



2008

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

2008

本报告回顾 2007 年香港物业市场的活动，
并预测 2008 及 2009 年的楼宇落成量

A review of the Hong Kong property market for the year 2007
with forecast of completions for 2008 and 2009



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目录 Contents

序言 Foreword	P. 2
综观 Overview	P. 7
评论 - 私人楼宇 Commentary on Private Developments	
住宅 Domestic	P. 15
整体 Overall	
中/小型单位 Small/Medium Units	
大型单位 Large Units	
写字楼 Office	P. 29
整体 Overall	
甲级 Grade A	
乙级 Grade B	
丙级 Grade C	
商业楼宇 Commercial	P. 47
工业楼宇 Industrial	P. 53
分层工厂大厦 Flatted Factories	
工贸大厦 Industrial/Office	
特殊厂房 Specialised Factories	
货仓 Storage	
技术附注 Technical Notes	P. 63
图表 Tables	P. 77
附录 Appendix	
各区域及地区 Areas and Districts	
分区图 Plans	

Private Office 私人写字楼

Private Domestic 私人住宅

Private Industrial 私人工业楼宇

Private Commercial 私人商业楼宇

私人写字楼



Private Industrial

Private Commercial 私人商业楼宇

Private Domestic 私人住宅

Private Office 私人写字楼

《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)：

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

Overview

综观





2007年香港经济增长依然强劲，本地生产总值继2006年录得6.8%的升幅后，于2007年再录得可观的6.3%实质增长率。访港旅客高达2800万人次，再创新高，当中内地旅客占55%。整体家庭入息增加，失业率亦下降至1998年以来最低水平。股票市场交投活跃，恒生指数首次穿越三万点。年内首九个月的最优惠贷款利率维持不变，而利率稳定对消费者和投资者信心起了支持作用。其后，银行跟随美国步伐在九月尾至十二月内调低利率共一个百分点，负实质利率的可能浮现令投资物业更具吸引力。

物业市场经过过去一年多的整固期后，活力再现。年内，市场弥漫一片牛市气氛，各类型物业售价均录得双位数字的升幅。在用家强大需求下，租金亦随着物业售价拾级而上。

然而，当经济正蓬勃发展及经济基础日益稳健之际，一些人士开始就内地宏观经济调控和紧缩的金融政策以及美国因次按危机以致面临经济放缓对本港经济的影响提出预警。

2007 witnessed another year of solid economic expansion in which the GDP recorded a spectacular growth of 6.3% in real terms after a 6.8% increase in 2006. The number of tourist arrivals reached a new high of 28 million, with 55% being from the Mainland. Household income in general increased and unemployment rate dwindled to the lowest level since 1998. Stock market was buoyant and Hang Seng Index broke through the 30 000-point mark for the first time. Stable interest rate environment with the best lending rates remaining unchanged in the first nine months also rendered support to consumer and investor confidence. When banks slashed the rates by a total of one percentage point from late September to December in line with the US, the prospect of negative real interest rate made property purchase an attractive investment.

The property market regained vigor after the consolidation in the past year or so and prices posted double-digit growth in all property sectors against a bullish market sentiment. Rents moved up briskly in tandem with prices on support of strong user demand.

Amid a vibrant growth and improving economic fundamentals, some people however began to sound a note of caution as the impact of the Mainland's macro-economic adjustment and tight monetary policy as well as the imminent slowdown in the US economy ignited by subprime crisis might filter through to the local economy.

住宅

受到利率接连下调，消费者信心因经济发展而增强，和股市回升等因素带动，2007年住宅物业成交宗数创下十年新高。二手楼宇市场较一手市场更为活跃，占物业成交总数近85%。随着政府调低物业价格介乎100万元至200万元的印花税后，这组别的成交宗数录得显著升幅。为了补充土地储备，发展商从勾地表内一共勾出12幅住宅用地拍卖，成交价远远高于勾地底价。这些都反映发展商对物业市场的信心，并转而刺激买家购买意欲。

2007年共有10 470个住宅单位落成。入住量上升至19 850个单位，远高于年内的落成量。因此，年底时的空置量下降至52 470个单位，占总存量的4.9%。2008年的预测落成量与去年落成量相若，约有10 980个单位，而落成量在2009年将回升至12 670个单位。未来两年的落成量虽然偏低，但估计在建成或已落实的发展项目中仍有约65 000个未售出单位，数量较过去三年一手市场销售数字总和为高。

住宅单位售价在2007年首三季稳步上扬，至第四季时升幅较为急速。2007年第四季的整体售价指数比2006年同期增长了21%。租金亦跟随售价上升，但升势较温和。2007年第四季的租金指数与前一年同期比较增幅为15%。市场回报率则维持相若水平。

Residential

Driven by successive interest rate cuts, increasing consumer confidence on the back of a robust economic growth and stock market rally, residential property transaction shot up to a 10-year high in 2007. The secondary sales market was more active than primary sales and accounted for almost 85% of total property deals. The increase in transaction of property worth between \$1 million and \$2 million was distinct following the reduction of stamp duty for properties in this price bracket. A total of 12 residential sites were triggered from the Application List for auction by developers wishing to replenish their land banks. Prices fetched were considerably higher than the triggered prices. All these reflected developers' confidence in the property market which in turn stimulated buyer sentiment.

Residential completions in 2007 were 10 470 units. Take-up rose visibly to 19 850 units, far exceeding new completions in the year. As a result, vacancy at the year end fell to 52 470 units, representing 4.9% of stock. Completions in 2008 are expected to stay at similar level of 10 980 units, while 2009 will see completions rising to 12 670 units. Against a low level of completion in the ensuing years, it is however noted that there are still some 65 000 unsold units coming on stream in completed developments or committed projects, more than the primary sales in the past three years combined.

Residential prices crept up steadily in the first three quarters but rose more rapidly in the last quarter of 2007. The overall price index in the last quarter of 2007 registered a 21% increase against the same period in 2006. Rents also followed a rising trend, albeit at a milder pace and the rental index in the last quarter of 2007 leapt by 15% when compared with a year earlier. Market yields remained steady.

写字楼

商业机构对写字楼的需求甚殷，当中金融业因受惠于香港和内地紧密经济联系的关系而需求大增。买卖市场在强大用家需求以及可观的租金回报支持下复苏，交投量和成交总额都显著上升。写字楼供应紧张加上传统核心地区缺乏合适的发展地盘，促使发展商在非核心地区兴建商业大厦。租金在这些地区亦因为供应量逐渐增加而有下调压力。而商业机构也许因为这些新发展项目能提供优惠租务组合以及庞大用地而搬迁。多间大型金融机构和投资银行决定迁往非核心地点，进一步强化商业机构迈出核心地区的趋势。

写字楼在2007年的落成量为320 000平方米，几乎是2006年落成量的三倍。其中大约90%的新落成量是座落非核心地区的甲级写字楼。使用量与前一年相若，但低于落成量，年终时空置量因此增加至901 100平方米，相等于总存量的8.9%。导致空置量上升的部分原因是由于有两个发展项目在12月落成，合共占新供应量的44%。核心地区甲级写字楼的空置量整体上保持平稳，而湾仔和铜锣湾则有改善情况。

预期2008年和2009年的落成量分别为342 200平方米和187 200平方米。来年甲级写字楼的新供应主要将继续由非核心地区如观塘、油麻地和东区提供。

Office

Business demand for space remained strong, in particular from the financial sector which benefited from Hong Kong's close economic ties with the Mainland. Underpinned by solid user demand and promising rental prospect, the sales market revived with a marked increase in transaction volume and total consideration. Tight supply and lack of suitable sites in traditional core area have also prompted developers to put up office buildings in non-core districts, where increasing supply has been exerting downward pressure on the rents. Attractive rental package and the availability of large space in these new developments are probably the driving forces encouraging companies to move. The decision of several large financial institutions and investment banks to relocate to outlying locations further underlined the decentralisation trend.

Office completions in 2007 were 320 000 m², almost three times the completions in 2006. About 90% of the new supply was Grade A office space in non-core districts. Take-up was similar to that in the previous year but fell short of new completions, thus causing the vacancy at the year end to rise to 901 100 m², equivalent to 8.9% of stock. The increase in vacancy was due in part to the completion of two developments in December, which accounted for 44% of new supply. Vacancy of Grade A office in core-districts generally remained stable save that for Wan Chai and Causeway Bay where improvements were observed.

Completions in 2008 and 2009 are expected to hit 342 200 m² and 187 200 m² respectively. Non-core districts like Kwun Tong, Yau Ma Tei and Eastern District will continue to dominate the scene and contribute the bulk of Grade A office completions in the years to come.

写字楼售价在年内持续向上，至第四季更录得明显升幅。与2006年最后一季比较，售价飙升31%。租金亦跟随售价上升，但幅度较缓慢，只有14%。由于售价表现较租金为佳，整体回报率轻微回落。

Price rose continually over the course of the year with marked increase in the fourth quarter. Compared with the last quarter in 2006, prices soared by 31%. Rents progressed alongside prices but recorded much milder growth of 14%. As prices performed better than rents, the yields in general went down fractionally.

商业楼宇

商业楼宇的落成量由2006年的高位回落至48 000平方米。另一方面，使用量则显著上升至211 000平方米，空置量因而跌至8.1%。在2008年和2009年，预测落成量分别回升至97 800平方米和100 200平方米。

Commercial

Completions of commercial space were down from a high level in 2006 to 48 000 m². Take-up, on the other hand, increased noticeably to 211 000 m², resulting in a reduced vacancy of 8.1%. Future completions are likely to bounce to 97 800 m² and 100 200 m² in 2008 and 2009 respectively.



零售业楼宇

由于人民币升值和美元疲弱，令访港旅客增加，零售市道亦因此持续畅旺。另一方面，随着家庭入息增加，政府税项宽减以及财富效应等，本地消费者倾向增加私人消费。

零售业楼宇价格每季都有增长，2007年第四季的累积升幅，与2006年同期比较上升了20%。租金亦向上调，至第四季录得10%的按年升幅。回报率变化轻微，在4.5%水平徘徊。

Retail

The retail sector continued to fare well, benefiting from the strong inbound tourism boosted by appreciation of the Renminbi and weakening of the US dollar. Domestically, rising household income, Government tax concessions and the positive wealth effect have all induced consumers to increase their propensity to spend.

Retail price climbed from quarter to quarter, culminating to an increase of 20% in the fourth quarter of 2007 against the same period in 2006. Rental growth also continued its upward path and posted a year-on-year gain of 10% in the last quarter. Yield showed meagre changes and hovered at around 4.5%.



工业楼宇

工业楼宇市道在年内依然活跃，整幢和全层工业楼宇的买卖成交屡见不鲜。随着多项跨境基建项目展开以加强中港两地融合，预期工业楼宇的市道会持续向好。

分层工厂大厦经过数年几乎没有新供应，在2007年有约15 700平方米楼面面积落成。使用量达140 700平方米，显著高于落成量，而空置量则降至6.2%。预计2008年和2009年的落成量将分别为86 900平方米和93 300平方米。分层工厂大厦售价增长动力延续至2007年，并在第二季开始急升，至第四季时售价比2006年水平上升了28%。租金则录得温和的8%升幅。由于售价比租金表现为佳，市场回报率下降至大约6%。

2007年内没有**私人工贸大厦**落成，加上使用量较高，促使年底空置量降至5.8%的新低，即35 500平方米。预计偏低落成量的趋势仍会持续一段时间。2008年将会有4 300平方米的工贸大厦落成，而2009年大概不会有新供应。

2007年没有**货仓**物业落成，空置量轻微回落至95 600平方米，相当总存量的2.8%。预计2008年有4 400平方米的货仓物业在观塘落成，但在2009年则不会有新供应。

Industrial

The industrial sales market remained buoyant in the year seeing quite a number of en bloc and whole floor transactions. It is expected that the market for industrial properties would keep on improving with the roll out of cross-boundary infrastructure projects which aimed at enhancing integration between Hong Kong and the Mainland.

Around 15 700 m² **flatted factory** space were completed in 2007 following virtually nil completions in the past several years. Take-up at 140 700 m² is substantially higher than completions and vacancy edged down to 6.2%. Completions for 2008 and 2009 are forecast to be 86 900 m² and 93 300 m² respectively. The growth momentum continued into 2007 where industrial prices took a sharp pick up in the second quarter and surged by 28% in the fourth quarter relative to 2006 level. Rents registered moderate increase of 8% over a year earlier. With prices outperforming rents, market yield declined to about 6%.

Due to an absence of completions in **industrial/office** sector coupled with a relatively high take-up, the vacancy at the end of 2007 dropped to a new low of 5.8%, or 35 500 m². The trend of low completion in this sector will persist for a while. Whereas 4 300 m² industrial/office space would be completed in 2008, there would unlikely be any new supply coming on stream in 2009.

There were no completions of **storage** space in 2007 and vacancy fell slightly to 95 600 m², equivalent to 2.8% of stock. It is forecast that Kwun Tong will produce about 4 400 m² in 2008 and no new supply would be available in 2009.

