103	503	278	89	32	1 005
	新界	New Territories	-	-	1	8	10	19	1 194	4 056	824	365	278	6 717
	全港	***OVERALL***	***523***	***949***	***111***	***20***	***25***	***1 628***	***1 423***	***4 688***	***1 207***	***573***	***363***	***8 254***
2014	港島	Hong Kong	174	309	58	31	14	586	698	1 025	95	60	39	1 917
	九龍	Kowloon	1 118	675	109	4	5	1 911	901	1 256	777	331	82	3 347
	新界	New Territories	-	-	-	-	3	3	561	6 165	3 335	275	119	10 455
	全港	***OVERALL***	***1 292***	***984***	***167***	***35***	***22***	***2 500***	***2 160***	***8 446***	***4 207***	***666***	***240***	***15 719***
2015	港島	Hong Kong	724	387	49	-	22	1 182	669	1 115	316	257	102	2 459
	九龍	Kowloon	234	420	138	24	1	817	646	603	232	358	61	1 900
	新界	New Territories	-	-	-	-	-	-	820	3 329	1 642	856	290	6 937
	全港	***OVERALL***	***958***	***807***	***187***	***24***	***23***	***1 999***	***2 135***	***5 047***	***2 190***	***1 471***	***453***	***11 296*** *
2016	港島	Hong Kong	131	229	49	6	13	428	848	793	262	126	220	2 249
	九龍	Kowloon	63	520	72	6	3	664	1 386	797	206	551	231	3 171
	新界	New Territories	-	-	-	-	-	-	1 703	5 572	945	648	307	9 175
	全港	***OVERALL***	***194***	***749***	***121***	***12***	***16***	***1 092***	***3 937***	***7 162***	***1 413***	***1 325***	***758***	***14 595***
2017	港島	Hong Kong	154	80	101	96	6	437	1 023	279	22	30	99	1 453
	九龍	Kowloon	130	811	127	27	8	1 103	2 809	2 659	572	602	41	6 683
	新界	New Territories	-	-	-	1	11	12	3 059	4 727	1 200	426	243	9 655
	全港	***OVERALL***	***284***	***891***	***228***	***124***	***25***	***1 552***	***6 891***	***7 665***	***1 794***	***1 058***	***383***	***17 791***

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

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

私 人 住 宅 - 各 類 單 位 落 成 量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

單位數目 No. of units

年 Year	A	B	C	D	E	總數 Total
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	1 827	595	10 149
2013	1 423	4 688	1 207	573	363	8 254
2014	2 160	8 446	4 207	666	240	15 719
2015	2 135	5 047	2 190	1 471	453	11 296 *
2016	3 937	7 162	1 413	1 325	758	14 595
2017	6 891	7 665	1 794	1 058	383	17 791

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

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

表 Table 6

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

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m²]	2013	2014	2015	2016	2017 港島 Hong Kong	2017 九龍 Kowloon	2017 新界 New Territories	2017 總數 Total
A	< 20.0	81	64	79	206	320	344	27	691
	20 - 39.9	1 342	2 096	2 056	3 731	703	2 465	3 032	6 200
B	40 - 69.9	4 688	8 446	5 047	7 162	279	2 659	4 727	7 665
C	70 - 99.9	1 207	4 207	2 190	1 413	22	572	1 200	1 794
D	100 - 159.9	573	666	1 471	1 325	30	602	426	1 058
E	160 - 199.9	164	90	231	537	38	36	147	221
	200 - 279.9	154	89	148	138	14	4	79	97
	> 279.9	45	61	74	83	47	1	17	65
所有類別	**ALL CLASSES**	**8 254**	**15 719**	**11 296** *	**14 595**	**1 453**	**6 683**	**9 655**	**17 791**

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

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

私 人 住 宅 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

單位數目 No. of units

地區	District	2017 年各類單位落成量 Completions by Class A	B	C	D	E	總數 Total	預測落成量 Forecast Completions [2018]	[2019]
中西區	Central and Western	331	119	7	-	36	493	914	1 802
灣仔	Wan Chai	342	108	15	14	24	503	41	95
東區	Eastern	350	52	-	2	-	404	2 789	979
南區	Southern	-	-	-	14	39	53	95	142
港島	***HONG KONG***	***1 023***	***279***	***22***	***30***	***99***	***1 453***	***3 839***	***3 018***
油尖旺	Yau Tsim Mong	671	12	-	-	-	683	54	728
深水埗	Sham Shui Po	1 268	460	-	474	36	2 238	670	1 397
九龍城	Kowloon City	870	2 187	572	128	5	3 762	4 465	1 461
黃大仙	Wong Tai Sin	-	-	-	-	-	-	234	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	653
九龍	***KOWLOON***	***2 809***	***2 659***	***572***	***602***	***41***	***6 683***	***5 423***	***4 239***
葵青	Kwai Tsing	-	-	-	-	-	-	136	-
荃灣	Tsuen Wan	-	-	-	-	-	-	3 104	2 276
屯門	Tuen Mun	418	849	268	139	112	1 786	1 160	1 465
元朗	Yuen Long	1 132	2 454	477	126	5	4 194	356	783
北區	North	-	-	-	-	-	-	296	851
大埔	Tai Po	-	-	-	-	-	-	1	3 226
沙田	Sha Tin	1 002	2	12	69	108	1 193	1 204	706
西貢	Sai Kung	497	1 402	443	82	18	2 442	2 406	3 775
離島	Islands	10	20	-	10	-	40	205	32
新界	***NEW TERRITORIES***	***3 059***	***4 727***	***1 200***	***426***	***243***	***9 655***	***8 868***	***13 114***
全港	***OVERALL***	***6 891***	***7 665***	***1 794***	***1 058***	***383***	***17 791***	***18 130***	***20 371***

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

單位數目 No. of units

地區	District	[2018] A	B	C	D	E	總數 Total	[2019] A	B	C	D	E	總數 Total
中西區	Central and Western	276	207	176	46	209	914	1 479	221	2	74	26	1 802
灣仔	Wan Chai	22	-	-	-	19	41	22	-	-	20	53	95
東區	Eastern	724	870	763	403	29	2 789	820	73	2	78	6	979
南區	Southern	-	-	-	28	67	95	142	-	-	-	-	142
港島	***HONG KONG***	***1 022***	***1 077***	***939***	***477***	***324***	***3 839***	***2 463***	***294***	***4***	***172***	***85***	***3 018***
油尖旺	Yau Tsim Mong	54	-	-	-	-	54	728	-	-	-	-	728
深水埗	Sham Shui Po	628	41	1	-	-	670	1 048	120	44	156	29	1 397
九龍城	Kowloon City	2 585	1 361	379	117	23	4 465	897	506	31	26	1	1 461
黃大仙	Wong Tai Sin	232	2	-	-	-	234	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	651	2	-	-	-	653
九龍	***KOWLOON***	***3 499***	***1 404***	***380***	***117***	***23***	***5 423***	***3 324***	***628***	***75***	***182***	***30***	***4 239***
葵青	Kwai Tsing	136	-	-	-	-	136	-	-	-	-	-	-
荃灣	Tsuen Wan	666	1 243	1 063	130	2	3 104	634	990	325	327	-	2 276
屯門	Tuen Mun	788	335	30	-	7	1 160	956	413	55	14	27	1 465
元朗	Yuen Long	90	183	12	23	48	356	225	532	26	-	-	783
北區	North	136	160	-	-	-	296	365	136	230	93	27	851
大埔	Tai Po	-	-	-	-	1	1	585	1 867	407	359	8	3 226
沙田	Sha Tin	54	182	268	451	249	1 204	410	20	24	128	124	706
西貢	Sai Kung	435	1 203	572	121	75	2 406	687	2 850	149	86	3	3 775
離島	Islands	26	24	82	64	9	205	-	-	-	4	28	32
新界	***NEW TERRITORIES***	***2 331***	***3 330***	***2 027***	***789***	***391***	***8 868***	***3 862***	***6 808***	***1 216***	***1 011***	***217***	***13 114***
全港	***OVERALL***	***6 852***	***5 811***	***3 346***	***1 383***	***738***	***18 130***	***9 649***	***7 730***	***1 295***	***1 365***	***332***	***20 371***

私 人 住 宅 - 各 區 洋 房 總 存 量 及 落 成 量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

單位數目 No. of units

地區	District	2016 年年底總存量 Stock at year-end	2017 年落成量 Completions	落成量佔 2016 年總存量的百分率 Completions as a % of 2016 Stock	2017 年年底總存量 Stock at year-end
中西區	Central and Western	508	15	3.0	524
灣仔	Wan Chai	328	6	1.8	333
東區	Eastern	-	-	-	-
南區	Southern	1 722	26	1.5	1 749
港島	***HONG KONG***	***2 558***	***47***	***1.8***	***2 606***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	83	-	-	83
九龍城	Kowloon City	494	1	0.2	492
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***621***	***1***	***0.2***	***619***
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	140	-	-	140
屯門	Tuen Mun	428	107	25.0	533
元朗	Yuen Long	8 066	-	-	8 066
北區	North	855	-	-	855
大埔	Tai Po	2 438	-	-	2 438
沙田	Sha Tin	686	66	9.6	752
西貢	Sai Kung	1 938	21	1.1	1 948
離島	Islands	839	26	3.1	865
新界	***NEW TERRITORIES***	***15 392***	***220***	***1.4***	***15 599***
全港	***OVERALL***	***18 571***	***268***	***1.4***	***18 824***

村屋並不包括在內。以上數字均已包括在私人住宅的其他有關列表內。
2017 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2016 年年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2017 Year-end Stock figures are derived from the latest rating record,
and not from the 2016 Year-end Stock figures shown here.

私 人 住 宅 - 整 體 空 置 趨 勢
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	空置數目 No. Vacant	佔總存量的百分率 % of Total Stock
2013	8 254	8 187	99.2	1 115 379	38 380	3.4	46 567	4.1
2014	15 719	13 523	86.0	1 120 711	29 740	2.7	43 263	3.8
2015	11 296 *	10 756	95.4	1 134 174	31 279	2.8	42 035	3.7
2016	14 595	13 399	91.8	1 144 170	30 258	2.6	43 657	3.8
2017	17 791	16 580	93.2	1 156 837	26 362	2.3	42 942	3.7

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

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

私人住宅 - 各類單位落成後使用方式
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

類別 Class	區域	Area	於 2017 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2017 and Reported as Wholly Occupied	業主自住 Owner Occupied 單位數目 No. of Units	業主自住 Owner Occupied 百分率 %	出租 Let 單位數目 No. of Units	出租 Let 百分率 %
A	港島	Hong Kong	424	118	27.8	306	72.2
	九龍	Kowloon	758	387	51.1	371	48.9
	新界	New Territories	699	341	48.8	358	51.2
	全港	***OVERALL***	***1 881***	***846***	***45.0***	***1 035***	***55.0***
B	港島	Hong Kong	470	242	51.5	228	48.5
	九龍	Kowloon	684	547	80.0	137	20.0
	新界	New Territories	4 380	2 847	65.0	1 533	35.0
	全港	***OVERALL***	***5 534***	***3 636***	***65.7***	***1 898***	***34.3***
C	港島	Hong Kong	197	122	61.9	75	38.1
	九龍	Kowloon	155	125	80.6	30	19.4
	新界	New Territories	812	577	71.1	235	28.9
	全港	***OVERALL***	***1 164***	***824***	***70.8***	***340***	***29.2***
D	港島	Hong Kong	146	108	74.0	38	26.0
	九龍	Kowloon	247	214	86.6	33	13.4
	新界	New Territories	440	350	79.5	90	20.5
	全港	***OVERALL***	***833***	***672***	***80.7***	***161***	***19.3***
E	港島	Hong Kong	83	34	41.0	49	59.0
	九龍	Kowloon	20	18	90.0	2	10.0
	新界	New Territories	30	26	86.7	4	13.3
	全港	***OVERALL***	***133***	***78***	***58.6***	***55***	***41.4***
所有類別 All Classes	港島	Hong Kong	1 320	624	47.3	696	52.7
	九龍	Kowloon	1 864	1 291	69.3	573	30.7
	新界	New Territories	6 361	4 141	65.1	2 220	34.9
	全港	***OVERALL***	***9 545***	***6 056***	***63.4***	***3 489***	***36.6***

