2007 香港物業報告
Hong Kong Property Review

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

香港物业报告

Hong Kong Property Review

2007

本 报 告 回 顾 2006 年 香 港 物 业 市 场 的 活 动 ，
并 预 测 2007 及 2008 年 的 楼 宇 落 成 量
A review of the Hong Kong property market for the year 2006
with forecast of completions for 2007 and 2008

差饷物业估价署署长
老兴忠太平绅士
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H.C.Lo, J.P.
Commissioner
Rating & Valuation Department
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差饷物业估价署
Rating and Valuation Department

目录 Contents


EPSON
Panasonic

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

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

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

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

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

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

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

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

《香港物业报告》所载的住宅单位总存量，基本上包括所有设有专用煮食设施、浴室和厕所的独立居住单位，但不包括**村屋**、解放军辖下宿舍、公用事业机构物业的附设宿舍、私营机构宿舍(包括教育院校的学生宿舍)、医院管理局辖下的宿舍，以及酒店和旅舍。有关政府资助房屋单位、公共租住屋邨和政府宿舍的统计数字并不包括在本报告内。

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

有关本报告所用词汇的定义及各项数字的计算方法，可参阅63至74页的「技术附注」。

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

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

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

如有查询，可联络本署技术秘书(物业资料)：

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

地址	：中国香港 九龙长沙湾道303号 长沙湾政府合署15楼	Address	: 15th Floor, Cheung Sha Wan Government Offices, 303 Cheung Sha Wan Road, Kowloon, Hong Kong, China
电话	：2150 8807	Telephone	: 2150 8807
图文传真	：2152 0138	Facsimile	: 2152 0138
电子邮件地址	：enquiries@rvd.gov.hk	E-Mail	: enquiries@rvd.gov.hk
网址	：http: //www.rvd.gov.hk	Website	: http: //www.rvd.gov.hk

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本报告全文亦载于本署网页(网址：http: //www.rvd.gov.hk)。

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

Overview

综观

过去数年强劲的经济复苏一直持续至2006年，年内本地生产总值亦录得可观的6.8%实质增长率。访港旅客人次再创新高，失业率进一步回落至4.8%。利率自3月攀上五年来的最高位后似有靠稳迹象。股票市场交投畅旺，经济条件日益改善，令人对前景乐观，有利物业市场稳步发展。

The strong economic recovery of the past couple of years continued through 2006, with the GDP achieving a notable growth of 6.8% in real terms. Tourist arrivals again hit a new high and the unemployment rate dropped further to 4.8%. Interest rates had seemingly stabilised after reaching a 5-year peak in March. Along with a buoyant stock market, the improving economic conditions foreshadowed a positive outlook and provided an environment conducive to a stable property market.

物业售价自2003年中开始飙升，至2006年进入整固期，整体售价温和上调。在经济增长和用家强劲需求下，租金持续拾级而上，除工业楼宇外，整体物业的租金升势较售价升势快。各主要类型物业的空置率都较前一年改善。直至年底时，市场气氛仍然普遍乐观向好。

After the hectic surge since mid-2003, prices entered a period of consolidation in 2006 with milder increases across the board. Underpinned by strong user demand alongside the economic expansion, rents continued the upward path and rose faster than prices save that for industrial premises. Vacancy position in all major property sectors improved when compared with a year earlier. Market sentiment remained generally positive when the year drew to a close.

住 宅

2006年住宅物业无论在销售量和总成交额方面都有明显下跌现象，部分原因是利率在年初时走势不明朗。一手市场在首数个月的表现乏善足陈，其后利率站稳，市场气氛转好，发展商因而乘势推出新楼盘，市场转趋活跃。按揭贷款业务淡静，银行为广招徕，亦纷纷向置业人士提供具吸引力的借贷优惠计划，以纾缓借贷成本高昂的负担，为复苏的买卖市场增添动力。

Residential

The residential sector in 2006 saw a distinct decline in both sales volume and total value, attributable partly to the uncertain interest rate outlook at the beginning of the year. The primary market was lacklustre in the first few months but turned more active later in the year when developers rolled out new projects taking advantage of the improved market sentiment upon the pause in interest rate hike. Mortgage business was down. To entice customers, banks offered home-buyers competitive financing packages to cushion the impact of high borrowing cost, adding impetus to the revived sales market.

虽然住宅物业在2006年的成交量下跌，但在第四季的售价仍较去年同期上升了3%。年内租金稳步上调，录得5%的按年升幅。市场回报率全年均在相若水平徘徊。

Despite the shrinkage in transaction volume, residential prices crept up by 3% in the last quarter of 2006 against the same period in 2005. Rents progressed steadily throughout the year and registered a year-on-year gain of 5%. Market yields stayed at similar level over the year.

2006年共有16 580个住宅单位落成，较前一年少4%。入住量为16 400个单位，与落成量相若，空置量亦下降至62 670个单位。预期2007年的落成量会下跌至12 740个单位，到2008年时回升至16 010个单位。未来两年的预测落成量趋向低水平，但综观空置单位的存量，相信足以应付用家需求。

Residential completions in 2006 amounted to 16 580 units, 4% lower than the previous year. Take-up at 16 400 units was on a par with the completions and vacancy edged down fractionally to 62 670 units. Completions are expected to drop further to 12 740 units in 2007 and then bounce back to 16 010 units in 2008. Forecast completions in the ensuing two years tend to be low but the units available for occupation should be sufficient to meet demand taking into account the vacant stock.

写字楼

2006年，在经济蓬勃发展和核心地区新写字楼供应紧张的情况下，机构投资者增购写字楼，而整幢写字楼买卖成交的个案亦有所增加。经济复苏及金融业兴旺都带动租金上涨，令本地和海外投资者一致看好物业市场。位处较佳地区的甲级写字楼仍具优势，但由于租金差距显著，有部分租户已开始考虑把公司或后勤部门迁往非核心地区。

写字楼售价在2006年初轻微下跌，但由第二季开始回升，至年终仍有5%的增幅。另一方面，租金则大幅攀升，至年底时录得15%的升幅。由于租金升幅较售价升幅大，市场回报率更见理想。

年内的写字楼落成量为108 200平方米，是2005年落成量的3倍，惟仍远低于171 000平方米的五年平均落成量。使用量连续第三年高于落成量，整体空置量下降至总存量的7.7%。预测2007年和2008年的落成量将分别为248 700平方米和341 900平方米，差不多全部属于非核心地区铁路沿线上盖或其邻近物业。

Office

The office sector in 2006 witnessed an increase in acquisitions by institutional investors and en-block transactions on the back of solid economic growth and tight new supply in core districts. The improving economy and expansion of the financial sector had lent support to the growth of office rents, giving both local and overseas investors confidence in the property market. Grade A accommodation in prime location continued to have the edge yet some tenants began to consider relocating the entire operation or back-up offices to non-core areas in the light of the appreciable rental gap.

Prices declined slightly at the beginning of 2006 but picked up again from the second quarter onwards, yielding an increase of 5%. Rents on the other hand rose significantly and achieved 15% gain by the year end. With rents outperforming prices, the market yields went up further.

Office completions in the year, at 108 200 m^2, tripled that in 2005, though still far less than the 5-year average of 171 000 m^2. Take-up outstripped completions for the third consecutive year which saw the overall vacancy down to 7.7% of stock. Completions in 2007 and 2008 are forecast to increase further to 248 700 m^2 and 341 900 m^2 respectively, with nearly all being found on top of or near the mass transportation routes in non-core districts.

商业楼宇

2006年的商业楼宇落成量为182 800平方米，是2000年以来的新高。使用量亦显着上升，达176 000平方米；空置率则降至总存量的9.8%。预测随后两年的落成量将会下跌，2007年的落成量为52 200平方米，2008年的落成量则为125 300平方米。

Commercial

Around 182 800 m^2 commercial space were completed in 2006, a record high since 2000. Take-up improved notably to 176 000 m^2 and vacancy reduced to 9.8%. Completions are expected to fall in the following two years, to 52 200 m^2 in 2007 and 125 300 m^2 in 2008.

零售业楼宇

2006年香港经济发展蓬勃，加上访港旅客增多、失业率回落，令零售业市道十分畅旺。部分业主更翻新旗下商铺，并改变商场租户组合，借此增加租金收入。

年内，零售业楼宇的售价在窄幅上落，最后一季的售价比2005年同期只轻微上升了1%。至于租金则在首六个月保持平稳，至第三季开始攀升，累积升幅为4%。市场回报率全年均维持在4.6%至5.2%之间。

Retail

The retail sector in 2006 fared well amid the robust economic growth spurred by the surge in in-bound tourists and falling unemployment rate. Some landlords had been upgrading their shop premises through renovation and reshuffling of tenant mix in a bid to enhance rental income.

Retail prices fluctuated within narrow margin during the year and recorded a negligible increase of 1% in the last quarter over the corresponding period in 2005. Rents held steady in the first six months but started to edge up in the third quarter and leaped by 4%. Market yield hovered at 4.6%-5.2% throughout the year.

工业楼宇

2006年的工业楼宇投资市道仍然活跃，与前一年相比，交易宗数和总成交额均录得升幅。市场对优质的工业楼宇需求甚殷，年内亦有多宗买卖整幢工业大厦的个案。物流业界对这类型物业的需求至为明显，而一些投资者也因物业可改作其他用途而被吸引入市。

分层工厂大厦售价上升趋势持续至2006年，累积升幅达23%。租金亦同样上升，但升势较缓慢，只有10%的增长，市场回报率因而有下降的压力。年内并无分层工厂大厦落成，空置量亦稍微降至7.2%。由于有工业大厦清拆，所以使用量也下跌至负数。展望未来，2007年和2008年的预测落成量将分别为15 700平方米和72 700平方米。

2006年内没有私人**工贸大厦**落成，加上较高的使用量，达18 200平方米，促使空置量较2005年显着下降。年底的空置率由9.8%大幅降至6.9%，是有记录以来的新低。预计来年的落成量将维持在低水平，2007年预计不会有新供应，2008年观塘则可能有面积达4 300多平方米的新工贸大厦落成。

年内，**货仓**物业的落成量为27 400平方米，空置量轻微上升至101 200平方米，相当于总存量的3%。预计2007年将不会有新供应，2008年则会有5 300平方米落成。

Industrial

The industrial market in 2006 remained active with increased number of transactions and value when compared with a year earlier. Interest in quality industrial properties persisted with several en-block transactions throughout the year. Demand from logistics businesses and investors purchasing for the alternative use potential was evident.

The rising trend of **flatted factory** prices rode into the year, culminating in a 23% growth. Rents rose in tandem with prices but at a slower pace of only 10%, thus adding downward pressure on the market yield. There were again no completions in the year and vacancy declined marginally to 7.2%. Take-up turned negative, mainly due to demolition. Looking ahead, it is forecast that 15 700 m^2 and 72 700 m^2 will be coming on stream in 2007 and 2008 respectively.

The absence of completions in **industrial/office** sector and a higher take-up at 18 200 m^2 led to a reduced level of vacancy relative to 2005. The year-end vacancy rate dropped considerably from 9.8% to 6.9%, the lowest on record. The trend of low completions is likely to continue in the years to come. While completions in 2007 will be nil, some 4 300 m^2 industrial/office space will probably be produced in 2008 in Kwun Tong.

The completions of **storage** premises stood at 27 400 m^2. Vacancy increased moderately to 101 200 m^2, or 3% of stock. No new supply would be forthcoming in 2007 and 5 300 m^2 are expected to be available in 2008.

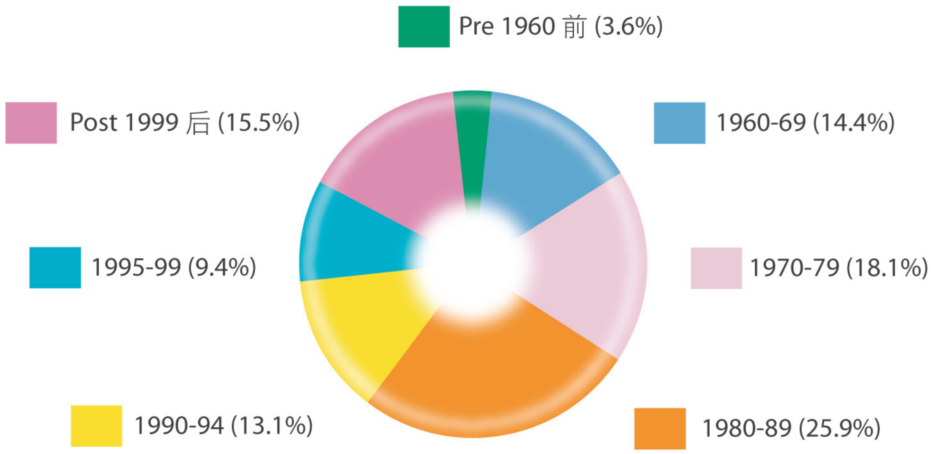
Private Domestic

私人住宅

这类别包括设有煮食设施、浴室及厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。读者应注意2001年及以前的数字是包括村屋在内。2006年底的整体存量为1 069 000个单位。图表显示按楼龄分类的总存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. It should be noted that figures in 2001 and before include village houses. At the end of 2006, the overall stock was 1 069 000 units. The chart shows stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age



2006年的私人住宅落成量是16 580个单位，比前一年减少4%。当中54%的新落成单位位于新界，另外36%位于九龙，余下的10%则位于港岛。在地区分布上，将军澳有最多新落成单位，占整体落成量的19%，其次为油尖旺和离岛，分别占14%和13%。

16 580 domestic units were completed in 2006, 4% less than the previous year. The New Territories contributed 54% of these new units, while Kowloon contributed 36%, and Hong Kong the remaining 10%. District-wise, Tseung Kwan O provided the highest number of new units, at 19% of overall completions, followed by Yau Tsim Mong at 14% and the Islands at 13%.

2006年的入住量为16 400个单位，较2005年的入住量下降6%。年底空置量降至62 670个单位，相当于总存量的5.9%，其中约有6 500个空置单位（或10%）由于仍未获发满意纸或转让同意书而未能入住。

根据2006年12月31日的资料显示，预期2007年及2008年的新落成单位分别约有12 740个及16 010个。在2007年，约有70%的新落成单位会位于新界，余下的30%位于港岛及九龙，约各占一半。按地区计，元朗和将军澳将分别占整体新落成单位的18%和17%。至2008年，预测全年落成量会有68%来自新界。

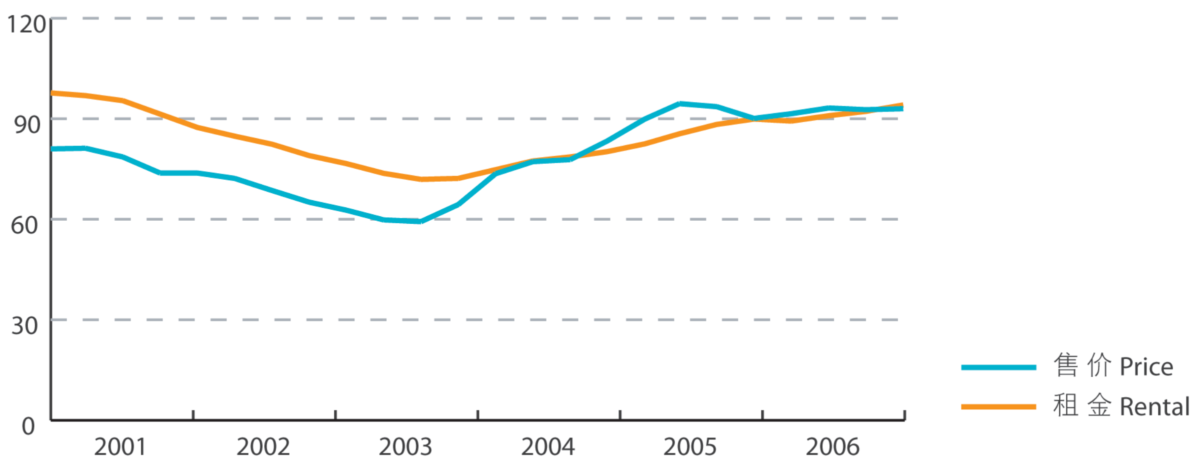
Take-up in 2006 was 16 400 units, 6% below the level in 2005. Vacancy at the year end decreased to 62 670 units, equivalent to 5.9% of the total stock. About 6 500 (or 10%) of these units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

It was estimated as at 31 December 2006 that about 12 740 units and 16 010 units would be completed in 2007 and 2008 respectively. In 2007, about 70% of the new units would be located in the New Territories, and the remaining 30% would come from Hong Kong and Kowloon in approximately equal split. On district level, Yuen Long and Tseung Kwan O would contribute about 18% and 17% respectively of the new units. In 2008, 68% of the estimated total supply in that year would come from the New Territories.

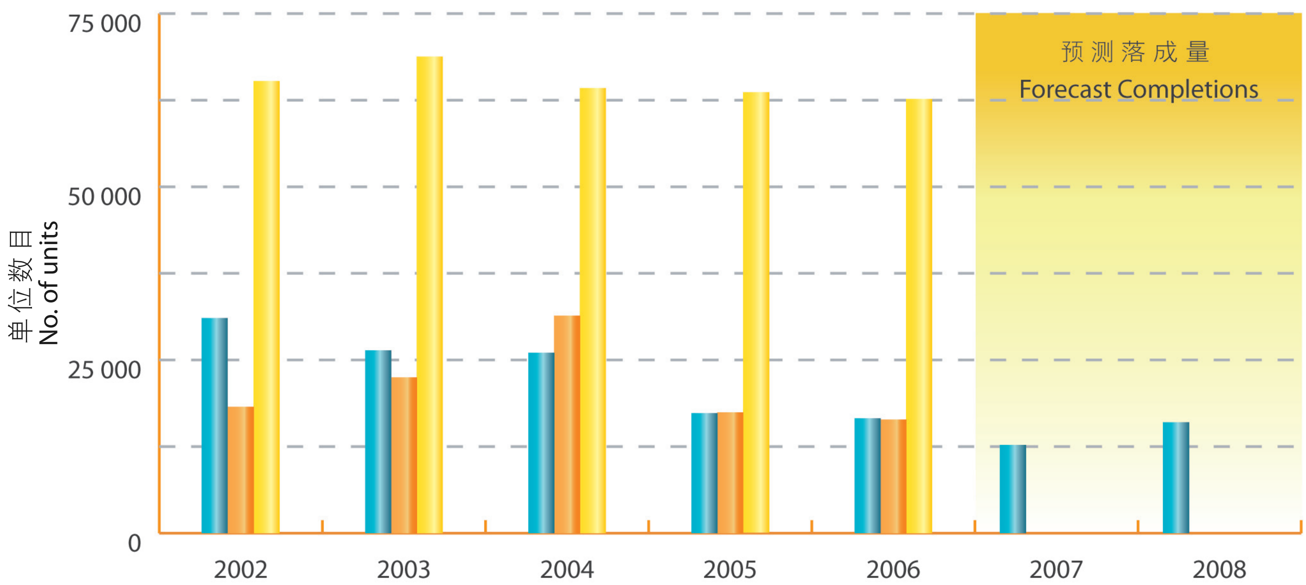
二手市场的售价在2006年上半年有温和的升幅，但在下半年只有轻微变动。2006年第四季的整体售价指数，与前一年同期比较，录得3%的升幅。租金则全年持续向上。2006年第四季与前一年同期比较，租金指数的升幅是5%。

Prices in the secondary market increased mildly in the first half of 2006, and recorded marginal fluctuations in the second half of the year. The overall price index in the last quarter of 2006 registered a 3% increase over the same period of the previous year. Rents generally followed a rising trend throughout the year. The rental index in the last quarter of 2006 indicated a 5% growth over the same period of the year before.

售价及租金指数
Price and Rental Indices



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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	31 050	26 400	26 040^	17 320	16 580	12 740#	16 010#
入住量 Take-up	18 240	22 490	31 400^	17 450	16 400		
空置量 Vacancy	65 270	68 780	64 250	63 540	62 670		
%+	6.6	6.8	6.2	6.0	5.9		

^ 包括在年内由资助出售房屋转为私人住宅的单位。
Including those private flats converted from subsidised sale flats during the year.

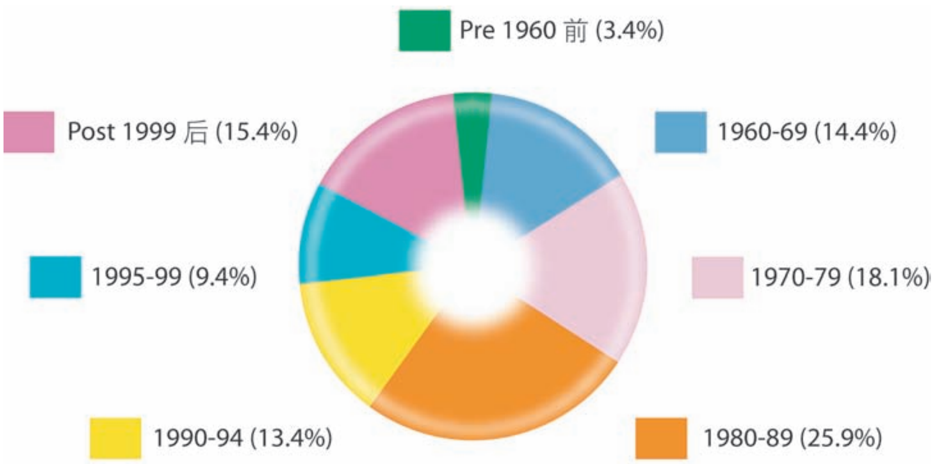
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures

此分类包括实用面积为100平方米以下的单位。2006年底的总存量为991 000个单位，约占私人住宅总存量的93%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of less than 100m². Stock at the end of 2006 was 991 000 units which accounted for about 93% of the total private domestic stock. The chart shows stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age



2006年落成的单位共有15 130个，主要位于九龙及新界，分别占34%和57%。在地区分布上，将军澳、离岛、油尖旺及九龙城的落成量最多。单是B类单位已占此分类落成量70%，如以整体新落成量计，则为64%。

15 130 units were completed in 2006 mainly located in Kowloon and the New Territories, accounting for 34% and 57% respectively. On district level, Tseung Kwan O, Islands, Yau Tsim Mong and Kowloon City provided the largest completions. Class B units alone provided 70% of the completions in this sub-sector and 64% in terms of the total new completions.

2006年的入住量为14 040个单位，较前一年下降约13%。年底空置量靠稳，有56 190个单位，占此类总存量5.7%。

在2006年底时预测，2007年及2008年会分别约有11 320和13 640个单位落成。新界的供应量将会最多，主要分布于荃湾、元朗、将军澳及沙田。

Take-up was 14 040 units in 2006, down 13% from the preceding year. Vacancy at the year-end stabilised at 56 190 units, or 5.7% of the stock in this sub-sector.

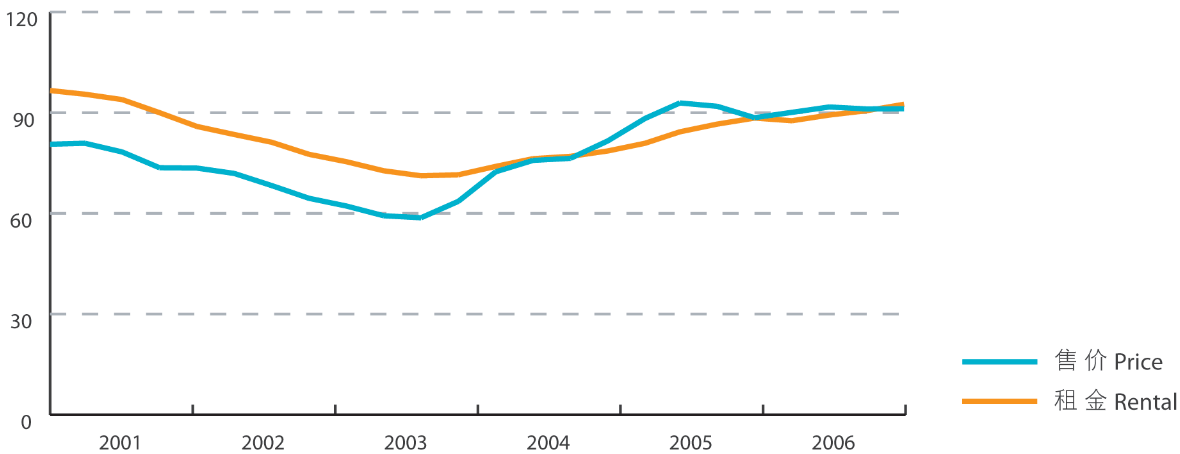
As estimated at the end of 2006, about 11 320 and 13 640 units would be completed in 2007 and 2008 respectively. Major supply would come from the New Territories, distributed mainly in Tsuen Wan, Yuen Long, Tseung Kwan O and Sha Tin.