Private Domestic

私人住宅

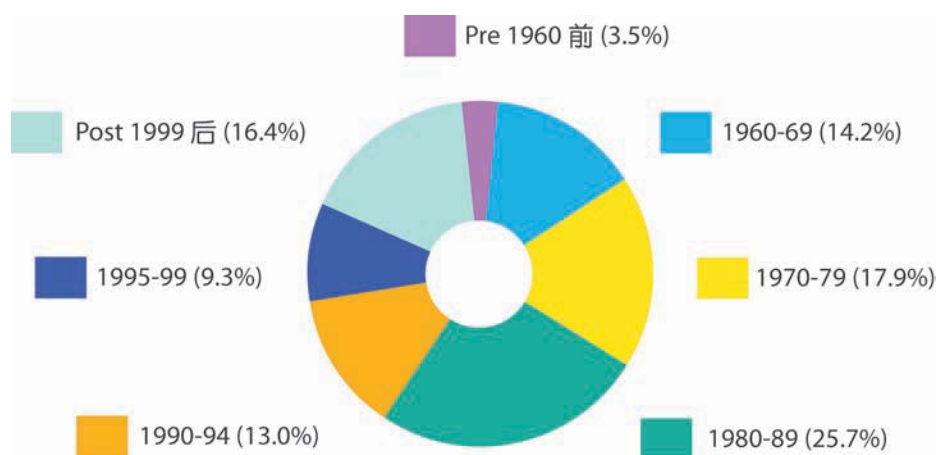




这类别包括设有煮食设施、浴室及厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。2007年底的整体存量为1 079 200个单位。图表显示按楼龄分类的总存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2007, the overall stock was 1 079 200 units. The chart shows stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age



2007年的落成量为10 470个单位，当中81%位于新界，11%位于九龙，余下的8%则位于港岛。按地区计，将军澳仍然有最多新落成单位，占整体落成量的20%，其次为元朗及荃湾，分别占整体落成量的19%及14%。

Completions in 2007 were 10 470 units. The New Territories contributed 81% of these new units, while Kowloon contributed 11%, and Hong Kong the remaining 8%. District-wise, Tseung Kwan O continued to provide the largest number of new units, at 20% of overall completions, followed by Yuen Long at 19% and Tsuen Wan at 14%.

年内，入住量为19 850个单位，较2006年上升21%，亦远远超出同年的落成量。年底的空置量因而降至52 470个单位，相当于总存量的4.9%，其中约有6 900个空置单位（或13%）由于仍未获发满意纸或转让同意书而未能入住。

预计2008年的落成量为10 980个单位，与2007年的水平相若；到了2009年，落成量将回升至12 670个单位。在2008年，约有46%的新落成单位会位于新界，而位于九龙的则有40%。按地区计，将军澳及沙田将分别占整体新落成单位的19%及17%。预计2009年新界的落成量将会上升至总落成量的三分之二，当中沙田及元朗共占总落成量的46%。

The take-up of 19 850 units was 21% higher than the level in 2006 and well above new completions in the year. As a result, vacancy at the year end fell to 52 470 units, equivalent to 4.9% of the total stock. About 6 900 (13%) of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

2008 completions are expected to stay at similar level of 10 980 units, while 2009 would see completions rising to 12 670 units. In 2008, about 46% of the new units would be located in the New Territories, and 40% in Kowloon. On district level, Tseung Kwan O and Sha Tin would produce about 19% and 17% respectively of the new units. In 2009, the share of the New Territories will increase to two-thirds, with Sha Tin and Yuen Long contributing in total around 46% of the completions.

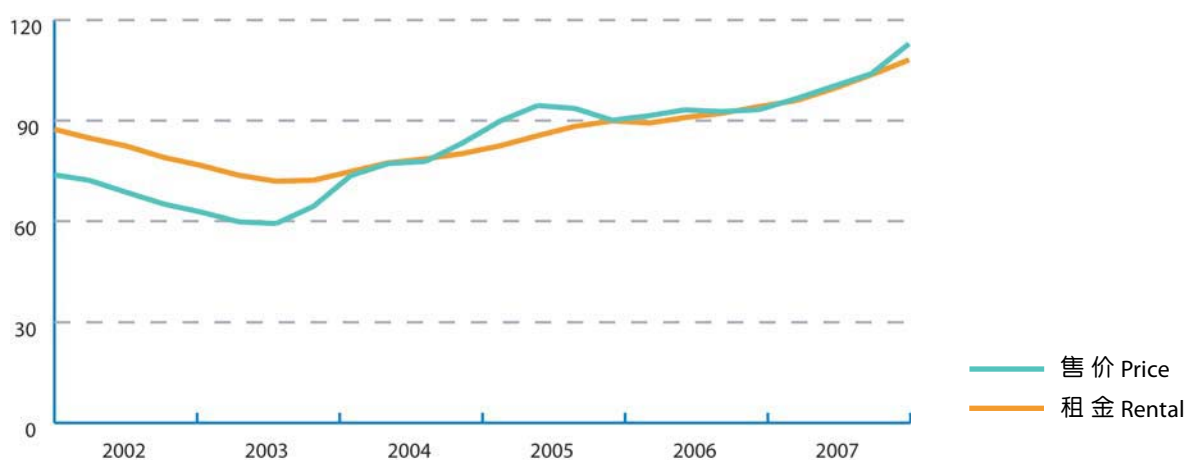


二手楼宇市场的售价在年内首三季皆温和上升，至第四季则录得显著升幅。2007年第四季的整体售价指数与2006年同期比较，升幅达21%。年内租金同样上升，但升幅较温和。2007年第四季的租金指数与2006年同期比较，录得15%的升幅。

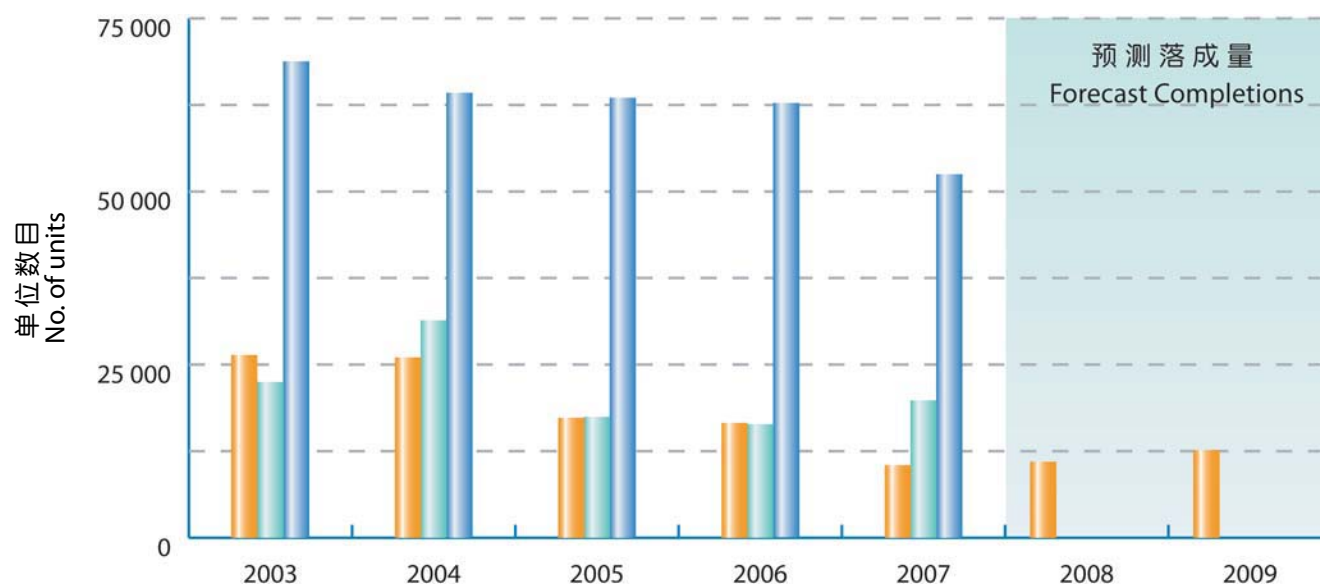
Prices in the secondary market edged up mildly in the first three quarters but achieved more notable growth in the fourth quarter. The overall price index in the last quarter of 2007 registered a 21% increase over the same period of the previous year. Rents also followed a rising trend in the year, but at a slower pace. The rental index in the last quarter of 2007 leapt by 15% against the corresponding period of 2006.



售价及租金指数
Price and Rental Indices



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



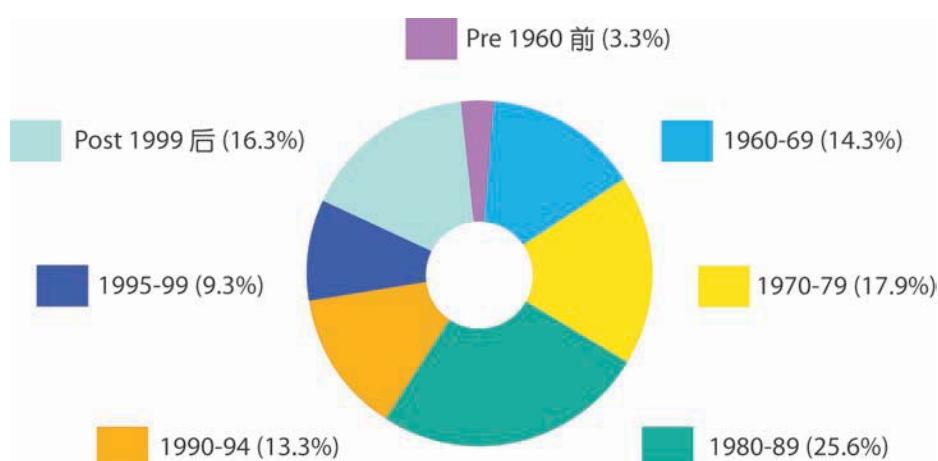
单位数目
No. of units

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	26 400	26 040 [^]	17 320	16 580	10 470	10 980 [#]	12 670 [#]
入住量 Take-up	22 490	31 400 [^]	17 450	16 400	19 850		
空置量 Vacancy	68 780	64 250	63 540	62 670	52 470		
% ⁺	6.8	6.2	6.0	5.9	4.9		
[^] 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。2007年底的总存量为1 000 900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 100 m². Stock at the end of 2007 was 1 000 900 units, or 93% of overall. The chart shows stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age



2007年落成的单位约有9 730个，其中83%位于新界。按地区计，将军澳及元朗的落成量最多。主要供应仍是B类单位，占此分类落成量74%；如以整体新落成量计，则为69%。

Some 9 730 units were completed in 2007, of which the New Territories alone accounted for 83%. On district level, Tseung Kwan O and Yuen Long provided the largest completions. The major supply was still Class B units, providing 74% of the completions in this sub-sector and 69% in terms of the total new completions.

2007年的入住量为19 300个单位，较前一年上升37%。年底空置量跌至45 920个单位，占此类总存量4.6%。

根据2007年底所作的预测，2008年及2009年分别约有8 940个和10 670个单位落成。在2008年，新供应将会更平均地分布于九龙及新界，主要来自油尖旺、深水埗、将军澳及沙田。随后一年，更多的新供应会来自新界，而沙田及元朗合共提供逾半的新单位。

Take-up was 19 300 units in 2007, up 37% from the preceding year. Vacancy at the year-end reduced to 45 920 units, or 4.6% of the stock in this sub-sector.

As estimated at the end of 2007, about 8 940 and 10 670 units would be completed in 2008 and 2009 respectively. In 2008, supply will be more evenly distributed in Kowloon and the New Territories, mainly coming from Yau Tsim Mong, Sham Shui Po, Tseung Kwan O and Sha Tin. Major supply will then shift to the New Territories in the following year, with Sha Tin and Yuen Long providing half of the new units.