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

每平方米月租 $ / m² per month

類別 Class		A			B			C			D			E		
年 / Year	月 / Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2016		415	329	266	372	302	226	395	329	233	422	326	247	433	349	235
2017 *		452	353	296	403	327	251	431	357	259	442	349	257	453	368	240
2016	10	422	338	278	379	314	235	396	324	244	428	321	242	431	(317)	(254)
	11	410	340	279	378	317	243	399	344	246	426	311	246	431	(300)	(250)
	12	405	340	285	387	311	239	383	348	245	428	318	264	443	(314)	(233)
2017	1	424	331	278	386	317	242	422	346	248	440	329	244	436	(331)	231
	2	434	339	281	406	314	240	427	334	248	442	340	267	455	(426)	(251)
	3	434	338	283	393	319	241	432	343	254	444	322	242	414	(351)	235
	4	427	347	287	395	312	246	422	356	251	435	355	233	440	(396)	224
	5	438	335	290	397	326	247	427	358	260	446	336	250	454	(325)	234
	6	454	361	294	397	322	246	426	359	260	430	349	240	431	(371)	259
	7	469	358	295	400	325	252	435	365	260	436	357	259	457	(369)	249
	8	460	363	307	412	337	257	427	352	265	438	364	272	466	(362)	243
	9	460	357	298	401	331	251	436	361	261	454	360	257	481	(441)	248
	10	460	366	306	412	330	255	423	361	260	457	340	271	492	(369)	222
	11 *	466	367	310	413	338	260	453	362	270	434	359	264	446	(392)	226
	12 *	461	360	305	412	348	262	447	373	268	448	362	273	422	(253)	(249)

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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

每平方米售價 $ / m^2

類別 Class	A			B			C			D			E		
年 / 月 Year / Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2016	137 558	112 486	102 680	140 103	115 792	91 942	162 731	149 335	97 811	197 622	167 980	94 692	238 737	231 700	82 547
2017 *	158 351	130 442	121 707	160 845	131 409	106 583	185 957	164 213	112 757	215 980	179 885	103 319	252 717	272 474	91 598
2016 10	145 297	119 074	107 950	146 160	122 991	98 973	170 455	156 642	101 524	213 438	171 961	100 111	(263 134)	(190 476)	88 056
11	143 519	117 985	110 819	146 919	114 467	95 528	171 687	160 648	105 424	213 616	202 067	99 208	(243 374)	(202 962)	(93 950)
12	141 810	116 320	112 090	149 356	123 792	97 830	159 855	144 527	99 748	212 356	(196 301)	94 604	(280 770)	(216 219)	(70 474)
2017 1	149 334	121 979	112 391	149 245	118 786	98 651	185 736	149 225	107 401	(191 646)	(169 958)	92 255	(275 942)	(277 549)	(87 576)
2	145 930	121 875	116 036	150 962	129 104	100 876	178 320	167 539	108 045	211 418	(162 119)	106 294	(199 533)	(438 692)	(113 930)
3	152 631	125 553	118 811	153 420	130 990	104 857	177 600	161 246	108 623	202 151	170 264	101 992	(254 537)	(326 249)	80 038
4	160 625	132 594	123 041	161 774	134 709	108 561	184 974	171 789	107 567	221 164	155 837	96 603	(250 950)	-	97 496
5	159 429	127 803	120 992	162 488	125 081	104 756	181 567	152 209	109 354	213 682	183 973	113 707	(240 325)	(206 056)	104 988
6	154 076	128 596	119 100	170 678	125 461	106 722	190 235	162 729	111 370	220 279	(179 611)	112 057	(216 464)	(240 085)	92 669
7	161 377	128 572	119 819	158 037	130 311	101 408	184 957	151 987	112 878	203 454	(196 826)	101 000	(222 803)	(299 563)	73 561
8	164 308	129 735	121 048	162 533	127 793	103 881	182 970	182 005	111 051	219 574	(213 662)	94 217	(255 878)	(285 745)	(107 839)
9	158 448	131 876	122 362	160 460	133 062	108 131	180 860	169 957	113 868	189 855	173 071	100 692	(264 747)	(245 016)	93 452
10	158 716	134 022	124 552	160 567	132 749	108 076	184 141	158 590	116 829	242 599	176 252	101 953	(276 889)	(400 288)	98 788
11 *	164 494	136 282	125 648	166 547	138 675	113 434	190 567	174 578	122 959	221 780	190 948	111 495	(303 333)	(215 688)	78 091
12 *	164 752	137 734	129 846	169 941	138 545	112 943	199 551	164 998	121 283	244 006	194 677	108 534	(279 933)	(242 672)	(86 607)

* 臨時數字
( ) 表示少於 20 宗交易。
\- 本署沒有收到成交個案。
住宅樓宇的首次買賣並不會用作分析。

* Provisional figures
( ) Indicates fewer than 20 transactions.
\- No transaction record received by this Department.
Primary sales of domestic premises are excluded from the analysis.

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

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
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		149.6	140.5	132.0	137.9	148.1	142.7	141.5	142.6
2013		163.6	153.8	141.0	142.0	143.8	155.8	142.7	154.5
2014		171.8	158.9	143.3	142.3	141.9	161.6	142.2	159.5
2015		187.4	172.7	154.0	150.5	145.7	175.7	148.9	172.8
2016		184.8	165.8	148.4	146.3	141.9	170.8	144.7	168.2
2017 *		201.1	181.7	159.3	153.5	143.9	186.1	150.1	182.6
2016	10 - 12	189.7	171.8	151.0	146.9	141.4	175.8	145.0	172.8
2017	1 - 3	193.6	176.3	154.9	149.2	142.5	179.9	146.8	176.8
	4 - 6	199.6	180.6	159.1	153.5	143.9	184.9	150.2	181.5
	7 - 9	204.0	184.1	161.3	155.9	145.1	188.7	152.1	185.1
	10 - 12 *	207.2	185.6	162.0	155.4	143.9	190.8	151.3	186.9
2016	10	189.9	171.5	151.4	147.0	141.5	175.8	145.1	172.9
	11	188.9	170.9	150.0	146.6	141.2	174.9	144.7	172.0
	12	190.3	172.9	151.7	147.2	141.5	176.6	145.2	173.6
2017	1	192.0	174.8	154.3	148.7	141.8	178.5	146.3	175.4
	2	193.7	175.8	154.6	148.7	142.2	179.7	146.4	176.6
	3	195.1	178.2	155.9	150.1	143.4	181.6	147.7	178.4
	4	197.3	179.0	157.3	151.7	143.6	183.0	148.9	179.7
	5	200.6	181.0	159.3	154.4	144.0	185.5	150.8	182.1
	6	200.8	181.9	160.8	154.4	144.2	186.2	150.9	182.8
	7	201.9	182.6	160.8	154.5	145.1	187.1	151.2	183.6
	8	204.7	184.9	161.1	156.6	145.1	189.3	152.6	185.7
	9	205.5	184.9	162.0	156.6	145.2	189.8	152.6	186.0
	10	206.9	185.4	162.0	155.2	144.3	190.6	151.4	186.7
	11 *	207.1	185.6	162.0	155.2	143.6	190.8	151.1	186.9
	12 *	207.5	185.7	162.0	155.7	143.8	191.0	151.5	187.1

* 臨時數字

* Provisional figures

私 人 住 宅 - 各 類 單 位 售 價 指 數 （ 全 港 ）
PRIVATE DOMESTIC - PRICE INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
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
2013		260.3	230.1	233.5	244.9	267.4	242.1	249.8	242.4
2014		278.7	243.2	238.2	247.8	264.7	257.1	252.3	256.9
2015		326.7	282.8	265.4	269.4	283.4	297.9	273.2	296.8
2016		314.8	272.9	258.8	264.5	275.1	287.1	267.1	286.1
2017 *		368.3	318.5	297.0	293.1	306.0	335.8	296.3	334.0
2016	10 - 12	336.9	292.6	274.4	276.1	290.9	307.4	279.5	306.1
2017	1 - 3	346.5	301.3	281.8	279.9	298.2	316.4	284.0	315.0
	4 - 6	368.6	318.1	294.0	291.4	302.5	335.2	294.0	333.2
	7 - 9	374.9	323.1	300.5	296.2	309.3	341.4	299.6	339.3
	10 - 12 *	383.1	331.6	311.5	304.9	314.0	350.4	307.3	348.3
2016	10	335.3	290.7	272.0	275.1	288.7	305.5	278.2	304.3
	11	337.0	293.2	275.8	277.1	290.9	307.9	280.2	306.7
	12	338.4	293.8	275.3	276.1	293.2	308.7	280.0	307.4
2017	1	340.1	296.6	277.6	277.2	296.3	311.0	281.4	309.7
	2	344.9	300.9	280.6	279.9	298.5	315.4	284.1	314.0
	3	354.5	306.5	287.3	282.7	299.7	322.8	286.5	321.2
	4	365.5	314.6	292.0	286.9	300.6	331.9	290.1	330.0
	5	369.4	318.1	293.8	292.2	303.1	335.5	294.8	333.6
	6	370.9	321.5	296.1	295.1	303.7	338.1	297.2	336.1
	7	372.0	322.8	297.6	295.1	305.7	339.5	297.8	337.5
	8	375.5	323.3	301.2	296.4	310.1	341.8	300.0	339.7
	9	377.3	323.3	302.7	297.2	312.0	342.9	301.1	340.8
	10	379.5	327.4	306.8	299.3	310.5	346.4	302.3	344.2
	11 *	381.9	331.2	312.0	305.0	313.0	349.7	307.2	347.7
	12 *	388.0	336.1	315.8	310.4	318.4	355.1	312.5	353.0

* 臨時數字
住宅樓宇的首次買賣並不會用作分析。

* Provisional figures
Primary sales of domestic premises are excluded from the analysis.

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

年 / 月 Year / Month		A, B & C 市區 Urban	新界 N.T.	合計 All	D & E 市區 Urban	新界 N.T.	合計 All	所有類別 Overall 市區 Urban	新界 N.T.	合計 All
2016	1	237.7	221.5	231.2	300.5	222.9	268.1	242.1	223.3	234.0
	2	233.3	215.6	225.7	299.4	219.9	265.9	237.8	217.3	228.6
	3	233.3	215.4	225.6	298.5	218.7	264.8	237.7	217.1	228.5
	4	233.9	216.4	226.5	299.5	218.1	264.9	238.3	218.0	229.3
	5	239.4	218.6	229.8	298.8	220.4	265.9	243.4	220.3	232.6
	6	237.9	220.5	230.6	298.3	219.9	265.3	242.0	222.1	233.3
	7	240.7	224.5	234.3	298.0	219.0	264.7	244.7	225.9	236.8
	8	246.9	231.4	241.1	298.4	218.7	264.7	250.5	232.6	243.3
	9	258.0	237.6	249.1	303.9	222.9	269.7	261.3	238.8	251.2
	10	266.3	244.7	256.7	305.0	224.4	271.0	269.1	245.7	258.6
	11	266.2	247.8	258.8	310.7	227.2	275.3	269.4	248.8	260.8
	12	266.1	249.2	259.7	313.2	224.9	275.2	269.4	250.1	261.6
2017	1	269.5	250.0	261.4	318.2	230.3	280.8	273.2	251.1	263.5
	2	276.2	253.0	265.7	320.5	231.1	282.4	279.6	254.1	267.7
	3	280.0	258.8	270.9	323.7	235.6	286.4	283.4	259.8	272.9
	4	285.6	267.6	278.7	325.8	241.4	290.8	288.8	268.6	280.6
	5	288.6	270.2	281.5	327.1	246.1	294.1	291.8	271.3	283.5
	6	286.0	274.6	283.6	330.7	246.8	296.2	289.5	275.6	285.5
	7	286.4	274.6	283.7	333.5	248.8	298.6	290.0	275.6	285.7
	8	287.3	275.1	284.4	333.9	249.2	299.0	290.9	276.2	286.4
	9	292.0	275.4	286.2	342.2	246.2	301.2	295.8	276.4	288.3
	10	295.2	277.5	288.8	337.2	252.9	302.7	298.6	278.7	290.8
	11 *	298.3	280.7	291.9	340.9	257.1	306.8	301.7	281.9	294.0
	12 *	299.8	285.0	295.3	350.9	257.6	311.8	303.7	286.1	297.5

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

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

私 人 寫 字 樓 - 各 區 不 同 級 別 總 存 量 及 空 置 量
PRIVATE OFFICES - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m^2