在2006年，租务市场的表现较强。售价在2006年下半年经整固，但租金在整年中均稳步上扬。2006年第四季的临时售价指数及临时租金指数较去年同期分别上升3%和5%。

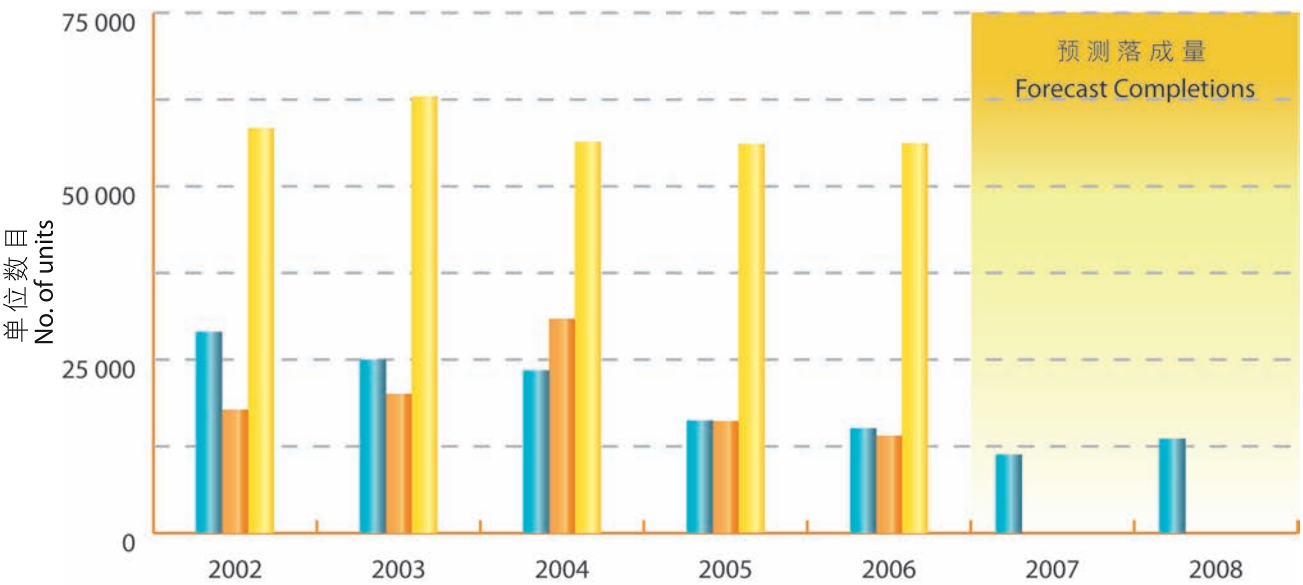
The rental market showed stronger performance in 2006. While prices consolidated in the second half of 2006, rents grew steadily throughout the year. The provisional price and rental indices for the fourth quarter of 2006 increased by 3% and 5% over the same period of last year.

售价及租金指数

Price and Rental Indices



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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	29 030	25 000	23 460^	16 250	15 130	11 320#	13 640#
入住量 Take-up	17 780	20 080	30 890^	16 150	14 040		
空置量 Vacancy	58 390	62 980	56 400	56 000	56 190		
%+	6.4	6.7	5.9	5.7	5.7		

^ 包括在年内由资助出售房屋转为私人住宅的单位。
Including those private flats converted from subsidised sale flats during the year.

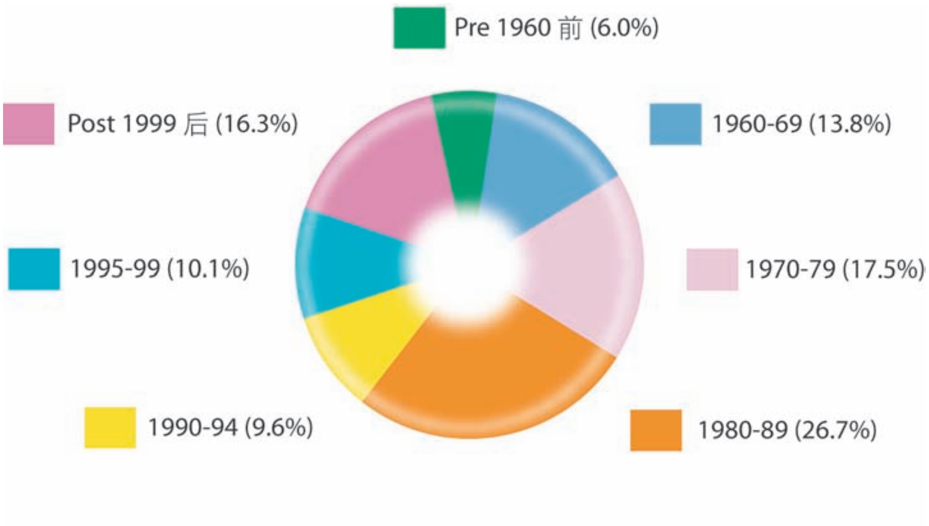
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

此分类包括实用面积为100平方米或以上的单位。2006年底总存量为77 500个单位，占私人住宅总存量7%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of 100m² or above. Stock at the end of 2006 was 77 500 units, representing 7% of the total private domestic stock. The stock distribution by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2006年有1 450个单位落成，其中逾半位于九龙，主要集中于油尖旺和深水埗。

There were 1 450 units completed in 2006. Over 50% of the units came from Kowloon, mainly located in Yau Tsim Mong and Sham Shui Po.

2006年的入住量录得2 360个单位，升幅达82%。空置率亦有改善，年底的空置量下降至6 480个单位，占此类总存量8.4%。

Take-up increased further to 2 360 units in 2006, representing a growth rate of 82%. Improvement in vacancy was also recorded. The year-end vacancy dropped to 6 480 units, amounting to 8.4% of the stock in this sub-sector.

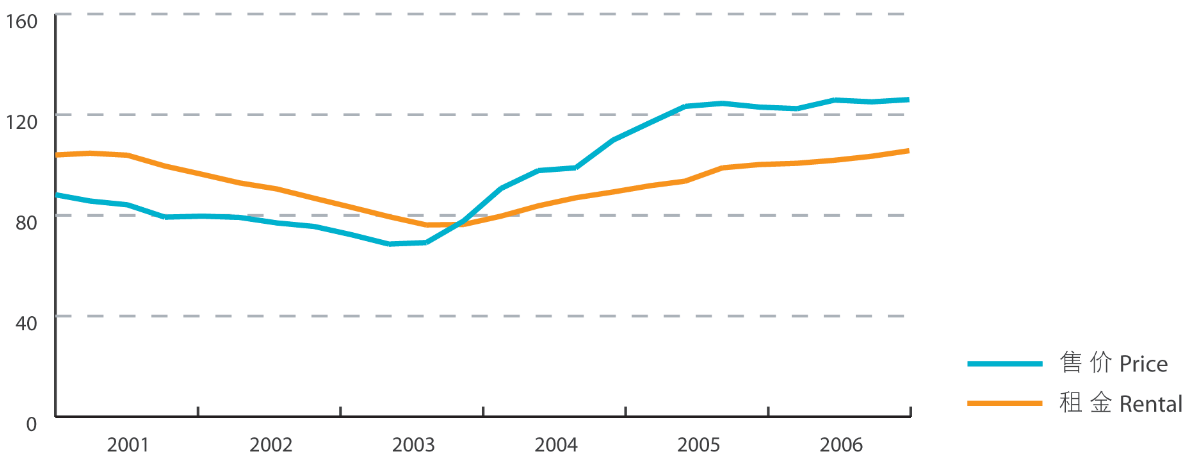
预期2007年的落成量将维持于相约水平共1 420个单位，当中差不多近半新单位坐落港岛南区和油尖旺。预测2008年的落成量会升至2 370个单位，主要分布在九龙城和沙田。

Completions in 2007 are anticipated to remain at similar level of 1 420 units, with Southern District and Yau Tsim Mong providing almost half of the new units. Forecast for 2008 would rise to 2 370 units which are mainly distributed in Kowloon City and Sha Tin.

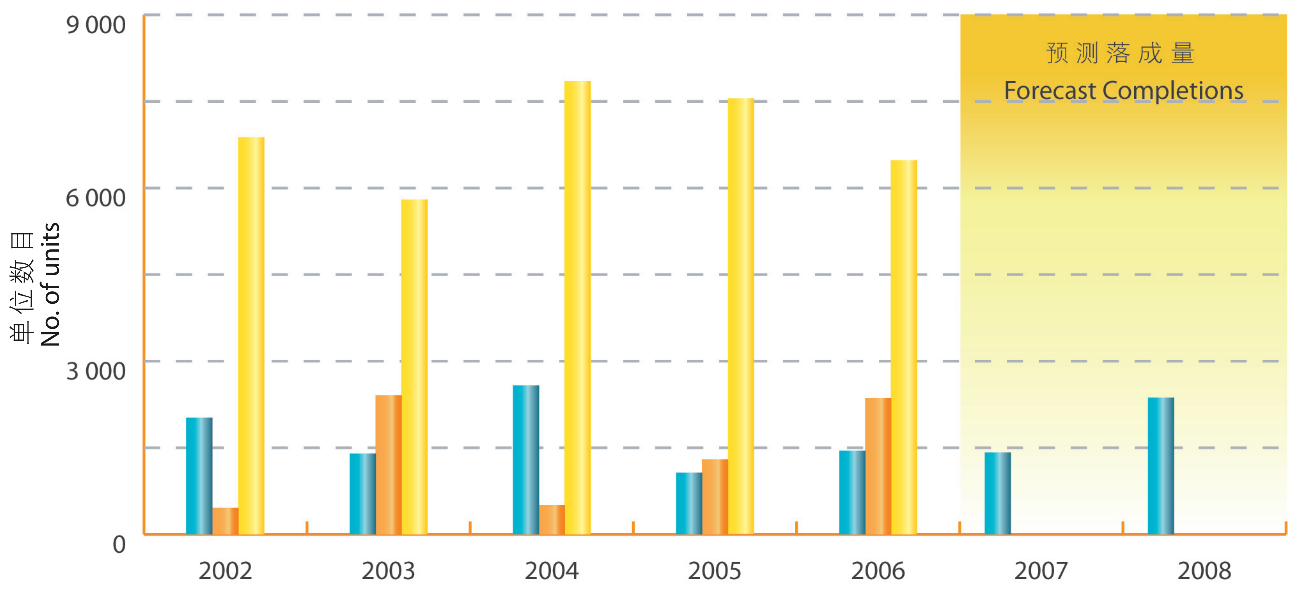
与中／小型单位的情况一样，2006年的大型单位在租赁市场的表现较买卖市场为佳。售价在2006年上半年上升，至年底时出现整固。但租金在年内则持续向上。2006年第四季的临时售价指数和租金指数较前一年同期分别录得2%和5%的升幅。

Same as the small/medium-sized flats, leasing of large units performed better than sales in 2006. Prices escalated in the first half of 2006 but then consolidated towards the year end. The rising trend of rents however persisted throughout the year. The provisional price and rental indices for the fourth quarter of 2006 over the same period of the year before edged up 2% and 5% respectively.

售价及租金指数
Price and Rental Indices



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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	2 020	1 400	2 580	1 070	1 450	1 420#	2 370#
入住量 Take-up	460	2 410	510	1 300	2 360		
空置量 Vacancy	6 880	5 800	7 850	7 540	6 480		
%+	9.6	8.0	10.4	9.9	8.4		

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

\# 预测数字
Forecast figures

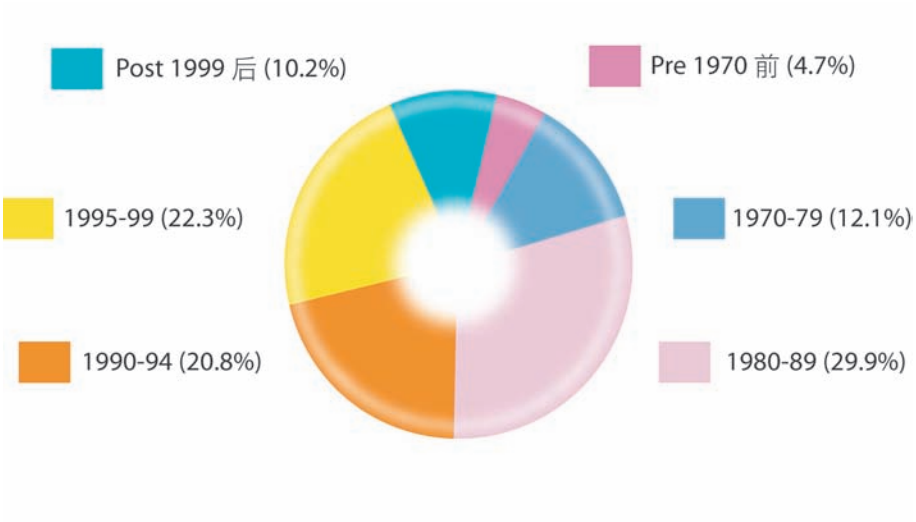
Private Office

私人写字楼

2006年底私人写字楼的总存量为9 812 800平方米，当中甲级写字楼占59%、乙级写字楼占25%，而丙级写字楼则占16%。2006年底，上环、中区、湾仔、铜锣湾及尖沙咀等核心地区的写字楼占总存量的65%。图表显示按楼龄分类的所有级别写字楼总存量。

The total stock of private offices at the end of 2006 amounted to 9 812 800 m², comprising 59% Grade A, 25% Grade B and 16% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 65% of the total stock at the end of 2006. The chart shows the total stock of all offices by age.

按楼龄分类的总存量
Stock Distribution by Age



2006年私人写字楼的落成量为108 200平方米，是2005年的创低落成量的3倍多。甲级写字楼的落成量为91 500平方米，占总落成量的85%。

Office completions in 2006 were 108 200 m², more than a three-fold increase on the record low completions in 2005. Grade A space amounted to 91 500 m², or 85% of total completions.

2006年写字楼的使用量达167 100平方米。由于使用量高于落成量，整体空置量下降至752 800平方米，占总存量的7.7%。

Take-up in 2006 was down to 167 100 m². As take-up exceeded completions, overall vacancy declined to 752 800 m², representing 7.7% of stock.

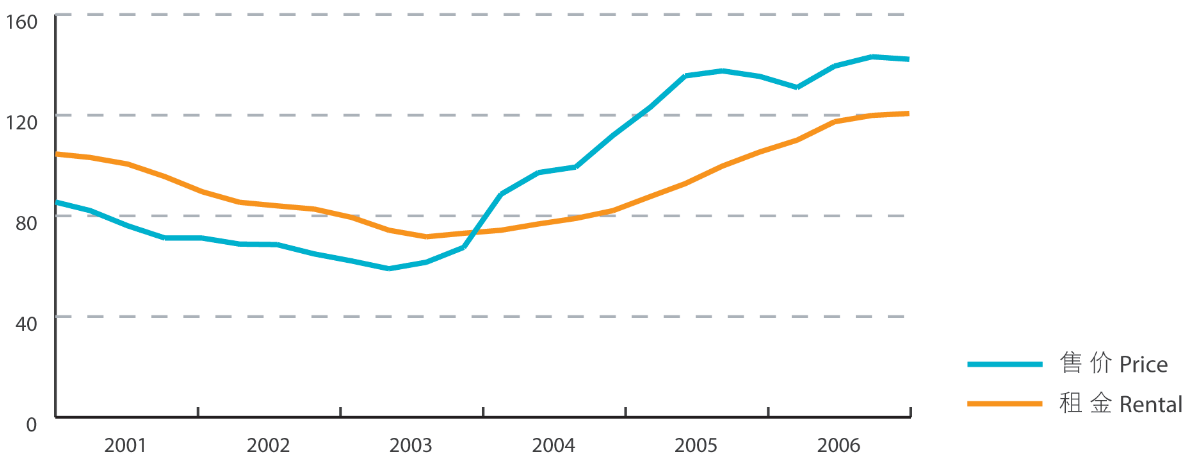
在2007年及2008年，预计整体落成量会分别大幅攀升至248 700平方米及341 900平方米。核心地区在全港的供应中所占的比重将逐步减少。2007年及2008年，每年分别只有2%的新落成量来自核心地区。2007年及2008年的落成面积中，甲级写字楼分别会占84%及94%。

Completions in 2007 and 2008 are expected to increase sharply to 248 700 m² and 341 900 m² respectively. The core districts would play a diminishing role in the contributions to the territory-wide supply. In each of 2007 and 2008, only 2% of the new supply would come from the core districts. Grade A offices would account for 84% and 94% of new completions in 2007 and 2008 respectively.

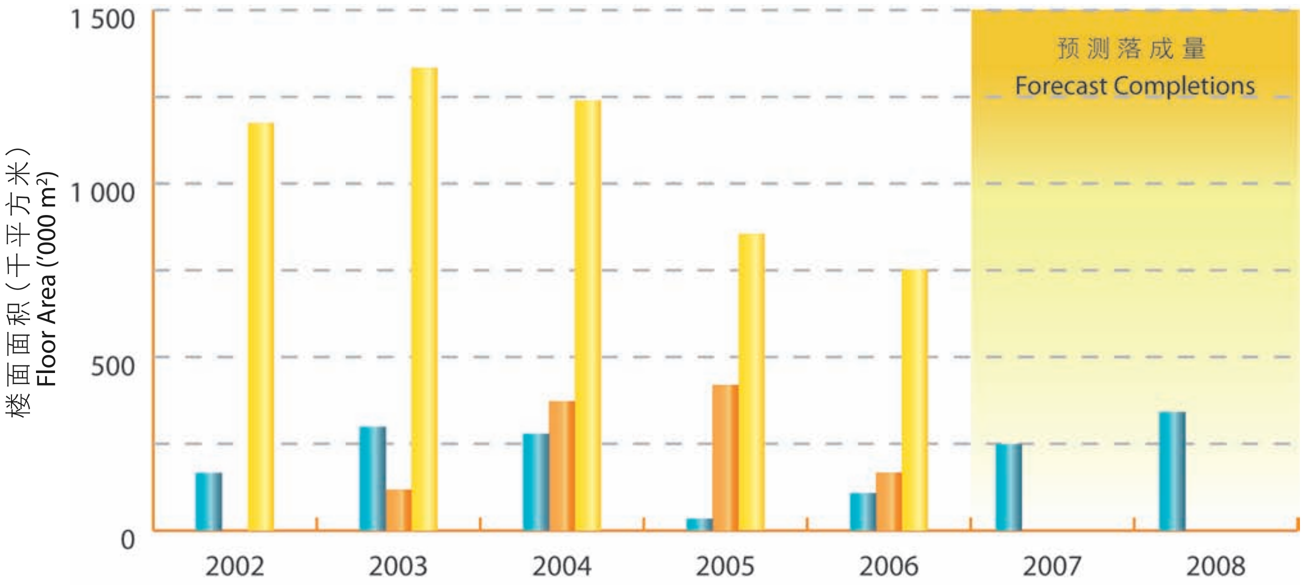
各级写字楼的售价于2006年初轻微下跌，但在第二季开始回升，直至年底转趋平稳。2006年第四季的整体临时售价指数显示，售价较2005年同期高出5%。2006年租务市场较活跃，租金有较显著和平稳的升幅，而第四季的临时租金指数较2005年同期增加了15%。

Prices declined slightly at the beginning of 2006, but moved up again from the second quarter onwards, until flattening towards the end of the year. The overall provisional price index for the fourth quarter of 2006 showed that prices edged up 5% from the same period in 2005. The rental market experienced more notable and steady growth in 2006 and the provisional index for the final quarter was up by 15% from the corresponding period of 2005.

售价及租金指数
Price and Rental Indices



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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	166	299	279	34	108	249#	342#
使用量 Take-up	0.2	118^	373	420	167^		
空置量 Vacancy	1 175	1 334	1 240	854	753		
%+	12.6	14.0	12.7	8.7	7.7		

^ 使用量数字是经过调整，以反映在年内楼宇的改建或总存量因落成量以外因素的增加。
The take-up figures had been adjusted to reflect building conversions or additional stock other than arising from new completions.

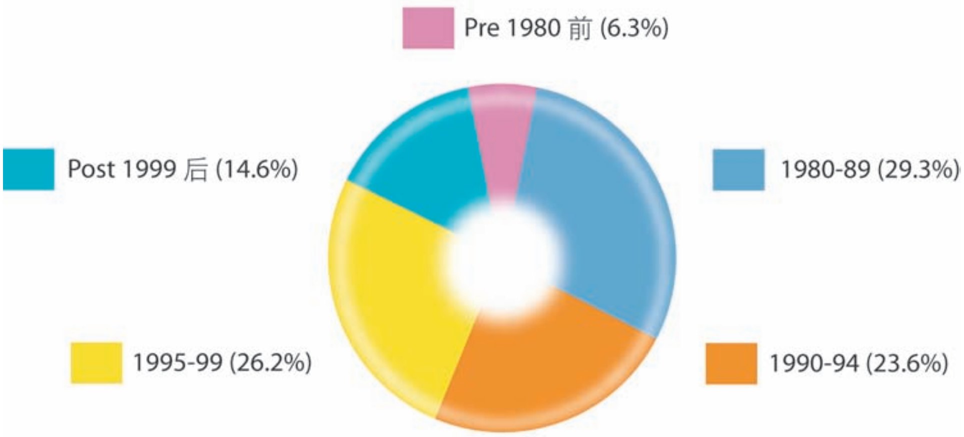
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures

2006年底甲级写字楼的总存量为5 799 200平方米，占所有级别写字楼总存量59%。图表显示按楼龄分类的甲级写字楼总存量。

The stock of Grade A office space at the end of 2006 stood at 5 799 200 m², representing 59% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量
Stock Distribution by Age



总存量的60%位于港岛，而九龙及新界则分别占31%及9%。

60% of the stock was located on Hong Kong Island, while the shares for Kowloon and the New Territories were 31% and 9% respectively.

甲级写字楼的落成量为91 500平方米，是2005年落成量的3倍。核心地区只有一个位于中环的发展项目落成，占落成量的11%。而九龙湾的One Kowloon则占近半的新供应量。

Completions of Grade A offices were 91 500 m², triple the level of 2005. The core districts produced only one development in Central, accounting for 11% of the completions. One Kowloon in Kowloon Bay contributed about half of the new supply.

2006年的使用量为80 800平方米，虽远低于前一年的使用量，但亦相等于年内约90%的落成量。总空置面积轻微下降至442 900平方米，占总存量的7.6%。除尖沙咀外，大部分核心地区的空置情况均有进一步改善。

预计未来两年的落成量会显著增加，2007年及2008年的落成量会分别上升至208 700平方米及321 200平方米。相信核心地区在这两年内不会有甲级写字楼落成。将在2007年落成的甲级写字楼中，约有82%来自油麻地、观塘和沙田这些非核心地区。至2008年，预计有约83%的甲级写字楼落成量来自港岛东区及观塘。

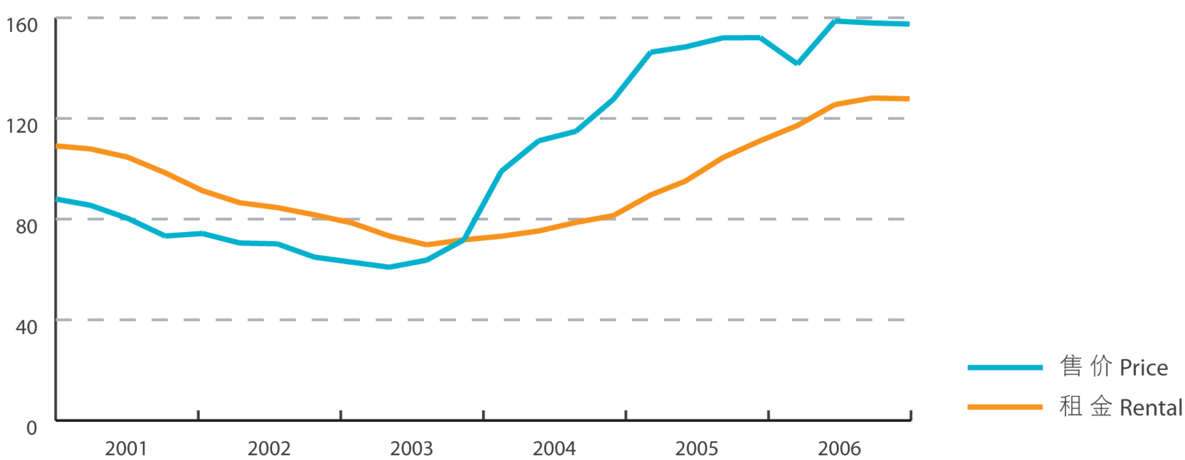
Take-up in 2006 at 80 800 m² was well below the previous year's level but equivalent to about 90% of the completions in 2006. The total amount of vacant space dropped moderately to 442 900 m², and the vacancy rate in terms of stock fell to 7.6%. Further improvements were seen in most of the core districts except Tsim Sha Tsui.

Completions in the following two years are expected to rise considerably to 208 700 m² in 2007 and 321 200 m² in 2008. The core districts are unlikely to produce any new Grade A space in these two years. The non-core districts of Yau Ma Tei, Kwun Tong and Sha Tin would contribute the major Grade A supply in 2007, accounting for 82%. In 2008, the Eastern District of Hong Kong Island and Kwun Tong would account for about 83% of all Grade A space completions.