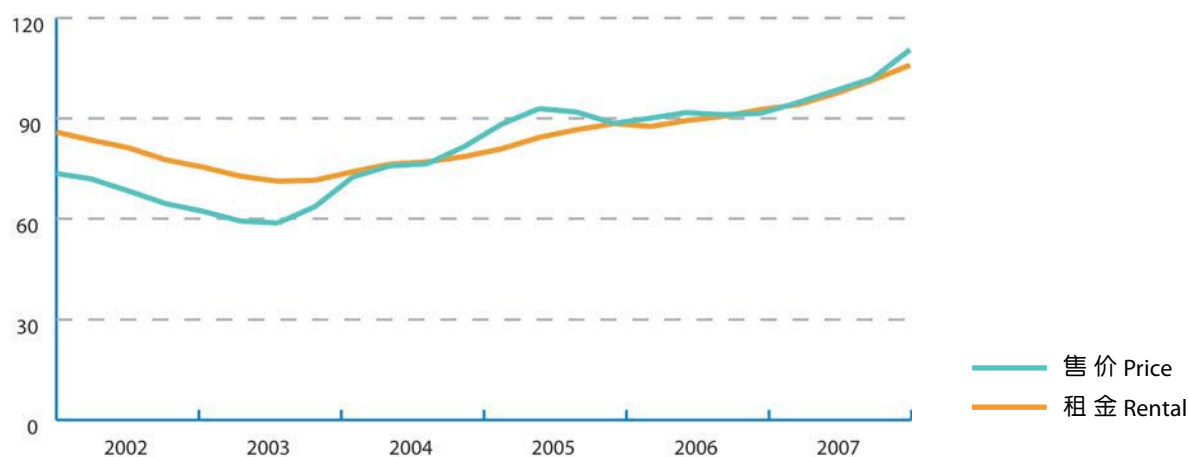


在2007年，楼宇买卖市场保持畅旺，而租务市场亦表现强劲。售价在2007年下半年飙升，第四季的季度增长为21%。同期的租金则上升14%。

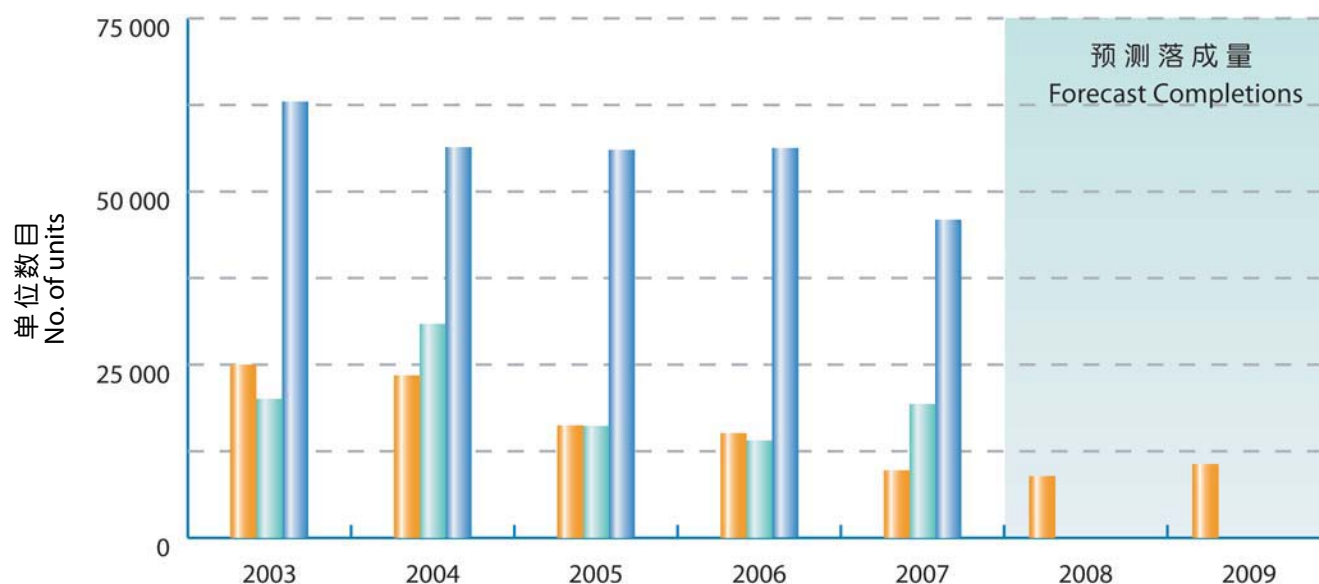
The sales market was buoyant while the rental market stayed strong in 2007. Prices soared in the second half, bringing a quarter-to-quarter increase of 21% in the fourth quarter of 2007 and rents surged 14% for the same period.



售价及租金指数
Price and Rental Indices



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



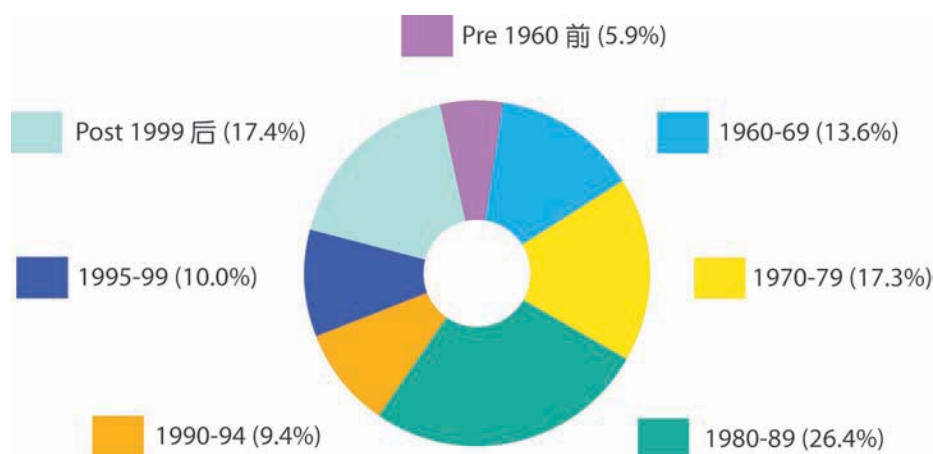
单位数目
No. of units

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	25 000	23 460 [^]	16 250	15 130	9 730	8 940 [#]	10 670 [#]
入住量 Take-up	20 080	30 890 [^]	16 150	14 040	19 300		
空置量 Vacancy	62 980	56 400	56 000	56 190	45 920		
% ⁺	6.7	5.9	5.7	5.7	4.6		
[^] 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。2007年底的总存量为78 400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 100 m² or above. Stock at the end of 2007 was 78 400 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



2007年有740个单位落成，主要位于九龙及新界。大部分新供应集中在油尖旺，占总落成量的42%。

There were 740 units completed in 2007, mainly located in Kowloon and the New Territories. Yau Tsim Mong was the district with the largest production, accounting for 42%.

2007年的入住量下跌至550个单位。年底空置量维持在6550个单位，占此分类总存量8.4%。

预测2008年及2009年的落成量会分别增至2040个及2000个单位。2008年大部分新供应会来自九龙城；随后一年，新供应则会更平均地分布于离岛、北区、沙田及屯门。

Take-up fell to 550 units in 2007. The year-end vacancy stabilised at 6 550 units, amounting to 8.4% of the stock in this sub-sector.

Completions in 2008 and 2009 are anticipated to rise to 2 040 units and 2 000 units respectively. Major supply in 2008 will come from Kowloon City while it would be more evenly distributed in Islands, North, Sha Tin and Tuen Mun in the following year.

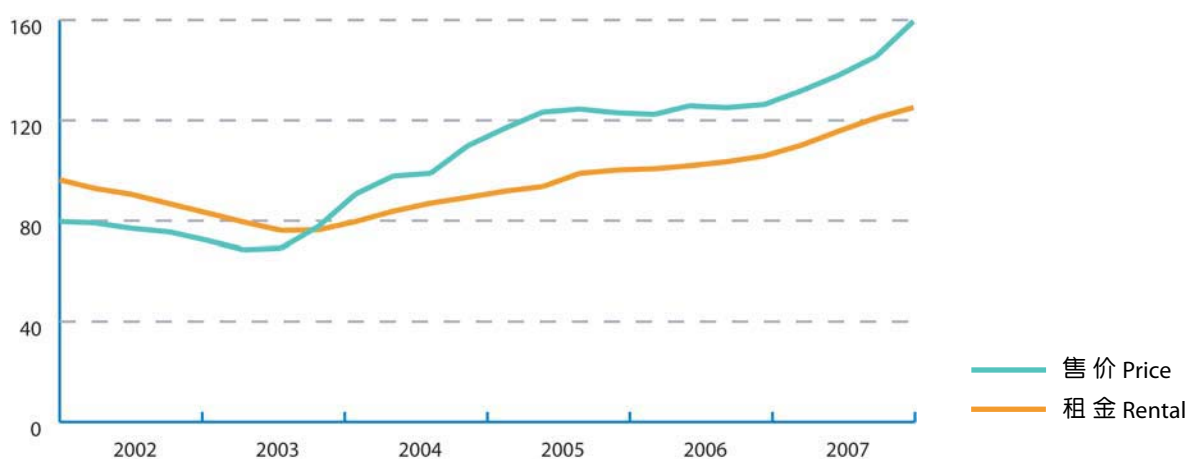


与中／小型单位的情况一样，2007年大型单位的买卖亦是相当活跃。售价及租金全年均保持升势，但以下半年的升幅较为急剧。2007年第四季的临时售价指数及临时租金指数较前一年同期分别录得26%及18%的升幅。

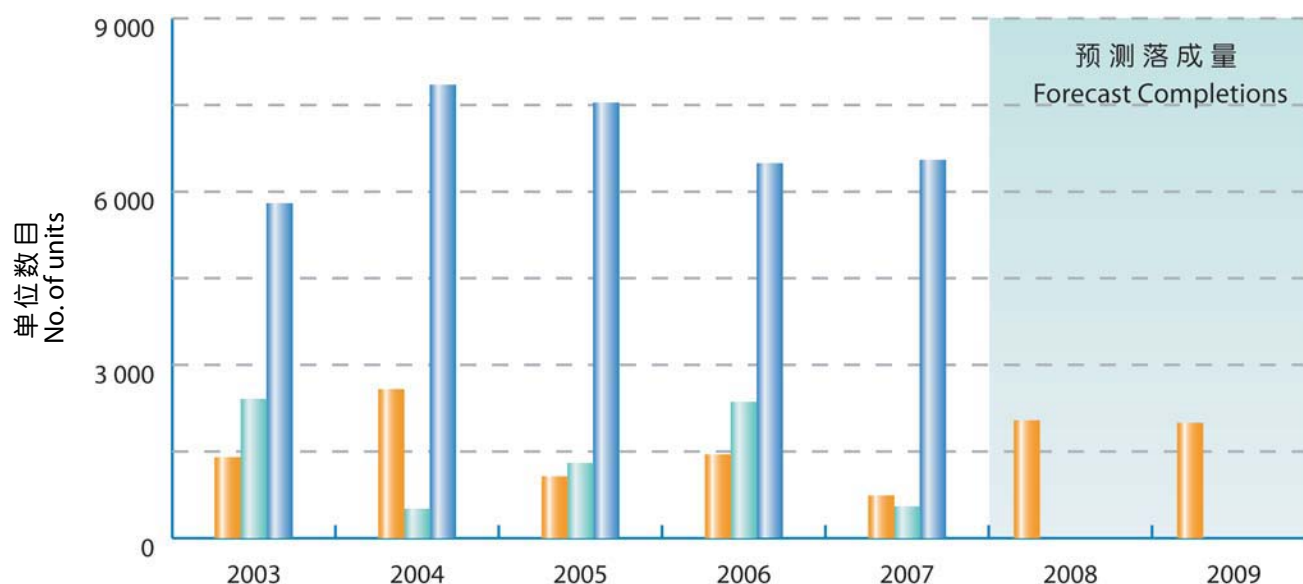
Same as the small/medium-sized flats, sales of large units were particularly buoyant in 2007. The rising trend of prices and rents persisted throughout the year but prices soared in the second half. The provisional price and rental indices for the fourth quarter of 2007 over the same period of the preceding year jumped 26% and 18% 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



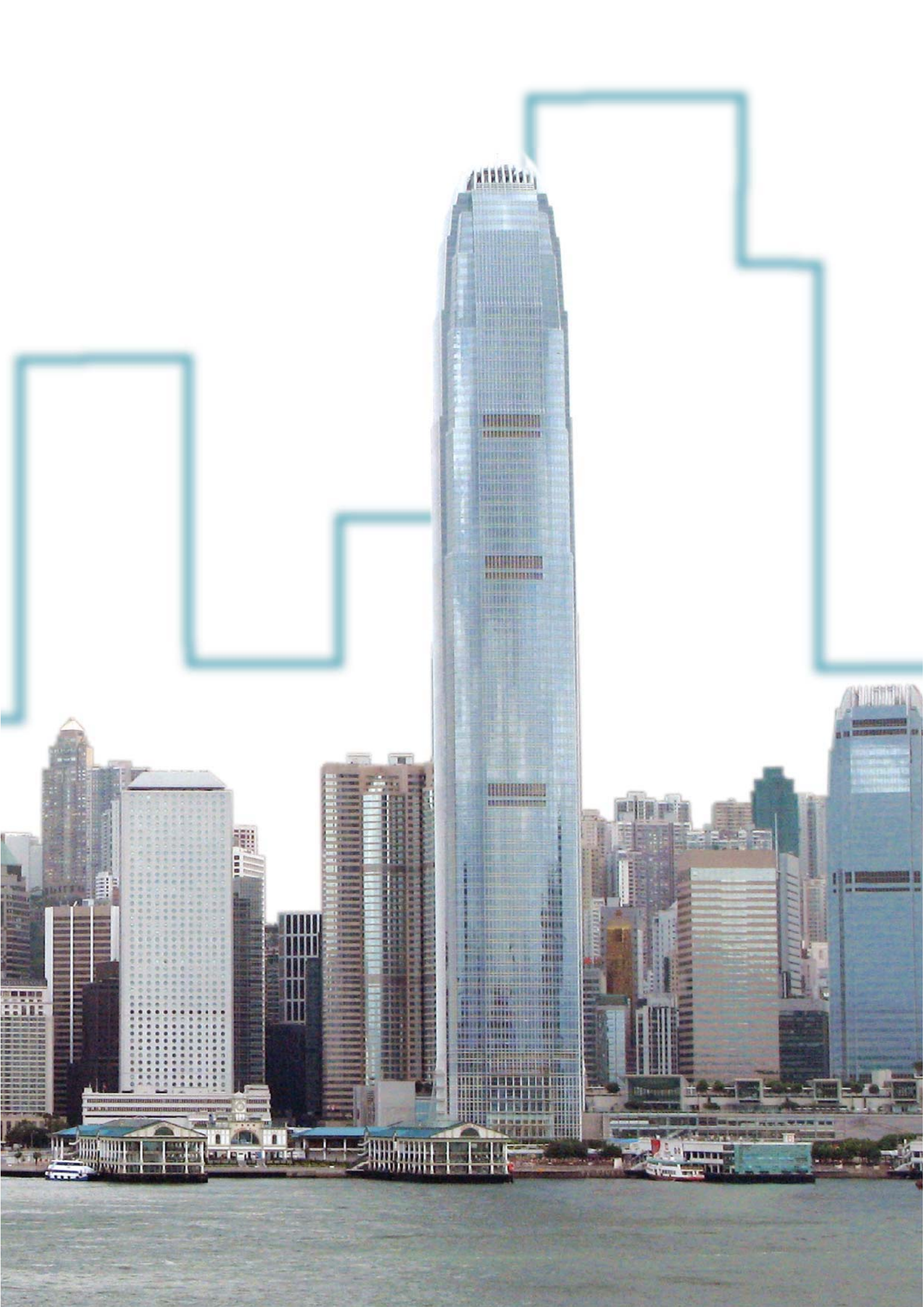
单位数目
No. of units

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	1 400	2 580	1 070	1 450	740	2 040 [#]	2 000 [#]
入住量 Take-up	2 410	510	1 300	2 360	550		
空置量 Vacancy	5 800	7 850	7 540	6 480	6 550		
% ⁺	8.0	10.4	9.9	8.4	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