地區	District	2017 年年底總存量 Stock at year-end				2017 年年底空置量 Amount Vacant at year-end				空置百分率 % Vacant			
		甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	1 925 000	782 900	573 800	3 281 700	76 000	47 200	40 400	163 600	3.9	6.0	7.0	5.0
灣仔	Wan Chai	984 900	596 300	316 400	1 897 600	78 100	41 900	22 000	142 000	7.9	7.0	7.0	7.5
東區	Eastern	702 900	189 400	56 800	949 100	62 200	20 400	2 000	84 600	8.8	10.8	3.5	8.9
南區	Southern	175 000	66 500	21 700	263 200	26 400	8 100	1 000	35 500	15.1	12.2	4.6	13.5
港島	***HONG KONG***	***3 787 800***	***1 635 100***	***968 700***	***6 391 600***	***242 700***	***117 600***	***65 400***	***425 700***	***6.4***	***7.2***	***6.8***	***6.7***
油尖旺	Yau Tsim Mong	1 168 100	623 600	398 400	2 190 100	84 200	50 300	20 700	155 200	7.2	8.1	5.2	7.1
深水埗	Sham Shui Po	188 300	76 900	39 000	304 200	9 800	28 300	1 800	39 900	5.2	36.8	4.6	13.1
九龍城	Kowloon City	152 600	42 000	20 000	214 600	46 300	1 700	3 200	51 200	30.3	4.0	16.0	23.9
黃大仙	Wong Tai Sin	31 800	45 600	1 200	78 600	29 500	5 800	400	35 700	92.8	12.7	33.3	45.4
觀塘	Kwun Tong	1 335 200	218 700	14 400	1 568 300	205 800	59 800	4 500	270 100	15.4	27.3	31.3	17.2
九龍	***KOWLOON***	***2 876 000***	***1 006 800***	***473 000***	***4 355 800***	***375 600***	***145 900***	***30 600***	***552 100***	***13.1***	***14.5***	***6.5***	***12.7***
葵青	Kwai Tsing	172 600	49 500	8 600	230 700	10 400	13 600	6 700	30 700	6.0	27.5	77.9	13.3
荃灣	Tsuen Wan	113 800	31 300	800	145 900	4 700	8 100	-	12 800	4.1	25.9	-	8.8
屯門	Tuen Mun	32 300	-	8 500	40 800	200	-	800	1 000	0.6	-	9.4	2.5
元朗	Yuen Long	9 200	8 700	19 100	37 000	-	600	500	1 100	-	6.9	2.6	3.0
北區	North	29 800	-	500	30 300	1 500	-	-	1 500	5.0	-	-	5.0
大埔	Tai Po	-	5 200	1 200	6 400	-	-	100	100	-	-	8.3	1.6
沙田	Sha Tin	436 700	3 800	-	440 500	60 400	-	-	60 400	13.8	-	-	13.7
西貢	Sai Kung	9 000	3 400	-	12 400	6 700	-	-	6 700	74.4	-	-	54.0
離島	Islands	127 800	19 000	-	146 800	27 000	400	-	27 400	21.1	2.1	-	18.7
新界	***NEW TERRITORIES***	***931 200***	***120 900***	***38 700***	***1 090 800***	***110 900***	***22 700***	***8 100***	***141 700***	***11.9***	***18.8***	***20.9***	***13.0***
全港	***OVERALL***	***7 595 000***	***2 762 800***	***1 480 400***	***11 838 200***	***729 200***	***286 200***	***104 100***	***1 119 500***	***9.6***	***10.4***	***7.0***	***9.5***
分區	**Sub-districts**												
上環	Sheung Wan	228 300	352 300	395 900	976 500	13 300	19 300	26 600	59 200	5.8	5.5	6.7	6.1
中區	Central	1 653 700	380 200	162 400	2 196 300	62 600	26 600	13 000	102 200	3.8	7.0	8.0	4.7
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	940 800	564 400	295 100	1 800 300	73 400	41 700	20 700	135 800	7.8	7.4	7.0	7.5
北角 / 鰂魚涌	North Point / Quarry Bay	746 900	156 100	60 300	963 300	66 800	5 500	2 700	75 000	8.9	3.5	4.5	7.8
尖沙咀	Tsim Sha Tsui	853 400	306 200	197 500	1 357 100	105 000	14 400	7 400	126 800	12.3	4.7	3.7	9.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	331 100	317 400	200 900	849 400	15 300	35 900	13 300	64 500	4.6	11.3	6.6	7.6

分區數字已包括在地區數字內。 Sub-district figures have already been included in District figures.

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

平方米 m^2

地區	District	2016 年年底總存量 Stock at year-end	2017 年落成量 Completions	落成量佔 2016 年總存量的百分率 Completions as a % of 2016 Stock	2017 年年底總存量 Stock at year-end	2017 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	3 276 200	11 300	0.3	3 281 700	163 600	5.0
灣仔	Wan Chai	1 871 600	27 400	1.5	1 897 600	142 000	7.5
東區	Eastern	926 900	24 400	2.6	949 100	84 600	8.9
南區	Southern	252 700	10 600	4.2	263 200	35 500	13.5
港島	***HONG KONG***	***6 327 400***	***73 700***	***1.2***	***6 391 600***	***425 700***	***6.7***
油尖旺	Yau Tsim Mong	2 164 500	29 700	1.4	2 190 100	155 200	7.1
深水埗	Sham Shui Po	304 500	-	-	304 200	39 900	13.1
九龍城	Kowloon City	206 900	8 100	3.9	214 600	51 200	23.9
黃大仙	Wong Tai Sin	64 600	14 000	21.7	78 600	35 700	45.4
觀塘	Kwun Tong	1 439 500	72 000	5.0	1 568 300	270 100	17.2
九龍	***KOWLOON***	***4 180 000***	***123 800***	***3.0***	***4 355 800***	***552 100***	***12.7***
葵青	Kwai Tsing	212 300	-	-	230 700	30 700	13.3
荃灣	Tsuen Wan	124 900	600	0.5	145 900	12 800	8.8
屯門	Tuen Mun	40 800	-	-	40 800	1 000	2.5
元朗	Yuen Long	36 900	-	-	37 000	1 100	3.0
北區	North	30 400	-	-	30 300	1 500	5.0
大埔	Tai Po	6 400	-	-	6 400	100	1.6
沙田	Sha Tin	410 700	-	-	440 500	60 400	13.7
西貢	Sai Kung	12 400	-	-	12 400	6 700	54.0
離島	Islands	147 800	-	-	146 800	27 400	18.7
新界	***NEW TERRITORIES***	***1 022 600***	***600***	***0.1***	***1 090 800***	***141 700***	***13.0***
全港	***OVERALL***	***11 530 000***	***198 100***	***1.7***	***11 838 200***	***1 119 500***	***9.5***
分區	**Sub-districts**						
上環	Sheung Wan	973 100	6 400	0.7	976 500	59 200	6.1
中區	Central	2 194 500	4 900	0.2	2 196 300	102 200	4.7
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 776 100	27 400	1.5	1 800 300	135 800	7.5
北角 / 鰂魚涌	North Point / Quarry Bay	955 200	24 400	2.6	963 300	75 000	7.8
尖沙咀	Tsim Sha Tsui	1 329 100	29 700	2.2	1 357 100	126 800	9.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	851 900	-	-	849 400	64 500	7.6

2017 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2016 年年底總存量計算。
分區數字已包括在地區數字內。

2017 Year-end Stock figures are derived from the latest rating record,
and not from the 2016 Year-end Stock figures shown here.
Sub-district figures have already been included in District figures.

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

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition 甲級 A	乙級 B	丙級 C	總數 Total	落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	年底總存量 Stock at year-end 甲級 A	乙級 B	丙級 C	總數 Total
2013	港島	Hong Kong	-	24 100	200	24 300	18 600	16 300	-	34 900	3 719 200	1 583 100	983 800	6 286 100
	九龍	Kowloon	-	-	3 600	3 600	55 500	8 400	1 200	65 100	2 554 000	833 100	483 700	3 870 800
	新界	New Territories	-	-	-	-	22 700	-	-	22 700	722 700	71 600	32 000	826 300
	全港	***OVERALL***	***-***	***24 100***	***3 800***	***27 900***	***96 800***	***24 700***	***1 200***	***122 700***	***6 995 900***	***2 487 800***	***1 499 500***	***10 983 200***
2014	港島	Hong Kong	17 200	-	3 900	21 100	-	10 400	3 100	13 500	3 700 200	1 593 200	973 800	6 267 200
	九龍	Kowloon	-	500	-	500	26 500	-	700	27 200	2 580 000	841 200	484 500	3 905 700
	新界	New Territories	-	-	-	-	59 600	3 300	-	62 900	780 800	75 000	32 000	887 800
	全港	***OVERALL***	***17 200***	***500***	***3 900***	***21 600***	***86 100***	***13 700***	***3 800***	***103 600***	***7 061 000***	***2 509 400***	***1 490 300***	***11 060 700***
2015	港島	Hong Kong	-	-	1 900	1 900	22 500	18 000	-	40 500	3 715 200	1 611 700	973 500	6 300 400
	九龍	Kowloon	24 100	-	-	24 100	88 000	22 600	-	110 600	2 646 300	926 200	481 700	4 054 200
	新界	New Territories	-	-	-	-	13 400	-	-	13 400	818 100	78 500	32 000	928 600
	全港	***OVERALL***	***24 100***	***-***	***1 900***	***26 000***	***123 900***	***40 600***	***-***	***164 500***	***7 179 600***	***2 616 400***	***1 487 200***	***11 283 200***
2016	港島	Hong Kong	-	-	7 200	7 200	-	10 700	200	10 900	3 743 600	1 619 800	964 000	6 327 400
	九龍	Kowloon	-	-	-	-	105 300	-	-	105 300	2 744 600	958 700	476 700	4 180 000
	新界	New Territories	-	-	-	-	36 900	-	-	36 900	902 400	85 500	34 700	1 022 600
	全港	***OVERALL***	***-***	***-***	***7 200***	***7 200***	***142 200***	***10 700***	***200***	***153 100***	***7 390 600***	***2 664 000***	***1 475 400***	***11 530 000***
2017	港島	Hong Kong	-	-	1 600	1 600	62 200	9 500	2 000	73 700	3 787 800	1 635 100	968 700	6 391 600
	九龍	Kowloon	-	-	-	-	123 700	100	-	123 800	2 876 000	1 006 800	473 000	4 355 800
	新界	New Territories	-	-	-	-	-	600	-	600	931 200	120 900	38 700	1 090 800
	全港	***OVERALL***	***-***	***-***	***1 600***	***1 600***	***185 900***	***10 200***	***2 000***	***198 100***	***7 595 000***	***2 762 800***	***1 480 400***	***11 838 200***

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

平方米 m²

地區	District	2017 年落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	預測落成量 Forecast Completions [2018]	[2019]
中西區	Central and Western	-	9 300	2 000	11 300	1 800	7 500
灣仔	Wan Chai	27 200	200	-	27 400	-	21 200
東區	Eastern	24 400	-	-	24 400	69 400	43 900
南區	Southern	10 600	-	-	10 600	30 500	400
港島	***HONG KONG***	***62 200***	***9 500***	***2 000***	***73 700***	***101 700***	***73 000***
油尖旺	Yau Tsim Mong	29 600	100	-	29 700	-	-
深水埗	Sham Shui Po	-	-	-	-	12 100	-
九龍城	Kowloon City	8 100	-	-	8 100	-	-
黃大仙	Wong Tai Sin	14 000	-	-	14 000	-	-
觀塘	Kwun Tong	72 000	-	-	72 000	67 500	70 200
九龍	***KOWLOON***	***123 700***	***100***	***-***	***123 800***	***79 600***	***70 200***
葵青	Kwai Tsing	-	-	-	-	-	9 200
荃灣	Tsuen Wan	-	600	-	600	-	23 400
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	75 700
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***-***	***600***	***-***	***600***	***-***	***108 300***
全港	***OVERALL***	***185 900***	***10 200***	***2 000***	***198 100***	***181 300***	***251 500***
分區	**Sub-districts**						
上環	Sheung Wan	-	4 400	2 000	6 400	-	5 900
中區	Central	-	4 900	-	4 900	1 800	1 600
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	27 200	200	-	27 400	-	21 200
北角 / 鰂魚涌	North Point / Quarry Bay	24 400	-	-	24 400	69 400	43 900
尖沙咀	Tsim Sha Tsui	29 600	100	-	29 700	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-