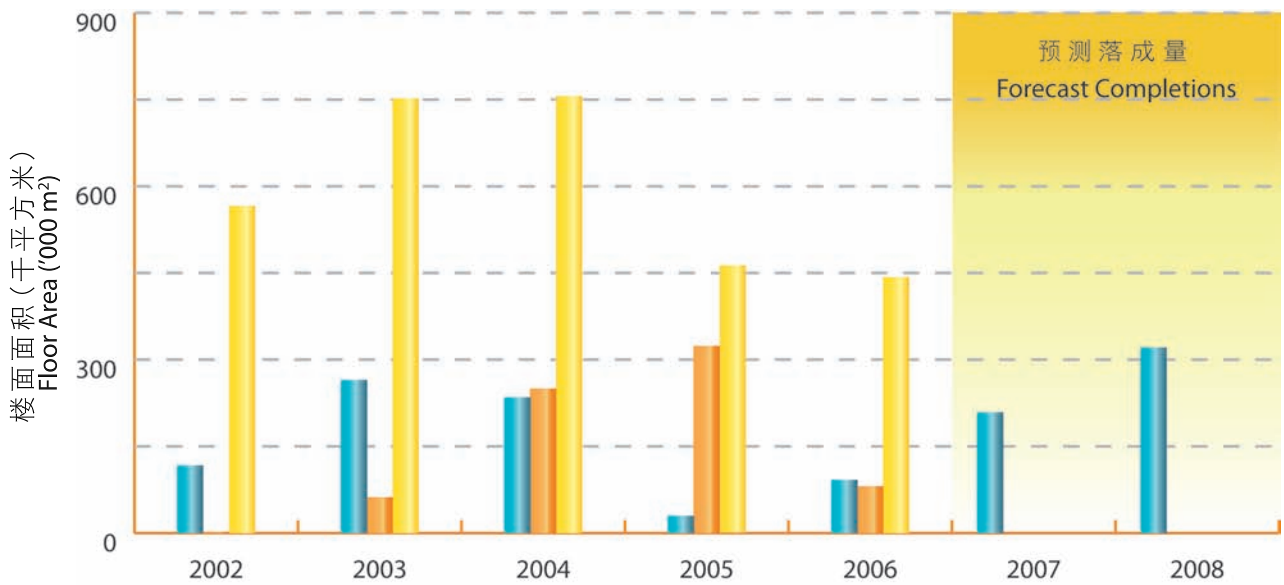
售价于2006年第一季轻微下调，但在第二季回升，其后变得颇为反复。2006年第四季的临时售价指数较2005年同期上升了4%。租金在上半年稳步向上，之后放缓靠稳。第四季的临时租金指数与2005年底比较，录得15%的升幅。

Prices decreased slightly in the first quarter of 2006, but picked up in the second quarter and remained unsettled during the rest of the year. The provisional price index for the last quarter of 2006 showed that prices edged up by 4% from the same period in 2005. Rents climbed up steadily in the first half of the year and stabilised afterwards. The provisional rental index for the last quarter registered a 15% increase from 2005 year end.

售价及租金指数
Price and Rental Indices



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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	117	265	235	30	92	209#	321#
使用量 Take-up	2	62^	250^	324	81		
空置量 Vacancy	566	752	756	462	443		
%+	10.8	13.7	13.1	8.1	7.6		

^ 在年内因级别的重新分类/楼宇改建而调整使用量数字以反映这些改变。
The take-up figures had been adjusted to reflect regradings and building conversions.

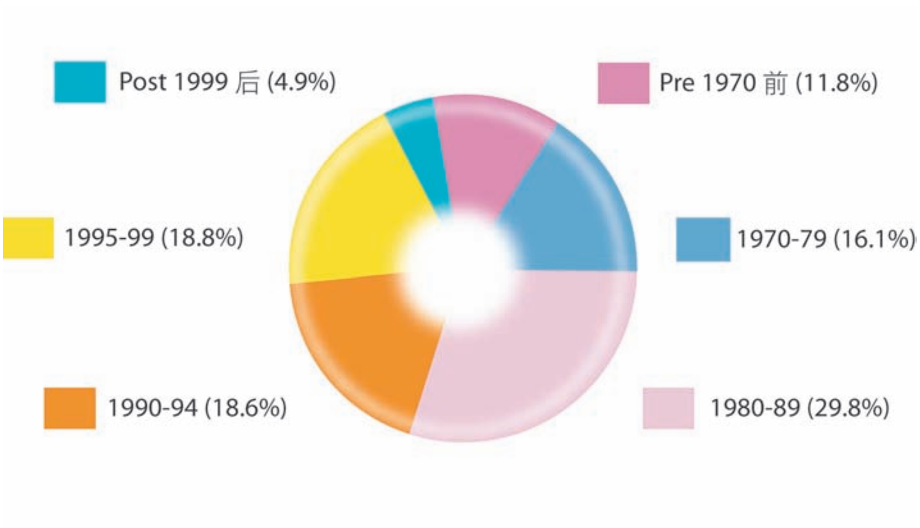
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

2006年底乙级写字楼的总存量为2 428 800平方米，占所有级别写字楼总存量的25%。图表显示按楼龄分类的乙级写字楼总存量。

At the end of 2006, stock of Grade B offices was 2 428 800 m², representing 25% of total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量
Stock Distribution by Age



港岛占总存量的65%，九龙和新界则分别占32%和3%。

Hong Kong Island accounted for 65%, while Kowloon and the New Territories contributed 32% and 3% respectively.

2006年乙级写字楼的落成量上升至8 700平方米，差不多是2005年落成量的4倍，而只有中环一个发展项目落成。

Grade B offices completions rose to 8 700 m² in 2006, almost four times the level of 2005. Only one development in Central was completed.

2006年的使用量录得62 000平方米，远远超出同年的落成量，空置面积亦显著减少至163 300平方米，相当于总存量的6.7%。

预计2007年及2008年的落成量会分别攀升至38 100平方米及17 600平方米。在2007年的供应中，预计约有66%的新落成面积坐落于黄大仙及观塘，而在2008年，几乎所有新供应均来自于黄大仙。

A take-up of 62 000 m² was recorded, far exceeding the completions in the year. The amount of vacant space reduced notably to 163 300 m², representing 6.7% of stock.

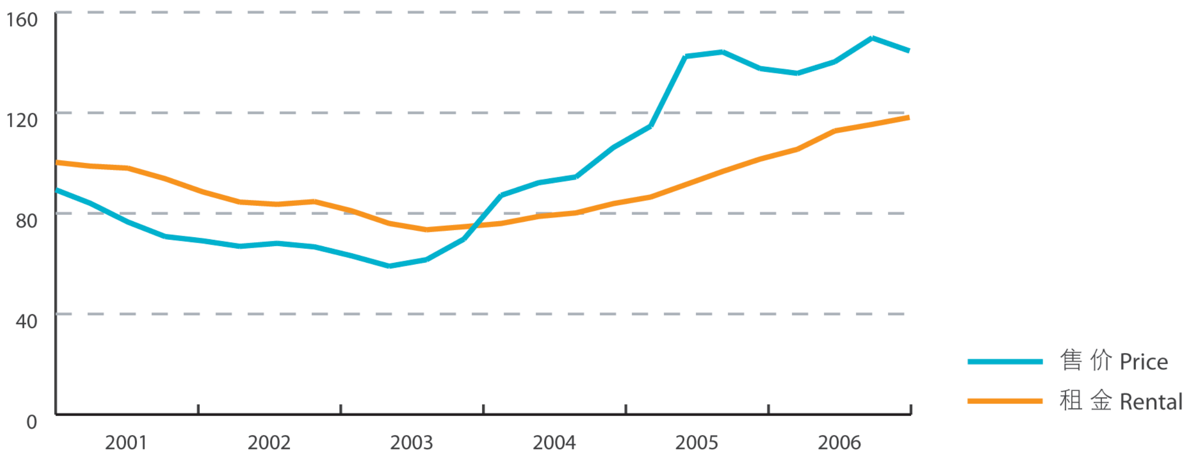
Completions in 2007 and 2008 are anticipated to rise substantially to 38 100 m² and 17 600 m² respectively. For the supply in 2007, about 66% of the new space would be from Wong Tai Sin and Kwun Tong, whereas 2008 would see almost all the new space coming from Wong Tai Sin.

2006年第四季的临时售价指数显示，年内售价反复，但最终较前一年上升了5%。另一方面，年内租金稳步上升，并录得16%的增幅。

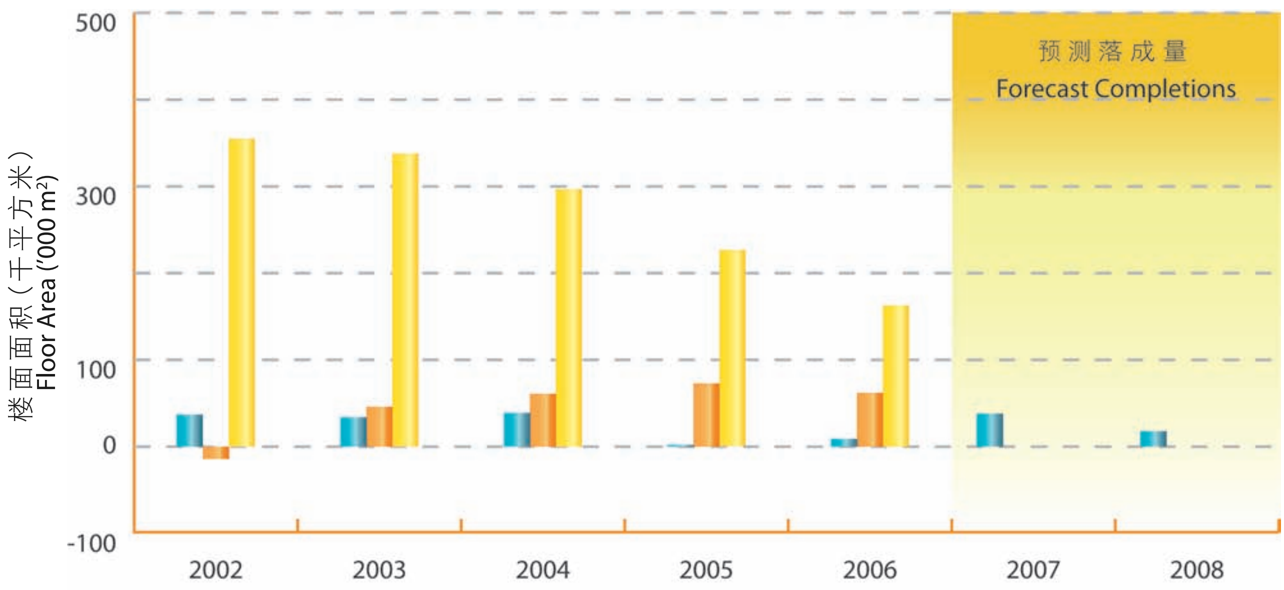
The provisional price index for the fourth quarter of 2006 showed that prices fluctuated during the year and finished with a gain of 5% from a year earlier. As regards rents, it climbed up steadily throughout the year and grew by 16%.

售价及租金指数

Price and Rental Indices



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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	37	34	39	2	9	38#	18#
使用量 Take-up	-14	46	61^	73	62^		
空置量 Vacancy	355	338	297	226	163		
%+	14.6	13.8	12.1	9.2	6.7		

^ 使用量数字是经过调整，以反映在年内级别的重新分类/楼宇改建，或总存量因落成量以外因素的增加。
The take-up figures had been adjusted to reflect regradings / building conversions, or additional stock other than arising from new completions.

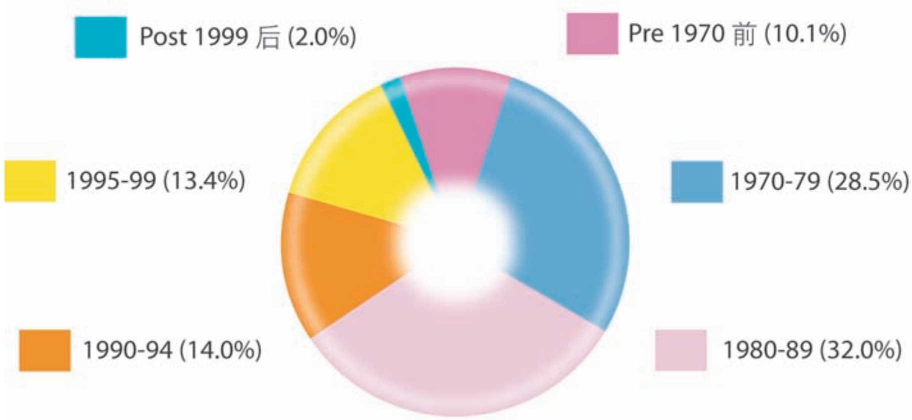
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures

2006年底丙级写字楼的总存量为1 584 800平方米，占所有级别写字楼总存量的16%。图表显示按楼龄分类的丙级写字楼总存量。

The stock of Grade C office was 1 584 800 m² at the end of 2006, representing 16% of total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量
Stock Distribution by Age



总存量的67%位于港岛，九龙和新界则分别占31%和2%。

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

2006年丙级写字楼的落成量增至8 000平方米，是2005年落成量的4倍多，约有91%的新楼面面积坐落于中环。

Grade C space completions increased to 8 000 m² in 2006, more than four times the completions in 2005. About 91% of the new space was located in Central.

2006年的使用量为24 300平方米，远超过年内的落成量，空置量因而降至146 600平方米，即总存量的9.3%。

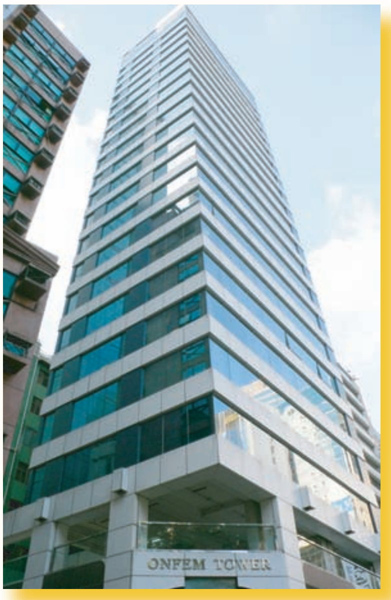
2006 recorded a take-up of 24 300 m², well above the year's completions. Vacancy as a result went down to 146 600 m², or 9.3% of stock.

预计在随后两年的落成量均会减少。2007年的落成量为1 900平方米，2008年的落成量则为3 100平方米。2007年的新落成量主要集中在新界，2008年所有新落成量均来自核心地区。

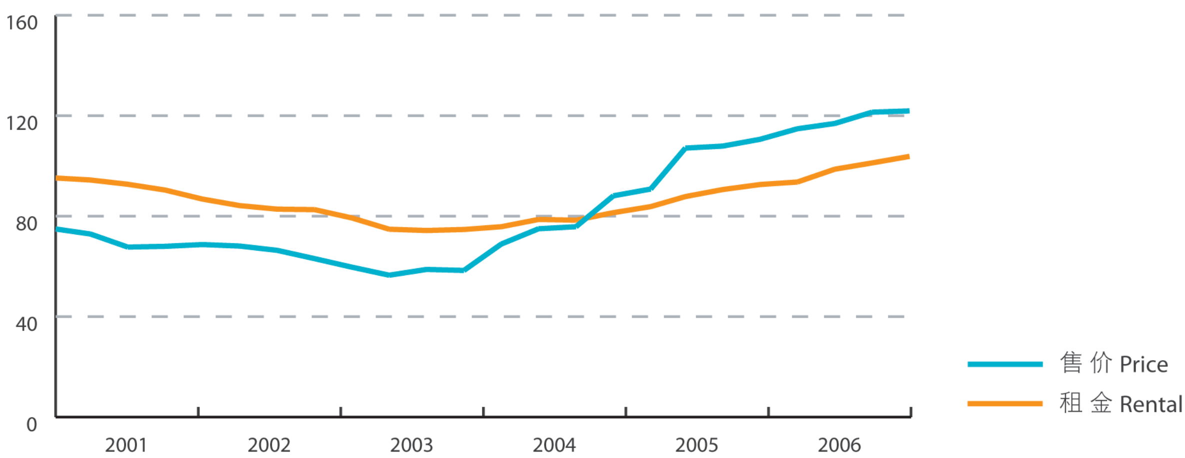
Completions in the following two years are expected to fall, with 1 900 m² in 2007 and 3 100 m² in 2008. While majority of the new completions in 2007 would be found in the New Territories, 2008 would see all the new completions coming from the core districts.

售价和租金在年内均稳步上扬。2006年第四季的临时售价指数和临时租金指数较2005年同期分别上升了10%和12%。

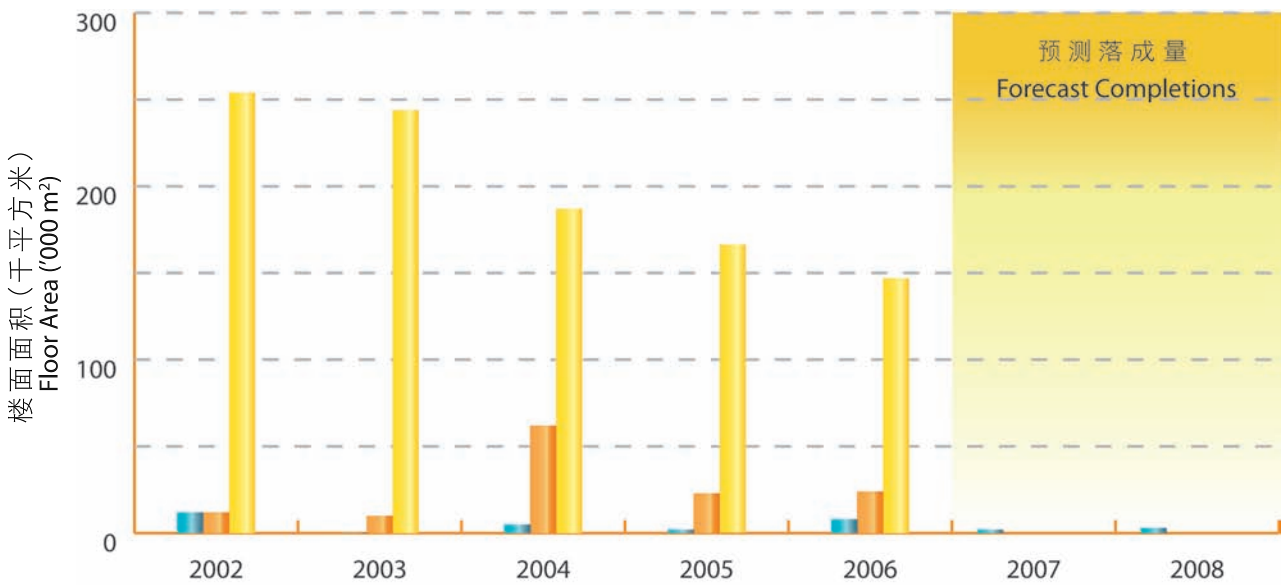
Prices and rents increased steadily during the year. The provisional price and rental indices for the fourth quarter of 2006 increased by 10% and 12% respectively from the corresponding quarter in 2005.



售价及租金指数
Price and Rental Indices



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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	12	0.3	5	2	8	2#	3#
使用量 Take-up	12	10	62	23	24		
空置量 Vacancy	254	244	187	166	147		
%+	15.8	15.2	11.7	10.5	9.3		

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

\# 预测数字
Forecast figures


NOW showing
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Private Commercial

私人商业楼宇

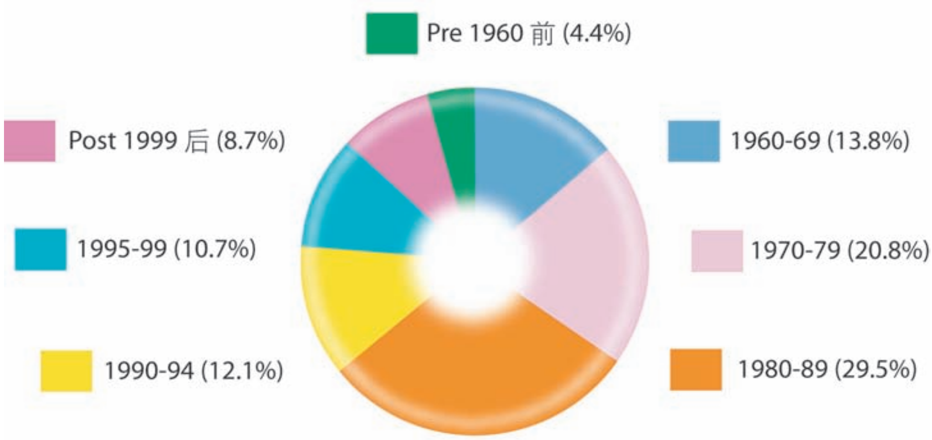
这类别包括零售业楼宇及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

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

这类物业在2006年底的总存量为10 395 500平方米，其中30%位于港岛、41%位于九龙、29%位于新界。按楼龄分类的总存量详见图表。

Stock in this sector at the end of 2006 was 10 395 500 m², with 30% of the total space on Hong Kong Island, 41% in Kowloon and 29% in the New Territories. Distribution of total stock by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2006年的落成量为182 800平方米，较前一年增加了65%，主要集中在九龙。主要发展项目包括观塘的企业广场5期和油尖旺的九龙站。市区的落成量占总供应量的76%。

Completions in 2006 were 182 800 m², about 65% rise from 2005 level, and were located mainly in Kowloon. Major developments included Enterprise Square Five in Kwun Tong and Kowloon Station in Yau Tsim Mong. Urban areas contributed 76% to the total supply.

使用量较前一年有可观增长，达176 000平方米。空置量则轻微下跌至总存量的9.8%。油尖旺和观塘合共占整体空置量的三分之一。商场铺位和楼上商业单位占整体空置量的比例则增至50%。

预计落成量在随后两年会下降，2007年的落成量为52 200平方米，2008年的落成量则为125 300平方米。2007年的新供应当中，约有44%位于新界，主要集中在荃湾；另有36%来自九龙。2008年的总供应量当中，接近50%来自九龙，新界则占35%。

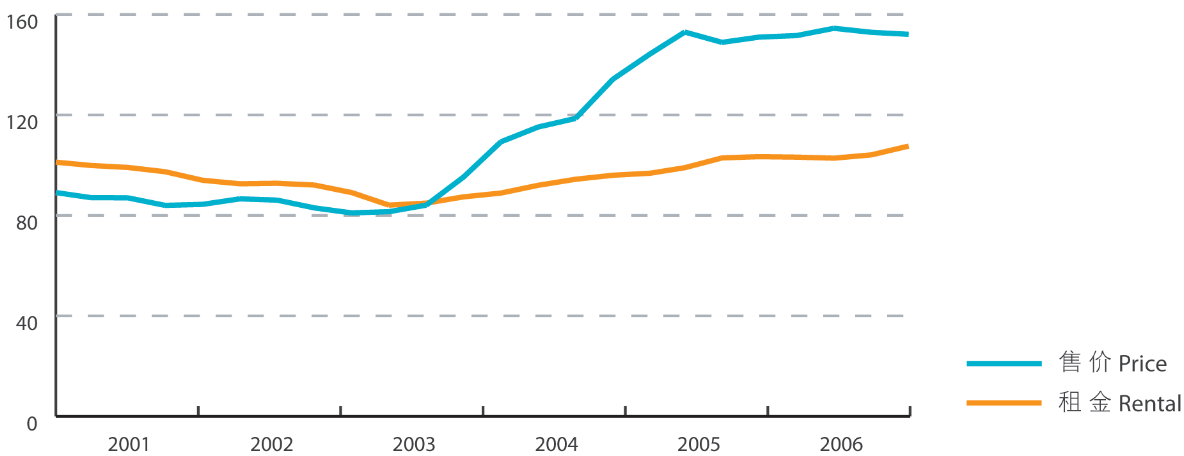
Take-up of 176 000 m² was considerably higher than the previous year. Vacancy decreased moderately to 9.8% of total stock. Yau Tsim Mong and Kwun Tong together accounted for one-third of the vacancy. The share of vacancy from arcade shops and upper floor commercial space increased to 50% of the total.

Lower completions are expected in the following two years, at 52 200 m² in 2007 and 125 300 m² in 2008. About 44% of the new supply in 2007 would be located in the New Territories, largely in Tsuen Wan, and another 36% would come from Kowloon. In 2008, Kowloon would account for almost 50% of the total supply, while the New Territories would contribute 35%.