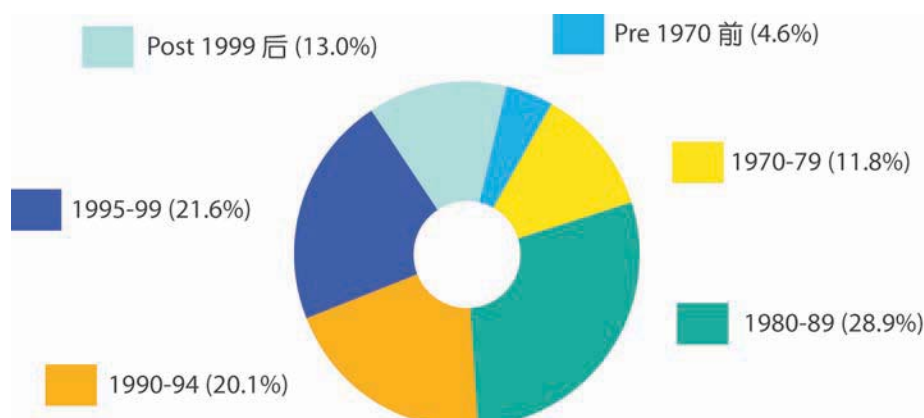




2007年底私人写字楼的总存量为10106700平方米，当中甲级写字楼占60%、乙级写字楼占24%，而丙级写字楼则占16%。2007年底，包括上环、中区、湾仔、铜锣湾及尖沙咀等核心地区的写字楼占总存量的63%。图表显示按楼龄分类的所有级别写字楼总存量。

The total stock of private office space at the end of 2007 amounted to 10 106 700 m², comprising 60% Grade A, 24% Grade B and 16% Grade C office. Office space in the core districts including Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 63% of the total stock at the end of 2007. The chart shows the total stock of all offices by age.

按楼龄分类的总存量
Stock Distribution by Age



2007年私人写字楼的落成量为320000平方米，接近2006年落成量的三倍。甲级写字楼的落成量为286400平方米，占总落成量的90%。

Office completions in 2007 were 320 000 m², almost triple the amount of 2006. Grade A space amounted to 286 400 m² or 90% of total completions.

年内写字楼的使用量录得轻微上升，达169 700平方米，但较2007年落成量减少了47%，因而令年底空置量上升至901 100平方米，占总存量的8.9%。

预计2008年落成量会维持于342 200平方米，但到2009年落成量会下降至187 200平方米。在2008年，大部分的新供应会位于非核心地区。而在2009年，核心地区的新供应比例会上升至18%。

A slightly higher take-up of 169 700 m² was recorded for the year. It was 47% below the completions in 2007, resulting in a higher vacancy at the year-end to 901 100 m², representing 8.9% of stock.

Completions are expected to remain at a similar level of 342 200 m² in 2008 but will be adjusted downwards to 187 200 m² in 2009. For the forecast completions in 2008, most of the new supply will be located in non-core districts. In 2009, the proportion of new supply in the core districts will increase to 18%.

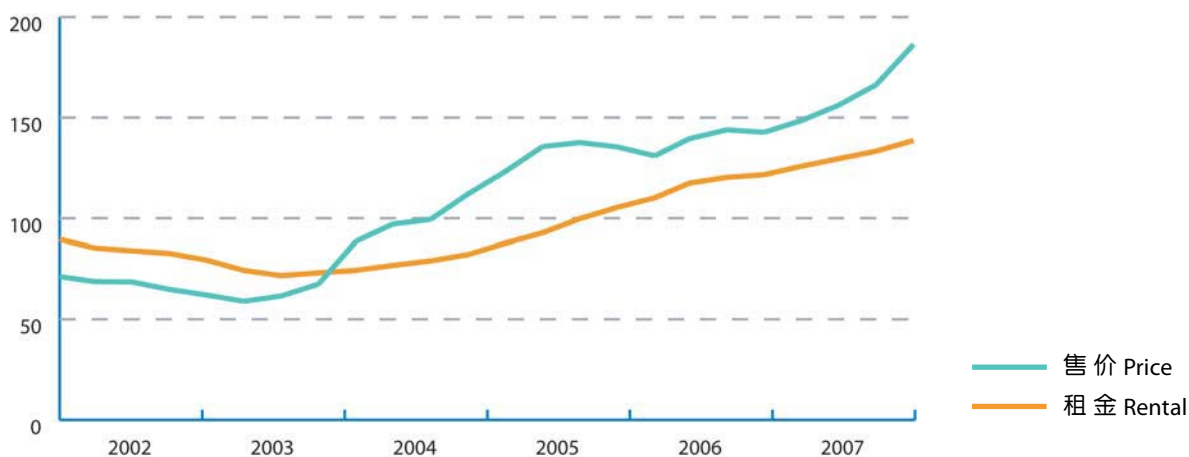


各级写字楼的售价在年内持续上升，以第四季的升幅最为显著。2007年第四季的临时售价指数显示，售价较2006年同期增加31%。租金整体向上，而2007年第四季的临时租金指数较前一年同期高出14%。

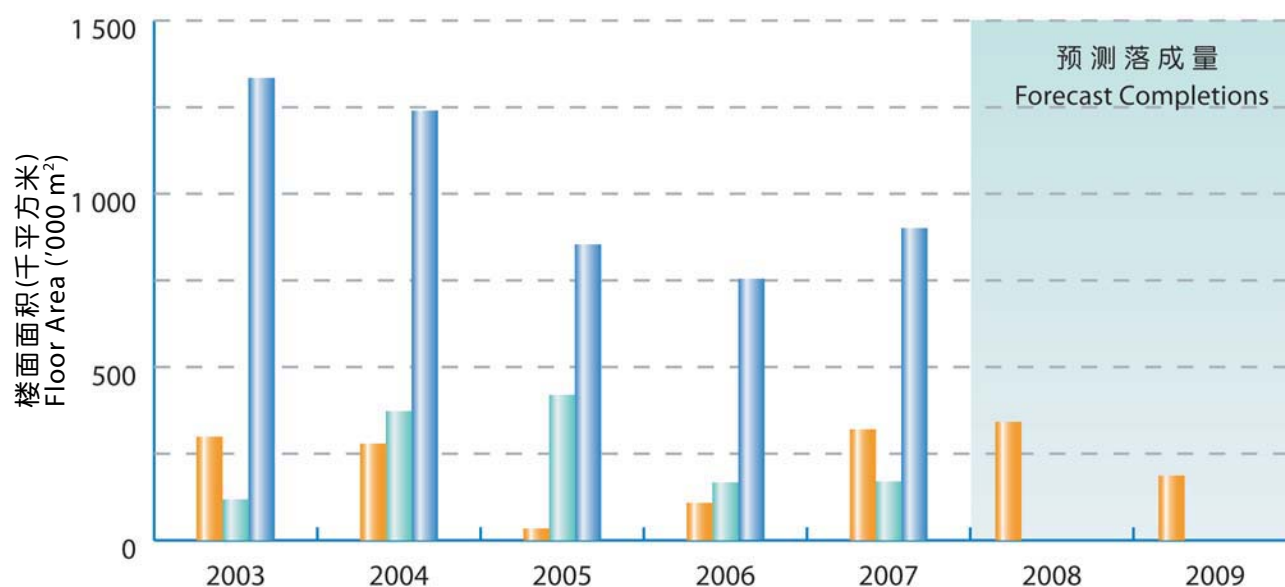
Prices were on the rise throughout the year with notable growth in the last quarter. The provisional price index for the fourth quarter of 2007 showed an increase of 31% over the same period in 2006. Rents generally moved upwards with the provisional rental index for the last quarter of 2007 registering a 14% rise from that of the previous year.



售价及租金指数
Price and Rental Indices



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



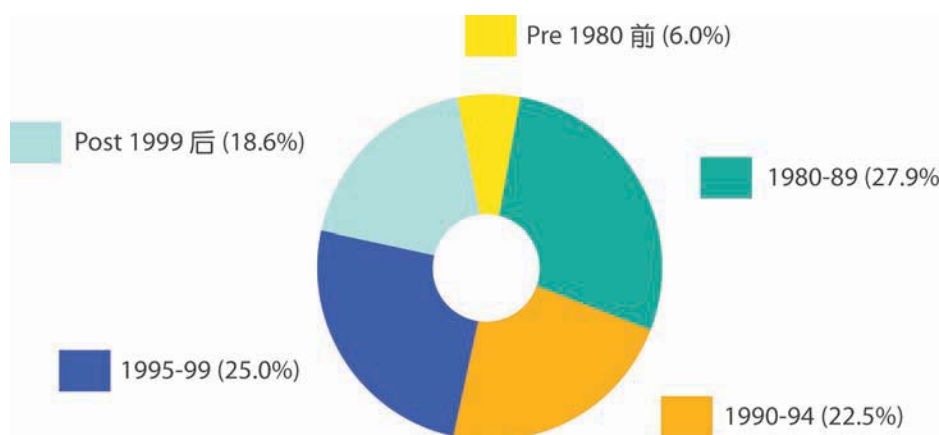
楼面面积(千平方米)
Floor Area ('000 m²)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	299	279	34	108	320	342 [#]	187 [#]
使用量 Take-up	118 [^]	373 [^]	420	167 [^]	170		
空置量 Vacancy	1 334	1 240	854	753	901		
% ⁺	14.0	12.7	8.7	7.7	8.9		
[^] 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 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							

2007年底甲级写字楼的总存量为6 074 900平方米，占所有级别写字楼总存量60%。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 2007 stood at 6 074 900 m², representing 60% 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



总存量中约有57%位于港岛，而九龙及新界则分别占33%及10%。

Around 57% of the stock was located in Hong Kong, while the share for Kowloon and the New Territories was 33% and 10% respectively.

甲级写字楼的落成量为286 400平方米，是2006年落成量的三倍。所有新落成量均位于非核心地区，当中油尖旺及观塘占总落成量的69%。

Completions of Grade A office space were 286 400 m², treble the level of 2006. All of the new completions were in the non-core districts, with Yau Tsim Mong and Kwun Tong accounting for 69% of the total.

与2006年比较，2007年的使用量显著上升至140 000平方米。不过，由于使用量远低于落成量，因此空置量上升至589 300平方米，占总存量的9.7%。空置量显著上升的原因之一，是油麻地的环球贸易广场第一期及「观塘223」均在12月落成。在核心地区例如上环、中区和尖沙咀，空置率维持平稳，而湾仔和铜锣湾的情况有改善，空置率下降至4.9%。

预计2008年的落成量会上升至332 000平方米，而2009年则会下降至157 400平方米。预计在2008年，核心地区大概不会有新写字楼落成。总供应量的84%会来自东区及观塘。至2009年，新落成的甲级写字楼约有15%会来自湾仔，而余下的则会来自观塘及油尖旺。

Compared with 2006, take-up increased markedly to 140 000 m² in 2007. Nevertheless, as take-up fell far short of completions, vacancy rose to 589 300 m², representing 9.7% of stock. The significant increase in vacancy was partly attributed to the completion of Phase I of International Commerce Centre in Yau Ma Tei and 'Kwun Tong 223' in December. Vacancy rates in core districts like Sheung Wan, Central and Tsim Sha Tsui remained stable while improvements were noted in Wan Chai and Causeway Bay where vacancy rate declined to 4.9%.

Completions are expected to increase to 332 000 m² in 2008 but would drop to 157 400 m² in 2009. For the forecast of 2008, the core districts are unlikely to produce any new space. The Eastern District and Kwun Tong will account for 84% of the total supply. In 2009, some 15% will be produced in Wan Chai, whereas Kwun Tong and Yau Tsim Mong will make up the rest of Grade A space completions.