分區數字已包括在地區數字內。

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

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

平方米 m²

地區	District	[2018] 甲級 A	乙級 B	丙級 C	總數 Total	[2019] 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	-	-	1 800	1 800	-	4 700	2 800	7 500
灣仔	Wan Chai	-	-	-	-	21 200	-	-	21 200
東區	Eastern	69 400	-	-	69 400	34 800	9 100	-	43 900
南區	Southern	29 400	1 100	-	30 500	-	400	-	400
港島	***HONG KONG***	***98 800***	***1 100***	***1 800***	***101 700***	***56 000***	***14 200***	***2 800***	***73 000***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	-	-
深水埗	Sham Shui Po	12 100	-	-	12 100	-	-	-	-
九龍城	Kowloon City	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	67 500	-	-	67 500	70 200	-	-	70 200
九龍	***KOWLOON***	***79 600***	***-***	***-***	***79 600***	***70 200***	***-***	***-***	***70 200***
葵青	Kwai Tsing	-	-	-	-	-	9 200	-	9 200
荃灣	Tsuen Wan	-	-	-	-	23 400	-	-	23 400
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	75 700	-	-	75 700
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***-***	***-***	***-***	***-***	***99 100***	***9 200***	***-***	***108 300***
全港	***OVERALL***	***178 400***	***1 100***	***1 800***	***181 300***	***225 300***	***23 400***	***2 800***	***251 500***
分區	**Sub-districts**								
上環	Sheung Wan	-	-	-	-	-	3 100	2 800	5 900
中區	Central	-	-	1 800	1 800	-	1 600	-	1 600
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	21 200	-	-	21 200
北角 / 鰂魚涌	North Point / Quarry Bay	69 400	-	-	69 400	34 800	9 100	-	43 900
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-	-	-

分區數字已包括在地區數字內。

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

私 人 寫 字 樓 - 整 體 空 置 趨 勢
PRIVATE OFFICES - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2013	122 700	121 500	99.0	10 860 500	642 800	5.9	764 300	7.0
2014	103 600	73 800	71.2	10 957 100	619 100	5.7	692 900	6.3
2015	164 500	135 800	82.6	11 118 700	762 700	6.9	898 500	8.0
2016	153 100	144 100	94.1	11 376 900	802 200	7.1	946 300	8.2
2017	198 100	190 500	96.2	11 640 100	929 000	8.0	1 119 500	9.5

私 人 寫 字 樓 - 各 區 不 同 級 別 平 均 租 金
PRIVATE OFFICES - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 $ / m^2 per month

[平均面積] [Average size]	甲級 Grade A [231 平方米 m^2]							乙級 Grade B [90 平方米 m^2]							丙級 Grade C [45 平方米 m^2]						
年 / 月 Year / Month	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#
2016	976	1 114	746	506	552	703	372	476	747	528	380	475	471	382	415	616	479	427	474	409	(289)
2017 *	955	1 193	786	518	566	652	373	515	784	543	404	477	486	373	437	611	495	437	477	426	-
2016 7	1 116	1 098	751	495	543	685	387	475	746	532	353	454	471	(366)	414	626	466	428	475	418	-
8	1 123	1 076	735	553	559	688	380	462	762	515	388	484	480	394	411	621	470	423	487	393	(277)
9	849	1 176	742	472	573	628	371	491	754	524	380	473	477	(448)	425	626	500	444	477	386	-
10	844	1 134	782	513	555	(1 035)	366	479	739	541	342	484	478	(359)	405	619	482	425	475	440	-
11	693	1 165	761	495	550	(607)	360	514	760	522	394	491	502	363	401	598	479	428	474	429	-
12	1 037	1 079	799	521	554	(629)	350	489	741	542	379	504	507	368	449	624	481	431	482	389	-
2017 1	1 050	1 168	770	500	540	(737)	365	452	775	551	(363)	456	505	328	410	623	470	420	457	371	-
2	940	1 149	783	523	574	(488)	380	479	884	534	408	482	471	355	445	549	470	434	452	431	-
3	813	1 180	759	504	576	738	327	529	758	524	413	470	498	(285)	443	615	509	420	473	420	-
4	919	1 179	783	553	548	(744)	386	487	729	555	396	463	519	(392)	443	587	501	425	464	396	-
5	960	1 171	812	458	535	(606)	384	526	757	546	413	475	473	382	422	652	503	430	459	420	-
6	814	1 157	770	476	554	621	364	513	755	529	384	496	478	408	439	575	509	450	468	415	-
7	996	1 222	798	534	591	(544)	366	542	854	555	426	480	484	(364)	467	631	501	437	487	455	-
8 *	1 060	1 200	851	533	581	637	378	520	769	522	392	459	503	367	461	643	493	429	504	438	-
9 *	(1 079)	1 242	775	525	595	666	394	560	747	552	401	502	469	375	417	631	494	457	491	436	-
10 *	830	1 257	769	542	583	(715)	367	553	802	553	413	487	439	416	402	623	512	441	481	463	-
11 *	1 010	1 141	762	514	567	-	400	545	811	532	399	490	482	358	447	590	477	432	513	446	-
12 *	1 008	1 225	793	553	521	(511)	375	501	855	566	392	454	511	(377)	415	616	473	476	492	437	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2017 年內所分析單位的平均面積。
\- 本署沒有收到成交個案。
\# 九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2017.
\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

私 人 寫 字 樓 - 各 區 不 同 級 別 平 均 售 價
PRIVATE OFFICES - AVERAGE PRICES BY GRADE AND DISTRICT

每平方米售價 $ / m^2

年 / 月 Year / Month		上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#
[平均面積] [Average size]		甲級 Grade A [127 平方米 m^2]							乙級 Grade B [64 平方米 m^2]							丙級 Grade C [36 平方米 m^2]						
2016		221 386	401 674	262 387	-	195 282	-	135 339	171 000	(253 163)	215 050	(123 836)	166 129	141 069	-	152 156	199 522	184 737	158 194	143 648	149 229	-
2017 *		(200 155)	470 830	258 296	236 771	216 390	-	156 729	190 522	263 078	249 421	154 921	189 220	155 729	(142 948)	175 739	254 595	201 589	180 324	159 922	165 750	-
2016	7	(210 773)	(346 019)	-	-	(183 405)	-	-	(166 047)	-	(152 047)	-	(176 630)	147 444	-	-	(230 344)	199 477	(143 493)	137 994	138 292	-
	8	(322 836)	(377 970)	-	-	(199 848)	-	(176 129)	-	(184 615)	(214 965)	(109 639)	(170 021)	(173 711)	-	(150 556)	(204 800)	(178 884)	(137 330)	(148 774)	(159 350)	-
	9	-	(423 934)	-	-	227 755	-	(118 560)	-	-	(217 397)	-	176 551	(128 668)	-	154 261	-	(188 383)	148 044	139 786	150 295	-
	10	-	(355 178)	(195 238)	-	(213 160)	-	(145 863)	(159 091)	-	(206 279)	(128 611)	(113 485)	(138 423)	-	138 954	(144 286)	(211 544)	(171 337)	135 810	143 104	-
	11	-	(401 154)	(268 889)	-	(175 581)	-	(176 948)	(187 933)	-	(259 786)	(133 257)	(130 552)	126 651	-	181 701	-	169 497	181 691	149 451	149 344	-
	12	(251 256)	(478 516)	(413 907)	-	209 271	-	113 864	(172 756)	-	(263 180)	-	(208 560)	137 059	-	150 820	(163 793)	183 283	188 803	153 150	149 491	-
2017	1	(180 483)	(506 659)	(260 576)	-	181 613	-	159 500	-	-	273 294	-	(173 184)	142 544	(133 011)	(141 368)	(241 187)	211 988	(179 432)	138 673	146 264	-
	2	-	(414 214)	-	-	(214 164)	-	164 088	(194 553)	-	(228 234)	-	(175 462)	142 977	-	(200 324)	-	183 395	(151 735)	146 124	141 247	-
	3	(154 277)	431 635	(202 469)	(218 564)	(202 985)	-	149 058	(210 422)	(316 637)	229 583	(131 002)	192 605	163 232	-	156 287	-	192 768	164 911	153 235	170 789	-
	4	(252 591)	(404 823)	(248 914)	-	222 481	-	(205 133)	(144 295)	(212 191)	(304 956)	(165 340)	(186 774)	141 887	-	179 830	(222 609)	224 054	(164 918)	158 065	161 830	-
	5	-	-	(220 209)	(280 619)	(250 709)	-	148 028	(160 910)	-	304 035	(165 975)	171 482	153 426	-	181 491	(261 488)	221 067	(180 742)	158 287	174 282	-
	6	-	(519 005)	-	(189 189)	(207 897)	-	145 622	185 409	(248 618)	(172 764)	(141 284)	(164 736)	141 017	-	171 751	(228 627)	220 504	(250 000)	(143 875)	165 236	-
	7	-	(559 105)	-	-	(223 341)	-	(135 828)	-	(219 005)	(262 354)	-	195 115	173 182	-	181 812	(309 701)	(180 371)	(194 883)	135 244	169 123	-
	8 *	-	(550 093)	-	-	(303 104)	-	169 191	(221 739)	(330 729)	(225 225)	(169 797)	(152 575)	169 198	-	(154 794)	(283 801)	(173 975)	210 757	174 763	163 694	-
	9 *	-	(463 489)	(203 008)	-	(190 854)	-	173 977	(188 503)	-	(182 881)	-	195 407	157 623	-	(228 841)	-	207 585	190 483	183 825	177 751	-
	10 *	-	-	(224 266)	(225 642)	(253 771)	-	175 762	(210 777)	-	(241 999)	(164 657)	206 293	153 884	-	164 163	-	195 855	190 268	159 087	166 525	-
	11 *	-	(514 903)	(425 174)	-	(264 129)	-	130 070	(184 983)	-	(199 185)	(164 656)	(183 638)	167 524	(152 885)	202 746	(264 582)	203 145	(145 871)	(195 599)	168 344	-
	12 *	(213 269)	-	(259 877)	-	(236 000)	-	(157 926)	(199 634)	-	(191 288)	(147 326)	222 213	159 406	-	(174 388)	(240 224)	160 907	185 122	172 399	176 453	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2017 年內所分析單位的平均面積。
\- 本署沒有收到成交個案。
\# 九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2017.
\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

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

年 / 月 Year / Month		租金 Rents 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	售價 Prices 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
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		196.9	183.8	163.5	188.3	321.6	349.5	337.4	334.7
2013		211.5	200.7	182.2	204.1	378.9	434.4	430.7	409.8
2014		219.0	212.1	195.8	213.7	374.3	448.7	444.2	423.0
2015		230.9	226.0	210.9	226.7	401.1	485.2	474.0	448.9
2016		237.9	231.0	213.6	232.3	400.1	457.2	444.7	426.9
2017 *		248.9	237.6	221.7	241.8	450.4	524.9	507.0	487.0
2016	7 - 9	238.8	230.8	213.7	232.8	395.6	438.9	435.2	417.8
	10 - 12	239.6	232.5	215.6	234.0	401.8	467.6	456.0	434.3
2017	1 - 3	243.9	234.8	215.4	237.1	428.4	513.7	478.4	464.8
	4 - 6	247.2	236.3	220.5	240.3	443.0	521.5	504.6	483.6
	7 - 9 *	251.2	238.8	225.0	244.1	452.7	523.9	512.0	489.0
	10 - 12 *	253.1	240.3	225.8	245.7	477.5	540.3	532.8	510.4
2016	7	237.9	230.9	213.1	232.3	(399.5)	(432.1)	428.0	415.5
	8	238.7	231.2	215.0	233.1	(390.1)	(441.0)	(434.1)	415.5
	9	239.7	230.3	213.1	233.0	397.2	(443.6)	443.6	422.3
	10	239.1	231.4	215.8	233.3	399.6	(452.7)	440.5	424.8
	11	239.4	231.6	215.7	233.6	(397.7)	462.5	457.1	432.0
	12	240.4	234.5	215.4	235.0	408.2	(487.5)	470.5	446.2
2017	1	241.5	233.9	213.1	235.1	415.6	(501.9)	473.1	453.3
	2	245.0	235.1	215.6	237.9	(433.7)	(519.0)	480.4	469.2
	3	245.3	235.3	217.6	238.4	435.8	520.2	481.7	472.0
	4	245.3	235.7	219.0	238.8	439.5	522.4	498.7	480.0
	5	247.7	236.5	221.6	240.9	442.8	519.9	505.7	483.6
	6	248.6	236.7	221.0	241.3	(446.8)	522.1	509.5	487.2
	7	249.8	237.4	223.4	242.6	(443.4)	(518.3)	509.4	483.9
	8 *	251.0	239.4	225.4	244.1	(452.7)	(525.3)	511.2	488.9
	9 *	252.8	239.7	226.1	245.5	462.1	(528.2)	515.4	494.2
	10 *	253.0	240.0	226.0	245.7	471.3	534.0	524.6	503.2
	11 *	253.1	240.0	226.1	245.6	483.5	540.3	536.4	513.9
	12 *	253.3	241.0	225.3	245.8	(477.6)	546.6	537.3	514.0