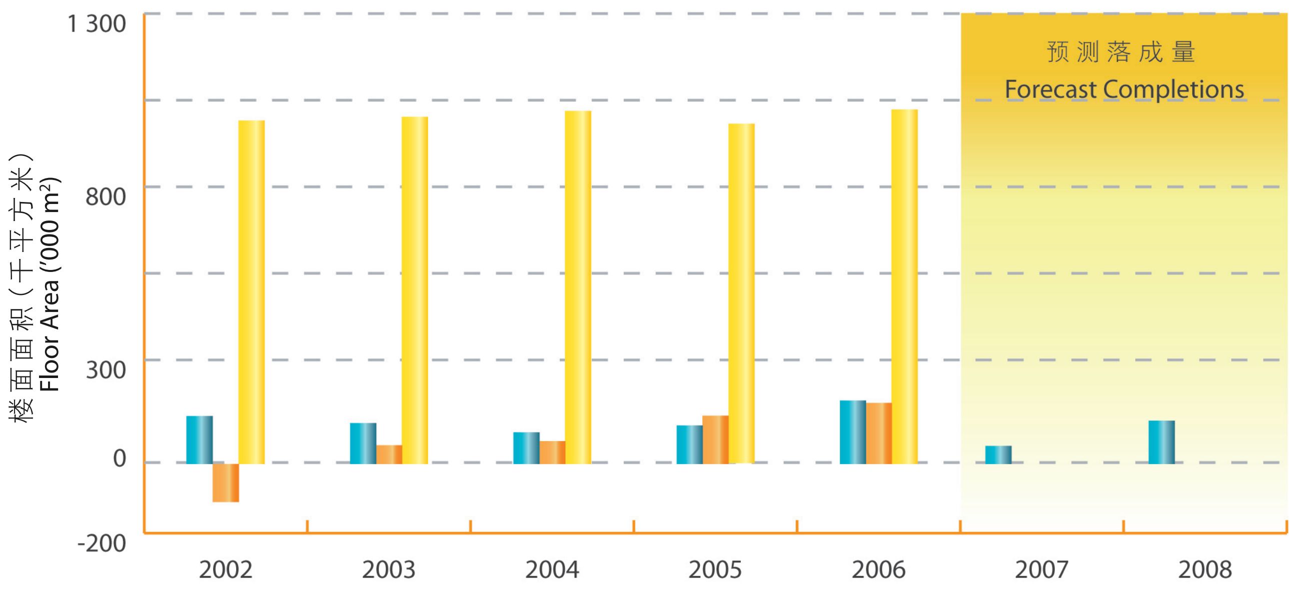
年内零售业楼宇的售价略为波动。2006年最后一季的售价较2005年底只轻微上升了1%。租金在2006年首半年保持平稳发展，惟在第三季开始上升，全年录得4%的按年升幅。

Retail prices fluctuated in the year, recording a minimal increase of only 1% in the last quarter of 2006 relative to the 2005 year end level. Rents held steady in the first half of the year and started edging up in the third quarter, resulting in a year-on-year gain of 4%.

售价及租金指数
Price and Rental Indices



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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	138	118	91	111	183	52#	125#
使用量 Take-up	-110	54^	66	139	176*		
空置量 Vacancy	991	1 002	1 019	980	1023		
%+	10.7	10.8	10.8	10.3	9.8		

数字从2006年开始包括领汇房地产投资信托基金的物业。
Figures from 2006 onwards include properties owned by The Link REIT.

^ 在年内因楼宇改建关系而调整使用量数字以反映此项改变。
The take-up figure had been adjusted to reflect building conversions which took place during the year.

* 2006年的使用量数字是经过调整，包括「领汇」物业。
The take-up figure in 2006 has been adjusted to include that attributed to The Link REIT properties.

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

\# 预测数字
Forecast figures

Private Industrial

私人工业楼宇

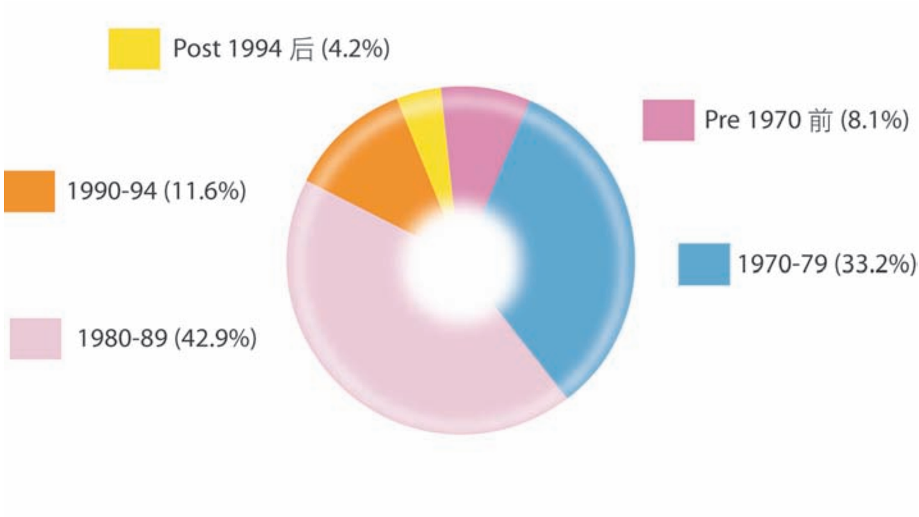
这类别包括分层工厂大厦及其附属写字楼。

这类物业在2006年底的总存量为17 396 500平方米，平均分布于市区和新界。按楼龄分类的总存量详见图表。

This category comprises flatted factories and ancillary office accommodation.

Stock in this sector was 17 396 500 m² at the end of 2006, and was distributed evenly between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2006年内并无新工厂大厦落成；使用量下跌至负数，占用楼面面积减少了41 600平方米。不过，由于同期的总存量因大厦清拆而减少，在互相抵销下，空置量因而轻微下降至1 250 300平方米，相当于总存量的7.2%。超过50%的空置面积集中在三个地区，分别是观塘、葵青和荃湾。

No new completions were recorded in 2006. The take-up was negative with a net loss of occupied space amounting to 41 600 m². This loss was more than offset by the reduction in the stock due to demolition. Vacancy therefore declined slightly to 1 250 300 m² representing 7.2% of stock. Over 50% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tsuen Wan.

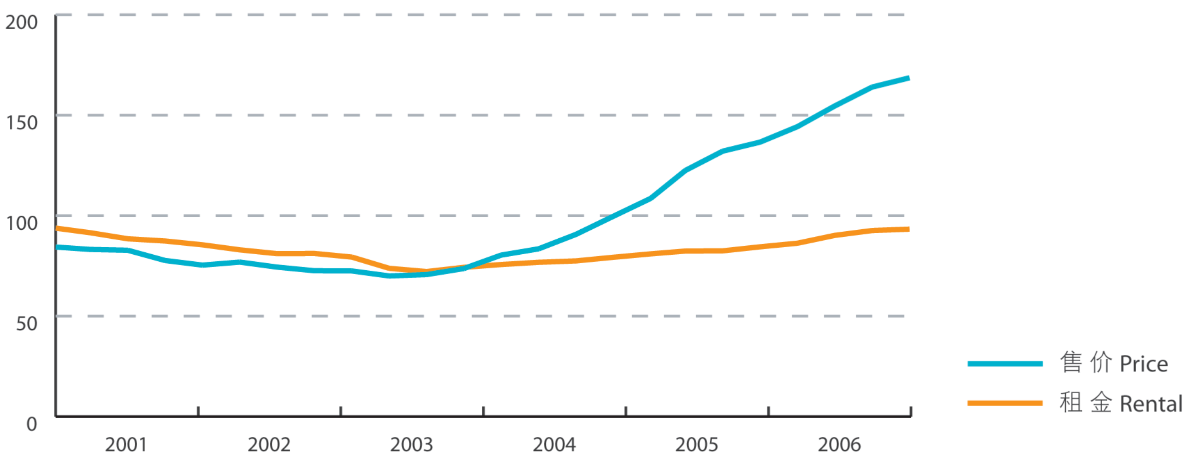
数幅闲置多年的发展地皮已开始施工，可望在未来一两年内落成。预计2007年的落成量为15 700平方米，主要集中在黄大仙；2008年的落成量则为72 700平方米，其中的四分之三坐落于观塘。

A few development sites which had been left idle for years were re-activated with construction work, pointing to likely completions in the two years ahead. 15 700 m^2 located mainly in Wong Tai Sin are forecast to be completed in 2007. New completions of 72 700 m^2 are expected to be available in 2008, of which three quarters would be in Kwun Tong.

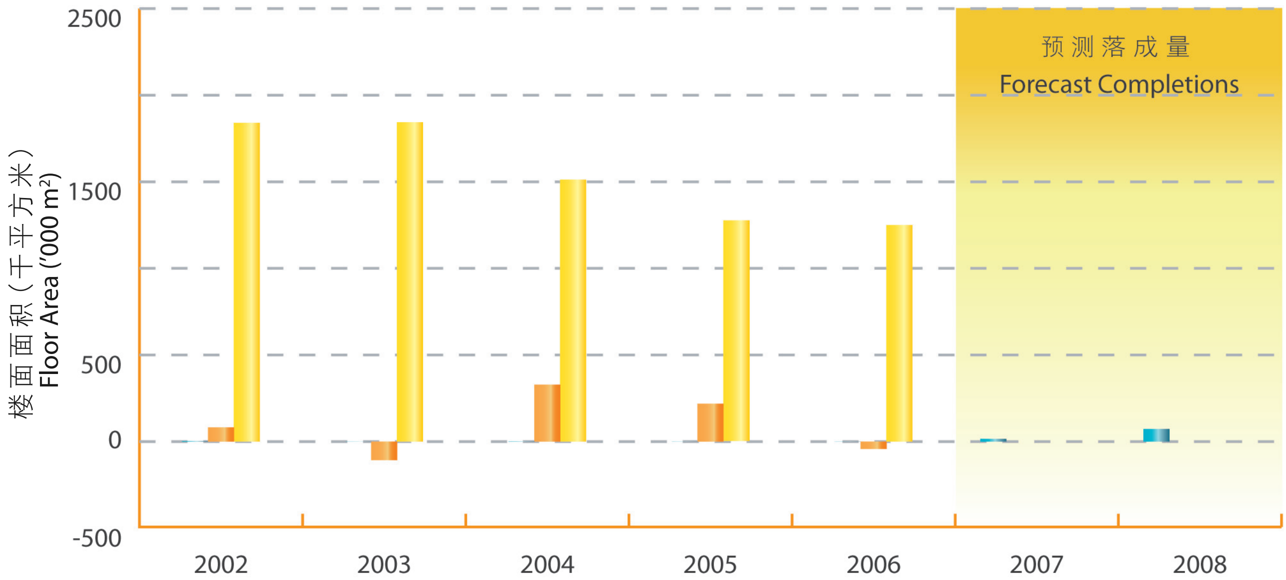
年内这类楼宇的售价和租金均稳步上升，但售价升幅比租金升幅更为显著。2006年第四季的临时售价指数较前一年同期上升了23%。租金方面，年内每季都有增长，惟升势较为缓慢。2006年最后一季的临时租金指数比2005年底增长了10%。

Both prices and rents edged up steadily throughout the year but the increase in prices was more noticeable than that of rents. The provisional price index for 2006 fourth quarter finished 23% higher than the same period of a year earlier. Rents also climbed from quarter to quarter, albeit at a slower pace. The provisional rental index for the final quarter of 2006 increased 10% relative to the end of 2005 level.

售价及租金指数
Price and Rental Indices



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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	3	0	1	0	0	16#	73#
使用量 Take-up	82	-107	329	219	-42		
空置量 Vacancy	1 840	1 844	1 512	1 273	1 250		
%+	10.5	10.6	8.7	7.3	7.2		

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

\# 预测数字
Forecast figures

这类别包括设计作工贸用途，并且取得占用许可证作此用途的楼宇。

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

2006年底的总存量达612 800平方米，广泛地分布于全港各区，其中深水埗、观塘和葵青占总楼面面积的70%以上。

The 2006 year-end stock stood at 612 800 m^2, widely distributed throughout the territory. The districts of Sham Shui Po, Kwun Tong and Kwai Tsing accounted for more than 70% of the total space.

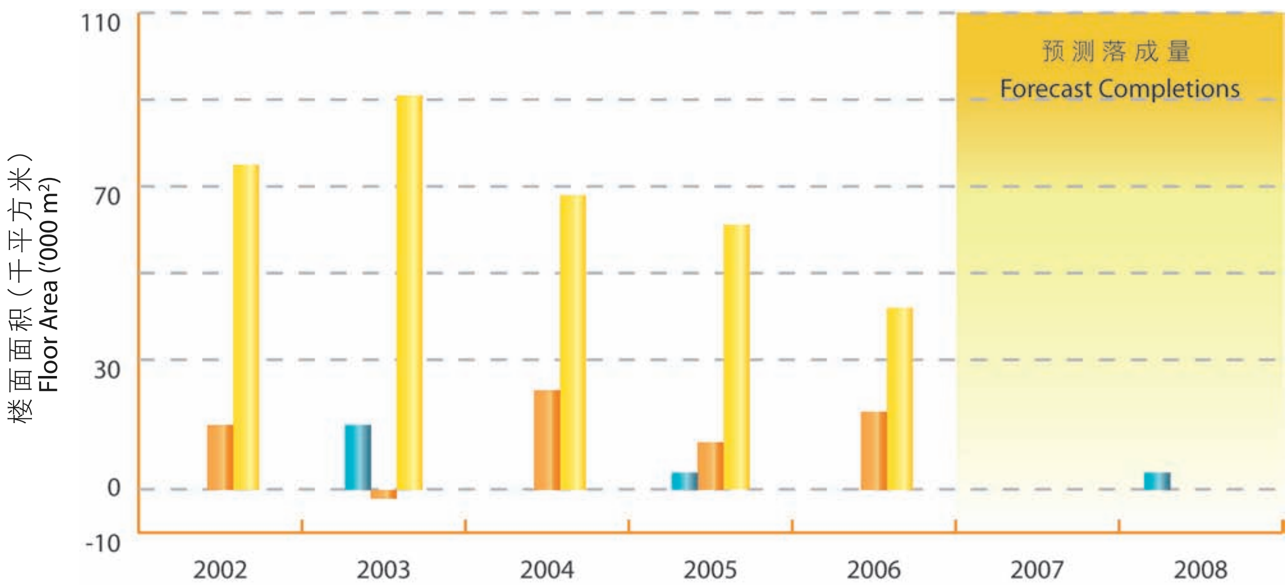
2006年并没有新供应，使用量则为18 200平方米，空置楼面面积因而减少至42 400平方米，相当于总存量的6.9%，是有记录以来的新低。约有80%的空置量集中于港岛东区、深水埗、观塘和葵青。

There were no new completions in 2006, but with a take-up of 18 200 m^2, vacant floor space reduced to record low of 42 400 m^2, or 6.9% of total stock. About 80% of the vacant space was located in the Eastern District of Hong Kong Island, Sham Shui Po, Kwun Tong and Kwai Tsing.

预计2007年亦不会有新供应；而2008年的新落成量则只有位于观塘的4 300平方米。

While there would be no new supply in 2007, new completions of 4 300 m^2 in Kwun Tong are forecast in 2008.

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



	2002	2003	2004	2005	2006	2007	2008
落成量 Completions	0	15	0	4	0	0#	4#
使用量 Take-up	15	-2	23	11	18		
空置量 Vacancy	75	91	68	61	42		
%+	12.5	14.8	11.1	9.8	6.9		

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

\# 预测数字
Forecast figures

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

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

这类物业在2006年底的总存量为3 136 300平方米，其中大部分（逾80%）位于新界。

The stock in this sector was 3 136 300 m^2 at the end of 2006, largely in the New Territories which accounted for over 80%.

2006年共有四幢私人特殊厂房落成，总楼面面积为16 100平方米，当中两幢位于大埔工业邨，另外两幢则位于元朗工业邨。

Four new buildings, two of which in Tai Po Industrial Estate and the other two in Yuen Long Industrial Estate, contributed a total of 16 100 m^2 newly completed space in 2006.

预计2007年的新供应量为53 300平方米，主要来自西贡；在2008年，元朗则会有11 000平方米的新供应。

New supply of 53 300 m^2, coming mainly from Sai Kung, are forecast to be available in 2007. In 2008, 11 000 m^2 located in Yuen Long are expected to be completed.

这类别包括设计和改建作仓库或冷藏库的楼宇及其附属写字楼。货柜码头内的楼宇也包括在内。

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.

2006年底的总存量为3 430 100平方米，其中约80%位于新界，主要集中于葵青、荃湾和沙田，占整体楼面面积的66%。

Stock stood at 3 430 100 m^2 at the end of 2006. About 80% of the stock was in the New Territories, predominantly in Kwai Tsing, Tsuen Wan and Sha Tin, accounting for 66% of the total space.

2006年的新落成量为27 400平方米，分布在六个地区，单是屯门已占所有新楼面面积的60%。空置量轻微上升至101 200平方米，相当于总存量的3%。

New completions in 2006 amounted to 27 400 m^2, distributed in six districts, and Tuen Mun alone accounted for 60% of the new space. Vacancy rose slightly to 101 200 m^2, representing 3% of stock.

2007年将不会有新供应；预计2008年的新落成量只有5 300平方米，位于观塘。

While future supply would not be forthcoming in 2007, new completions of 5 300 m^2 in Kwun Tong are forecast in 2008.

Technical Notes

技术附注

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技术附注

1. 报告年度

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

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. 范围

本报告的调查对象涵盖全港私人楼宇。

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. 区域及地区

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

3. Areas and Districts

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

4. 物业类别

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

4. Property Types

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

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

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

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

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

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

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

4.7 私人工贸大厦是设计或获证明作工贸用途的楼面面积。

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

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

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

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

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

5. 楼面面积

5. Floor Areas

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

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

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

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. 楼宇总存量

6. Stock

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

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

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

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 私人楼宇的落成量是指获发占用许可证的楼宇数量。

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

7.2 各类物业的落成量并不包括上文第4段所述的公营房屋落成量。

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

8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价记录中删除的私人楼宇数量。

8. Demolition

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

9. 预测数量

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

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

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

9.3 上文第4段所述的公营房屋发展项目并不包括在内。

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

10. 空置量

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

10. Vacancies

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

10.2 所有楼宇的空置量，都是在年底进行楼宇普查后计算出来的，但在2005年前落成并已评估差饷的住宅楼宇则另有处理方法。空置物业数据是向大厦管理处、业主和占用人搜集，或本署派员视察而获得的。

10.3 在2005年前落成并已评估差饷的住宅楼宇，其空置量是根据抽样调查该等楼宇3%的单位所得结果来推算的。

11. 入住量／使用量

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

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

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

12. 平均租金和售价

12.1 本署会分析新订租约的租金资料，以计算在租金生效月份的平均租金。就非住宅楼宇而言，分析资料包括续租时议定的租金，而生效日期即为租赁协议的生效日期。不过，租金一般是在较早的日期议定（新订租约是在2至4周前，续订租约是在1至3个月前）。由2006年中起，零售业楼宇的租金资料包括由领汇所持有的物业（详情可参考上文第4.5段）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2005, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 For rated domestic premises completed prior to 2005, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

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

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

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

12. Average Rents and Prices

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (2-4 weeks earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by The Link REIT (for details, please refer to paragraph 4.5 above).

12.2 本署从多个不同的来源获得租金资料，包括按照《业主与租客（综合）条例》的规定所递交的新租约通知书、按照《差饷条例》与《地租（评估及征收）条例》的规定而发出的物业详情申报表、业主和租客的来信，以及本署职员进行实地视察时所得的资料。

12.2 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 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

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

12.4 计算平均售价时，本署会分析经过审查以厘定印花税的楼宇交易资料。惟下列类别楼宇交易并不会用作分析：不被接纳用作厘定印花税的楼宇买卖、涉及不同类别物业的买卖、未获评估差饷的楼宇、并非交吉出售的住宅楼宇，以及住宅楼宇的首次买卖。买卖日期以签署买卖合约的日期为准，一般是在达成临时协议后2至3周。

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

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

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

12.6　报告年度内最后数个月的租金与售价数字，均属临时性质，有待本署取得更多资料后再作分析。

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

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.　租金和售价指数

13. Rental and Price Indices

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

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

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

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

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

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

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

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

14. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合约所载的售价来分析计算。在2006年获选作分析的楼宇与以往所选的略有不同，包括：

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

九龙 – 窝打老道8号、泓景台、星河明居、维港湾、丽港城、海逸豪园、美孚新邨、港湾豪庭、又一居、柏景湾、半岛豪庭、滙景花园、傲云峰、擎天半岛、德福花园、君临天下、漾日居、黄埔花园。

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

14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in Sale and Purchase Agreements. Developments selected for analysis in 2006 are slightly different from those of previous years, and include :

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

Kowloon - 8 Waterloo Road, Banyan Garden, Galaxia, Island Harbourview, Laguna City, Laguna Verde, Mei Foo Sun Chuen, Metro Harbour View, Parc Oasis, Park Avenue, Royal Peninsula, Sceneway Garden, Sky Tower, Sorrento, Telford Gardens, The Harbourside, The Waterfront, Whampoa Garden;

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

14.2 楼宇样本中每个物业组别的成分指数，是根据物业的售价除以有关物业的应课差饷租值所得的结果计算出来。每个物业组别的综合指数是成分指数的加权平均数，而2006年的权数是根据2005年内的交易宗数而厘定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2006, the weights are based on the number of transactions effected in 2005.

15. 落成后使用方式

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

15. Mode of Occupation after Completion

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

16. 物业市场回报率

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

16. Property Market Yields

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

17. 楼宇买卖

住宅楼宇买卖的统计数字来自土地注册处，是根据在有关时期内送交土地注册处作**登记**的住宅楼宇买卖合约而编制。至于非住宅楼宇的买卖统计数字，本署是根据土地注册处的交易记录及税务局用以厘定印花税的交易资料加以分析。与土地注册处的住宅楼宇买卖统计数字不同，每段有关时期的非住宅楼宇买卖统计数字，是以**买卖合约的签署日期**，而并非送交土地注册处登记的日期为依据。

17. Sales Transactions

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

图表 · 附录 · 分区图

Tables · Appendix · Plans

Tables · Appendix · Plans

图表 · 附录 · 分区图

Tables · Appendix · Plans

分区图

Tables · Appendix · Plans

Tables · Appendix · Plans

图表 · 附录 · 分区图

Tables · Appendix · Plans

Tables • Appendix • Plans

图表 · 附录 · 分区图

私人住宅 Private Domestic

私人写字楼 Private Office

私 人 住 宅 - 各 类 单 位 总 存 量 及 空 置 量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m^2]	2006 年底总存量 Stock at year end		2006 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
A	< 20.0	9 158	350 455	11 117	3.2
	20 - 39.9	341 297			
B	40 - 69.9	519 498	519 498	36 201	7.0
C	70 - 99.9	121 404	121 404	8 875	7.3
D	100 - 159.9	54 778	54 778	3 499	6.4
E	160 - 199.9	11 081	22 763	2 978	13.1
	200 - 279.9	9 088			
	> 279.9	2 594			
所 有 类 别	**ALL CLASSES**	**1 068 898**	**1 068 898**	**62 670**	**5.9**

表 Table 2

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

单位数目 No. of units

地区	District	2005 年底总存量 Stock at year end	2006 年落成量 Completions	落成量占 2005 年总存量的百分率 Completions as a % of 2005 Stock	2006 年底总存量 Stock at year end	2006 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	91 604	813	0.9	92 199	3 892	4.2
湾仔	Wan Chai	61 205	866	1.4	61 912	3 899	6.3
东区	Eastern	127 660	-	-	127 577	5 286	4.1
南区	Southern	40 336	8	0.0 +	40 316	1 912	4.7
港岛	***HONG KONG***	***320 805***	***1 687***	***0.5***	***322 004***	***14 989***	***4.7***
油尖旺	Yau Tsim Mong	104 890	2 294	2.2	107 148	10 239	9.6
深水埗	Sham Shui Po	70 421	1 352	1.9	71 602	4 979	7.0
九龙城	Kowloon City	98 158	1 896	1.9	99 855	7 602	7.6
黄大仙	Wong Tai Sin	15 479	212	1.4	15 693	478	3.0
观塘	Kwun Tong	47 346	210	0.4	47 557	1 391	2.9
九龙	***KOWLOON***	***336 294***	***5 964***	***1.8***	***341 855***	***24 689***	***7.2***
葵青	Kwai Tsing	35 229	-	-	35 231	1 096	3.1
荃湾	Tsuen Wan	71 149	1 652	2.3	72 761	5 080	7.0
屯门	Tuen Mun	54 817	-	-	54 811	2 915	5.3
元朗	Yuen Long	59 080	381	0.6	59 462	1 773	3.0
北区	North	24 426	1 116	4.6	25 542	1 500	5.9
大埔	Tai Po	28 340	30	0.1	28 376	1 523	5.4
沙田	Sha Tin	64 478	425	0.7	64 904	1 914	2.9
西贡	Sai Kung	38 990	3 150	8.1	42 140	2 592	6.2
离岛	Islands	19 638	2 174	11.1	21 812	4 599	21.1
新界	***NEW TERRITORIES***	***396 147***	***8 928***	***2.3***	***405 039***	***22 992***	***5.7***
全港	***OVERALL***	***1 053 246***	***16 579***	***1.6***	***1 068 898***	***62 670***	***5.9***

2006年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2005年底总存量计算。
\+ 少于 0.05%