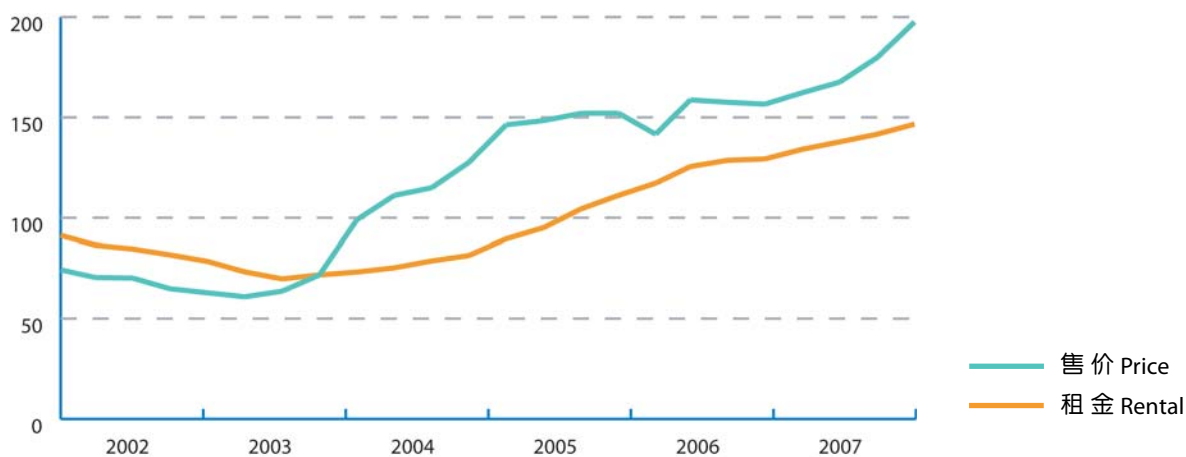


售价于2007年初平稳上升，但升势随后在下半年加快。2007年第四季临时售价指数，与前一年比较，录得26%的升幅。租金和售价在年内一同上升。2007年第四季与2006年同期比较，整体租金上升了13%。

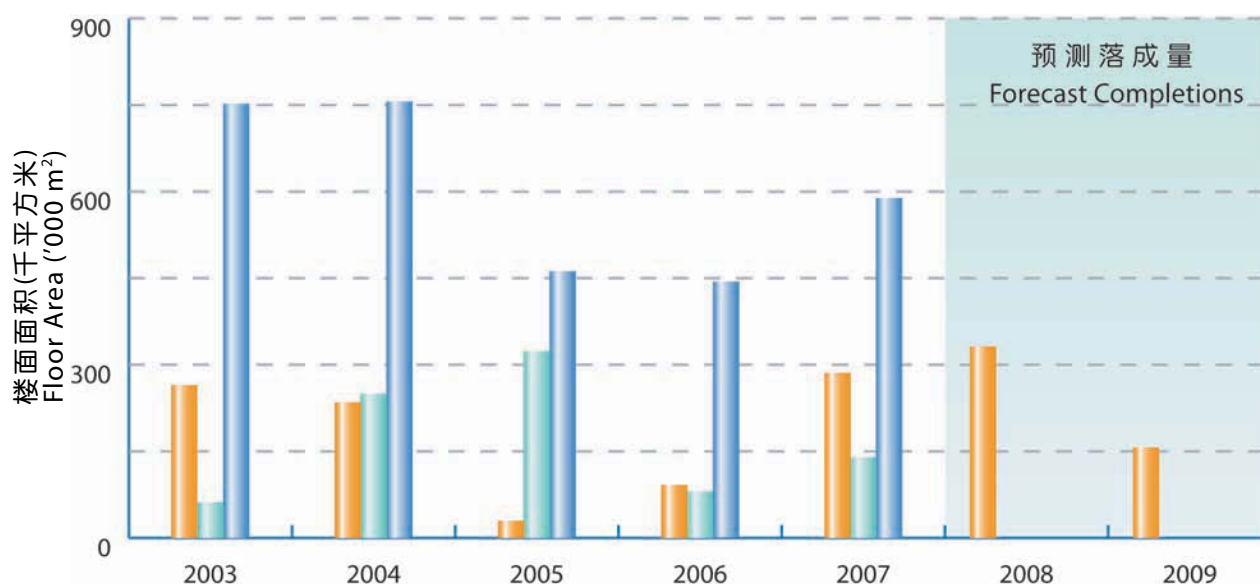
Prices moved steadily upwards in the early part of 2007 and then at a more rapid pace in the second half of the year. The provisional price index for the last quarter of 2007 registered an increase of 26% from a year earlier. Rents rose along with prices throughout the year. Comparing the last quarter of 2007 to the corresponding period of 2006, the overall increase in rents was 13%.



售价及租金指数
Price and Rental Indices



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



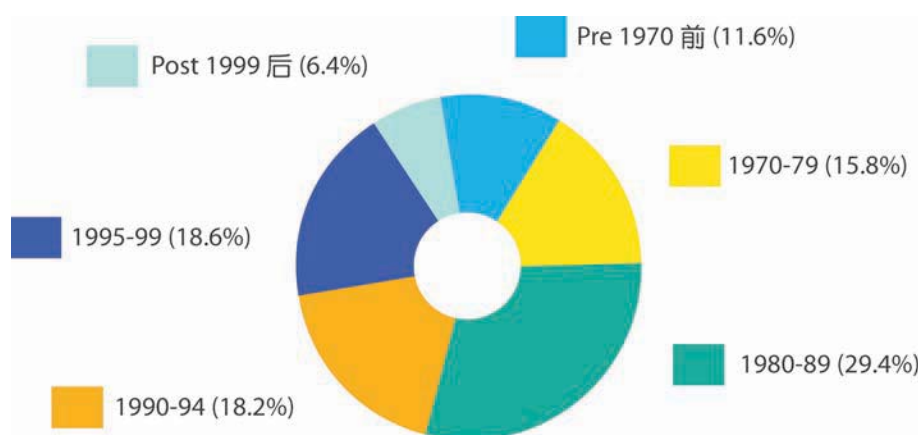
楼面面积(千平方米)
Floor Area ('000 m²)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	265	235	30	92	286	332 [#]	157 [#]
使用量 Take-up	62 [^]	250 [^]	324	81	140		
空置量 Vacancy	752	756	462	443	589		
% ⁺	13.7	13.1	8.1	7.6	9.7		
[^] 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 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							

2007年底乙级写字楼的总存量为2 465 200平方米，占所有级别写字楼总存量的24%。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 office was 2 465 200 m², representing 24% 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64%，九龙和新界则分别占33%和3%。

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

2007年乙级写字楼的落成量上升至31 100平方米，是2006年落成量的三倍多。观塘一个发展项目占新供应量的59%。

Grade B office completions rose to 31 100 m² in 2007, more than three times the completions in 2006. One development in Kwun Tong contributed 59% to the new supply.

使用量为13 800平方米，远低于前一年水平，相等于年内落成量的44%，整体空置量因此上升至180 600平方米，相当于总存量的7.3%。

预测落成量在2008年会显著下降至8 700平方米，而到2009年则回升至23 600平方米。2008年的新供应会来自黄大仙的一个发展项目。2009年落成的乙级写字楼亦会来自非核心地区，当中黄大仙占65%。

Take-up at 13 800 m² was far below the previous year's level and equivalent to 44% of the year's completions. Overall vacancy therefore increased to 180 600 m², representing 7.3% of stock.

Completions are expected to fall considerably to 8 700 m² in 2008 and then bounce back to 23 600 m² in 2009. The new supply of 2008 will come from one development in Wong Tai Sin. Completions in 2009 would also be coming from non-core districts, of which Wong Tai Sin would account for 65%.



售价在年内持续上升。2007年第四季
的临时售价指数较前一年同期
上升了32%。租金亦快速上升，并
录得16%的按年升幅。

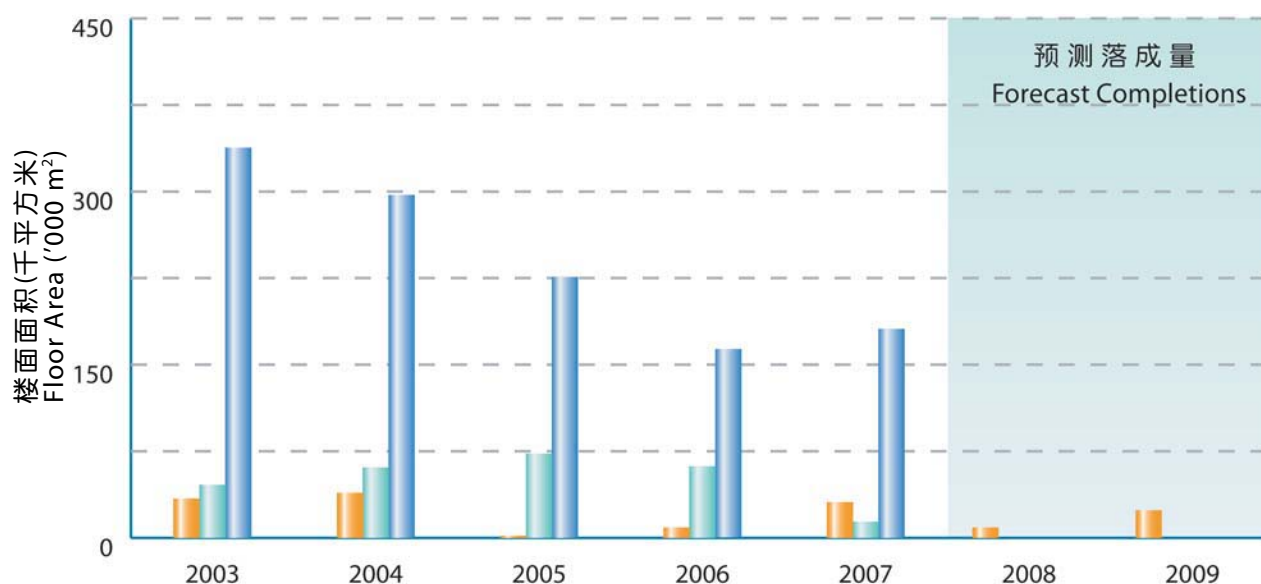
Prices grew continually over the year. The
provisional price index for the fourth quarter of
2007 was up by 32% compared with the same
period of the year before. Rents also moved up
briskly and achieved a year-on-year growth of 16%.



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



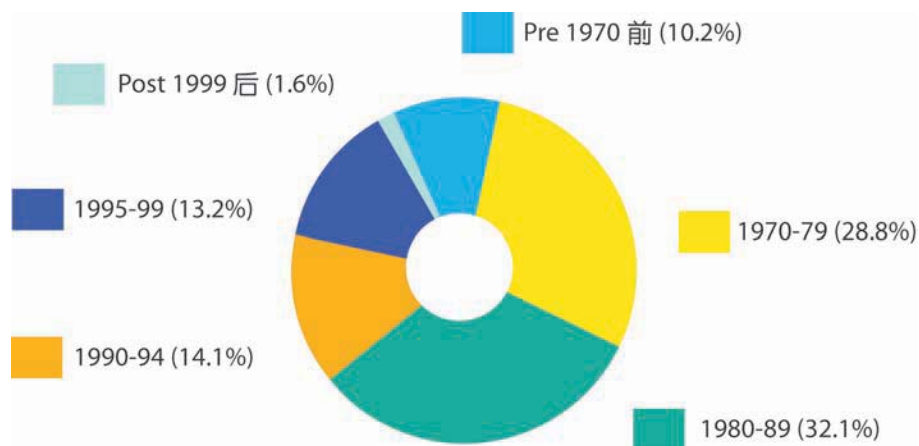
楼面面积(千平方米)
Floor Area ('000 m²)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	34	39	2	9	31	9 [#]	24 [#]
使用量 Take-up	46	61 [^]	73	62 [^]	14		
空置量 Vacancy	338	297	226	163	181		
% ⁺	13.8	12.1	9.2	6.7	7.3		
[^] 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 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							

2007年底丙级写字楼的总存量为1 566 600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 1 566 600 m² at the end of 2007, 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 accounted for 67% of stock, while the share for Kowloon and the New Territories was 31% and 2% respectively.

2007年丙级写字楼的落成量降至2 500平方米，较2006年减少了69%。落成量大约平均分布于中区及北区。

Grade C office completions in 2007 were 2 500 m², a reduction of 69% from 2006. The completions were distributed in Central and North in almost even split.

使用量下降至15 900平方米，但由于仍远高于年内的落成量，空置量因而减至131 200平方米，相当于总存量的8.4%。

预计2008年的落成量会下降至1 500平方米，但2009年的落成量会回升至6 200平方米。所有新供应的写字楼均会集中于核心地区。

A lower take-up of 15 900 m² was recorded. It far exceeded the year's completions, thus causing vacancy to decline to 131 200 m², representing 8.4% of stock.

It is estimated that completions in 2008 will fall to 1 500 m², but rise to 6 200 m² in 2009. All new supply will be located in the core districts.