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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

年 / 月 Year / Month		租金 Rents 上環 / 中區 Sheung Wan / Central	租金 Rents 灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	租金 Rents 尖沙咀 Tsim Sha Tsui	售價 Prices 核心地區 # Core Districts #
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		272.5	202.9	172.3	340.0
2013		267.8	215.5	187.4	380.1
2014		270.6	218.6	195.7	365.2
2015		282.4	228.4	208.5	391.4
2016		296.4	238.5	210.5	409.5
2017 *		318.1	253.6	216.4	473.5
2016	7 - 9	298.7	238.1	211.7	395.8
	10 - 12	301.4	242.5	209.9	421.1
2017	1 - 3	309.5	245.0	212.4	413.8
	4 - 6	316.7	253.3	212.8	454.3
	7 - 9 *	321.0	255.1	219.3	522.3
	10 - 12 *	325.0	261.0	221.2	503.6
2016	7	297.3	242.7	208.0	(392.2)
	8	299.2	233.6	214.3	(380.6)
	9	299.6	237.9	212.8	(414.7)
	10	297.1	244.5	211.0	(407.7)
	11	307.3	241.9	207.5	(411.6)
	12	299.8	241.1	211.1	444.0
2017	1	304.6	237.2	206.0	391.8
	2	313.9	251.6	215.2	(420.5)
	3	310.1	246.3	215.9	429.2
	4	314.6	246.0	211.4	436.4
	5	320.7	259.8	209.4	(423.8)
	6	314.7	254.2	217.6	(502.7)
	7	318.5	257.5	216.5	(502.3)
	8 *	305.8	255.1	224.5	(587.2)
	9 *	338.8	252.7	216.9	(477.5)
	10 *	335.5	261.4	220.0	(481.0)
	11 *	315.3	261.9	221.2	(534.9)
	12 *	324.2	259.7	222.3	(494.8)

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

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

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

平方米 m^2

地區	District	2016 年年底總存量 Stock at year-end	2017 年落成量 Completions	落成量佔 2016 年總存量的百分率 Completions as a % of 2016 Stock	2017 年年底總存量 Stock at year-end	2017 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	1 107 900	14 200	1.3	1 128 700	106 200	9.4
灣仔	Wan Chai	1 171 700	8 400	0.7	1 182 700	115 900	9.8
東區	Eastern	704 500	7 900	1.1	714 500	57 200	8.0
南區	Southern	254 800	-	-	253 900	20 700	8.2
港島	***HONG KONG***	***3 238 900***	***30 500***	***0.9***	***3 279 800***	***300 000***	***9.1***
油尖旺	Yau Tsim Mong	2 104 400	18 400	0.9	2 122 900	149 000	7.0
深水埗	Sham Shui Po	711 900	15 200	2.1	727 600	57 700	7.9
九龍城	Kowloon City	728 000	4 500	0.6	733 700	66 900	9.1
黃大仙	Wong Tai Sin	324 100	1 500	0.5	324 800	31 700	9.8
觀塘	Kwun Tong	678 700	2 700	0.4	686 500	89 300	13.0
九龍	***KOWLOON***	***4 547 100***	***42 300***	***0.9***	***4 595 500***	***394 600***	***8.6***
葵青	Kwai Tsing	354 300	5 600	1.6	366 900	42 100	11.5
荃灣	Tsuen Wan	502 100	-	-	512 300	57 700	11.3
屯門	Tuen Mun	415 600	1 400	0.3	415 400	26 900	6.5
元朗	Yuen Long	511 100	-	-	513 900	46 300	9.0
北區	North	229 400	-	-	229 300	17 800	7.8
大埔	Tai Po	235 600	-	-	235 000	10 200	4.3
沙田	Sha Tin	493 000	9 900	2.0	503 000	66 100	13.1
西貢	Sai Kung	305 300	13 800	4.5	321 000	36 700	11.4
離島	Islands	300 800	1 500	0.5	302 100	16 000	5.3
新界	***NEW TERRITORIES***	***3 347 200***	***32 200***	***1.0***	***3 398 900***	***319 800***	***9.4***
全港	***OVERALL***	***11 133 200***	***105 000***	***0.9***	***11 274 200***	***1 014 400***	***9.0***

2017 年年底總存量是按最新的差餉估價記錄計算出來，並不是根據這裡列出的 2016 年年底總存量計算。

2017 Year-end Stock figures are derived from the latest rating record, and not from the 2016 Year-end Stock figures shown here.

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

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2013	港島	Hong Kong	12 600	17 000	3 224 800
	九龍	Kowloon	10 600	10 900	4 434 200
	新界	New Territories	200	10 500	3 223 700
	全港	***OVERALL***	***23 400***	***38 400***	***10 882 700***
2014	港島	Hong Kong	9 600	12 500	3 227 700
	九龍	Kowloon	18 400	22 800	4 448 600
	新界	New Territories	100	21 800	3 240 900
	全港	***OVERALL***	***28 100***	***57 100***	***10 917 200***
2015	港島	Hong Kong	8 000	16 700	3 242 700
	九龍	Kowloon	14 600	29 900	4 463 500
	新界	New Territories	-	21 700	3 286 200
	全港	***OVERALL***	***22 600***	***68 300***	***10 992 400***
2016	港島	Hong Kong	8 200	25 700	3 238 900
	九龍	Kowloon	5 900	36 100	4 547 100
	新界	New Territories	100	61 300	3 347 200
	全港	***OVERALL***	***14 200***	***123 100***	***11 133 200***
2017	港島	Hong Kong	3 500	30 500	3 279 800
	九龍	Kowloon	8 800	42 300	4 595 500
	新界	New Territories	-	32 200	3 398 900
	全港	***OVERALL***	***12 300***	***105 000***	***11 274 200***

私 人 商 業 樓 宇 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2017 年落成量 Completions	預測落成量 Forecast Completions [2018]	預測落成量 Forecast Completions [2019]
中西區	Central and Western	14 200	9 400	10 600
灣仔	Wan Chai	8 400	800	18 800
東區	Eastern	7 900	5 200	15 700
南區	Southern	-	100	400
港島	***HONG KONG***	***30 500***	***15 500***	***45 500***
油尖旺	Yau Tsim Mong	18 400	35 900	22 600
深水埗	Sham Shui Po	15 200	4 500	400
九龍城	Kowloon City	4 500	7 100	3 900
黃大仙	Wong Tai Sin	1 500	-	-
觀塘	Kwun Tong	2 700	2 400	4 100
九龍	***KOWLOON***	***42 300***	***49 900***	***31 000***
葵青	Kwai Tsing	5 600	300	-
荃灣	Tsuen Wan	-	45 100	22 100
屯門	Tuen Mun	1 400	8 800	-
元朗	Yuen Long	-	200	200
北區	North	-	2 300	600
大埔	Tai Po	-	-	-
沙田	Sha Tin	9 900	-	300
西貢	Sai Kung	13 800	24 800	-
離島	Islands	1 500	22 200	3 900
新界	***NEW TERRITORIES***	***32 200***	***103 700***	***27 100***
全港	***OVERALL***	***105 000***	***169 100***	***103 600***

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

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2013	38 400	36 500	95.1	10 844 300	745 000	6.9	781 500	7.2
2014	57 100	48 300	84.6	10 860 100	746 700	6.9	795 000	7.3
2015	68 300	64 100	93.9	10 924 100	783 300	7.2	847 400	7.7
2016	123 100	109 700	89.1	11 010 100	888 600	8.1	998 300	9.0
2017	105 000	101 500	96.7	11 169 200	912 900	8.2	1 014 400	9.0

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

區域 Area		租金 Rents（每平方米月租 $ / m^2 per month）			售價 Prices（每平方米售價 $ / m^2）		
		港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
[平均面積] [Average size]		[58 平方米 m^2]	[57 平方米 m^2]	[53 平方米 m^2]	[42 平方米 m^2]	[32 平方米 m^2]	[24 平方米 m^2]
年 / Year /	月 Month						
2016		1 499	1 338	1 300	469 391	411 195	401 118
2017 *		1 515	1 370	1 321	525 791	376 505	398 813
2016	7	1 714	1 186	1 290	(282 890)	340 809	(465 329)
	8	1 402	1 296	1 336	(517 052)	573 514	434 829
	9	1 446	1 547	1 242	(478 929)	357 502	255 569
	10	1 414	1 307	1 259	(470 705)	378 523	493 170
	11	1 453	1 576	1 256	492 334	471 074	401 414
	12	1 381	1 233	1 383	(389 647)	476 088	392 940
2017	1	1 463	1 282	1 152	(384 780)	357 841	423 087
	2	1 476	1 330	1 210	(529 939)	335 551	(298 165)
	3	1 599	1 455	1 372	675 458	299 383	391 562
	4	1 620	1 264	1 303	455 688	492 611	426 177
	5	1 426	1 450	1 369	430 574	385 693	417 289
	6	1 584	1 290	1 351	(517 635)	354 524	438 909
	7	1 472	1 271	1 336	696 957	406 541	354 989
	8 *	1 575	1 386	1 368	418 273	357 448	(319 983)
	9 *	1 402	1 518	1 264	435 544	429 095	493 750
	10 *	1 446	1 393	1 432	449 284	372 812	269 258
	11 *	1 565	1 487	1 310	670 688	369 710	460 154
	12 *	1 482	1 343	1 227	615 585	344 707	377 001

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2017 年內所分析單位的平均面積。

* Provisional figures
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2017.

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

年 / 月 **Year / Month**		租金 **Rents**	售價 **Prices**
2008		116.2	192.2
2009		110.9	193.1
2010		122.9	257.2
2011		134.3	327.4
2012		151.3	420.5
2013		165.5	506.8
2014		173.1	521.2
2015		182.5	559.2
2016		178.6	526.9
2017 *		182.5	558.9
2016	7 - 9	177.5	514.0
	10 - 12	179.4	534.4
2017	1 - 3	180.2	546.7
	4 - 6	181.2	550.9
	7 - 9 *	183.5	563.4
	10 - 12 *	185.3	574.7
2016	7	177.6	510.1
	8	177.4	511.2
	9	177.5	520.6
	10	179.3	529.5
	11	179.3	534.4
	12	179.5	539.3
2017	1	179.6	541.1
	2	181.6	551.3
	3	179.4	547.7
	4	180.4	549.6
	5	181.2	550.0
	6	182.0	553.0
	7	183.1	557.5
	8 *	183.2	563.7
	9 *	184.2	568.9
	10 *	184.3	570.0
	11 *	184.2	573.3
	12 *	187.3	580.7

* 臨時數字

* Provisional figures

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

平方米 m²

地區	District	2016 年年底總存量 Stock at year-end	2017 年落成量 Completions	落成量佔 2016 年總存量的百分率 Completions as a % of 2016 Stock	2017 年年底總存量 Stock at year-end	2017 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	66 900	-	-	66 900	8 400	12.6
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 257 900	-	-	1 186 400	43 400	3.7
南區	Southern	673 500	-	-	673 500	55 400	8.2
港島	***HONG KONG***	***1 998 300***	***-***	***-***	***1 926 800***	***107 200***	***5.6***
油尖旺	Yau Tsim Mong	300 500	-	-	300 100	38 400	12.8
深水埗	Sham Shui Po	1 032 500	6 700	0.6	1 026 100	60 000	5.8
九龍城	Kowloon City	850 000	-	-	848 400	42 700	5.0
黃大仙	Wong Tai Sin	753 800	-	-	748 200	37 100	5.0
觀塘	Kwun Tong	3 061 500	-	-	3 023 000	203 900	6.7
九龍	***KOWLOON***	***5 998 300***	***6 700***	***0.1***	***5 945 800***	***382 100***	***6.4***
葵青	Kwai Tsing	3 244 000	15 800	0.5	3 227 300	185 500	5.7
荃灣	Tsuen Wan	2 291 000	-	-	2 245 000	165 100	7.4
屯門	Tuen Mun	1 476 200	-	-	1 460 000	116 700	8.0
元朗	Yuen Long	203 300	-	-	203 300	11 300	5.6
北區	North	279 100	-	-	280 000	18 200	6.5
大埔	Tai Po	152 900	-	-	152 900	1 400	0.9
沙田	Sha Tin	1 085 100	-	-	1 083 600	24 800	2.3
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	900	-	-	900	-	-
新界	***NEW TERRITORIES***	***8 732 500***	***15 800***	***0.2***	***8 653 000***	***523 000***	***6.0***
全港	***OVERALL***	***16 729 100***	***22 500***	***0.1***	***16 525 600***	***1 012 300***	***6.1***

2017 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2016 年年底總存量計算。

2017 Year-end Stock figures are derived from the latest rating record,
and not from the 2016 Year-end Stock figures shown here.