2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.
\+ Below 0.05%

表 Table 3

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

单位数目 No. of units

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底各类单位总存量 Stock by Class at year end A	B	C	D	E	总数 Total
2002	港岛	Hong Kong	93	2 165	103 730	130 444	37 159	24 065	14 629	310 027
	九龙	Kowloon	165	6 145	121 186	140 346	34 669	12 628	2 426	311 255
	新界	New Territories	19	22 742	114 060	189 973	38 777	13 456	4 428	360 694
	全港	***OVERALL***	***277***	***31 052***	***338 976***	***460 763***	***110 605***	***50 149***	***21 483***	***981 976***
2003	港岛	Hong Kong	332	2 890	104 695	131 286	37 447	24 260	14 889	312 577
	九龙	Kowloon	54	11 107	123 414	147 299	35 864	13 272	2 459	322 308
	新界	New Territories	4	12 400	115 530	199 853	39 620	13 653	4 434	373 090
	全港	***OVERALL***	***390***	***26 397***	***343 639***	***478 438***	***112 931***	***51 185***	***21 782***	***1 007 975***
2004	港岛	Hong Kong	318	3 689	105 396	132 685	37 671	25 292	15 154	316 198
	九龙	Kowloon	378	10 811	123 797	155 570	36 605	14 149	2 462	332 583
	新界	New Territories	5	11 536	116 812	209 344	41 687	13 895	4 452	386 190
	全港	***OVERALL***	***701***	***26 036***	***346 005***	***497 599***	***115 963***	***53 336***	***22 068***	***1 034 971***
2005	港岛	Hong Kong	438	4 286	105 990	135 689	38 072	25 647	15 407	320 805
	九龙	Kowloon	115	3 879	124 003	158 553	37 178	14 060	2 500	336 294
	新界	New Territories	25	9 156	118 958	214 824	43 653	14 106	4 606	396 147
	全港	***OVERALL***	***578***	***17 321***	***348 951***	***509 066***	***118 903***	***53 813***	***22 513***	***1 053 246***
2006	港岛	Hong Kong	635	1 687	106 147	136 555	38 188	25 737	15 377	322 004
	九龙	Kowloon	405	5 964	124 785	161 650	38 116	14 694	2 610	341 855
	新界	New Territories	8	8 928	119 523	221 293	45 100	14 347	4 776	405 039
	全港	***OVERALL***	***1 048***	***16 579***	***350 455***	***519 498***	***121 404***	***54 778***	***22 763***	***1 068 898***

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

单位数目 No. of units

年 Year	区域	Area	拆卸量 Demolition A	B	C	D	E	总数 Total	落成量 Completions A	B	C	D	E	总数 Total
2002	港岛	Hong Kong	20	32	2	30	9	93	433	738	196	520	278	2 165
	九龙	Kowloon	50	72	12	4	27	165	1 805	2 369	1 792	134	45	6 145
	新界	New Territories	-	-	-	19	-	19	2 218	14 263	5 216	616	429	22 742
	全港	***OVERALL***	***70***	***104***	***14***	***53***	***36***	***277***	***4 456***	***17 370***	***7 204***	***1 270***	***752***	***31 052***
2003	港岛	Hong Kong	66	189	12	6	59	332	1 039	1 031	300	201	319	2 890
	九龙	Kowloon	-	42	10	1	1	54	2 228	6 995	1 205	645	34	11 107
	新界	New Territories	1	2	1	-	-	4	1 471	9 882	844	197	6	12 400
	全港	***OVERALL***	***67***	***233***	***23***	***7***	***60***	***390***	***4 738***	***17 908***	***2 349***	***1 043***	***359***	***26 397***
2004	港岛	Hong Kong	84	191	32	3	8	318	537	1 577	280	988	307	3 689
	九龙	Kowloon	86	266	19	1	6	378	437	8 453	879	934	108	10 811
	新界	New Territories	-	1	2	2	-	5	1 148	8 195	1 951	190	52	11 536
	全港	***OVERALL***	***170***	***458***	***53***	***6***	***14***	***701***	***2 122***	***18 225***	***3 110***	***2 112***	***467***	***26 036***
2005	港岛	Hong Kong	235	154	14	10	25	438	228	2 931	474	377	276	4 286
	九龙	Kowloon	3	57	28	14	13	115	316	2 877	524	102	60	3 879
	新界	New Territories	-	-	-	10	15	25	1 864	4 946	2 093	103	150	9 156
	全港	***OVERALL***	***238***	***211***	***42***	***34***	***53***	***578***	***2 408***	***10 754***	***3 091***	***582***	***486***	***17 321***
2006	港岛	Hong Kong	152	91	274	88	30	635	175	922	306	217	67	1 687
	九龙	Kowloon	98	135	152	14	6	405	864	3 235	1 073	658	134	5 964
	新界	New Territories	-	-	-	3	5	8	562	6 507	1 488	197	174	8 928
	全港	***OVERALL***	***250***	***226***	***426***	***105***	***41***	***1 048***	***1 601***	***10 664***	***2 867***	***1 072***	***375***	***16 579***

私 人 住 宅 - 各 类 单 位 落 成 量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

单位数目 No. of units

年 Year	A	B	C	D	E	所有类别 All Classes
1997 *	1 278	13 692	2 449	488	295	18 202
1998 *	1 249	15 987	3 037	1 454	551	22 278
1999 *	7 271	20 982	5 451	1 188	430	35 322
2000 *	2 683	14 753	6 025	1 998	331	25 790
2001 *	3 257	16 475	4 320	1 810	400	26 262
2002	4 456	17 370	7 204	1 270	752	31 052
2003	4 738	17 908	2 349	1 043	359	26 397
2004	2 122	18 225	3 110	2 112	467	26 036
2005	2 408	10 754	3 091	582	486	17 321
2006	1 601	10 664	2 867	1 072	375	16 579

* 数字包括村屋在内。

* Figures are all inclusive of village houses.

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

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m^2]	2002	2003	2004	2005	2006 港岛 Hong Kong	2006 九龙 Kowloon	2006 新界 New Territories	2006 总数 Total
A	< 20.0	-	119	13	92	-	-	72	72
	20 - 39.9	4 456	4 619	2 109	2 316	175	864	490	1 529
B	40 - 69.9	17 370	17 908	18 225	10 754	922	3 235	6 507	10 664
C	70 - 99.9	7 204	2 349	3 110	3 091	306	1 073	1 488	2 867
D	100 - 159.9	1 270	1 043	2 112	582	217	658	197	1 072
E	160 - 199.9	492	85	247	293	40	84	119	243
	200 - 279.9	190	169	101	107	5	34	54	93
	> 279.9	70	105	119	86	22	16	1	39
所有类别	**OVERALL**	**31 052**	**26 397**	**26 036**	**17 321**	**1 687**	**5 964**	**8 928**	**16 579**

表 Table 7

私 人 住 宅 - 各 区 落 成 量 及 预 测 落 成 量
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

单位数目 No. of units

地区	District	各类单位落成量 2006 by Class A	B	C	D	E	总数 Total	预测落成量 Forecast [2007]	[2008]
中西区	Central and Western	175	442	161	26	9	813	156	778
湾仔	Wan Chai	-	480	145	191	50	866	508	327
东区	Eastern	-	-	-	-	-	-	220	208
南区	Southern	-	-	-	-	8	8	963	4
港岛	***HONG KONG***	***175***	***922***	***306***	***217***	***67***	***1 687***	***1 847***	***1 317***
油尖旺	Yau Tsim Mong	36	1 492	534	216	16	2 294	1 095	1 505
深水埗	Sham Shui Po	-	720	177	380	75	1 352	330	811
九龙城	Kowloon City	824	749	222	58	43	1 896	180	1 082
黄大仙	Wong Tai Sin	-	68	140	4	-	212	304	276
观塘	Kwun Tong	4	206	-	-	-	210	-	197
九龙	***KOWLOON***	***864***	***3 235***	***1 073***	***658***	***134***	***5 964***	***1 909***	***3 871***
葵青	Kwai Tsing	-	-	-	-	-	-	924	-
荃湾	Tsuen Wan	434	1 107	97	12	2	1 652	1 603	375
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	49	172	34	126	381	2 251	3 194
北区	North	128	735	211	24	18	1 116	218	411
大埔	Tai Po	-	1	12	4	13	30	163	80
沙田	Sha Tin	-	336	46	41	2	425	1 165	4 184
西贡	Sai Kung	-	2 846	302	1	1	3 150	2 122	2 096
离岛	Islands	-	1 433	648	81	12	2 174	535	482
新界	***NEW TERRITORIES***	***562***	***6 507***	***1 488***	***197***	***174***	***8 928***	***8 981***	***10 822***
全港	***OVERALL***	***1 601***	***10 664***	***2 867***	***1 072***	***375***	***16 579***	***12 737***	***16 010***

表 Table 8

私 人 住 宅 - 各 区 不 同 类 别 单 位 预 测 落 成 量
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

单位数目 No. of units

		[2007]						[2008]					
地区	**District**	**A**	**B**	**C**	**D**	**E**	**所有类别 All Classes**	**A**	**B**	**C**	**D**	**E**	**所有类别 All Classes**
中西区	Central and Western	50	-	52	8	46	156	49	522	74	66	67	778
湾仔	Wan Chai	407	79	5	14	3	508	192	117	5	12	1	327
东区	Eastern	110	2	70	36	2	220	-	-	182	25	1	208
南区	Southern	5	275	416	121	146	963	-	-	-	-	4	4
港岛	***HONG KONG***	***572***	***356***	***543***	***179***	***197***	***1 847***	***241***	***639***	***261***	***103***	***73***	***1 317***
油尖旺	Yau Tsim Mong	168	177	347	321	82	1 095	182	856	266	164	37	1 505
深水埗	Sham Shui Po	151	177	-	2	-	330	166	362	151	128	4	811
九龙城	Kowloon City	-	76	75	12	17	180	95	47	-	860	80	1 082
黄大仙	Wong Tai Sin	-	296	2	6	-	304	-	-	276	-	-	276
观塘	Kwun Tong	-	-	-	-	-	-	-	192	-	4	1	197
九龙	***KOWLOON***	***319***	***726***	***424***	***341***	***99***	***1 909***	***443***	***1 457***	***693***	***1 156***	***122***	***3 871***
葵青	Kwai Tsing	-	924	-	-	-	924	-	-	-	-	-	-
荃湾	Tsuen Wan	-	989	427	167	20	1 603	-	180	90	20	85	375
屯门	Tuen Mun	-	-	-	-	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	1 882	291	1	77	2 251	-	2 586	608	-	-	3 194
北区	North	74	140	4	-	-	218	15	362	24	10	-	411
大埔	Tai Po	-	-	-	-	163	163	-	-	-	80	-	80
沙田	Sha Tin	-	375	655	60	75	1 165	712	2 084	820	556	12	4 184
西贡	Sai Kung	-	1 940	156	10	16	2 122	-	2 096	-	-	-	2 096
离岛	Islands	-	524	-	-	11	535	-	-	324	102	56	482
新界	***NEW TERRITORIES***	***74***	***6 774***	***1 533***	***238***	***362***	***8 981***	***727***	***7 308***	***1 866***	***768***	***153***	***10 822***
全港	***OVERALL***	***965***	***7 856***	***2 500***	***758***	***658***	***12 737***	***1 411***	***9 404***	***2 820***	***2 027***	***348***	***16 010***

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

单位数目 No. of units

地区	District	2005 年底总存量 Stock at year end	2006 年落成量 Completions	落成量占 2005 年总存量的百分率 Completions as a % of 2005 Stock	2006 年底总存量 Stock at year end
中西区	Central and Western	471	5	1.1	465
湾仔	Wan Chai	291	8	2.7	299
东区	Eastern	1	-	-	1
南区	Southern	1 628	8	0.5	1 631
港岛	***HONG KONG***	***2 391***	***21***	***0.9***	***2 396***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	51	22	43.1	73
九龙城	Kowloon City	424	8	1.9	429
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	***KOWLOON***	***519***	***30***	***5.8***	***546***
葵青	Kwai Tsing	3	-	-	3
荃湾	Tsuen Wan	116	-	-	114
屯门	Tuen Mun	320	-	-	320
元朗	Yuen Long	7 044	332	4.7	7 376
北区	North	222	16	7.2	238
大埔	Tai Po	2 223	13	0.6	2 236
沙田	Sha Tin	588	17	2.9	605
西贡	Sai Kung	1 916	2	0.1	1 920
离岛	Islands	656	26	4.0	682
新界	***NEW TERRITORIES***	***13 088***	***406***	***3.1***	***13 494***
全港	***OVERALL***	***15 998***	***457***	***2.9***	***16 436***

村屋并不包括在内。 以上数字均已包括在私人住宅的其他有关列表内。
2006年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2005年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.

私 人 住 宅 - 整 体 空 置 趋 势
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	空置数目 No. Vacant	占总存量的百分率 % of Total Stock
2002	31 052	26 592	85.6	950 924	38 675	4.1	65 267	6.6
2003	26 397	22 885	86.7	981 578	45 896	4.7	68 781	6.8
2004	26 036	21 871	84.0	1 008 935	42 377	4.2	64 248	6.2
2005	17 321	16 646	96.1	1 035 925	46 893	4.5	63 539	6.0
2006	16 579	14 542	87.7	1 052 319	48 128	4.6	62 670	5.9

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

类别 Class	区域	Area	于 2006 年评估差饷时申报为已入住的单位数目 No. of Units Valued in 2006 and Reported as Wholly Occupied	业主自住 Owner Occupied 单位数目 No. of Units	业主自住 Owner Occupied 百分率 %	出租 Let 单位数目 No. of Units	出租 Let 百分率 %
A	港岛	Hong Kong	99	47	47.5	52	52.5
	九龙	Kowloon	2	2	100.0	-	-
	新界	New Territories	485	308	63.5	177	36.5
	全港	***OVERALL***	***586***	***357***	***60.9***	***229***	***39.1***
B	港岛	Hong Kong	1 296	672	51.9	624	48.1
	九龙	Kowloon	1 299	1 076	82.8	223	17.2
	新界	New Territories	1 897	1 337	70.5	560	29.5
	全港	***OVERALL***	***4 492***	***3 085***	***68.7***	***1 407***	***31.3***
C	港岛	Hong Kong	42	19	45.2	23	54.8
	九龙	Kowloon	44	37	84.1	7	15.9
	新界	New Territories	985	812	82.4	173	17.6
	全港	***OVERALL***	***1 071***	***868***	***81.0***	***203***	***19.0***
D	港岛	Hong Kong	355	203	57.2	152	42.8
	九龙	Kowloon	2	-	-	2	100.0
	新界	New Territories	69	64	92.8	5	7.2
	全港	***OVERALL***	***426***	***267***	***62.7***	***159***	***37.3***
E	港岛	Hong Kong	107	49	45.8	58	54.2
	九龙	Kowloon	2	2	100.0	-	-
	新界	New Territories	8	7	87.5	1	12.5
	全港	***OVERALL***	***117***	***58***	***49.6***	***59***	***50.4***
所有类别 All Classes	港岛	Hong Kong	1 899	990	52.1	909	47.9
	九龙	Kowloon	1 349	1 117	82.8	232	17.2
	新界	New Territories	3 444	2 528	73.4	916	26.6
	全港	***OVERALL***	***6 692***	***4 635***	***69.3***	***2 057***	***30.7***

表 Table 12

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

每平方米月租 $ / m² per month

类别 Class		A			B			C			D			E		
年 / Year	月 / Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2005		188	140	106	184	145	101	243	193	122	263	205	161	318	201	176
2006 *		216	154	113	208	155	107	257	198	125	299	220	172	355	197	188
2005	10	197	161	111	192	156	106	267	188	120	260	(203)	180	329	(217)	(198)
	11	200	172	112	188	162	105	245	221	126	271	221	150	318	(192)	(174)
	12	199	148	112	192	155	103	236	199	130	274	213	164	367	(216)	(216)
2006	1	196	139	113	189	150	106	259	184	125	285	(171)	186	337	(204)	(194)
	2	193	141	111	189	152	107	245	172	112	292	(168)	190	334	(231)	(217)
	3	198	145	112	185	154	106	237	204	137	289	(197)	(172)	308	(177)	(188)
	4	206	142	113	187	146	103	248	186	131	280	183	179	355	(189)	(210)
	5	197	141	110	184	154	104	255	194	113	294	213	157	363	(249)	(185)
	6	195	146	110	198	158	105	243	195	111	301	234	179	353	(185)	(162)
	7	214	149	114	205	151	107	263	203	130	300	241	173	358	(155)	(229)
	8	238	160	112	230	153	106	274	209	132	312	229	162	366	(177)	(158)
	9	255	164	114	238	161	107	280	202	124	318	231	170	359	(217)	(186)
	10	211	163	116	213	152	110	243	197	126	300	238	163	381	(214)	(190)
	11 *	222	196	117	211	167	109	252	196	122	290	232	158	369	(160)	(117)
	12 *	209	161	117	201	161	111	258	218	124	302	242	193	350	(188)	(163)

* 临时数字
( ) 表示少于 20 宗交易。

* Provisional
( ) Indicates fewer than 20 transactions.

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

每平方米售价 $ / m²

类别 Class		A			B			C			D			E		
年 / Year	月 / Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2005		39 158	29 896	30 529	49 266	38 868	32 684	66 634	56 516	41 584	82 482	73 046	49 987	115 358	96 641	57 151
2006 *		42 790	30 005	28 912	52 141	38 013	31 179	69 276	56 871	41 545	85 718	75 413	48 425	120 308	98 236	56 221
2005	10	40 632	30 661	29 452	49 372	34 611	31 580	68 951	53 211	41 841	77 582	72 013	49 110	134 657	(115 723)	(76 565)
	11	37 186	28 705	27 829	45 021	31 104	30 640	61 691	46 952	40 122	83 484	69 108	49 075	99 380	(92 995)	48 005
	12	39 303	28 081	30 025	47 630	36 270	32 098	65 761	55 737	40 083	82 771	69 862	50 931	112 012	(107 191)	(49 348)
2006	1	40 024	28 943	29 874	49 657	38 392	32 532	65 560	54 375	41 256	84 337	72 873	45 247	138 664	(86 517)	(52 660)
	2	41 882	28 326	29 682	49 519	39 483	31 730	66 543	56 540	40 083	76 207	69 884	51 243	114 667	(104 601)	(65 209)
	3	41 219	30 214	29 896	52 860	37 687	31 857	69 824	58 194	41 975	86 836	76 766	45 590	118 955	(109 771)	48 578
	4	43 048	29 174	29 925	52 764	39 302	32 630	69 582	59 558	42 651	86 946	85 353	43 839	108 680	(108 732)	60 194
	5	43 767	30 639	29 284	52 955	38 482	31 885	71 037	59 756	41 799	86 833	76 919	50 371	124 265	(101 315)	54 390
	6	42 897	30 574	28 325	50 377	38 910	30 828	73 963	55 686	42 906	86 287	75 724	45 431	118 526	(101 109)	(55 254)
	7	40 559	30 001	28 527	51 122	37 865	30 795	66 739	56 835	39 257	84 452	76 292	50 308	145 366	(67 665)	54 332
	8	44 119	30 400	28 703	53 547	37 992	30 556	67 419	60 936	41 871	86 104	79 203	49 444	129 472	(117 118)	63 235
	9	43 659	30 503	28 672	53 387	36 527	30 215	69 813	56 434	41 984	80 288	67 285	51 820	121 137	(99 372)	57 344
	10	43 343	29 977	28 176	52 579	37 623	29 964	70 843	51 539	41 190	92 118	78 217	50 922	117 339	(90 214)	58 246
	11 *	43 427	29 724	28 058	52 438	37 223	30 705	70 073	55 213	41 905	90 805	74 597	45 555	112 425	(76 397)	53 274
	12 *	44 292	30 958	27 769	52 468	36 974	30 250	68 612	54 642	40 730	85 594	69 900	52 724	111 958	(96 868)	58 626

* 临时数字
( ) 表示少于 20 宗交易。

* Provisional
( ) Indicates fewer than 20 transactions.

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

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
1997		128.1	135.7	140.9	139.3	138.7	133.3	139.0	134.5
1998		112.8	110.3	113.6	116.2	116.9	111.7	116.5	112.6
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		97.2	97.4	99.3	100.7	101.8	97.6	101.2	98.1
2001		93.0	93.9	97.4	101.9	104.5	94.0	103.0	95.4
2002		81.3	81.8	85.0	89.8	94.3	82.0	91.6	83.4
2003		72.8	72.7	72.5	77.2	81.1	72.7	78.8	73.6
2004		75.5	76.5	79.1	84.0	86.1	76.5	84.9	77.7
2005		83.3	84.9	90.4	94.7	97.8	85.1	96.1	86.5
2006 *		90.0	89.0	93.9	100.6	106.2	90.0	102.9	91.6
2005	10 - 12	87.0	88.0	94.0	97.9	102.9	88.4	100.2	89.9
2006	1 - 3	86.4	87.4	92.7	99.4	102.3	87.6	100.7	89.3
	4 - 6	88.7	88.6	94.2	100.0	104.4	89.3	101.9	90.9
	7 - 9	91.1	89.2	94.1	100.2	108.1	90.6	103.5	92.2
	10 - 12 *	93.9	90.9	94.5	102.6	110.1	92.5	105.7	94.1
2005	10	87.2	88.3	93.9	96.2	101.9	88.6	98.8	89.9
	11	87.7	87.8	93.5	98.2	102.8	88.5	100.3	90.0
	12	86.0	87.9	94.6	99.3	104.1	88.0	101.5	89.7
2006	1	85.2	87.7	93.5	99.4	102.4	87.4	100.7	89.1
	2	86.3	87.4	93.0	100.3	103.3	87.6	101.6	89.4
	3	87.7	87.1	91.5	98.6	101.1	87.9	99.7	89.3
	4	88.2	89.3	95.6	100.9	103.2	89.6	101.9	91.1
	5	88.7	88.7	94.3	99.5	104.8	89.4	101.8	91.0
	6	89.3	87.8	92.8	99.6	105.2	89.0	102.0	90.7
	7	90.1	88.1	96.4	99.8	108.1	89.9	103.3	91.6
	8	90.9	89.0	93.8	100.2	108.0	90.3	103.5	91.9
	9	92.4	90.6	92.2	100.6	108.2	91.5	103.8	93.0
	10	92.7	90.2	94.9	103.7	109.5	91.7	106.1	93.5
	11 *	95.1	90.6	93.4	100.3	110.3	92.7	104.4	94.1
	12 *	93.8	91.8	95.2	103.8	110.4	93.0	106.5	94.6

* 临时数字

* Provisional

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

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
1997		161.4	162.7	168.8	168.5	172.9	162.7	169.7	163.1
1998		118.5	116.0	117.3	116.1	114.0	117.2	115.6	117.1
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		88.3	89.5	91.2	94.2	98.7	89.2	95.4	89.6
2001		77.2	78.8	80.8	83.2	87.8	78.4	84.4	78.7
2002		68.1	70.2	71.9	76.6	81.8	69.5	77.9	69.9
2003		59.7	61.1	65.3	70.2	76.2	61.0	72.0	61.6
2004		72.7	77.2	87.8	96.5	106.6	76.6	99.4	78.0
2005		84.9	91.3	106.6	119.1	131.3	90.4	121.9	92.0
2006 *		86.5	91.6	107.9	120.9	137.6	91.0	124.8	92.6
2005	10 - 12	84.0	89.2	104.3	119.9	133.9	88.5	123.0	90.1
2006	1 - 3	85.0	91.1	106.4	118.0	137.5	90.1	122.4	91.5
	4 - 6	86.7	92.5	109.2	122.1	138.1	91.7	125.8	93.2
	7 - 9	86.9	91.5	107.1	120.8	138.6	91.1	125.1	92.7
	10 - 12 *	87.4	91.1	108.9	122.7	136.2	91.2	126.0	93.0
2005	10	85.8	90.5	107.1	121.6	135.9	90.2	124.7	91.8
	11	82.5	87.5	102.1	118.8	130.1	86.9	121.3	88.5
	12	83.7	89.5	103.6	119.4	135.6	88.5	123.0	90.1
2006	1	84.1	90.7	105.0	117.5	136.7	89.4	121.8	90.8
	2	84.3	90.9	106.0	117.5	138.5	89.6	122.2	91.1
	3	86.6	91.8	108.3	119.0	137.3	91.2	123.2	92.6
	4	86.6	92.9	109.8	121.9	138.8	91.9	125.9	93.4
	5	87.6	93.1	110.1	124.6	135.1	92.4	127.0	94.0
	6	86.0	91.4	107.8	119.7	140.3	90.7	124.5	92.3
	7	85.7	91.2	106.4	117.8	133.2	90.4	121.5	91.9
	8	87.3	91.5	106.8	123.1	140.8	91.2	127.3	93.0
	9	87.6	91.8	108.1	121.5	141.8	91.6	126.4	93.3
	10	87.3	91.5	108.1	123.0	135.3	91.3	126.0	93.1
	11 *	87.0	90.8	109.5	122.8	134.3	91.0	125.6	92.7
	12 *	87.8	91.0	109.0	122.4	139.0	91.4	126.5	93.2