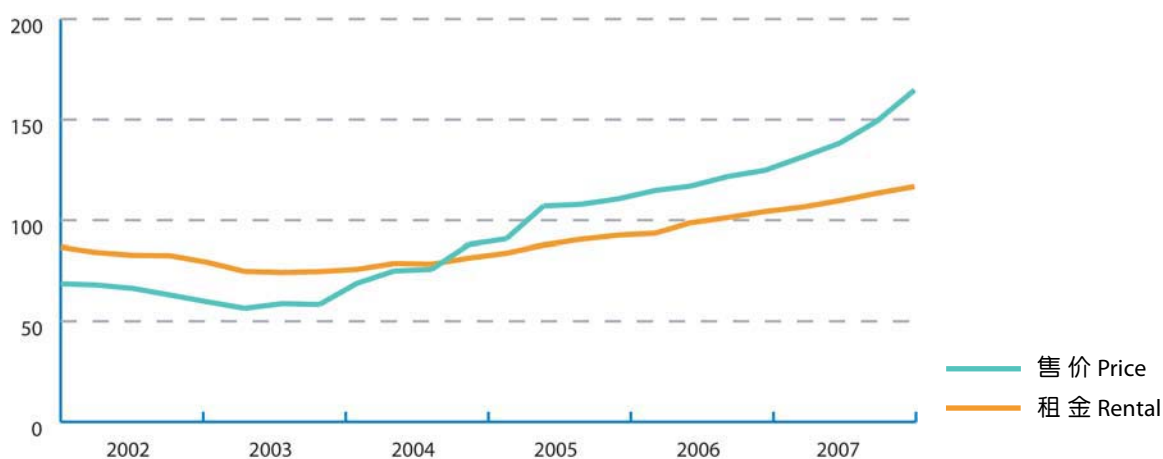


年内售价一季高于一季，下半年的升幅更为显著。2007年第四季与前一年第四季比较，录得32%的升幅。租金方面，上升趋势温和，第四季较前一年同期增长了12%。

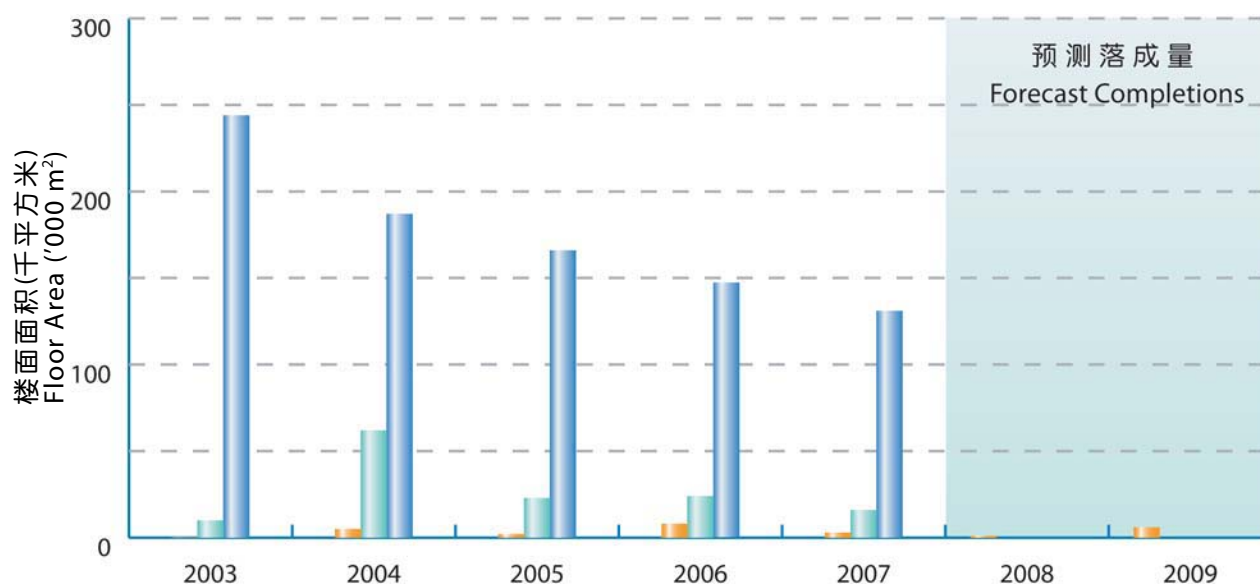
Prices grew quarter on quarter with notable gain in the latter part of the year. The final quarter of 2007 registered an increase of 32% from that of the previous year. As regards rent, a gentle rising trend was recorded, leading to a 12% increase over the same period.



售价及租金指数
Price and Rental Indices



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



楼面面积(千平方米)
Floor Area ('000 m²)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	0.3	5	2	8	3	1 [#]	6 [#]
使用量 Take-up	10	62	23	24	16		
空置量 Vacancy	244	187	166	147	131		
% ⁺	15.2	11.7	10.5	9.3	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 Commercial

私人商业楼宇





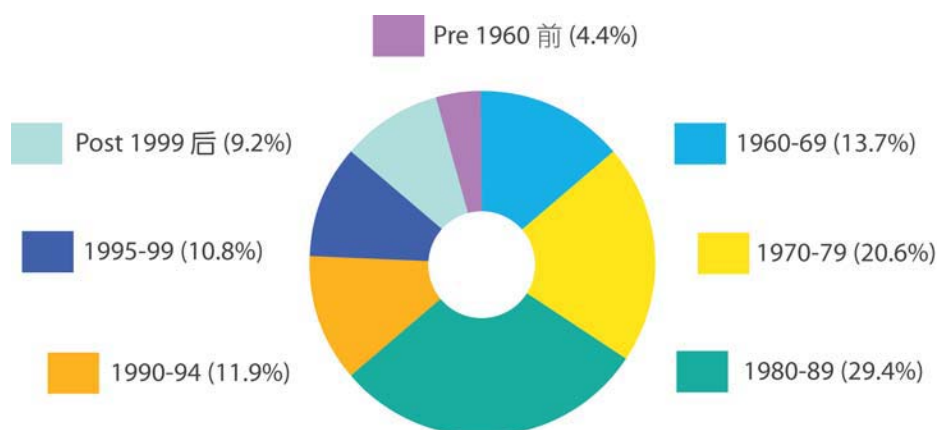
这类别包括零售业楼宇及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

这类物业在2007年底的总存量为10 483 500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。

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

Stock in this sector at the end of 2007 was 10 483 500 m², with 30% of total space in Hong Kong, 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



2007年的落成量为48 000平方米，较前一年显著下降。市区的落成量占总供应量的52%。主要发展项目包括荃湾的荃新天地和油尖旺的JD Mall。

Completions in 2007 were 48 000 m², significantly down from 2006 level. Urban areas contributed 52% to the total supply. Major developments included Citywalk in Tsuen Wan and JD Mall in Yau Tsim Mong.

2007年的使用量上升20%至211 000平方米，远超过年内的落成量。空置量下跌至849 100平方米，占总存量的8.1%。空置面积当中超过30%位于两个地区：油尖旺和荃湾。商场铺位和楼上商业单位占整体空置量的比例则增至49%。

预计落成量在未来两年会上升，2008年的落成量为97 800平方米，而2009年的落成量则为100 200平方米。2008年的新供应大部分位于九龙，当中油尖旺占整体落成量的31%。2009年的落成量当中，21%来自湾仔，油尖旺则占38%。

Take-up in 2007 increased by 20% to 211 000 m², far exceeding completions in the year. Vacancy declined to 849 100 m², representing 8.1% of total stock. More than 30% of the vacant space was located in two districts: Yau Tsim Mong and Tsuen Wan. The share of vacancy from arcade shops and upper floor commercial space increased to 49% of the total.

Higher completions are expected in the coming two years, at 97 800 m² in 2008 and 100 200 m² in 2009. In 2008, most of the new supply will be in Kowloon, with Yau Tsim Mong accounting for 31% of the total. For 2009, Wan Chai and Yau Tsim Mong would contribute 21% and 38% respectively to total completions.

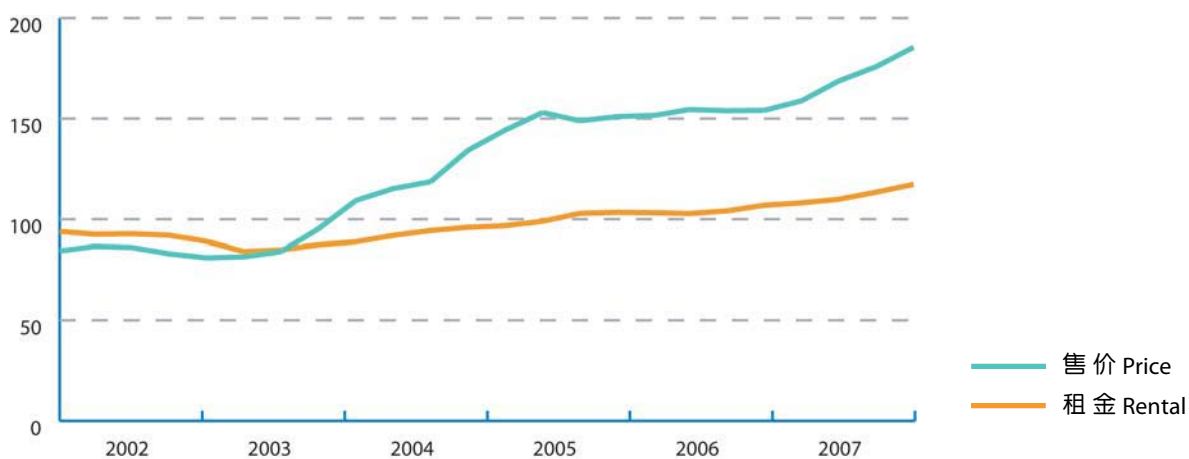


2007年第四季零售业楼宇的整体售价较2006年同期上升了20%。此外，租金在年内轻微上升，全年录得10%的按年升幅。

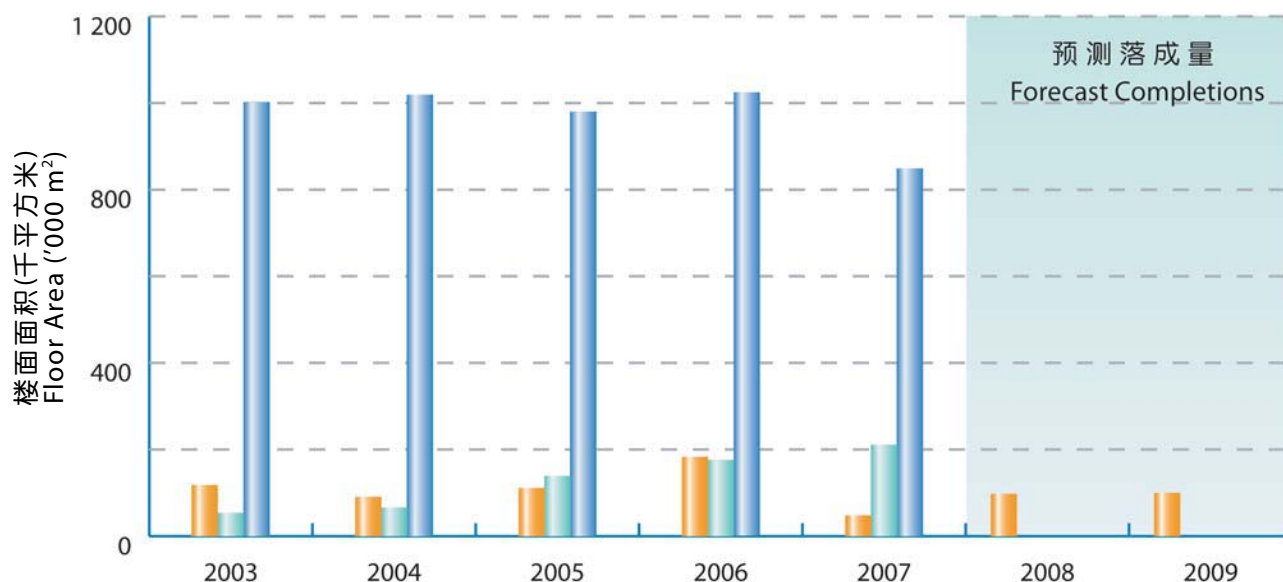
Overall retail prices gained 20% in the last quarter of 2007 over the same period in 2006. On the other hand, rents edged up modestly during the year, and registered a year-on-year growth of 10%.



售价及租金指数
Price and Rental Indices



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



楼面面积(千平方米)
Floor Area ('000 m²)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	118	91	111	183	48	98 [#]	100 [#]
使用量 Take-up	54 [^]	66	139	176 [*]	211		
空置量 Vacancy	1 002	1 019	980	1 023	849		
% ⁺	10.8	10.8	10.3	9.8	8.1		
[^] 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.							
[*] 使用量数字是经过调整，包括「领汇」物业。 The take-up figure 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





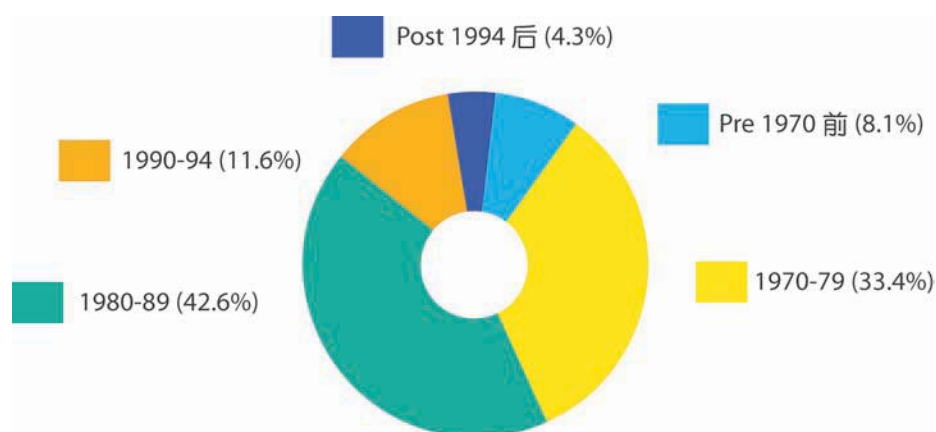
这类别包括分层工厂大厦及其附属写字楼。

这类物业在2007年底的总存量为17 346 600平方米，平均分布于市区及新界。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 17 346 600 m² at the end of 2007, distributed evenly between urban areas and 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



2007年的落成量为15 700平方米，来自两个分别位于黄大仙及元朗的发展项目，单是前者已提供了14 200平方米的新建楼面面积。

使用量达140 700平方米，主要位于葵青及屯门。空置量下降至1 069 900平方米，相当于总存量的6.2%。约有56%的空置面积集中在观塘、葵青及荃湾这三个地区。

New completions in 2007 amounted to 15 700 m², coming from two developments in Wong Tai Sin and Yuen Long with the former contributing 14 200 m² to the newly completed space.