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

平方米 m²

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2013	港島	Hong Kong	29 500	-	2 099 600
	九龍	Kowloon	12 700	11 800	6 192 800
	新界	New Territories	1 400	73 300	8 867 800
	全港	***OVERALL***	***43 600***	***85 100***	***17 160 200***
2014	港島	Hong Kong	58 300	-	2 034 800
	九龍	Kowloon	20 700	-	6 130 100
	新界	New Territories	-	35 600	8 855 900
	全港	***OVERALL***	***79 000***	***35 600***	***17 020 800***
2015	港島	Hong Kong	2 300	-	2 025 200
	九龍	Kowloon	16 300	27 200	6 037 400
	新界	New Territories	32 900	2 500	8 788 200
	全港	***OVERALL***	***51 500***	***29 700***	***16 850 800***
2016	港島	Hong Kong	17 500	-	1 998 300
	九龍	Kowloon	11 500	4 500	5 998 300
	新界	New Territories	29 600	-	8 732 500
	全港	***OVERALL***	***58 600***	***4 500***	***16 729 100***
2017	港島	Hong Kong	71 600	-	1 926 800
	九龍	Kowloon	31 500	6 700	5 945 800
	新界	New Territories	4 600	15 800	8 653 000
	全港	***OVERALL***	***107 700***	***22 500***	***16 525 600***

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

平方米 m^2

地區	District	2017 年落成量 Completions	預測落成量 Forecast Completions [2018]	[2019]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	11 100	-
港島	***HONG KONG***	**-**	***11 100***	**-**
油尖旺	Yau Tsim Mong	-	13 300	-
深水埗	Sham Shui Po	6 700	22 800	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	15 700	3 600
九龍	***KOWLOON***	***6 700***	***51 800***	***3 600***
葵青	Kwai Tsing	15 800	15 900	28 200
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	-	2 300
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***15 800***	***15 900***	***30 500***
全港	***OVERALL***	***22 500***	***78 800***	***34 100***

私 人 分 層 工 廠 大 廈 - 整 體 空 置 趨 勢
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2013	85 100	79 900	93.9	17 075 100	908 900	5.3	988 800	5.8
2014	35 600	31 000	87.1	16 985 200	927 700	5.5	958 700	5.6
2015	29 700	18 600	62.6	16 821 100	824 000	4.9	842 600	5.0
2016	4 500	4 500	100.0	16 724 600	973 300	5.8	977 800	5.8
2017	22 500	17 100	76.0	16 503 100	995 200	6.0	1 012 300	6.1

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

區域 Area	租金 Rents (每平方米月租 $ / m^2 per month)			售價 Prices (每平方米售價 $ / m^2)		
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
[平均面積] [Average size]	[160 平方米 m^2]	[130 平方米 m^2]	[145 平方米 m^2]	[111 平方米 m^2]	[118 平方米 m^2]	[108 平方米 m^2]
年 / 月 Year / Month						
2016	175	181	128	74 398	70 929	46 381
2017 *	184	189	134	85 142	80 424	51 829
2016 7	176	186	126	(60 121)	72 867	44 267
8	168	189	126	(77 621)	66 261	44 531
9	166	179	127	(67 991)	67 853	45 971
10	177	186	130	(92 410)	72 594	46 824
11	182	186	128	(78 508)	73 682	46 379
12	189	186	130	(84 570)	76 265	54 076
2017 1	182	179	134	(80 083)	75 371	49 455
2	174	185	136	(73 686)	75 914	49 799
3	192	186	131	78 130	78 251	50 456
4	178	183	127	76 569	78 958	52 096
5	175	183	130	100 832	75 774	51 707
6	178	190	133	90 460	86 044	51 569
7	190	190	134	76 005	82 363	50 379
8 *	173	193	141	86 199	85 208	48 522
9 *	189	191	138	(89 517)	78 452	52 108
10 *	199	193	138	(93 538)	80 211	53 514
11 *	196	202	135	92 478	79 285	54 803
12 *	194	194	144	84 027	86 581	54 818

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2017 年內所分析單位的平均面積。
平均租金及售價只以樓上單位的租金及售價計算。

* Provisional figures
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2017.
Average rents and prices are in respect of upper floor units only.

私 人 分 層 工 廠 大 廈 - 租 金 及 售 價 指 數
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 **Year / Month**		租金 **Rents**	售價 **Prices**
2008		109.3	235.9
2009		99.4	216.3
2010		108.9	284.4
2011		118.6	385.0
2012		131.9	489.8
2013		147.3	655.4
2014		160.1	668.0
2015		174.4	723.9
2016		181.4	692.7
2017 *		190.5	778.5
2016	7 - 9	182.0	681.9
	10 - 12	184.1	709.2
2017	1 - 3	185.9	736.3
	4 - 6	188.1	769.2
	7 - 9 *	192.8	788.2
	10 - 12 *	194.9	820.3
2016	7	182.4	673.2
	8	181.2	684.0
	9	182.3	688.6
	10	182.7	689.8
	11	184.0	709.5
	12	185.6	728.4
2017	1	185.7	731.2
	2	186.0	731.9
	3	186.1	745.7
	4	186.2	757.4
	5	187.2	763.5
	6	190.9	786.6
	7	191.1	779.1
	8 *	193.7	783.7
	9 *	193.7	801.8
	10 *	194.2	810.2
	11 *	195.3	826.4
	12 *	195.3	824.4

* 臨時數字
上述指數只就樓上單位計算。

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

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

每平方米售價 $ / m^2

地區 District [平均面積] [Average size] 年 / 月 Year / Month		東區 Eastern [56 平方米 m^2]	深水埗 Sham Shui Po [73 平方米 m^2]	觀塘 Kwun Tong [69 平方米 m^2]	葵青 Kwai Tsing [63 平方米 m^2]	荃灣 Tsuen Wan [93 平方米 m^2]	沙田 Sha Tin [68 平方米 m^2]
2016		105 461	106 903	101 655	58 545	66 314	75 370
2017 *		111 992	124 957	108 167	64 015	70 834	78 419
2016	7	(84 559)	82 265	95 489	56 915	63 414	(71 901)
	8	(126 415)	92 470	(97 944)	53 324	71 193	(78 930)
	9	(90 084)	(91 540)	90 766	50 073	78 857	(76 244)
	10	105 973	(82 493)	99 036	62 228	67 024	(64 784)
	11	(129 174)	126 434	111 850	50 106	64 170	(79 449)
	12	(125 655)	121 300	115 473	72 857	64 313	(69 458)
2017	1	-	118 003	(97 052)	63 530	54 306	77 514
	2	(79 481)	106 862	108 417	45 554	62 522	(73 372)
	3	103 601	115 149	107 486	58 464	72 531	(83 784)
	4	(89 863)	132 171	105 929	58 593	63 637	79 763
	5	119 576	(126 899)	104 695	57 815	66 257	80 802
	6	124 394	122 499	112 307	73 404	73 137	73 844
	7	(115 729)	(124 547)	107 220	50 284	73 803	70 988
	8 *	100 132	137 699	105 532	74 387	64 200	(77 424)
	9 *	(122 863)	147 815	105 629	80 644	72 360	73 996
	10 *	106 484	149 888	106 265	55 978	80 346	(83 933)
	11 *	(128 947)	(121 659)	115 658	72 596	75 840	(83 770)
	12 *	(124 980)	118 833	114 931	74 270	76 813	83 308

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2017 年內所分析單位的平均面積。
- 本署沒有收到成交個案。
所分析的樓宇是於 1992 年或之後建成。
平均售價只以樓上單位的售價計算。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2017.
- No transaction record received by this Department.
Premises analysed are those built since 1992.
Average prices are in respect of upper floor units only.

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

平方米 m^2

地區	District	2016 年年底總存量 Stock at year-end	2017 年落成量 Completions	落成量佔 2016 年總存量的百分率 Completions as a % of 2016 Stock	2017 年年底總存量 Stock at year-end	2017 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
東區	Eastern	47 000	-	-	47 000	6 000	12.8
南區	Southern	5 900	-	-	5 900	500	8.5
港島	***HONG KONG***	***52 900***	***-***	***-***	***52 900***	***6 500***	***12.3***
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	200	2.2
深水埗	Sham Shui Po	120 100	-	-	120 100	5 500	4.6
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	600	2.1
觀塘	Kwun Tong	230 300	-	-	204 300	20 100	9.8
九龍	***KOWLOON***	***393 200***	***-***	***-***	***367 200***	***26 400***	***7.2***
葵青	Kwai Tsing	91 200	-	-	91 600	6 600	7.2
荃灣	Tsuen Wan	21 300	-	-	21 300	500	2.3
北區	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	16 600	-	-	16 600	900	5.4
新界	***NEW TERRITORIES***	***135 600***	***-***	***-***	***136 000***	***8 000***	***5.9***
全港	***OVERALL***	***581 700***	***-***	***-***	***556 100***	***40 900***	***7.4***

2017 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2016 年年底總存量計算。

2017 Year-end Stock figures are derived from the latest rating record,
and not from the 2016 Year-end Stock figures shown here.

私 人 工 貿 大 廈 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE INDUSTRIAL / OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2017 年落成量 Completions	預測落成量 Forecast Completions [2018]	[2019]
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
北區	North	-	-	-
沙田	Sha Tin	-	-	-
新界	***NEW TERRITORIES***	**-**	**-**	**-**
全港	***OVERALL***	**-**	**-**	**-**

私 人 工 貿 大 廈 - 整 體 空 置 趨 勢
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2013	-	-	-	593 000	40 200	6.8	40 200	6.8
2014	-	-	-	592 900	44 500	7.5	44 500	7.5
2015	-	-	-	581 800	39 700	6.8	39 700	6.8
2016	-	-	-	581 700	52 000	8.9	52 000	8.9
2017	-	-	-	556 100	40 900	7.4	40 900	7.4

私 人 特 殊 廠 房 - 各 區 總 存 量 及 落 成 量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2016 年年底總存量 Stock at year-end	2017 年落成量 Completions	落成量佔 2016 年總存量的百分率 Completions as a % of 2016 Stock	2017 年年底總存量 Stock at year-end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	400	-	-	500
南區	Southern	84 800	-	-	84 800
港島	***HONG KONG***	***85 200***	***-***	***-***	***85 300***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	21 600	-	-	21 600
九龍城	Kowloon City	30 500	-	-	30 500
黃大仙	Wong Tai Sin	44 100	-	-	44 100
觀塘	Kwun Tong	205 300	-	-	196 300
九龍	***KOWLOON***	***301 500***	***-***	***-***	***292 500***
葵青	Kwai Tsing	125 000	-	-	123 700
荃灣	Tsuen Wan	196 200	-	-	159 200
屯門	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	574 500	53 300	9.3	623 000
北區	North	136 600	-	-	136 600
大埔	Tai Po	747 800	3 400	0.5	753 200
沙田	Sha Tin	145 200	-	-	145 200
西貢	Sai Kung	532 500	58 200	10.9	592 600
離島	Islands	79 100	-	-	79 100
新界	***NEW TERRITORIES***	***2 714 100***	***114 900***	***4.2***	***2 789 800***
全港	***OVERALL***	***3 100 800***	***114 900***	***3.7***	***3 167 600***

2017 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2016 年年底總存量計算。

2017 Year-end Stock figures are derived from the latest rating record,
and not from the 2016 Year-end Stock figures shown here.