* 临时数字

* Provisional

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

年 / 月 Year / Month		A, B & C 市区 Urban	A, B & C 新界 N.T.	A, B & C 合计 All	D & E 市区 Urban	D & E 新界 N.T.	D & E 合计 All	所有类别 Overall 市区 Urban	所有类别 Overall 新界 N.T.	所有类别 Overall 合计 All
2005	1	92.0	79.7	85.7	125.0	119.5	121.7	94.3	82.2	88.0
	2	94.4	81.8	87.9	127.8	121.1	123.9	96.7	84.2	90.2
	3	99.1	84.2	91.6	129.6	122.4	125.4	101.2	86.5	93.7
	4	102.8	87.6	95.1	133.2	123.1	127.7	104.8	89.9	97.1
	5	104.6	89.1	96.7	134.0	125.0	128.9	106.6	91.4	98.7
	6	103.8	88.2	95.8	132.4	123.7	127.4	105.8	90.5	97.8
	7	102.4	88.4	95.3	128.5	122.8	125.0	104.2	90.6	97.2
	8	103.0	87.6	95.2	133.3	123.0	127.7	105.1	89.9	97.2
	9	103.7	89.2	96.3	132.0	122.2	126.6	105.7	91.3	98.2
	10	102.0	89.0	95.4	129.9	124.7	126.7	103.9	91.3	97.3
	11	99.2	84.7	91.8	131.4	120.6	125.6	101.3	86.9	94.0
	12	97.0	83.4	90.1	129.2	118.1	123.2	99.3	85.6	92.2
2006	1	98.5	83.2	90.7	128.4	121.8	124.5	100.5	85.6	92.8
	2	100.1	84.4	92.0	126.0	128.2	125.6	102.1	86.9	94.2
	3	101.0	85.2	92.8	130.9	123.3	126.6	103.1	87.5	95.1
	4	100.9	84.7	92.5	131.0	124.3	127.0	103.0	87.0	94.7
	5	101.2	84.6	92.6	133.6	124.9	128.8	103.5	86.9	94.9
	6	99.8	82.6	90.9	131.2	121.2	125.7	101.9	85.0	93.1
	7	99.0	83.4	90.9	131.7	121.3	126.1	101.2	85.7	93.1
	8	99.7	81.8	90.5	132.6	124.0	127.7	101.9	84.2	92.7
	9	99.5	82.0	90.5	130.9	122.7	126.3	101.6	84.3	92.6
	10	99.3	80.6	89.6	131.9	124.5	127.6	101.5	83.0	91.9
	11 *	99.0	80.4	89.4	132.0	121.5	126.5	101.2	82.8	91.6
	12 *	98.7	79.8	88.9	133.1	121.2	126.9	100.9	82.2	91.2

* 临时数字
技术附注第 14 段对「较受欢迎屋苑」有详细说明。

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

表 Table 17

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

平方米 m^2

		2006 年底总存量 Stock at year end				2006 年底空置量 Amount Vacant at year end				空置百分率 % Vacant			
地区	**District**	**甲级 A**	**乙级 B**	**丙级 C**	**总数 Total**	**甲级 A**	**乙级 B**	**丙级 C**	**总数 Total**	**甲级 A**	**乙级 B**	**丙级 C**	**总数 Total**
中西区	Central and Western	1 874 800	773 800	636 800	3 285 400	84 400	55 400	69 600	209 400	4.5	7.2	10.9	6.4
湾仔	Wan Chai	917 700	581 300	325 200	1 824 200	59 900	29 900	22 900	112 700	6.5	5.1	7.0	6.2
东区	Eastern	586 800	181 600	85 200	853 600	23 100	20 100	9 000	52 200	3.9	11.1	10.6	6.1
南区	Southern	84 900	37 500	10 500	132 900	36 100	6 000	1 100	43 200	42.5	16.0	10.5	32.5
港岛	***HONG KONG***	***3 464 200***	***1 574 200***	***1 057 700***	***6 096 100***	***203 500***	***111 400***	***102 600***	***417 500***	***5.9***	***7.1***	***9.7***	***6.8***
油尖旺	Yau Tsim Mong	1 031 400	639 200	427 900	2 098 500	85 600	40 200	34 900	160 700	8.3	6.3	8.2	7.7
深水埗	Sham Shui Po	137 800	47 300	39 200	224 300	2 600	3 500	2 100	8 200	1.9	7.4	5.4	3.7
九龙城	Kowloon City	107 400	57 000	20 800	185 200	3 200	500	1 600	5 300	3.0	0.9	7.7	2.9
黄大仙	Wong Tai Sin	-	21 800	1 200	23 000	-	1 000	-	1 000	-	4.6	-	4.3
观塘	Kwun Tong	504 400	20 800	6 100	531 300	69 800	1 400	400	71 600	13.8	6.7	6.6	13.5
九龙	***KOWLOON***	***1 781 000***	***786 100***	***495 200***	***3 062 300***	***161 200***	***46 600***	***39 000***	***246 800***	***9.1***	***5.9***	***7.9***	***8.1***
葵青	Kwai Tsing	74 900	11 400	2 000	88 300	2 200	800	1 000	4 000	2.9	7.0	50.0	4.5
荃湾	Tsuen Wan	88 400	10 300	800	99 500	25 000	1 700	-	26 700	28.3	16.5	-	26.8
屯门	Tuen Mun	32 500	-	8 400	40 900	9 800	-	500	10 300	30.2	-	6.0	25.2
元朗	Yuen Long	9 200	9 900	19 000	38 100	-	100	3 200	3 300	-	1.0	16.8	8.7
北区	North	26 700	-	500	27 200	5 100	-	300	5 400	19.1	-	60.0	19.9
大埔	Tai Po	-	5 200	1 200	6 400	-	200	-	200	-	3.8	-	3.1
沙田	Sha Tin	174 900	16 300	-	191 200	9 700	-	-	9 700	5.5	-	-	5.1
西贡	Sai Kung	9 000	-	-	9 000	5 400	-	-	5 400	60.0	-	-	60.0
离岛	Islands	138 400	15 400	-	153 800	21 000	2 500	-	23 500	15.2	16.2	-	15.3
新界	***NEW TERRITORIES***	***554 000***	***68 500***	***31 900***	***654 400***	***78 200***	***5 300***	***5 000***	***88 500***	***14.1***	***7.7***	***15.7***	***13.5***
全港	***OVERALL***	***5 799 200***	***2 428 800***	***1 584 800***	***9 812 800***	***442 900***	***163 300***	***146 600***	***752 800***	***7.6***	***6.7***	***9.3***	***7.7***
分区	**Sub-districts**												
上环	Sheung Wan	232 400	350 300	430 400	1 013 100	20 800	25 500	49 200	95 500	9.0	7.3	11.4	9.4
中区	Central	1 591 900	372 700	189 500	2 154 100	62 600	24 300	18 900	105 800	3.9	6.5	10.0	4.9
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	917 700	581 300	325 200	1 824 200	59 900	29 900	22 900	112 700	6.5	5.1	7.0	6.2
北角 / 鲗鱼涌	North Point / Quarry Bay	586 800	147 500	67 400	801 700	23 100	7 900	7 500	38 500	3.9	5.4	11.1	4.8
尖沙咀	Tsim Sha Tsui	832 700	325 400	209 500	1 367 600	59 600	16 700	9 800	86 100	7.2	5.1	4.7	6.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	177 700	313 800	218 400	709 900	26 000	23 500	25 100	74 600	14.6	7.5	11.5	10.5

分区数字已包括在地区数字内。

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

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

平方米 m^2

地区	District	2005 年底总存量 Stock at year end	2006 年落成量 Completions	落成量占 2005 年总存量的百分率 Completions as a % of 2005 Stock	2006 年底总存量 Stock at year end	2006 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	3 273 600	26 100	0.8	3 285 400	209 400	6.4
湾仔	Wan Chai	1 858 400	-	-	1 824 200	112 700	6.2
东区	Eastern	855 400	-	-	853 600	52 200	6.1
南区	Southern	132 900	-	-	132 900	43 200	32.5
港岛	***HONG KONG***	***6 120 300***	***26 100***	***0.4***	***6 096 100***	***417 500***	***6.8***
油尖旺	Yau Tsim Mong	2 112 600	700	0.0 +	2 098 500	160 700	7.7
深水埗	Sham Shui Po	224 800	-	-	224 300	8 200	3.7
九龙城	Kowloon City	185 500	-	-	185 200	5 300	2.9
黄大仙	Wong Tai Sin	23 000	-	-	23 000	1 000	4.3
观塘	Kwun Tong	487 900	44 500	9.1	531 300	71 600	13.5
九龙	***KOWLOON***	***3 033 800***	***45 200***	***1.5***	***3 062 300***	***246 800***	***8.1***
葵青	Kwai Tsing	88 200	-	-	88 300	4 000	4.5
荃湾	Tsuen Wan	78 500	21 000	26.8	99 500	26 700	26.8
屯门	Tuen Mun	40 800	-	-	40 900	10 300	25.2
元朗	Yuen Long	38 100	-	-	38 100	3 300	8.7
北区	North	27 300	-	-	27 200	5 400	19.9
大埔	Tai Po	6 400	-	-	6 400	200	3.1
沙田	Sha Tin	189 700	-	-	191 200	9 700	5.1
西贡	Sai Kung	9 000	-	-	9 000	5 400	60.0
离岛	Islands	137 600	15 900	11.6	153 800	23 500	15.3
新界	***NEW TERRITORIES***	***615 600***	***36 900***	***6.0***	***654 400***	***88 500***	***13.5***
全港	***OVERALL***	***9 769 700***	***108 200***	***1.1***	***9 812 800***	***752 800***	***7.7***
分区	**Sub-districts**						
上环	Sheung Wan	1 016 800	-	-	1 013 100	95 500	9.4
中区	Central	2 134 300	26 100	1.2	2 154 100	105 800	4.9
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 858 400	-	-	1 824 200	112 700	6.2
北角 / 鲗鱼涌	North Point / Quarry Bay	803 500	-	-	801 700	38 500	4.8
尖沙咀	Tsim Sha Tsui	1 387 900	-	-	1 367 600	86 100	6.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	703 700	700	0.1	709 900	74 600	10.5

2006年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2005年底总存量计算。
分区数字已包括在地区数字内。
+ 少于 0.05%

2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.
Sub-district figures have already been included in District figures.
+ Below 0.05%

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

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition 甲级 A	乙级 B	丙级 C	总数 Total	落成量 Completions 甲级 A	乙级 B	丙级 C	总数 Total	年底总存量 Stock at year end 甲级 A	乙级 B	丙级 C	总数 Total
2002	港岛	Hong Kong	-	3 400	-	3 400	92 800	6 200	9 200	108 200	3 262 600	1 567 100	1 072 500	5 902 200
	九龙	Kowloon	-	-	-	-	23 900	9 000	2 000	34 900	1 527 300	760 900	508 200	2 796 400
	新界	New Territories	-	-	-	-	-	21 400	1 100	22 500	444 400	94 600	33 200	572 200
	全港	***OVERALL***	***-***	***3 400***	***-***	***3 400***	***116 700***	***36 600***	***12 300***	***165 600***	***5 234 300***	***2 422 600***	***1 613 900***	***9 270 800***
2003	港岛	Hong Kong	2 200	5 000	500	7 700	181 900	4 400	300	186 600	3 428 000	1 566 500	1 063 900	6 058 400
	九龙	Kowloon	-	-	-	-	76 000	8 400	-	84 400	1 603 300	769 300	508 200	2 880 800
	新界	New Territories	-	-	-	-	6 800	21 000	-	27 800	451 200	115 600	33 200	600 000
	全港	***OVERALL***	***2 200***	***5 000***	***500***	***7 700***	***264 700***	***33 800***	***300***	***298 800***	***5 482 500***	***2 451 400***	***1 605 300***	***9 539 200***
2004	港岛	Hong Kong	-	-	-	-	51 200	14 600	5 100	70 900	3 489 300	1 579 900	1 067 000	6 136 200
	九龙	Kowloon	-	-	-	-	140 300	23 200	-	163 500	1 732 900	792 200	501 400	3 026 500
	新界	New Territories	-	-	-	-	43 800	1 300	-	45 100	531 000	68 500	32 700	632 200
	全港	***OVERALL***	***-***	***-***	***-***	***-***	***235 300***	***39 100***	***5 100***	***279 500***	***5 753 200***	***2 440 600***	***1 601 100***	***9 794 900***
2005	港岛	Hong Kong	-	-	-	-	30 200	-	1 700	31 900	3 487 000	1 574 200	1 059 100	6 120 300
	九龙	Kowloon	-	-	-	-	-	2 200	-	2 200	1 730 000	809 400	494 400	3 033 800
	新界	New Territories	-	-	-	-	-	-	-	-	515 200	68 500	31 900	615 600
	全港	***OVERALL***	***-***	***-***	***-***	***-***	***30 200***	***2 200***	***1 700***	***34 100***	***5 732 200***	***2 452 100***	***1 585 400***	***9 769 700***
2006	港岛	Hong Kong	29 800	-	3 000	32 800	10 100	8 700	7 300	26 100	3 464 200	1 574 200	1 057 700	6 096 100
	九龙	Kowloon	-	18 100	300	18 400	44 500	-	700	45 200	1 781 000	786 100	495 200	3 062 300
	新界	New Territories	-	-	-	-	36 900	-	-	36 900	554 000	68 500	31 900	654 400
	全港	***OVERALL***	***29 800***	***18 100***	***3 300***	***51 200***	***91 500***	***8 700***	***8 000***	***108 200***	***5 799 200***	***2 428 800***	***1 584 800***	***9 812 800***

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

平方米 m^2

地区	District	2006 甲级 A	2006 乙级 B	2006 丙级 C	2006 总数 Total	预测落成量 Forecast [2007]	预测落成量 Forecast [2008]
中西区	Central and Western	10 100	8 700	7 300	26 100	-	3 100
湾仔	Wan Chai	-	-	-	-	4 900	2 300
东区	Eastern	-	-	-	-	16 100	101 000
南区	Southern	-	-	-	-	-	-
港岛	***HONG KONG***	***10 100***	***8 700***	***7 300***	***26 100***	***21 000***	***106 400***
油尖旺	Yau Tsim Mong	-	-	700	700	66 200	-
深水埗	Sham Shui Po	-	-	-	-	18 100	-
九龙城	Kowloon City	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	8 700	15 300
观塘	Kwun Tong	44 500	-	-	44 500	72 500	165 500
九龙	***KOWLOON***	***44 500***	***-***	***700***	***45 200***	***165 500***	***180 800***
葵青	Kwai Tsing	-	-	-	-	-	39 900
荃湾	Tsuen Wan	21 000	-	-	21 000	-	-
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北区	North	-	-	-	-	1 200	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	50 200	14 800
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	15 900	-	-	15 900	10 800	-
新界	***NEW TERRITORIES***	***36 900***	***-***	***-***	***36 900***	***62 200***	***54 700***
全港	***OVERALL***	***91 500***	***8 700***	***8 000***	***108 200***	***248 700***	***341 900***
分区	**Sub-districts**						
上环	Sheung Wan	-	-	-	-	-	1 600
中区	Central	10 100	8 700	7 300	26 100	-	1 500
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	4 900	2 300
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	16 100	101 000
尖沙咀	Tsim Sha Tsui	-	-	-	-	1 200	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	700	700	65 000	-

分区数字已包括在地区数字内。

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

私 人 写 字 楼 - 各 区 不 同 级 别 预 测 落 成 量
PRIVATE OFFICE - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m^2

地区	District	[2007] 甲级 A	乙级 B	丙级 C	总数 Total	[2008] 甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	-	-	-	-	-	-	3 100	3 100
湾仔	Wan Chai	-	4 200	700	4 900	-	2 300	-	2 300
东区	Eastern	16 100	-	-	16 100	101 000	-	-	101 000
南区	Southern	-	-	-	-	-	-	-	-
港岛	***HONG KONG***	***16 100***	***4 200***	***700***	***21 000***	***101 000***	***2 300***	***3 100***	***106 400***
油尖旺	Yau Tsim Mong	65 000	1 200	-	66 200	-	-	-	-
深水埗	Sham Shui Po	10 600	7 500	-	18 100	-	-	-	-
九龙城	Kowloon City	-	-	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	8 700	-	8 700	-	15 300	-	15 300
观塘	Kwun Tong	56 000	16 500	-	72 500	165 500	-	-	165 500
九龙	***KOWLOON***	***131 600***	***33 900***	***-***	***165 500***	***165 500***	***15 300***	***-***	***180 800***
葵青	Kwai Tsing	-	-	-	-	39 900	-	-	39 900
荃湾	Tsuen Wan	-	-	-	-	-	-	-	-
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北区	North	-	-	1 200	1 200	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	50 200	-	-	50 200	14 800	-	-	14 800
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	10 800	-	-	10 800	-	-	-	-
新界	***NEW TERRITORIES***	***61 000***	***-***	***1 200***	***62 200***	***54 700***	***-***	***-***	***54 700***
全港	***OVERALL***	***208 700***	***38 100***	***1 900***	***248 700***	***321 200***	***17 600***	***3 100***	***341 900***
分区	**Sub-districts**								
上环	Sheung Wan	-	-	-	-	-	-	1 600	1 600
中区	Central	-	-	-	-	-	-	1 500	1 500
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	4 200	700	4 900	-	2 300	-	2 300
北角 / 鲗鱼涌	North Point / Quarry Bay	16 100	-	-	16 100	101 000	-	-	101 000
尖沙咀	Tsim Sha Tsui	-	1 200	-	1 200	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	65 000	-	-	65 000	-	-	-	-

分区数字已包括在地区数字内。

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

私 人 写 字 楼 - 整 体 空 置 趋 势
PRIVATE OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2002	165 600	105 400	63.6	9 120 900	1 069 100	11.7	1 174 500	12.6
2003	298 800	220 700	73.9	9 240 400	1 113 100	12.0	1 333 800	14.0
2004	279 500	234 400	83.9	9 515 400	1 005 500	10.6	1 239 900	12.7
2005	34 100	4 400	12.9	9 735 600	849 400	8.7	853 800	8.7
2006	108 200	94 100	87.0	9 704 600	658 700	6.8	752 800	7.7

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

每平方米月租 $ / m² per month

级别 Grade [平均面积] [Average size]		甲 A [274 平方米 m²]						乙 B [92 平方米 m²]						丙 C [46 平方米 m²]					
年 / 月 Year / Month		上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/Causeway Bay	北角/鲗鱼涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/Causeway Bay	北角/鲗鱼涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/Causeway Bay	北角/鲗鱼涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok
2005		267	414	279	192	279	296	160	288	198	150	238	224	146	234	202	186	240	191
2006 *		424	549	365	242	338	360	195	356	248	174	275	253	162	276	233	202	262	203
2005	7	310	409	301	228	278	(267)	156	311	195	150	224	210	140	262	208	187	291	203
	8	236	483	304	221	295	300	166	312	202	163	247	220	147	247	206	196	240	190
	9	291	490	290	189	295	296	168	283	198	144	261	257	155	240	208	187	238	216
	10	237	477	277	211	317	(293)	178	300	228	145	251	228	149	282	209	190	236	183
	11	(298)	474	288	223	317	(279)	191	317	217	159	278	252	147	270	223	190	256	196
	12	(349)	485	300	211	312	(402)	194	338	220	163	266	249	154	238	203	207	237	197
2006	1	354	467	315	213	305	(298)	202	314	229	133	324	236	153	251	212	204	227	188
	2	410	506	320	201	347	(359)	185	324	229	174	308	235	158	256	222	176	243	192
	3	420	515	325	222	311	(366)	191	323	246	184	262	235	164	253	211	200	265	186
	4	(431)	559	350	242	357	(290)	200	393	234	158	254	250	160	253	226	198	243	206
	5	441	600	343	301	336	(351)	202	351	242	177	260	241	166	296	226	202	263	201
	6	489	540	368	233	340	-	188	351	248	174	262	249	163	294	224	198	260	211
	7	449	579	430	283	339	(506)	193	394	253	181	265	264	160	296	256	214	332	212
	8 *	387	550	401	251	314	(404)	174	391	260	202	279	259	151	304	244	185	277	216
	9 *	(416)	598	420	245	317	(433)	226	388	253	180	279	272	167	287	244	217	258	211
	10 *	(544)	578	405	252	358	(239)	204	359	264	172	275	260	165	274	254	196	238	216
	11 *	(365)	597	342	259	371	(363)	193	329	270	200	269	300	172	290	247	224	244	212
	12 *	(513)	468	405	243	359	(223)	203	343	300	178	306	264	169	276	237	219	237	207

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2006 年内所分析单位的平均面积。
\- 本署没有成交个案。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2006.
\- No transaction record received by this Department.

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

每平方米售价 $ / m^2

级别 Grade [平均面积] [Average size]		甲 A [242 平方米 m^2]						乙 B [74 平方米 m^2]						丙 C [42 平方米 m^2]					
年 Year	月 Month	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/Causeway Bay	北角/鲗鱼涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/Causeway Bay	北角/鲗鱼涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/Causeway Bay	北角/鲗鱼涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok
2005		114 066	121 796	79 442	55 889	94 799	(154 561)	34 415	82 121	61 222	36 350	64 172	48 572	29 887	50 671	43 862	33 841	39 336	30 891
2006 *		80 219	131 412	95 576	61 070	99 356	(143 376)	41 396	85 247	63 875	42 148	67 043	46 076	35 152	57 905	48 409	39 378	41 874	34 784
2005	7	-	129 476	(77 210)	-	95 501	(154 561)	35 921	(95 460)	56 070	(43 119)	69 334	52 748	23 237	(59 739)	40 357	35 059	36 031	31 602
	8	(187 885)	137 845	(90 265)	(55 523)	103 593	-	35 537	(80 563)	65 788	(39 888)	71 179	47 182	31 385	53 022	49 940	30 636	47 077	32 205
	9	-	(138 000)	(148 986)	-	(92 759)	-	(39 303)	(104 935)	68 127	(42 692)	68 220	47 082	25 186	52 934	44 976	41 247	58 350	36 633
	10	-	(117 257)	(61 993)	-	100 902	-	41 980	(52 000)	(82 894)	(36 550)	66 654	48 393	31 130	(41 630)	46 893	35 968	52 304	35 496
	11	-	131 774	(110 553)	-	(99 785)	-	(30 853)	-	(47 036)	(42 045)	71 015	55 050	34 608	(64 050)	39 385	39 273	39 876	30 226
	12	-	(133 389)	(85 821)	-	104 460	-	(42 845)	(118 054)	(56 499)	(38 961)	(66 084)	51 930	27 894	(63 985)	47 281	32 836	37 685	32 278
2006	1	-	125 859	-	-	92 817	-	46 482	-	(61 614)	-	60 388	40 883	30 093	(63 480)	42 394	35 872	41 897	37 220
	2	-	(81 487)	(97 832)	-	(91 456)	-	38 623	(50 679)	72 526	(43 201)	(55 037)	38 118	31 469	(55 679)	45 557	38 621	40 819	31 376
	3	(50 919)	141 656	(64 316)	-	98 485	(143 376)	(41 295)	-	63 404	(38 793)	61 602	47 133	37 573	(61 475)	47 271	37 966	41 001	33 777
	4	(58 225)	153 654	99 160	(54 006)	88 019	-	43 271	(92 101)	60 351	(42 651)	61 567	41 440	30 761	(73 526)	50 366	38 279	44 427	35 207
	5	(105 771)	116 559	(91 304)	-	(89 667)	-	44 818	(104 568)	63 992	(46 222)	62 927	50 346	32 977	(52 202)	51 196	38 287	44 776	33 055
	6	-	129 988	(85 048)	(62 802)	(99 000)	-	(49 439)	-	59 771	(37 952)	72 200	57 133	42 146	(51 502)	48 805	40 237	39 884	35 406
	7	-	(123 161)	(77 321)	-	112 875	-	(30 365)	-	68 559	(39 727)	69 473	43 662	34 827	(68 670)	55 237	37 705	44 012	33 730
	8 *	-	(149 596)	(138 249)	(67 786)	109 607	-	36 496	-	51 853	(42 115)	71 530	47 308	32 539	(50 568)	46 655	39 343	40 565	33 544
	9 *	-	119 905	(74 568)	-	107 055	-	(31 142)	(91 685)	77 158	(43 817)	79 766	40 258	37 919	(68 683)	52 293	40 343	38 918	39 672
	10 *	(82 187)	128 109	(79 948)	(66 022)	(94 429)	-	(53 216)	(94 979)	58 882	(37 147)	69 863	50 921	37 590	54 907	50 262	41 738	36 703	31 980
	11 *	-	143 554	(100 749)	-	(105 403)	-	(44 589)	(63 200)	64 317	-	73 814	38 799	36 796	-	50 206	(38 079)	48 522	34 655
	12 *	-	145 563	(103 462)	-	90 122	-	36 011	(63 200)	60 122	(50 178)	60 325	50 424	37 690	(49 300)	46 656	44 206	43 016	35 270

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2006 年内所分析单位的平均面积。
\- 本署没有成交个案。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2006.
\- No transaction record received by this Department.