A positive take-up of 140 700 m² was recorded, most notable in the districts of Kwai Tsing and Tuen Mun. Vacancy fell to 1 069 900 m², representing 6.2% of stock. About 56% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tsuen Wan.

工厂大厦使用量的升势，反映这类楼宇需求殷切，亦促使新发展项目相继动工。预计2008年的落成量约为86 900平方米，主要集中在观塘及荃湾；2009年的新供应量则为93 300平方米，主要位于南区及观塘。

The demand for space as reflected in the take-up figure has activated new developments. Some 86 900 m² located mainly in Kwun Tong and Tsuen Wan are forecast to be completed in 2008. New supply of 93 300 m² coming largely from the Southern District and Kwun Tong are expected to be available in 2009.

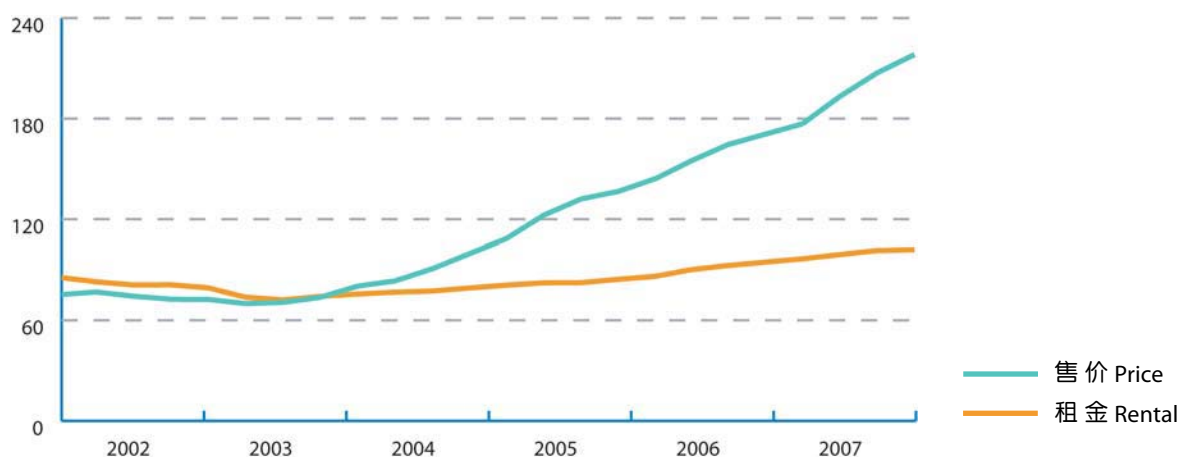


年内这类楼宇的售价及租金均稳步上升，但售价升幅比租金升幅更为显著。2007年第四季的临时售价指数较前一年同期上升了28%。相比之下，租金的升势较为温和。2007年第四季的临时租金指数较前一年同期只有8%的增长。

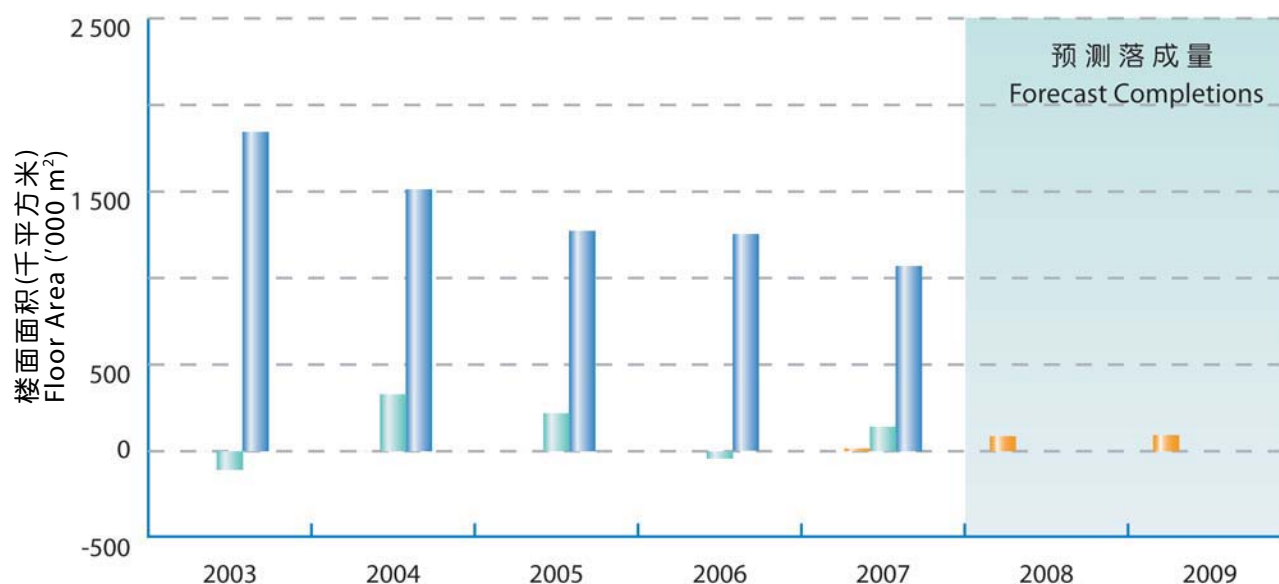
Price and rent rose steadily throughout the year, with the increase in price being more prominent than that of rent. The provisional price index for 2007 fourth quarter was 28% higher than the corresponding period of the previous year. In comparison, the rise in rent was milder. The provisional rental index for the fourth quarter of 2007 edged up 8% relative to the same period of a year earlier.



售价及租金指数
Price and Rental Indices



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



楼面面积(千平方米)
Floor Area ('000 m²)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	0	1	0	0	16	87 [#]	93 [#]
使用量 Take-up	-107	329	219	-42	141		
空置量 Vacancy	1 844	1 512	1 273	1 250	1 070		
% ⁺	10.6	8.7	7.3	7.2	6.2		
<p>⁺ 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.</p> <p>[#] 预测数字 Forecast figures</p>							

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。

2007年底的总存量达613 100平方米，大部分位于市区，其中深水埗及观塘共占总楼面面积的50%以上。

2007年并没有新供应，使用量则为6 900平方米，空置楼面面积因而下跌至35 500平方米，相当于总存量的5.8%，是有记录以来的新低。约有80%的空置面积位于港岛东区、深水埗、观塘及葵青。

预计2008年的新落成量为4 300平方米，位于观塘；而2009年则大概不会有新供应。

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

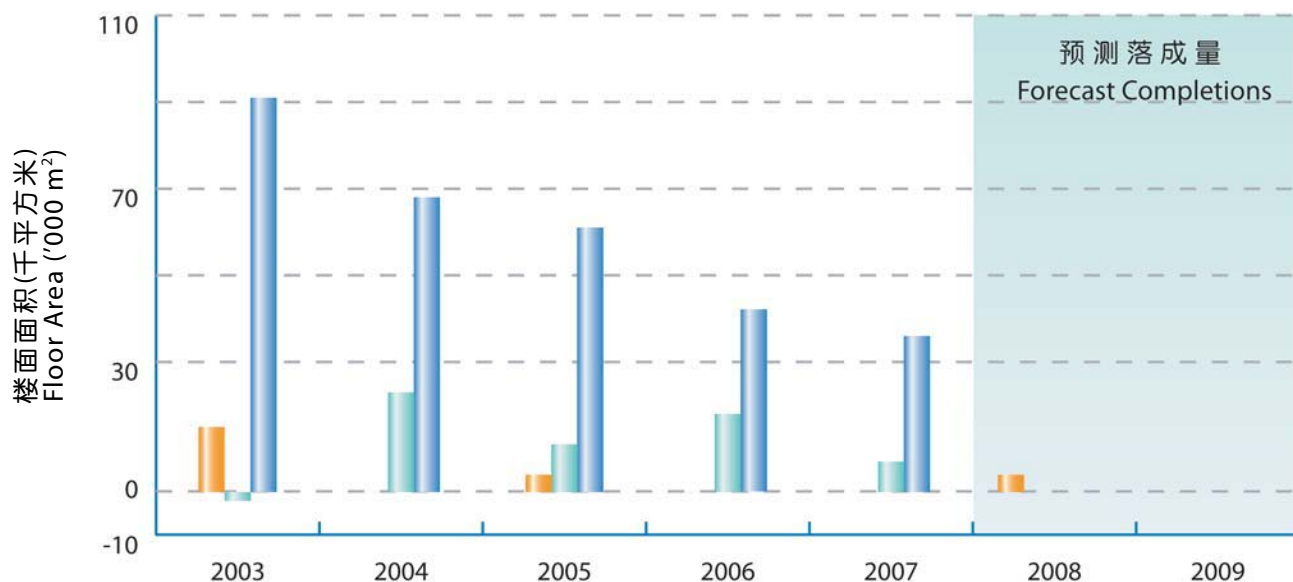
The 2007 year-end stock stood at 613 100 m², with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 50% of the total space.

There were no new completions in 2007, but with a take-up of 6 900 m², vacant floor space reduced to record low of 35 500 m², or 5.8% of total stock. About 80% of the vacant space was located in the Eastern District of Hong Kong, Sham Shui Po, Kwun Tong and Kwai Tsing.

New space of 4 300 m² in Kwun Tong are forecast to be completed in 2008, but there would unlikely be any new supply in 2009.



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



楼面面积(千平方米)
Floor Area ('000 m²)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	15	0	4	0	0	4 [#]	0 [#]
使用量 Take-up	-2	23	11	18	7		
空置量 Vacancy	91	68	61	42	36		
% ⁺	14.8	11.1	9.8	6.9	5.8		
<p>+ 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.</p> <p># 预测数字 Forecast figures</p>							

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。

这类物业在2007年底的总存量为3 141 700平方米，其中逾80%位于新界。

2007年只有一幢位于将军澳工业邨的私人特殊厂房落成，总楼面面积达33 200平方米。

预计2008年的新供应量为22 800平方米，主要来自元朗及将军澳；2009年则大概不会有新供应。

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

The stock in this sector was 3 141 700 m² at the end of 2007, largely in the New Territories which accounted for over 80%.

Newly completed space of 33 200 m² in 2007 was attributed to one building in Tseung Kwan O Industrial Estate.

Forecast new completions in 2008 are 22 800 m², to be located mainly in Yuen Long and Tseung Kwan O, while 2009 would unlikely see any new supply in this sector.



这类别包括设计或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。

2007年底的总存量为3 420 600平方米，其中约有80%位于新界，主要集中于葵青、荃湾及沙田，占整体楼面面积的66%。

2007年并没有新货仓落成，加上总存量因大厦清拆而减少，致令空置量轻微下降至95 600平方米，相当于总存量的2.8%。

预计2008年的新落成量将为4 400平方米，位于观塘；而2009年则大概不会有新供应。

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

Stock stood at 3 420 600 m² at the end of 2007. About 80% of the stock was in the New Territories, with a predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 66% of the total space.

With no new completions in 2007, coupled with the reduction in the stock due to demolition, vacancy rate fell slightly to 2.8%, or 95 600 m².

New completions of 4 400 m² in Kwun Tong are likely to be produced in 2008, whereas no new supply will be coming on stream in 2009.



Technical Notes

技术附注

報告年度 Review Period

每年出版的《香港物業報告》描述上一個曆年本港物業市場活動及落成量。

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

範圍 Scope of the Review

本報告的調查對象涵蓋全港私人樓宇。

The Review covers private building developments throughout the territory.

區域及地區 Areas and Districts

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

The areas of Hong Kong Island, Kowloon and New Territories are divided into 18 districts, and on Plans 1 and 2. The boundaries of these districts follow those of the principal office districts. For the office sector, there is further sub-division into certain sub-districts.

物業類別 Property Types

樓宇一般是按佔用許可證（俗稱入伙紙）上註明的用途有所更改。本署沒有特別調查樓宇現時作非住宅用途，或哪些非住宅用途的樓宇現時作住宅用途。

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物業類別 Property Types

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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.

Scope of the Review

The Review covers private building developments throughout the territory.

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 principal office districts, to enable more detailed analysis of the principal office districts.