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

平方米 m^2

地區	District	2017 年落成量 Completions	預測落成量 Forecast Completions [2018]	預測落成量 Forecast Completions [2019]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	7 000	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	53 300	28 600	31 800
北區	North	-	-	-
大埔	Tai Po	3 400	1 500	8 800
沙田	Sha Tin	-	-	-
西貢	Sai Kung	58 200	23 100	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***114 900***	***60 200***	***40 600***
全港	***OVERALL***	***114 900***	***60 200***	***40 600***

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

平方米 m^2

地區	District	2016年年底總存量 Stock at year-end	2017年落成量 Completions	落成量佔2016年總存量的百分率 Completions as a % of 2016 Stock	2017年年底總存量 Stock at year-end	2017年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	43 700	-	-	43 700	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	94 600	-	-	94 600	1 600	1.7
南區	Southern	28 600	-	-	28 600	700	2.4
港島	***HONG KONG***	***166 900***	***-***	***-***	***166 900***	***2 300***	***1.4***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	13 600	9.6
九龍城	Kowloon City	105 100	-	-	103 600	-	-
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
觀塘	Kwun Tong	261 200	-	-	257 900	9 000	3.5
九龍	***KOWLOON***	***510 000***	***-***	***-***	***505 200***	***22 600***	***4.5***
葵青	Kwai Tsing	1 681 100	82 800	4.9	1 763 900	173 300	9.8
荃灣	Tsuen Wan	435 600	-	-	435 600	27 200	6.2
屯門	Tuen Mun	142 400	-	-	142 400	-	-
元朗	Yuen Long	126 000	-	-	126 000	-	-
北區	North	126 100	-	-	126 100	2 300	1.8
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 200	-	-	442 200	22 500	5.1
西貢	Sai Kung	7 400	-	-	7 400	100	1.4
離島	Islands	94 400	-	-	94 400	9 600	10.2
新界	***NEW TERRITORIES***	***3 055 800***	***82 800***	***2.7***	***3 138 600***	***235 000***	***7.5***
全港	***OVERALL***	***3 732 700***	***82 800***	***2.2***	***3 810 700***	***259 900***	***6.8***

2017年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2016年年底總存量計算。

2017 Year-end Stock figures are derived from the latest rating record, and not from the 2016 Year-end Stock figures shown here.

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

平方米 m^2

地區	District	2017 年落成量 Completions	預測落成量 Forecast Completions [2018]	[2019]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	82 800	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	8 000
元朗	Yuen Long	-	-	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***82 800***	**-**	***8 000***
全港	***OVERALL***	***82 800***	**-**	***8 000***

私 人 貨 倉 - 整 體 空 置 趨 勢
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	總樓面面積 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	空置量 **Amount Vacant**	佔總存量的百分率 **% of Total Stock**
2013	-	-	-	3 561 700	163 900	4.6	163 900	4.6
2014	80 200	80 200	100.0	3 566 500	135 000	3.8	215 200	5.9
2015	-	-	-	3 644 800	153 000	4.2	153 000	4.2
2016	73 200	21 900	29.9	3 659 500	139 800	3.8	161 700	4.3
2017	82 800	82 800	100.0	3 727 900	177 100	4.8	259 900	6.8

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

回報百分率 % return

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

* 臨時數字

* Provisional figures

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

回報百分率 % return

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

* 臨時數字
** 此欄數字只就樓上單位計算。

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

住 宅 買 賣 - 樓 宇 買 賣 合 約 數 目 及 總 值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 **Year / Month**		數目 **No.**	總值（百萬元） **Consideration ($ million)**
2015		55 982	416 520
2016		54 701	428 041
2017		61 591	556 350
2016	1 - 3	6 221	44 675
	4 - 6	13 700	108 013
	7 - 9	17 890	126 327
	10 - 12	16 890	149 026
2017	1 - 3	13 221	114 274
	4 - 6	18 892	182 279
	7 - 9	13 158	112 135
	10 - 12	16 320	147 660
2017	1	3 286	27 439
	2	4 079	36 460
	3	5 856	50 375
	4	7 060	69 582
	5	5 732	53 559
	6	6 100	59 138
	7	3 515	33 212
	8	4 014	33 651
	9	5 629	45 272
	10	5 289	41 888
	11	5 694	53 817
	12	5 337	51 955

資料來源 ： 土地註冊處

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

Source : The Land Registry

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

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

買賣合約數目 No. of Agreements

年 / 月 Year / Month		成交金額（百萬元）Range of Consideration ($ million) 少於 1 Less than 1 數目 No.	%	1 至少於 2 1 to less than 2 數目 No.	%	2 至少於 3 2 to less than 3 數目 No.	%	3 至少於 5 3 to less than 5 數目 No.	%	5 至少於 10 5 to less than 10 數目 No.	%	10 或以上 10 or over 數目 No.	%	總數 Total
2015		356	1	1 660	3	4 282	8	19 292	34	23 045	41	7 347	13	55 982
2016		293	1	1 339	2	4 447	8	20 201	37	20 388	37	8 033	15	54 701
2017		281	0	1 117	2	2 996	5	17 689	29	26 733	43	12 775	21	61 591
2016	1 - 3	69	1	268	4	708	11	2 635	42	1 827	29	714	11	6 221
	4 - 6	78	1	339	2	1 164	8	5 517	40	4 522	33	2 080	15	13 700
	7 - 9	69	0	370	2	1 445	8	6 441	36	7 339	41	2 226	12	17 890
	10 - 12	77	0	362	2	1 130	7	5 608	33	6 700	40	3 013	18	16 890
2017	1 - 3	55	0	285	2	712	5	4 116	31	5 485	41	2 568	19	13 221
	4 - 6	70	0	291	2	745	4	5 191	27	8 204	43	4 391	23	18 892
	7 - 9	75	1	273	2	642	5	3 817	29	5 832	44	2 519	19	13 158
	10 - 12	81	0	268	2	897	5	4 565	28	7 212	44	3 297	20	16 320
2017	1	11	0	82	2	197	6	1 148	35	1 299	40	549	17	3 286
	2	23	1	96	2	223	5	1 136	28	1 759	43	842	21	4 079
	3	21	0	107	2	292	5	1 832	31	2 427	41	1 177	20	5 856
	4	24	0	89	1	243	3	1 817	26	3 090	44	1 797	25	7 060
	5	25	0	99	2	252	4	1 915	33	2 231	39	1 210	21	5 732
	6	21	0	103	2	250	4	1 459	24	2 883	47	1 384	23	6 100
	7	20	1	90	3	190	5	1 000	28	1 505	43	710	20	3 515
	8	28	1	92	2	208	5	1 226	31	1 715	43	745	19	4 014
	9	27	0	91	2	244	4	1 591	28	2 612	46	1 064	19	5 629
	10	24	0	86	2	272	5	1 522	29	2 427	46	958	18	5 289
	11	29	1	85	1	325	6	1 590	28	2 507	44	1 158	20	5 694
	12	28	1	97	2	300	6	1 453	27	2 278	43	1 181	22	5 337

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

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

住 宅 一 手 及 二 手 市 場 - 買 賣 合 約 數 目 及 總 值
DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month		一手買賣 Primary Sales			二手買賣 Secondary Sales			
		數目 No.	%	總值（百萬元） Consideration ($ million)	數目 No.	%	總值（百萬元） Consideration ($ million)	總數 Total No.
2015		16 826	30	161 028	39 156	70	255 493	55 982
2016		16 793	31	186 589	37 908	69	241 452	54 701
2017		18 645	30	240 512	42 946	70	315 838	61 591
2016	1 - 3	1 325	21	16 761	4 896	79	27 913	6 221
	4 - 6	4 308	31	50 512	9 392	69	57 501	13 700
	7 - 9	6 244	35	54 912	11 646	65	71 415	17 890
	10 - 12	4 916	29	64 404	11 974	71	84 623	16 890
2017	1 - 3	3 573	27	46 261	9 648	73	68 013	13 221
	4 - 6	6 245	33	87 100	12 647	67	95 181	18 892
	7 - 9	4 577	35	49 936	8 581	65	62 199	13 158
	10 - 12	4 250	26	57 215	12 070	74	90 445	16 320
2017	1	664	20	8 164	2 622	80	19 275	3 286
	2	1 474	36	17 465	2 605	64	18 995	4 079
	3	1 435	25	20 632	4 421	75	29 743	5 856
	4	2 650	38	38 342	4 410	62	31 240	7 060
	5	1 275	22	21 342	4 457	78	32 218	5 732
	6	2 320	38	27 416	3 780	62	31 723	6 100
	7	952	27	12 133	2 563	73	21 079	3 515
	8	1 236	31	14 369	2 778	69	19 282	4 014
	9	2 389	42	23 434	3 240	58	21 838	5 629
	10	1 541	29	15 809	3 748	71	26 079	5 289
	11	1 416	25	20 623	4 278	75	33 194	5 694
	12	1 293	24	20 783	4 044	76	31 172	5 337

資料來源 ： 土地註冊處

有關數字來自圖表 50。請參閱該圖表有關「住宅買賣」的定義。一手買賣一般指由發展商出售的單位，二手買賣指非由發展商出售的單位。

由於四捨五入關係，一手和二手買賣的總值加起來可能不等於圖表 50 的總值。

Source : The Land Registry

Figures are derived from Table 50. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers.

Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in Table 50.

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

年 / 月 Year / Month		寫字樓 Offices 宗數 No.	寫字樓 Offices 總值（百萬元） Consideration ($ million)	商業樓宇 Commercial 宗數 No.	商業樓宇 Commercial 總值（百萬元） Consideration ($ million)	分層工廠大廈 Flatted Factories 宗數 No.	分層工廠大廈 Flatted Factories 總值（百萬元） Consideration ($ million)
2015		1 470	22 490	2 067	29 389	3 407	21 971
2016		1 105	18 420	1 523	23 760	2 727	18 682
2017 *		1 956	30 779	2 198	35 724	5 121	30 963
2016	7 - 9	294	5 796	393	7 310	616	5 125
	10 - 12	412	6 491	541	8 884	1 074	6 766
2017	1 - 3	594	8 141	490	6 858	963	5 732
	4 - 6	547	9 654	574	9 941	1 346	7 990
	7 - 9 *	360	5 828	534	8 958	1 297	7 759
	10 - 12 *	455	7 157	600	9 967	1 515	9 482
2016	7	72	912	99	1 309	183	1 092
	8	94	1 799	126	1 806	211	2 644
	9	128	3 085	168	4 195	222	1 389
	10	104	1 676	175	2 488	241	1 577
	11	149	2 483	194	3 584	391	2 918
	12	159	2 331	172	2 812	442	2 272
2017	1	113	1 402	157	2 867	260	1 343
	2	87	1 172	121	1 584	219	1 457
	3	394	5 567	212	2 407	484	2 933
	4	160	3 515	201	4 400	380	2 589
	5	237	3 086	177	2 598	397	2 305
	6	150	3 053	196	2 943	569	3 096
	7	125	1 541	163	3 178	448	2 505
	8 *	111	2 405	171	2 743	408	2 434
	9 *	124	1 882	200	3 037	441	2 819
	10 *	163	2 463	191	2 577	407	3 104
	11 *	148	2 895	221	2 869	520	3 241
	12 *	144	1 799	188	4 521	588	3 137

* 臨時數字

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

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

* Provisional figures

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

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

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
港島 HONG KONG	中西區 Central and Western	堅尼地城、石塘咀、西營盤、上環、中環、金鐘、半山區、山頂	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111, 112, 113, 114, 115, 116, 121, 122, 123, 124, 141, 142, 143, 181, 182
	灣仔 Wan Chai	灣仔、銅鑼灣、天后、跑馬地、大坑、掃桿埔、渣甸山	Wan Chai, Causeway Bay, Tin Hau, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	131, 132, 133, 134, 135, 140, 144, 145, 146, 147, 148(p), 149, 151(p), 152(p), 183, 184, 190
	東區 Eastern	寶馬山、北角、鰂魚涌、西灣河、筲箕灣、柴灣、小西灣	Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	148(p), 151(p), 152(p), 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
	南區 Southern	薄扶林、香港仔、鴨脷洲、黃竹坑、壽臣山、淺水灣、舂坎角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	171, 172, 173, 174, 175, 176, 191, 192, 193, 194, 195, 196, 197, 198
九龍 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、西九文化區、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Cultural District, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