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

年 / 月 Year / Month		租金 Rents 甲级 Grade A	租金 Rents 乙级 Grade B	租金 Rents 丙级 Grade C	租金 Rents 所有级别 Overall	售价 Prices 甲级 Grade A	售价 Prices 乙级 Grade B	售价 Prices 丙级 Grade C	售价 Prices 所有级别 Overall
1997		157.2	159.8	150.6	156.8	217.9	213.0	189.4	213.1
1998		138.3	135.9	127.2	135.9	133.8	135.5	135.0	134.5
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		100.8	95.1	95.2	98.5	92.2	91.0	82.8	89.9
2001		105.0	97.7	93.2	101.0	81.8	80.2	70.9	78.7
2002		86.0	85.3	84.1	85.4	70.0	67.7	66.6	68.4
2003		73.4	76.3	75.8	74.6	64.8	63.4	58.4	62.5
2004		77.1	79.7	78.6	78.1	113.1	95.0	76.9	99.3
2005		100.1	94.1	88.7	96.4	149.7	134.7	104.1	133.0
2006 *		124.7	113.0	99.3	117.0	153.9	142.6	118.7	139.0
2005	7 - 9	104.4	96.7	90.6	99.8	152.0	144.2	107.9	137.6
	10 - 12	111.1	101.6	92.6	105.4	152.1	137.6	110.6	135.4
2006	1 - 3	117.2	105.5	93.6	110.1	141.6	135.7	114.8	131.0
	4 - 6	125.5	112.8	98.7	117.4	158.7	140.3	116.9	139.5
	7 - 9 *	128.1	115.4	101.2	119.9	157.9	149.8	121.4	143.2
	10 - 12 *	127.8	118.2	103.8	120.7	157.5	144.6	121.9	142.2
2005	7	102.3	93.1	90.7	97.6	155.2	137.8	102.3	136.2
	8	104.1	97.0	89.5	99.6	157.3	148.8	110.5	142.0
	9	106.7	100.1	91.6	102.3	(143.4)	146.0	111.0	134.7
	10	107.1	99.4	90.8	102.2	(147.0)	136.5	114.5	134.6
	11	113.3	103.2	93.9	107.2	(154.6)	140.8	111.0	137.5
	12	113.0	102.2	93.0	106.7	(154.7)	135.5	106.3	134.0
2006	1	113.7	103.9	92.7	107.5	149.0	133.9	111.5	132.8
	2	119.6	105.1	94.5	111.4	134.0	139.2	114.6	128.8
	3	118.4	107.4	93.5	111.3	141.7	134.1	118.2	131.4
	4	125.2	111.3	97.8	116.8	163.8	138.3	114.4	140.3
	5	125.2	113.9	99.2	117.6	154.5	140.8	115.0	137.2
	6	126.1	113.1	99.1	117.9	157.8	141.9	121.2	141.1
	7	128.8	113.9	100.9	119.8	156.5	150.9	123.5	143.7
	8 *	126.9	115.8	101.1	119.4	(162.6)	147.2	120.8	144.1
	9 *	128.7	116.6	101.7	120.6	154.7	151.3	119.8	141.8
	10 *	125.9	115.7	103.2	119.0	163.5	143.7	119.0	143.1
	11 *	129.2	119.5	104.5	122.0	153.2	150.1	125.5	143.1
	12 *	128.2	119.3	103.6	121.1	155.9	140.1	121.1	140.3

* 临时数字
( ) 表示少于 20 宗交易。
上述指数并非限于主要地区。
由 2000 年 4 月起，租金和售价指数均就重新界定级别的写字楼编制。
这些指数不能直接与较早前的指数相比。

* Provisional
( ) Indicates fewer than 20 transactions.
The indices are not restricted to the main districts.
Since April 2000 both indices have been compiled in respect of units graded according to revised grading criteria.
They are not strictly comparable to earlier indices.

私 人 写 字 楼 - 核 心 地 区 甲 级 写 字 楼 的 租 金 及 售 价 指 数
PRIVATE OFFICE - RENTAL AND PRICE INDICES FOR GRADE A OFFICE IN CORE DISTRICTS
(1999 = 100)

年 / 月 Year / Month		租金 Rents 上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售价 Prices 核心地区 # Core Districts #
1997		170.8	168.4	148.8	231.7
1998		150.3	150.1	129.8	129.4
1999		100.0	100.0	100.0	100.0
2000		104.2	101.1	96.7	95.3
2001		116.8	105.7	95.2	86.7
2002		85.1	82.9	83.0	70.2
2003		67.3	67.0	74.5	63.8
2004		72.0	68.2	79.0	117.2
2005		104.3	88.7	105.9	159.9
2006 *		139.1	121.9	127.4	167.4
2005	7 - 9	112.6	91.8	109.9	167.7
	10 - 12	118.8	99.8	118.1	164.6
2006	1 - 3	127.0	110.5	122.1	159.6
	4 - 6	138.5	120.1	128.8	169.1
	7 - 9 *	143.7	127.3	128.1	170.2
	10 - 12 *	147.0	129.8	130.7	170.7
2005	7	108.1	88.5	105.8	162.6
	8	112.8	94.9	111.3	173.1
	9	116.8	91.9	112.6	(167.3)
	10	117.2	95.6	115.5	155.1
	11	118.1	100.5	120.2	(174.1)
	12	121.0	103.2	118.7	164.5
2006	1	121.6	106.7	118.6	161.3
	2	130.6	112.0	126.8	(161.5)
	3	128.7	112.9	121.0	155.9
	4	135.9	120.6	127.8	173.5
	5	139.4	118.3	128.5	164.1
	6	140.1	121.3	130.1	169.7
	7	141.3	124.9	129.8	177.4
	8 *	143.4	127.2	127.6	172.7
	9 *	146.5	129.8	127.0	160.5
	10 *	147.3	130.6	130.3	168.4
	11 *	151.5	131.3	129.7	(171.9)
	12 *	142.3	127.6	132.0	171.7

核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀。
* 临时数字
( ) 表示少于 10 宗交易。

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

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

平方米 m^2

地区	District	2005 年底总存量 Stock at year end	2006 年落成量 Completions	落成量占 2005 年底总存量的百分率 Completions as a % of 2005 Stock	2006 年底总存量 Stock at year end	2006 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	1 126 500	9 100	0.8	1 126 400	111 500	9.9
湾仔	Wan Chai	1 010 500	1 000	0.1	1 005 800	76 800	7.6
东区	Eastern	718 200	-	-	750 300	43 800	5.8
南区	Southern	183 700	800	0.4	205 700	15 000	7.3
港岛	***HONG KONG***	***3 038 900***	***10 900***	***0.4***	***3 088 200***	***247 100***	***8.0***
油尖旺	Yau Tsim Mong	1 924 600	52 000	2.7	1 970 200	213 500	10.8
深水埗	Sham Shui Po	655 000	3 800	0.6	677 800	56 700	8.4
九龙城	Kowloon City	675 600	7 700	1.1	700 800	74 300	10.6
黄大仙	Wong Tai Sin	172 600	2 200	1.3	283 300	14 800	5.2
观塘	Kwun Tong	482 300	62 200	12.9	633 200	135 700	21.4
九龙	***KOWLOON***	***3 910 100***	***127 900***	***3.3***	***4 265 300***	***495 000***	***11.6***
葵青	Kwai Tsing	269 600	-	-	330 000	25 300	7.7
荃湾	Tsuen Wan	460 000	500	0.1	467 800	71 300	15.2
屯门	Tuen Mun	309 400	-	-	386 600	33 500	8.7
元朗	Yuen Long	386 300	600	0.2	439 600	32 300	7.3
北区	North	178 300	-	-	210 500	13 100	6.2
大埔	Tai Po	187 500	100	0.1	223 900	8 200	3.7
沙田	Sha Tin	325 000	-	-	425 700	25 500	6.0
西贡	Sai Kung	202 800	21 900	10.8	271 300	32 200	11.9
离岛	Islands	254 500	20 900	8.2	286 600	39 100	13.6
新界	***NEW TERRITORIES***	***2 573 400***	***44 000***	***1.7***	***3 042 000***	***280 500***	***9.2***
全港	***OVERALL***	***9 522 400***	***182 800***	***1.9***	***10 395 500***	***1 022 600***	***9.8***

2006年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2005年底总存量计算。
2006年底总存量数字包括「领汇」拥有的物业。

2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.
Stock at 2006 year end includes properties owned by The Link REIT.

表 Table 28

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

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
2002	港岛	Hong Kong	7 200	30 500	3 017 200
	九龙	Kowloon	500	39 800	3 797 700
	新界	New Territories	-	67 700	2 429 700
	全港	***OVERALL***	***7 700***	***138 000***	***9 244 600***
2003	港岛	Hong Kong	5 400	45 400	3 052 400
	九龙	Kowloon	600	44 000	3 795 400
	新界	New Territories	400	28 500	2 457 800
	全港	***OVERALL***	***6 400***	***117 900***	***9 305 600***
2004	港岛	Hong Kong	2 700	8 000	3 043 100
	九龙	Kowloon	4 900	72 100	3 882 200
	新界	New Territories	400	11 200	2 482 500
	全港	***OVERALL***	***8 000***	***91 300***	***9 407 800***
2005	港岛	Hong Kong	6 700	2 000	3 038 900
	九龙	Kowloon	4 300	12 100	3 910 100
	新界	New Territories	-	96 600	2 573 400
	全港	***OVERALL***	***11 000***	***110 700***	***9 522 400***
2006	港岛	Hong Kong	12 100	10 900	3 088 200
	九龙	Kowloon	14 500	127 900	4 265 300
	新界	New Territories	-	44 000	3 042 000
	全港	***OVERALL***	***26 600***	***182 800***	***10 395 500***

2006 年底总存量数字包括「领汇」拥有的物业。

Stock at 2006 year end includes properties owned by The Link REIT.

私 人 商 业 楼 宇 - 各 区 落 成 量 及 预 测 落 成 量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2006	预测落成量 Forecast [2007]	预测落成量 Forecast [2008]
中西区	Central and Western	9 100	2 200	2 400
湾仔	Wan Chai	1 000	5 300	9 100
东区	Eastern	-	600	700
南区	Southern	800	2 500	8 300
港岛	***HONG KONG***	***10 900***	***10 600***	***20 500***
油尖旺	Yau Tsim Mong	52 000	10 400	32 900
深水埗	Sham Shui Po	3 800	3 100	6 500
九龙城	Kowloon City	7 700	1 600	5 200
黄大仙	Wong Tai Sin	2 200	1 600	3 800
观塘	Kwun Tong	62 200	2 000	13 100
九龙	***KOWLOON***	***127 900***	***18 700***	***61 500***
葵青	Kwai Tsing	-	1 300	1 200
荃湾	Tsuen Wan	500	17 900	12 900
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	600	400	25 000
北区	North	-	-	100
大埔	Tai Po	100	-	-
沙田	Sha Tin	-	2 600	3 600
西贡	Sai Kung	21 900	-	500
离岛	Islands	20 900	700	-
新界	***NEW TERRITORIES***	***44 000***	***22 900***	***43 300***
全港	***OVERALL***	***182 800***	***52 200***	***125 300***

私 人 商 业 楼 宇 - 整 体 空 置 趋 势
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2002	138 000	122 300	88.6	9 092 700	868 500	9.6	990 800	10.7
2003	117 900	90 500	76.8	9 187 700	911 700	9.9	1 002 200	10.8
2004	91 300	68 700	75.2	9 316 500	950 700	10.2	1 019 400	10.8
2005	110 700	23 000	20.8	9 411 700	957 100	10.2	980 100	10.3
2006	182 800	168 500	92.2	10 212 700	854 100	8.4	1 022 600	9.8

从2006年开始，数字包括「领汇」拥有的物业。

Figures from 2006 onwards include properties owned by The Link REIT.

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

区域 Area [平均面积] [Average size] 年 / 月 Year / Month		租金 Rents (每平方米月租 $ / m^2 per month) 港岛 Hong Kong [65 平方米 m^2]	九龙 Kowloon [52 平方米 m^2]	新界 New Territories [54 平方米 m^2]	售价 Prices (每平方米售价 $ / m^2) 港岛 Hong Kong [51 平方米 m^2]	九龙 Kowloon [52 平方米 m^2]	新界 New Territories [38 平方米 m^2]
2005		939	974	764	183 927	224 785	139 664
2006 *		1 002	999	769	162 611	180 606	110 511
2005	7	969	942	803	156 906	182 677	102 379
	8	898	1 138	697	190 947	182 236	144 834
	9	961	946	855	158 234	213 887	112 694
	10	919	993	764	187 335	150 976	173 529
	11	1 126	996	677	158 178	188 474	168 211
	12	941	1 398	930	125 400	191 409	140 567
2006	1	812	1 138	791	164 435	151 377	89 372
	2	888	914	766	109 934	161 011	135 400
	3	1 005	1 030	794	177 508	183 131	109 177
	4	973	875	702	209 266	246 129	114 317
	5	1 034	883	721	164 662	178 198	97 042
	6	951	908	752	157 330	135 150	108 510
	7	1 037	1 143	733	148 642	192 349	105 835
	8 *	966	881	700	180 092	287 503	127 771
	9 *	1 166	1 049	793	140 673	158 831	95 702
	10 *	941	1 095	884	160 992	127 875	112 569
	11 *	1 182	1 108	920	167 820	161 722	125 465
	12 *	993	1 106	776	124 216	191 706	119 163

* 临时数字
[ ] 表示 2006 年内所分析单位的平均面积。

* Provisional
[ ] Indicates average size of the units analysed during 2006.

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

年 / 月 Year / Month		租金 Rents	售价 Prices
1997		123.5	177.3
1998		111.2	128.3
1999		100.0	100.0
2000		101.3	93.6
2001		99.4	86.8
2002		92.9	85.0
2003		86.4	85.5
2004		92.8	119.3
2005		100.5	149.3
2006 *		104.5	152.8
2005	7 - 9	102.9	148.9
	10 - 12	103.4	151.0
2006	1 - 3	103.2	151.6
	4 - 6	102.8	154.5
	7 - 9 *	104.1	152.9
	10 - 12 *	107.6	152.1
2005	7	102.3	143.8
	8	102.4	148.4
	9	103.9	154.4
	10	102.7	153.2
	11	103.8	151.6
	12	103.6	148.2
2006	1	102.9	146.3
	2	102.9	155.3
	3	103.9	153.3
	4	101.6	155.8
	5	103.6	157.5
	6	103.3	150.2
	7	104.0	151.3
	8 *	103.7	152.2
	9 *	104.6	155.1
	10 *	106.2	151.9
	11 *	108.0	153.0
	12 *	108.7	151.3

* 临时数字　　* Provisional

表 Table 33

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

平方米 m^2

地区	District	2005 年底总存量 Stock at year end	2006 年落成量 Completions	落成量占 2005 年总存量的百分率 Completions as a % of 2005 Stock	2006 年底总存量 Stock at year end	2006 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	109 000	-	-	97 500	6 500	6.7
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 348 200	-	-	1 348 200	51 400	3.8
南区	Southern	790 400	-	-	774 600	109 800	14.2
港岛	***HONG KONG***	***2 247 600***	***-***	***-***	***2 220 300***	***167 700***	***7.6***
油尖旺	Yau Tsim Mong	313 600	-	-	313 000	25 200	8.1
深水埗	Sham Shui Po	1 071 400	-	-	1 060 000	69 900	6.6
九龙城	Kowloon City	864 100	-	-	858 900	49 000	5.7
黄大仙	Wong Tai Sin	807 200	-	-	806 600	34 600	4.3
观塘	Kwun Tong	3 387 600	-	-	3 380 400	232 600	6.9
九龙	***KOWLOON***	***6 443 900***	***-***	***-***	***6 418 900***	***411 300***	***6.4***
葵青	Kwai Tsing	3 327 000	-	-	3 311 800	252 400	7.6
荃湾	Tsuen Wan	2 272 200	-	-	2 272 100	183 100	8.1
屯门	Tuen Mun	1 403 800	-	-	1 402 500	117 800	8.4
元朗	Yuen Long	206 200	-	-	206 200	23 900	11.6
北区	North	280 500	-	-	278 600	30 800	11.1
大埔	Tai Po	151 600	-	-	151 600	1 800	1.2
沙田	Sha Tin	1 125 700	-	-	1 124 600	61 200	5.4
西贡	Sai Kung	9 000	-	-	9 000	-	-
离岛	Islands	900	-	-	900	300	33.3
新界	***NEW TERRITORIES***	***8 776 900***	***-***	***-***	***8 757 300***	***671 300***	***7.7***
全港	***OVERALL***	***17 468 400***	***-***	***-***	***17 396 500***	***1 250 300***	***7.2***

2006年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2005年底总存量计算。

2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.

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

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
2002	港岛	Hong Kong	-	-	2 314 600
	九龙	Kowloon	3 700	-	6 482 200
	新界	New Territories	-	2 700	8 768 400
	全港	***OVERALL***	***3 700***	***2 700***	***17 565 200***
2003	港岛	Hong Kong	64 500	-	2 250 100
	九龙	Kowloon	23 100	-	6 459 100
	新界	New Territories	15 100	-	8 753 300
	全港	***OVERALL***	***102 700***	***-***	***17 462 500***
2004	港岛	Hong Kong	-	-	2 247 900
	九龙	Kowloon	3 700	-	6 460 000
	新界	New Territories	-	800	8 772 100
	全港	***OVERALL***	***3 700***	***800***	***17 480 000***
2005	港岛	Hong Kong	-	-	2 247 600
	九龙	Kowloon	20 500	-	6 443 900
	新界	New Territories	-	-	8 776 900
	全港	***OVERALL***	***20 500***	***-***	***17 468 400***
2006	港岛	Hong Kong	27 300	-	2 220 300
	九龙	Kowloon	20 400	-	6 418 900
	新界	New Territories	16 900	-	8 757 300
	全港	***OVERALL***	***64 600***	***-***	***17 396 500***

私 人 分 层 工 厂 大 厦 - 各 区 落 成 量 及 预 测 落 成 量
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2006	预测落成量 Forecast [2007]	预测落成量 Forecast [2008]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	***-***	***-***	***-***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	15 400
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	14 200	-
观塘	Kwun Tong	-	-	54 800
九龙	***KOWLOON***	***-***	***14 200***	***70 200***
葵青	Kwai Tsing	-	-	2 500
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	1 500	-
北区	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	***NEW TERRITORIES***	***-***	***1 500***	***2 500***
全港	***OVERALL***	***-***	***15 700***	***72 700***

私 人 分 层 工 厂 大 厦 - 整 体 空 置 趋 势
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2002	2 700	2 700	100.0	17 556 900	1 837 600	10.5	1 840 300	10.5
2003	-	-	-	17 462 500	1 844 400	10.6	1 844 400	10.6
2004	800	-	-	17 479 200	1 512 400	8.7	1 512 400	8.7
2005	-	-	-	17 468 400	1 273 300	7.3	1 273 300	7.3
2006	-	-	-	17 396 500	1 250 300	7.2	1 250 300	7.2

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

区域 Area [平均面积] [Average size] 年 / 月 Year / Month		租金 Rents (每平方米月租 $ / m² per month) 港岛 Hong Kong [186 平方米 m²]	九龙 Kowloon [156 平方米 m²]	新界 New Territories [165 平方米 m²]	售价 Prices (每平方米售价 $ / m²) 港岛 Hong Kong [132 平方米 m²]	九龙 Kowloon [136 平方米 m²]	新界 New Territories [133 平方米 m²]
2005		73	89	58	10 890	14 057	7 033
2006 *		83	96	64	14 147	17 378	8 419
2005	7	75	87	56	10 674	15 881	7 365
	8	75	84	56	12 118	15 303	7 485
	9	69	95	55	12 474	14 976	7 668
	10	76	91	57	11 643	14 099	7 343
	11	74	96	56	12 699	13 970	7 365
	12	80	95	65	12 634	15 233	7 155
2006	1	77	88	58	(13 101)	16 887	7 102
	2	84	98	64	12 211	15 241	7 722
	3	81	98	66	12 801	16 684	7 774
	4	82	93	59	14 693	16 496	8 002
	5	82	98	64	14 992	17 877	8 360
	6	77	98	66	12 626	16 374	9 258
	7	85	98	63	13 495	16 861	8 891
	8 *	86	95	66	13 360	17 892	8 749
	9 *	90	99	66	14 611	18 717	8 717
	10 *	89	97	66	16 173	18 983	8 388
	11 *	81	97	63	14 474	18 048	8 710
	12 *	88	103	65	16 302	18 023	8 612

* 临时数字
[ ] 表示 2006 年内所分析单位的平均面积。
( ) 表示少于 20 宗交易。
平均租金及售价只以楼上单位的租金及售价计算。

* Provisional
[ ] Indicates average size of the units analysed during 2006.
( ) Indicates fewer than 20 transactions.
Average rents and prices are in respect of upper floor units only.

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

年 / 月 Year / Month		租金 Rents	售价 Prices
1997		132.5	168.9
1998		118.1	131.8
1999		100.0	100.0
2000		95.4	91.2
2001		90.3	82.0
2002		82.7	74.8
2003		74.9	71.7
2004		77.3	88.6
2005		82.6	125.0
2006 *		90.6	157.9
2005	7 - 9	82.5	132.1
	10 - 12	84.5	136.6
2006	1 - 3	86.3	144.3
	4 - 6	90.2	154.6
	7 - 9 *	92.6	164.0
	10 - 12 *	93.3	168.6
2005	7	82.0	130.4
	8	81.2	131.3
	9	84.2	134.6
	10	84.0	135.5
	11	84.5	135.0
	12	84.9	139.2
2006	1	86.2	141.9
	2	85.6	143.4
	3	87.1	147.5
	4	89.7	147.6
	5	90.8	156.0
	6	90.0	160.2
	7	91.4	162.9
	8 *	91.4	161.8
	9 *	95.1	167.2
	10 *	93.3	166.6
	11 *	94.0	167.3
	12 *	92.6	171.8

* 临时数字

上述指数只就楼上单位计算。

* Provisional

The indices are in respect of upper floor units only.

表 Table 39

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

每平方米售价 $ / m^2

地区 District [平均面积] [Average size] 年 / 月 Year / Month		东区 Eastern [93 平方米 m^2]	深水埗 Sham Shui Po [76 平方米 m^2]	观塘 Kwun Tong [61 平方米 m^2]	葵青 Kwai Tsing [70 平方米 m^2]	荃湾 Tsuen Wan [133 平方米 m^2]	沙田 Sha Tin [89 平方米 m^2]
2005		21 510	32 255	23 833	10 706	11 924	17 802
2006 *		28 247	35 175	28 783	12 466	14 536	18 623
2005	7	18 643	(36 880)	22 494	11 649	9 140	17 366
	8	22 972	(41 474)	25 107	10 759	12 294	18 890
	9	24 831	(32 288)	26 937	13 063	13 455	18 119
	10	(23 303)	27 217	24 363	10 022	12 373	19 157
	11	24 860	(40 309)	25 035	11 403	16 134	21 150
	12	25 188	(31 776)	30 108	8 946	8 964	17 972
2006	1	(31 039)	(36 577)	29 049	9 568	13 880	(12 380)
	2	-	(24 027)	26 578	16 894	10 097	18 845
	3	26 707	(34 975)	26 986	12 727	10 628	16 479
	4	(28 317)	28 291	26 841	11 276	13 501	19 603
	5	28 355	34 221	26 804	10 514	13 178	20 100
	6	21 392	39 734	26 413	14 247	15 291	16 314
	7	(22 894)	(41 946)	28 364	10 827	15 221	20 624
	8 *	(20 895)	(31 152)	30 535	11 122	17 377	21 255
	9 *	35 409	(34 674)	30 437	13 947	16 670	18 855
	10 *	(21 833)	41 141	34 123	11 614	15 272	18 458
	11 *	(36 111)	33 430	32 693	11 168	18 748	17 607
	12 *	31 462	40 737	28 742	14 431	9 811	19 466

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2006 年内所分析单位的平均面积。
\- 本署没有成交个案。
所分析的楼宇是于 1992 年或之后建成。
平均售价只以楼上单位的售价计算。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2006.
\- No transaction record received by this Department.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

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

平方米 m^2

地区	District	2005 年底总存量 Stock at year end	2006 年落成量 Completions	落成量占 2005 年总存量的百分率 Completions as a % of 2005 Stock	2006 年底总存量 Stock at year end	2006 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
东区	Eastern	47 300	-	-	47 300	11 400	24.1
南区	Southern	5 900	-	-	5 900	2 600	44.1
港岛	***HONG KONG***	***53 200***	***-***	***-***	***53 200***	***14 000***	***26.3***
油尖旺	Yau Tsim Mong	9 700	-	-	9 700	1 000	10.3
深水埗	Sham Shui Po	133 000	-	-	132 800	8 400	6.3
九龙城	Kowloon City	5 200	-	-	5 200	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	1 600	5.7
观塘	Kwun Tong	226 400	-	-	226 300	5 600	2.5
九龙	***KOWLOON***	***402 600***	***-***	***-***	***402 300***	***16 600***	***4.1***
葵青	Kwai Tsing	93 000	-	-	90 400	8 300	9.2
荃湾	Tsuen Wan	21 700	-	-	21 700	2 000	9.2
北区	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	38 700	-	-	38 700	1 500	3.9
新界	***NEW TERRITORIES***	***159 900***	***-***	***-***	***157 300***	***11 800***	***7.5***
全港	***OVERALL***	***615 700***	***-***	***-***	***612 800***	***42 400***	***6.9***

2006年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2005年底总存量计算。

2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.

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

平方米 m^2

地区	District	2006	预测落成量 Forecast [2007]	预测落成量 Forecast [2008]
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	***-***	***-***	***-***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	4 300
九龙	***KOWLOON***	***-***	***-***	***4 300***
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
北区	North	-	-	-
沙田	Sha Tin	-	-	-
新界	***NEW TERRITORIES***	***-***	***-***	***-***
全港	***OVERALL***	***-***	***-***	***4 300***

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

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2002	-	-	-	598 900	74 600	12.5	74 600	12.5
2003	14 800	14 000	94.6	598 000	77 000	12.9	91 000	14.8
2004	-	-	-	612 500	67 700	11.1	67 700	11.1
2005	4 100	200	4.9	611 600	60 400	9.9	60 600	9.8
2006	-	-	-	612 800	42 400	6.9	42 400	6.9

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

平方米 m^2

地区	District	2005 年底总存量 Stock at year end	2006 年落成量 Completions	落成量占 2005 年总存量的百分率 Completions as a % of 2005 Stock	2006 年底总存量 Stock at year end
中西区	Central and Western	-	-	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	26 900	-	-	26 900
南区	Southern	97 100	-	-	97 100
港岛	***HONG KONG***	***124 000***	***-***	***-***	***124 000***
油尖旺	Yau Tsim Mong	2 200	-	-	-
深水埗	Sham Shui Po	34 400	-	-	34 400
九龙城	Kowloon City	43 700	-	-	34 600
黄大仙	Wong Tai Sin	34 900	-	-	34 900
观塘	Kwun Tong	355 800	-	-	326 800
九龙	***KOWLOON***	***471 000***	***-***	***-***	***430 700***
葵青	Kwai Tsing	167 600	-	-	167 600
荃湾	Tsuen Wan	212 800	-	-	212 900
屯门	Tuen Mun	256 600	-	-	256 600
元朗	Yuen Long	528 000	5 100	1.0	534 600
北区	North	114 900	-	-	117 200
大埔	Tai Po	731 200	11 000	1.5	748 600
沙田	Sha Tin	158 500	-	-	158 200
西贡	Sai Kung	305 500	-	-	306 000
离岛	Islands	79 900	-	-	79 900
新界	***NEW TERRITORIES***	***2 555 000***	***16 100***	***0.6***	***2 581 600***
全港	***OVERALL***	***3 150 000***	***16 100***	***0.5***	***3 136 300***

2006年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2005年底总存量计算。

2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.