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

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	屯門 Tuen Mun	大欖涌、 掃管笏、 屯門、藍地	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	洪水橋、廈村、 流浮山、 天水圍、元朗、 新田、落馬洲、 錦田、石崗、 八鄉	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	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
	北區 North	粉嶺、聯和墟、 上水、 石湖墟、 沙頭角、鹿頸、 烏蛟騰	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	545, 546, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 641, 642, 651, 652, 653, 711(p), 712(p)
	大埔 Tai Po	大埔墟、大埔、 大埔滘、大美督、 船灣、 樟木頭、 企嶺下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751
	沙田 Sha Tin	大圍、沙田、 火炭、馬料水、 烏溪沙、 馬鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

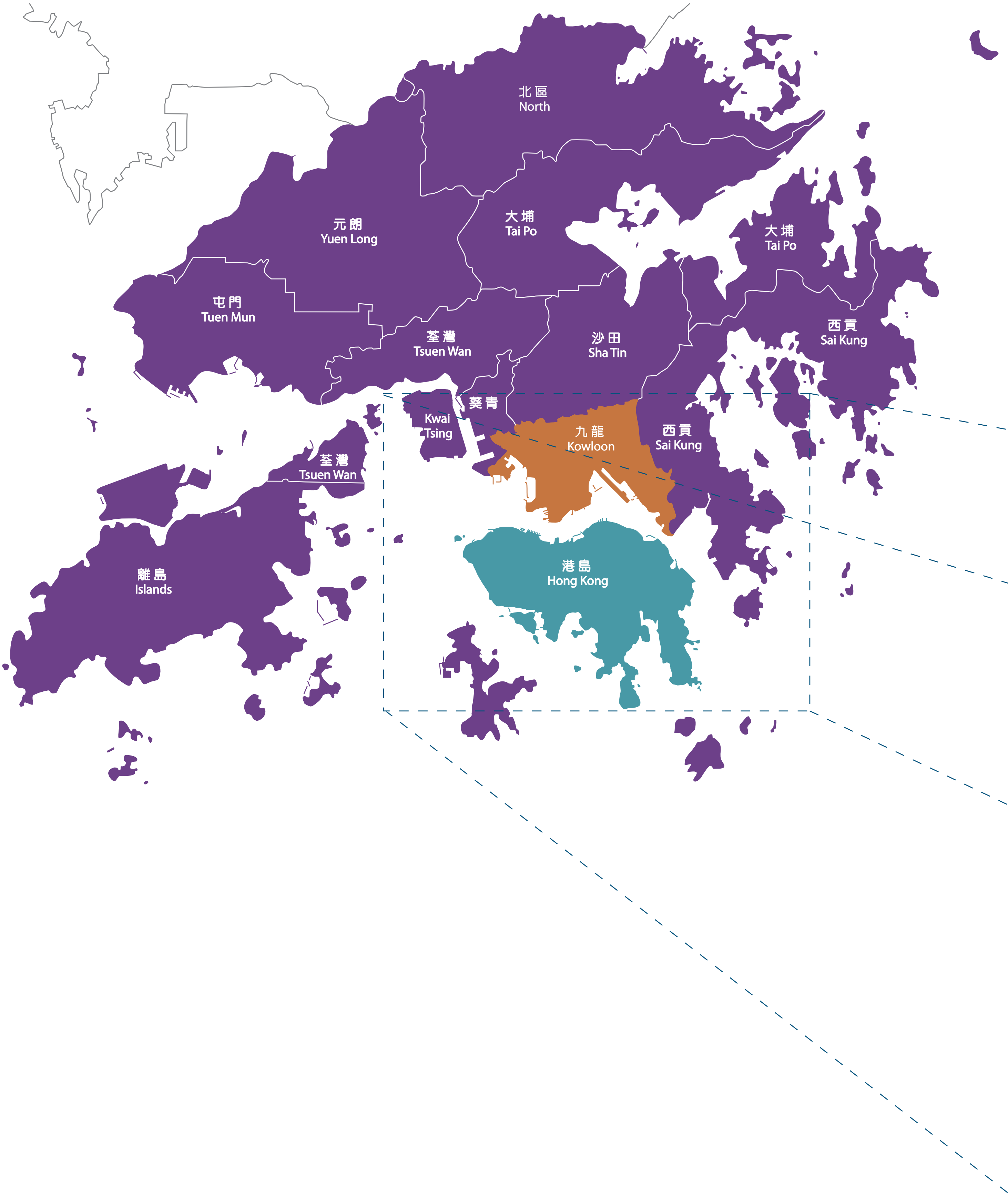
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 Sai Kung	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821,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

寫字樓分區
OFFICE SUB-DISTRICTS

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

(p) = part 部分

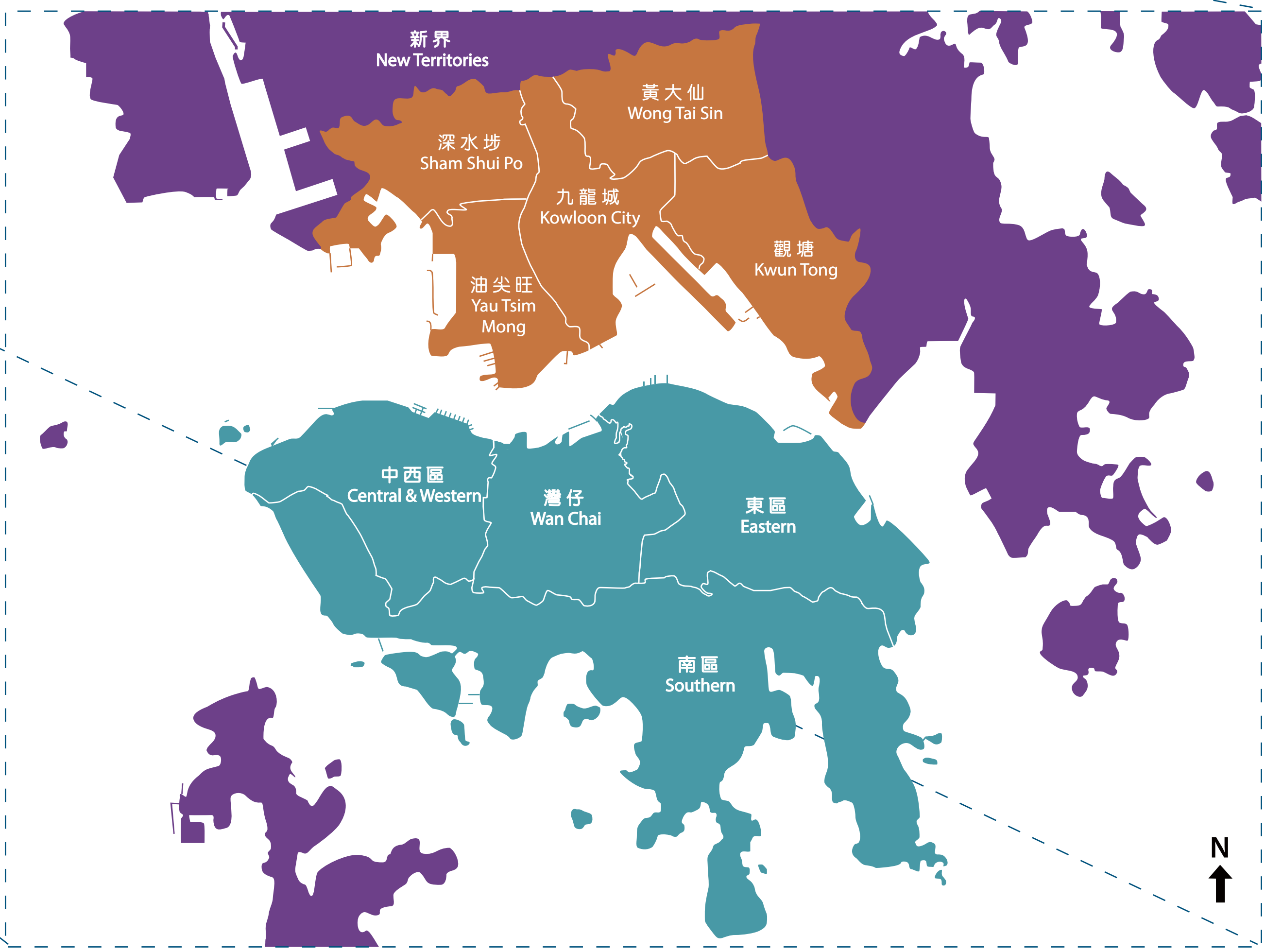
新界地區 New Territories Districts



分區圖
Plans

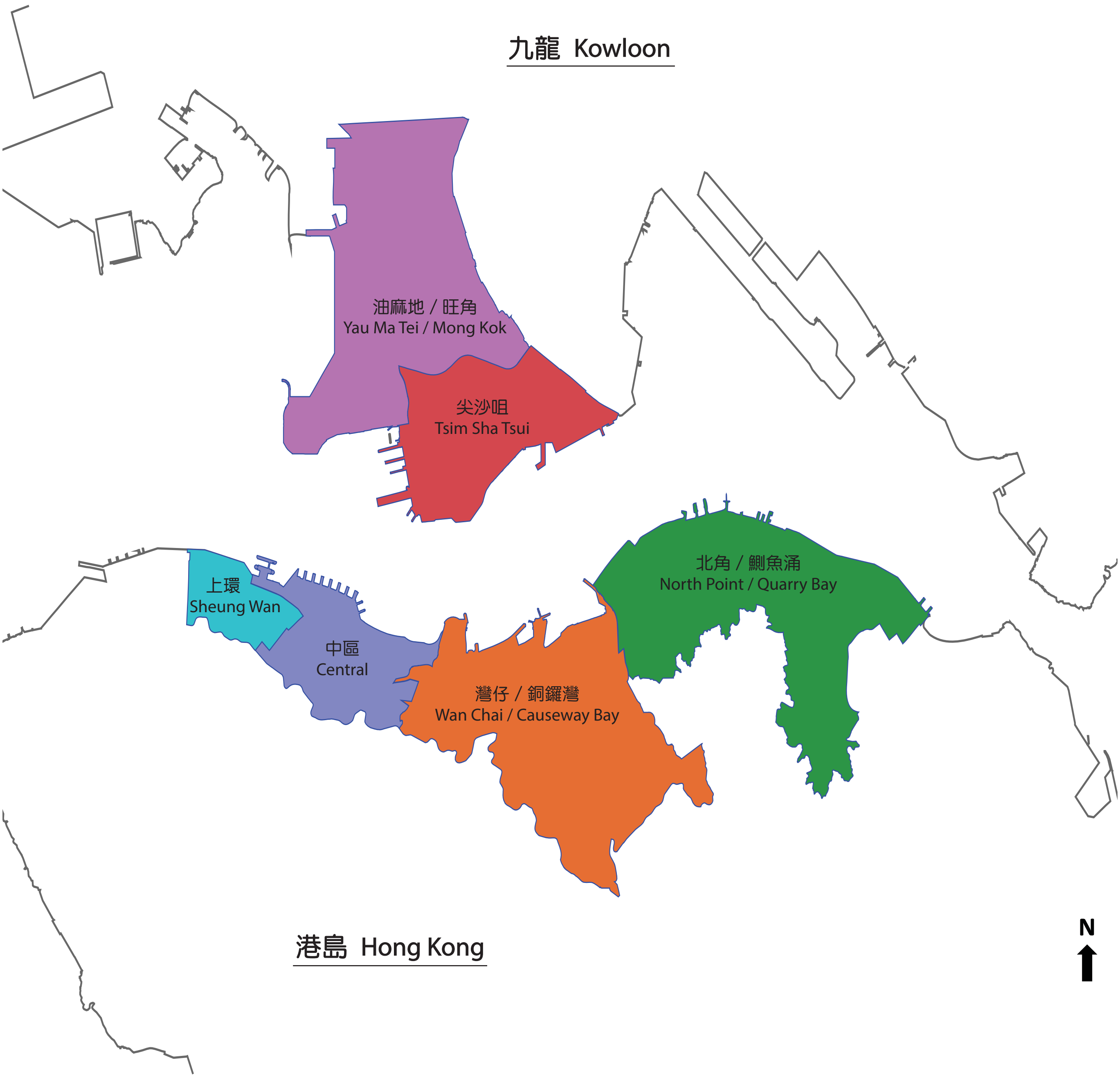
差餉物業估價署
Rating and Valuation Department

港島及九龍地區 Hong Kong and Kowloon Districts



分區圖
Plans

差餉物業估價署
Rating and Valuation Department



寫字樓分區圖 Office Sub-districts Plan

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