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

平方米 m^2

地区	District	2006	预测落成量 Forecast Completions [2007]	[2008]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	***-***	***-***	***-***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	***KOWLOON***	***-***	***-***	***-***
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	5 100	1 500	11 000
北区	North	-	-	-
大埔	Tai Po	11 000	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	51 800	-
离岛	Islands	-	-	-
新界	***NEW TERRITORIES***	***16 100***	***53 300***	***11 000***
全港	***OVERALL***	***16 100***	***53 300***	***11 000***

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

平方米 m^2

地区	District	2005 年底总存量 Stock at year end	2006 年落成量 Completions	落成量占 2005 年总存量的百分率 Completions as a % of 2005 Stock	2006 年底总存量 Stock at year end	2006 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	25 100	-	-	25 100	500	2.0
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	103 000	-	-	103 000	1 000	1.0
南区	Southern	29 800	-	-	29 800	-	-
港岛	***HONG KONG***	***157 900***	***-***	***-***	***157 900***	***1 500***	***0.9***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	143 400	-	-	143 300	600	0.4
九龙城	Kowloon City	114 100	3 800	3.3	117 400	7 300	6.2
黄大仙	Wong Tai Sin	-	-	-	-	-	-
观塘	Kwun Tong	271 600	-	-	271 600	34 800	12.8
九龙	***KOWLOON***	***529 100***	***3 800***	***0.7***	***532 300***	***42 700***	***8.0***
葵青	Kwai Tsing	1 364 000	1 700	0.1	1 367 600	17 700	1.3
荃湾	Tsuen Wan	439 300	-	-	439 300	13 300	3.0
屯门	Tuen Mun	128 400	16 400	12.8	144 800	3 300	2.3
元朗	Yuen Long	116 200	2 200	1.9	118 400	9 300	7.9
北区	North	110 700	2 700	2.4	113 400	-	-
大埔	Tai Po	-	600	-	600	-	-
沙田	Sha Tin	453 700	-	-	453 700	7 400	1.6
西贡	Sai Kung	7 600	-	-	7 600	-	-
离岛	Islands	94 500	-	-	94 500	6 000	6.3
新界	***NEW TERRITORIES***	***2 714 400***	***23 600***	***0.9***	***2 739 900***	***57 000***	***2.1***
全港	***OVERALL***	***3 401 400***	***27 400***	***0.8***	***3 430 100***	***101 200***	***3.0***

2006年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2005年底总存量计算。

2006 Stock figures are derived from the latest rating record,
and not from the 2005 Stock figures shown here.

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

平方米 m^2

地区	District	2006	预测落成量 Forecast Completions [2007]	预测落成量 Forecast Completions [2008]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	***-***	***-***	***-***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	3 800	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	5 300
九龙	***KOWLOON***	***3 800***	***-***	***5 300***
葵青	Kwai Tsing	1 700	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	16 400	-	-
元朗	Yuen Long	2 200	-	-
北区	North	2 700	-	-
大埔	Tai Po	600	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	***NEW TERRITORIES***	***23 600***	***-***	***-***
全港	***OVERALL***	***27 400***	***-***	***5 300***

私 人 货 仓 - 整 体 空 置 趋 势
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2002	26 600	26 600	100.0	3 370 100	226 700	6.7	253 300	7.5
2003	-	-	-	3 381 200	197 900	5.9	197 900	5.9
2004	-	-	-	3 390 300	158 000	4.7	158 000	4.7
2005	12 700	-	-	3 388 700	97 300	2.9	97 300	2.9
2006	27 400	3 800	13.9	3 402 700	97 400	2.9	101 200	3.0

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

回报百分率 % return

年 / 月 Year / Month		住宅 Domestic A	B	C	D	E
1997		4.2	3.7	3.8	3.7	3.4
1998		4.9	4.1	4.3	4.4	4.4
1999		5.2	4.4	4.5	4.5	4.2
2000		5.8	4.9	4.8	4.7	4.4
2001		6.3	5.3	5.4	5.4	5.0
2002		6.1	5.1	5.1	5.0	4.7
2003		6.2	5.2	4.8	4.6	4.3
2004		5.3	4.3	4.0	3.7	3.3
2005		5.0	4.1	3.7	3.4	3.0
2006 *		5.3	4.2	3.8	3.6	3.1
2005	7 - 9	5.0	4.1	3.7	3.4	3.1
	10 - 12	5.3	4.3	4.0	3.5	3.1
2006	1 - 3	5.2	4.2	3.8	3.6	3.0
	4 - 6	5.2	4.1	3.8	3.5	3.1
	7 - 9	5.3	4.2	3.8	3.5	3.2
	10 - 12 *	5.4	4.3	3.8	3.6	3.3
2005	7	5.0	4.1	3.7	3.4	3.1
	8	5.0	4.0	3.8	3.4	3.1
	9	5.1	4.1	3.6	3.4	3.1
	10	5.2	4.3	3.9	3.4	3.0
	11	5.5	4.4	4.0	3.6	3.2
	12	5.3	4.3	4.0	3.6	3.1
2006	1	5.2	4.2	3.9	3.6	3.0
	2	5.2	4.2	3.9	3.7	3.0
	3	5.2	4.2	3.7	3.6	3.0
	4	5.2	4.2	3.8	3.5	3.0
	5	5.1	4.1	3.7	3.4	3.2
	6	5.3	4.2	3.8	3.6	3.0
	7	5.3	4.2	4.0	3.6	3.3
	8	5.3	4.2	3.8	3.5	3.1
	9	5.3	4.3	3.7	3.5	3.1
	10	5.4	4.3	3.8	3.6	3.3
	11 *	5.5	4.3	3.7	3.5	3.3
	12 *	5.4	4.4	3.8	3.6	3.2

* 临时数字

* Provisional

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

回报百分率 % return

年 / 月 Year / Month		写字楼 Office 甲级 Grade A	写字楼 Office 乙级 Grade B	分层工厂大厦 Flatted Factories **	零售业楼宇 Retail
1997		4.2	5.0	10.0	4.6
1998		6.1	6.4	11.5	5.7
1999		5.6	6.7	12.8	7.0
2000		6.2	7.2	13.0	7.8
2001		7.3	8.4	13.8	8.1
2002		7.1	8.5	13.9	7.7
2003		6.3	7.8	13.1	7.0
2004		3.7	5.4	10.9	5.5
2005		3.9	4.5	8.3	4.9
2006 *		4.5	5.0	7.2	4.9
2005	7 - 9	4.0	4.3	7.9	5.0
	10 - 12	4.3	4.8	7.9	5.0
2006	1 - 3	4.8	5.0	7.5	4.9
	4 - 6	4.4	5.1	7.4	4.7
	7 - 9 *	4.6	4.9	7.2	4.8
	10 - 12 *	4.6	5.2	7.0	5.0
2005	7	3.9	4.4	8.0	5.1
	8	3.9	4.2	7.8	5.0
	9	4.4	4.4	7.9	4.9
	10	4.3	4.7	7.8	4.9
	11	4.3	4.7	8.0	5.0
	12	4.3	4.9	7.8	5.1
2006	1	4.5	5.0	7.6	5.2
	2	5.2	4.9	7.4	4.8
	3	4.9	5.2	7.4	4.9
	4	4.3	5.1	7.6	4.6
	5	4.6	5.2	7.4	4.7
	6	4.5	5.1	7.3	4.9
	7	4.6	4.8	7.2	4.9
	8 *	4.4	5.0	7.2	4.8
	9 *	4.7	4.9	7.2	4.8
	10 *	4.3	5.1	6.9	5.0
	11 *	4.7	5.1	7.2	5.0
	12 *	4.6	5.4	6.9	5.1

* 临时数字

** 此栏数字只就楼上单位计算。

* Provisional

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

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

年 / 月 Year / Month		数目 No.	总值 (百万元) Consideration ($ million)
2004		100 630	276 735
2005		103 362	312 832
2006		82 472	232 026
2005	1 - 3	24 842	73 466
	4 - 6	37 337	115 090
	7 - 9	21 895	64 285
	10 - 12	19 288	59 991
2006	1 - 3	17 724	45 227
	4 - 6	21 811	63 048
	7 - 9	22 241	63 768
	10 - 12	20 696	59 983
2006	1	4 899	11 762
	2	5 369	13 619
	3	7 456	19 846
	4	6 849	20 244
	5	7 812	23 372
	6	7 150	19 432
	7	5 398	13 764
	8	7 032	21 036
	9	9 811	28 968
	10	6 335	18 152
	11	7 106	19 461
	12	7 255	22 370

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

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

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

买卖合约数目 No. of Agreements

年 / 月 Year / Month		成交金额 (百万元) Range of Consideration ($ million) 少于 1 Less than 1 数目 No.	%	1 至少于 2 1 to less than 2 数目 No.	%	2 至少于 3 2 to less than 3 数目 No.	%	3 至少于 5 3 to less than 5 数目 No.	%	5 至少于 10 5 to less than 10 数目 No.	%	10 或以上 10 or over 数目 No.	%	总数 Total
2004		25 782	26	31 424	31	20 489	20	12 516	12	6 978	7	3 441	3	100 630
2005		23 768	23	32 300	31	18 491	18	16 705	16	7 775	8	4 323	4	103 362
2006		19 606	24	26 832	33	15 085	18	12 190	15	6 167	7	2 592	3	82 472
2005	1 - 3	5 592	23	7 279	29	4 590	18	4 378	18	2 228	9	775	3	24 842
	4 - 6	7 745	21	11 970	32	7 586	20	5 677	15	2 679	7	1 680	4	37 337
	7 - 9	5 543	25	7 397	34	3 805	17	2 920	13	1 274	6	956	4	21 895
	10 - 12	4 888	25	5 654	29	2 510	13	3 730	19	1 594	8	912	5	19 288
2006	1 - 3	4 702	27	6 104	34	3 224	18	2 133	12	1 090	6	471	3	17 724
	4 - 6	5 065	23	7 165	33	3 678	17	3 354	15	1 781	8	768	4	21 811
	7 - 9	4 778	21	6 425	29	4 919	22	3 922	18	1 588	7	609	3	22 241
	10 - 12	5 061	24	7 138	34	3 264	16	2 781	13	1 708	8	744	4	20 696
2006	1	1 400	29	1 779	36	812	17	523	11	258	5	127	3	4 899
	2	1 383	26	1 854	35	960	18	669	12	368	7	135	3	5 369
	3	1 919	26	2 471	33	1 452	19	941	13	464	6	209	3	7 456
	4	1 652	24	2 263	33	1 122	16	1 016	15	522	8	274	4	6 849
	5	1 738	22	2 502	32	1 248	16	1 337	17	710	9	277	4	7 812
	6	1 675	23	2 400	34	1 308	18	1 001	14	549	8	217	3	7 150
	7	1 433	27	1 951	36	854	16	650	12	342	6	168	3	5 398
	8	1 632	23	2 232	32	1 326	19	1 108	16	521	7	213	3	7 032
	9	1 713	17	2 242	23	2 739	28	2 164	22	725	7	228	2	9 811
	10	1 515	24	2 108	33	1 103	17	938	15	468	7	203	3	6 335
	11	1 885	27	2 525	36	1 080	15	881	12	501	7	234	3	7 106
	12	1 661	23	2 505	35	1 081	15	962	13	739	10	307	4	7 255

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

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

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

年 / 月 Year / Month		一手买卖 Primary Sales 数目 No.	%	总值 (百万元) Consideration ($ million)	二手买卖 Secondary Sales 数目 No.	%	总值 (百万元) Consideration ($ million)	总数 Total No.
2004		25 694	26	97 763	74 936	74	178 973	100 630
2005		15 994	15	93 208	87 368	85	219 623	103 362
2006		13 986	17	57 725	68 486	83	174 303	82 472
2005	1 - 3	4 141	17	19 130	20 701	83	54 335	24 842
	4 - 6	5 417	15	32 750	31 920	85	82 340	37 337
	7 - 9	2 243	10	16 129	19 652	90	48 156	21 895
	10 - 12	4 193	22	25 199	15 095	78	34 792	19 288
2006	1 - 3	1 294	7	4 589	16 430	93	40 639	17 724
	4 - 6	3 023	14	14 420	18 788	86	48 629	21 811
	7 - 9	5 902	27	21 803	16 339	73	41 965	22 241
	10 - 12	3 767	18	16 913	16 929	82	43 070	20 696
2006	1	148	3	545	4 751	97	11 218	4 899
	2	251	5	604	5 118	95	13 015	5 369
	3	895	12	3 440	6 561	88	16 406	7 456
	4	781	11	4 334	6 068	89	15 910	6 849
	5	1 137	15	5 848	6 675	85	17 525	7 812
	6	1 105	15	4 238	6 045	85	15 194	7 150
	7	552	10	2 063	4 846	90	11 701	5 398
	8	1 421	20	6 054	5 611	80	14 982	7 032
	9	3 929	40	13 686	5 882	60	15 282	9 811
	10	1 165	18	4 455	5 170	82	13 697	6 335
	11	953	13	4 061	6 153	87	15 400	7 106
	12	1 649	23	8 397	5 606	77	13 973	7 255

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

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

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

年 / 月 Year / Month		写字楼 Office 宗数 No.	写字楼 Office 总值 (百万元) Consideration ($ million)	商业楼宇 Commercial 宗数 No.	商业楼宇 Commercial 总值 (百万元) Consideration ($ million)	分层工厂大厦 Flatted Factories 宗数 No.	分层工厂大厦 Flatted Factories 总值 (百万元) Consideration ($ million)
2004		3 213	19 343	7 833	50 769	5 889	6 695
2005		3 431	22 288	7 143	42 661	6 560	9 960
2006 *		2 875	16 453	4 401	24 577	7 424	14 111
2005	7 - 9	798	6 007	1 753	9 039	1 705	2 677
	10 - 12	595	2 782	1 136	6 472	1 471	2 215
2006	1 - 3	649	3 100	1 115	5 872	1 690	2 798
	4 - 6	794	4 922	1 168	7 092	2 038	3 540
	7 - 9 *	669	4 340	1 031	6 160	1 822	3 259
	10 - 12 *	763	4 091	1 087	5 452	1 874	4 514
2005	7	211	1 159	542	2 627	528	830
	8	309	2 990	720	3 108	609	968
	9	278	1 858	491	3 304	568	879
	10	217	1 025	428	2 276	517	776
	11	196	847	380	2 059	466	668
	12	182	910	328	2 136	488	770
2006	1	170	1 347	295	1 391	469	813
	2	169	597	329	1 544	431	758
	3	310	1 156	491	2 938	790	1 227
	4	270	2 194	378	2 459	655	1 049
	5	291	1 412	419	2 747	715	1 313
	6	233	1 316	371	1 886	668	1 178
	7	194	1 030	305	1 773	581	1 003
	8 *	225	1 981	340	2 310	616	1 027
	9 *	250	1 328	386	2 077	625	1 229
	10 *	244	1 121	362	1 552	600	1 217
	11 *	276	1 437	389	2 172	644	1 099
	12 *	243	1 534	336	1 728	630	2 198

* 临时数字

这些数字是根据买卖合约的签署**日期**，而**并非**送交土地注册处登记的日期，应与土地注册处编制的住宅买卖数据有所区别。

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

* Provisional

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

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

各 区 域 及 地 区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
港岛 HONG KONG ISLAND	中西区 CENTRAL AND WESTERN	坚尼地城、石塘咀、西营盘、上环、中环、金钟、半山区、山顶	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 172(p), 181, 182(p)
	湾仔 WAN CHAI	湾仔、铜锣湾、跑马地、大坑、扫杆埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190
	东区 EASTERN	天后、宝马山、北角、鲗鱼涌、西湾河、筲箕湾、柴湾、小西湾	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 194(p)
	南区 SOUTHERN	薄扶林、香港仔、鸭脷洲、黄竹坑、寿臣山、浅水湾、舂磡角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	111(p), 171, 172(p), 173, 174, 175(p), 176, 183(p), 191, 192, 193, 194(p), 195, 196, 197, 198
九龙 KOWLOON	油尖旺 YAU TSIM MONG	尖沙咀、油麻地、西九龙填海区、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 213(p), 214, 215, 216, 217, 220, 221, 222(p), 225, 226, 227, 228, 229, 236(p), 266(p), 269(p)

(p) = part 部分

各 区 域 及 地 区
AREAS AND DISTRICTS

区 域 Area	地 区 District	地 区 内 的 分 区 名 称	Names of Sub-districts within District Boundaries	规 划 统 计 小 区 Tertiary Planning Units
九龙 KOWLOON	深水埗 SHAM SHUI PO	美孚、荔枝角、长沙湾、深水埗、石硖尾、又一村、大窝坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	260, 261, 262, 263, 264, 265, 266(p), 267, 268(p), 269(p), 271(p), 320(p)
	九龙城 KOWLOON CITY	红磡、土瓜湾、马头角、马头围、启德、九龙城、何文田、九龙塘、笔架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213(p), 222(p), 231, 232, 233, 234, 235, 236(p), 237, 241, 242, 243, 244, 245, 246, 247(p), 268(p), 271(p), 272, 283(p), 285, 286(p)
	黄大仙 WONG TAI SIN	新蒲岗、黄大仙、东头、横头磡、乐富、钻石山、慈云山、牛池湾	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	271(p), 281, 282, 283(p), 284, 287, 288, 289
	观塘 KWUN TONG	坪石、九龙湾、牛头角、佐敦谷、观塘、秀茂坪、蓝田、油塘、鲤鱼门	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	247(p), 280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298(p)
新界 NEW TERRITORIES	葵青 KWAI TSING	葵涌、青衣	Kwai Chung, Tsing Yi	269(p), 310(p), 320(p), 321(p), 326, 327(p), 328, 329, 350, 351
	荃湾 TSUEN WAN	荃湾、梨木树、汀九、深井、青龙头、马湾、阴澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Yam O	310(p), 321(p), 322, 323, 324, 325, 331, 332, 333(p), 334, 335, 336, 340(p), 413(p), 531(p), 533(p), 731, 732(p), 961(p), 971(p), 972(p), 973(p), 974, 975

(p) = part 部分

各区域及地区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
新界 NEW TERRITORIES	屯门 TUEN MUN	大榄涌、扫管笏、屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441, 442, 513(p), 531(p), 951(p)
	元朗 YUEN LONG	洪水桥、厦村、流浮山、天水围、元朗、新田、落马洲、锦田、石岗、八乡	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 510, 511, 512, 513(p), 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 632(p)
	北区 NORTH	粉岭、联和墟、上水、石湖墟、沙头角、鹿颈、乌蛟腾	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 621, 622, 623, 624, 625, 626, 627, 628, 629, 631(p), 632(p), 633(p), 634(p), 641, 642, 651, 652(p), 653, 711(p), 712(p)
	大埔 TAI PO	大埔墟、大埔、大埔滘、大尾笃、船湾、樟木头、企岭下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 533(p), 631(p), 632(p), 633(p), 634(p), 652(p), 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729(p), 732(p), 741, 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 811(p), 812(p), 815(p), 822(p), 824(p)
	沙田 SHA TIN	大围、沙田、火炭、马料水、乌溪沙、马鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	327(p), 729(p), 732(p), 733, 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)

(p) = part 部分

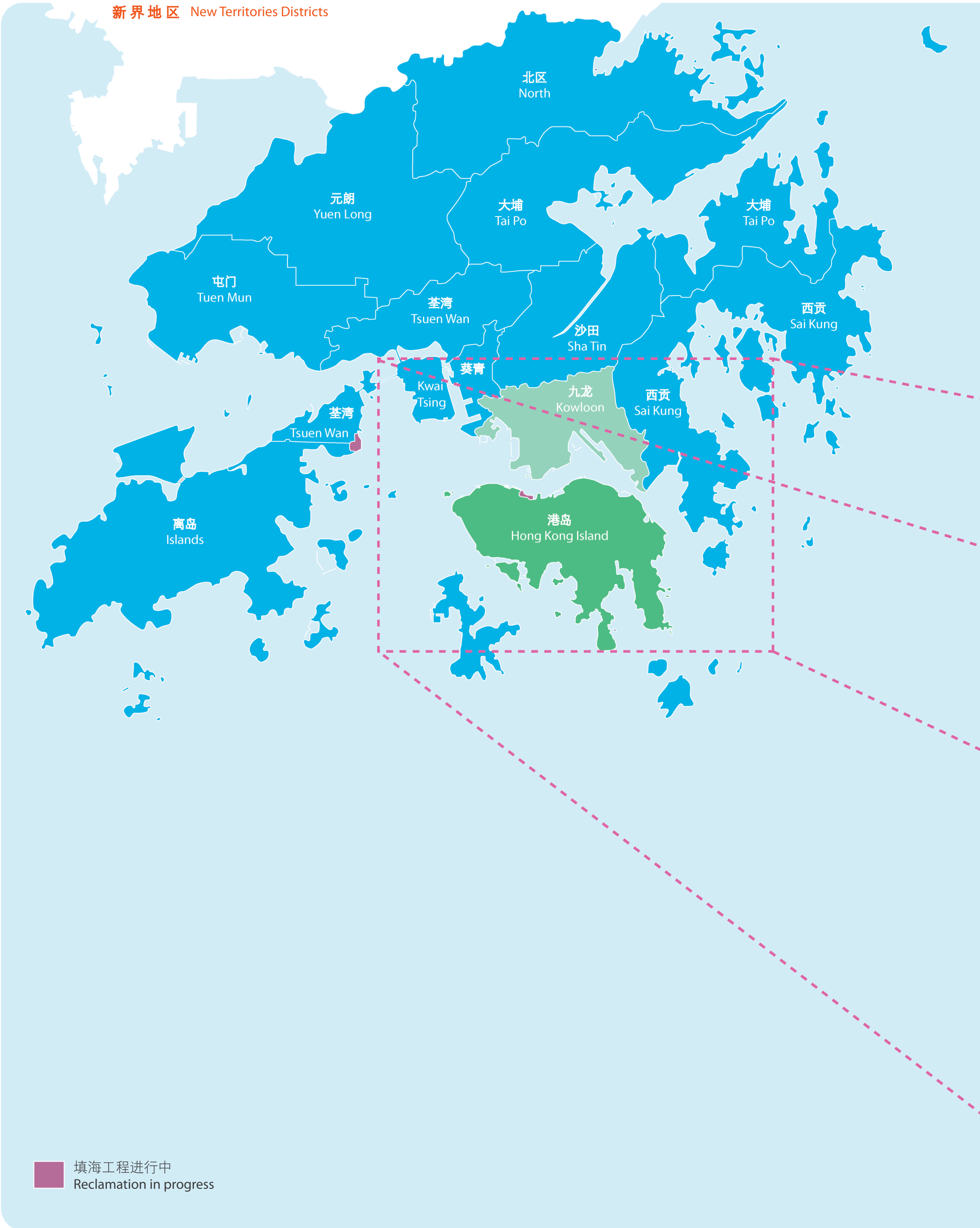
各 区 域 及 地 区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
新界 NEW TERRITORIES	西贡 SAI KUNG	清水湾、西贡、大网仔、将军澳、坑口、调景岭、马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 298(p), 742(p), 761(p), 762(p), 811(p), 812(p), 813, 814, 815(p), 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	离岛 ISLANDS	长洲、坪洲、大屿山（包括东涌）、南丫岛	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

(p) = part 部分

写 字 楼 分 区
OFFICE SUB-DISTRICTS

写字楼的分区	Sub-districts for Offices	规划统计小区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124(p)
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 148(p), 149
北角 / 鲗鱼涌	North Point / Quarry Bay	151(p), 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213(p), 214, 215, 216
油麻地 / 旺角	Yau Ma Tei / Mong Kok	217, 220, 221, 222(p), 225, 226, 227, 228, 229


新 界 地 区 New Territories Districts
北区
North
元朗
Yuen Long
大埔
Tai Po
大埔
Tai Po
屯门
Tuen Mun
荃湾
Tsuen Wan
沙田
Sha Tin
西贡
Sai Kung
葵青
Kwai
Tsing
九龙
Kowloon
西贡
Sai Kung
荃湾
Tsuen Wan
离岛
Islands
港岛
Hong Kong Island
填海工程进行中
Reclamation in progress

差饷物业估价署
Rating and Valuation Department

港岛及九龙地区 Hong Kong Island and Kowloon Districts

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