Property Types

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報告年度 Review Period

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範圍

Scope of the Review

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物業類別 Property Types

63

1. 报告年度

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

2. 范围

本报告的调查对象涵盖全港私人楼宇。

3. 区域及地区

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

4. 物业类别

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

1. Review Period

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

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

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

4. Property Types

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

4.2 私人住宅单位，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 m²
- Class B - saleable area of 40 m² to 69.9 m²
- Class C - saleable area of 70 m² to 99.9 m²
- Class D - saleable area of 100 m² to 159.9 m²
- Class E - saleable area of 160 m² or above

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

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

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

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

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

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

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

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

4.7 私人工贸大厦是设计或获证明作工贸用途的楼面面积。

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

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

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

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

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

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

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

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

5. 楼面面积

5.1 住宅单位的楼面面积是以「实用面积」来计算。「实用面积」是指单位独占的楼面面积，包括露台及外廊，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。

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

6. 楼宇总存量

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

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

7. 落成量

7.1 私人楼宇的落成量是指获发占用许可证的楼宇数量。

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

5. Floor Areas

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

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

6. Stock

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

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

7. Completions

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

7.2 各类物业的落成量并不包括上文第4段所述的公营房屋落成量。

8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价记录中删除的私人楼宇数量。

9. 预测数量

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

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

9.3 上文第4段所述的公营房屋发展项目并不包括在内。

10. 空置量

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

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

8. Demolition

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

9. Forecast

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

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

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

10. Vacancies

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

10.2 所有楼宇的空置量，都是在年底进行楼宇普查后计算出来的，但在2006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2006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（新订租约是在半至1个月前，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 2006, 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 2006, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

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

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

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

12. Average Rents and Prices

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

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

12.3 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

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

12.5 有关平均租金和售价的分析，只供一般参考用途。某段时期的水平，主要取决于期内出租或出售物业的特点，包括楼宇质素及位置。因此，在不同时期内出现的变化，可能是因为在两个时段所分析的不同物业的质素有所差异，而不应一概而论视之为该时段中在价值方面的整体变化。尤其是加上括号的数字，表示交易数量有限，使用这些数字时应特别小心。相对而言，租金与售价指数能较准确地反映价值的转变。

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

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

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

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

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

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

13. 租金和售价指数

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

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

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

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

13. Rental and Price Indices

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

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

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

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

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

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

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

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

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

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

14. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合约所载的售价来分析计算。在2007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、置富花园、会景阁、帝景园、嘉亨湾、杏花邨、阳明山庄、光明台、港运城、蓝湾半岛、康怡花园、逸涛湾、浪琴园、贝沙湾、雍景台、海怡半岛、太古城、宝翠园、礼顿山、逸桦园、红山半岛、地利根德阁、乐陶苑。

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

新界 - 爱琴海岸、碧堤半岛、聚康山庄、映湾园、帝堡城、沙田第一城、涤涛山、牵晴间、愉景湾、愉景新城、粉岭中心、花都广场、浪琴轩、香港黄金海岸、康乐园、嘉湖山庄、匡湖居、新都城、新城市广场（第三期）、维景湾畔、加州花园、将军澳中心、珀丽湾、叠茵庭、蓝澄湾、海滨花园、骏景园、加州豪园、浪翠园、太湖花园、新港城、帝琴湾、采叶庭、盈翠半岛、屯门市广场、雅典居、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 2007 are slightly different from those of previous years, and include:

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

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

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

14.2 楼宇样本中每个物业组别的成分指数，是根据物业的售价除以有关物业的应课差饷租值所得的结果计算出来。每个物业组别的综合指数是成分指数的加权平均数，而2007年的权数是根据2006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 2007, the weights are based on the number of transactions effected in 2006.

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.

Tables • Appendix • Plans

图表 • 附录 • 分区图

落成量及空置量 COMPLETIONS AND VACANCY BY DISTRICT			
2004 總存量 2004 Stock	2005 年底總存量 Stock at year end	2005 年底空置數目 No. Vacant at year end	單位數目 No. of units 空置百分率 % Vacant
91 604	4 265		4.7
61 205	2 353		3.8
127 660	5 671		4.4
40 336	3 371		8.4
320 805	15 660		4.9
104 890	8 421		8.0
70 421	4 635		6.6
98 158	6 762		
15 479	180		
47 346			
336 294			

私人住宅 - 各區總存量、落成量 PRIVATE DOMESTIC - STOCK, COMPLETIONS AND		
年底總存量 at year end	2005 年落成量 Completions	落成量佔 2004 年總存量的百 Completions as a % of 200
90 817	895	1.0
60 971	304	0.5
125 028	2 212	1.8
39 382	875	2.2
316 198	4 286	1.4
103 906	1 149	
68 086	2 256	
98 000		

灣仔	Eastern	98 083	0.6
東區	Southern	15 477	3.1
南區	HONG KONG	47 031	0.0 +
港島	Yau Tsim Mong	332 583	0.1
油尖旺	Sham Shui Po	35 230	1.2
深水埗	Kowloon City	66 929	9.5
九龍城	Wong Tai Sin	53 243	2.4
黃大仙	Kwun Tong	58 750	1.7
觀塘	Kwai Tsing	23 682	92
葵青	Tsuen Wan	28 339	476
荃灣	Tuen Mun	63 548	1 705
屯門	Yuen Long	38 537	9 156
元朗	North	17 992	17 321
北區	Tai Po	386 190	
大埔	Sha Tin	1 034 971	
沙田	Sai Kung		
西貢	Islands		
離島	NEW TERRITORIES		
新界	OVERALL		
全港			

所有數字均不包括村屋。2005 年底總存量是按最新的差餉估價記錄計算出來，並不是根據這裡列出的 2004 年底總存量計算。
+ 少於 0.05%

地區	District	2004 年底總存量 Stock at year end	2005 年落成量 Completions	落成量佔 2004 年 Completions as a %
中西區	Central and Western	90 817	895	1.0
灣仔	Wan Chai	60 971	304	0.5
東區	Eastern	125 028	2 212	1.8
南區	Southern	39 382	875	2.2
港島	HONG KONG	316 198	4 286	1.4
油尖旺	Yau Tsim Mong	103 906	1 149	1.1
深水埗	Sham Shui Po	68 086	2 256	3.3
九龍城	Kowloon City	98 083	158	0.2
黃大仙	Wong Tai Sin	15 477	-	0.7
觀塘	Kwun Tong	47 031	316	1.2
九龍	KOWLOON	332 583	3 879	-
葵青	Kwai Tsing	35 230	4 225	10.0
荃灣	Tsuen Wan	66 929	1 576	70 421
屯門	Tuen Mun	53 243	332	98 158
元朗	Yuen Long	58 750	744	15 479
北區	North	23 682	63 548	47 346
大埔	Tai Po	28 339	744	
沙田	Sha Tin	63 548		
西貢	Sai Kung			
離島	Islands			
新界	NEW TERRITORIES			
全港	OVERALL			

All figures exclude village houses. 2005 Stock figures are derived from the 2004 Stock figures shown here.
+ Below 0.05%

396 147
1 053 246

私人住宅

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

私人写字楼

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

Private Domestic

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

Private Office

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

私人商业楼宇

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

私人分层工厂大厦

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

私人工贸大厦

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

私人特殊厂房

- 43. 各区总存量及落成量
- 44. 各区落成量及预测落成量

Private Commercial

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

Private Flatted Factories

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

Private Industrial/Office

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

Private Specialised Factories

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

私人货仓

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

私人物业市场回报率

- 48. 住宅楼宇
- 49. 写字楼、分层工厂大厦及零售业楼宇

物业买卖

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

Private Storage

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

Private Property Market Yields

- Domestic
- Office, Flatted Factories and Retail

Sales Transactions

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

表 Table 1

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 m²]	2007 年底总存量 Stock at year end		2007 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
A	< 20.0	9 368	351 595	10 228	2.9
	20 - 39.9	342 227			
B	40 - 69.9	526 540	526 540	27 857	5.3
C	70 - 99.9	122 717	122 717	7 838	6.4
D	100 - 159.9	55 336	55 336	4 144	7.5
E	160 - 199.9	11 200	23 055	2 402	10.4
	200 - 279.9	9 222			
	> 279.9	2 633			
所有类别	ALL CLASSES	1 079 243	1 079 243	52 469	4.9

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	2006 年底总存量 Stock at year end	2007 年落成量 Completions	落成量占 2006 年总存量的百分率 Completions as a % of 2006 Stock	2007 年底总存量 Stock at year end	2007 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	92 199	170	0.2	92 850	2 454	2.6
湾仔	Wan Chai	61 912	524	0.8	62 191	3 209	5.2
东区	Eastern	127 577	112	0.1	127 630	3 366	2.6
南区	Southern	40 316	57	0.1	40 372	1 583	3.9
港岛	HONG KONG	322 004	863	0.3	323 043	10 612	3.3
油尖旺	Yau Tsim Mong	107 148	1 004	0.9	107 962	8 825	8.2
深水埗	Sham Shui Po	71 602	132	0.2	72 406	2 952	4.1
九龙城	Kowloon City	99 855	49	0.0 +	99 820	6 204	6.2
黄大仙	Wong Tai Sin	15 693	-	-	15 692	451	2.9
观塘	Kwun Tong	47 557	-	-	47 555	887	1.9
九龙	KOWLOON	341 855	1 185	0.3	343 435	19 319	5.6
葵青	Kwai Tsing	35 231	924	2.6	35 483	1 142	3.2
荃湾	Tsuen Wan	72 761	1 515	2.1	74 287	2 894	3.9
屯门	Tuen Mun	54 811	-	-	54 795	1 303	2.4
元朗	Yuen Long	59 462	1 971	3.3	61 436	4 433	7.2
北区	North	25 542	218	0.9	25 759	1 779	6.9
大埔	Tai Po	28 376	-	-	28 378	1 781	6.3
沙田	Sha Tin	64 904	1 164	1.8	66 060	2 145	3.2
西贡	Sai Kung	42 140	2 100	5.0	44 240	3 548	8.0
离岛	Islands	21 812	531	2.4	22 327	3 513	15.7
新界	NEW TERRITORIES	405 039	8 423	2.1	412 765	22 538	5.5
全港	OVERALL	1 068 898	10 471	1.0	1 079 243	52 469	4.9

2007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2006年底总存量计算。

+ 少于 0.05%

2007 Stock figures are derived from the latest rating record,
and not from the 2006 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					总数 Total
				A	B	C	D	E	
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
2007	港岛 Hong Kong	466	863	106 304	137 126	38 227	25 871	15 515	323 043
	九龙 Kowloon	343	1 185	125 272	162 186	38 442	14 908	2 627	343 435
	新界 New Territories	17	8 423	120 019	227 228	46 048	14 557	4 913	412 765
	全港 OVERALL	826	10 471	351 595	526 540	122 717	55 336	23 055	1 079 243

表 Table 4

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

单位数目 No. of units

年 Year	区域 Area	拆卸量 Demolition					总数 Total	落成量 Completions					总数 Total
		A	B	C	D	E		A	B	C	D	E	
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
2007	港岛 Hong Kong	101	234	51	45	35	466	373	256	111	19	104	863
	九龙 Kowloon	27	234	61	16	5	343	256	414	197	292	26	1 185
	新界 New Territories	-	-	-	1	16	17	400	6 518	1 208	169	128	8 423
	全港 OVERALL	128	468	112	62	56	826	1 029	7 188	1 516	480	258	10 471

表 Table 5

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
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
2007	1 029	7 188	1 516	480	258	10 471

* 数字包括村屋在内。

* Figures are all inclusive of village houses.

表 Table 6

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

類別 Class	面积 Size Range [平方米 m ²]	2007							总数 Total
		2003	2004	2005	2006	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	
A	< 20.0	119	13	92	72	-	21	-	21
	20 - 39.9	4 619	2 109	2 316	1529	373	235	400	1 008
B	40 - 69.9	17 908	18 225	10 754	10 664	256	414	6 518	7 188
C	70 - 99.9	2 349	3 110	3 091	2 867	111	197	1 208	1 516
D	100 - 159.9	1 043	2 112	582	1 072	19	292	169	480
E	160 - 199.9	85	247	293	243	50	-	32	82
	200 - 279.9	169	101	107	93	35	23	73	131
	> 279.9	105	119	86	39	19	3	23	45
所有类别	OVERALL	26 397	26 036	17 321	16 579	863	1 185	8 423	10 471

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 2007 by Class					预测落成量		
		A	B	C	D	E	Forecast Completions		
						总数 Total	[2008]	[2009]	
中西区	Central and Western	49	19	52	-	50	170	1 069	
湾仔	Wan Chai	319	183	5	15	2	524	482	
东区	Eastern	-	54	54	4	-	112	184	
南区	Southern	5	-	-	-	52	57	898	44
港岛	HONG KONG	373	256	111	19	104	863	1 530	1 779
油尖旺	Yau Tsim Mong	168	348	176	291	21	1 004	1 599	1 023
深水埗	Sham Shui Po	88	44	-	-	-	132	1 099	34
九龙城	Kowloon City	-	22	21	1	5	49	1 238	88
黄大仙	Wong Tai Sin	-	-	-	-	-	-	304	1 420
观塘	Kwun Tong	-	-	-	-	-	-	185	-
九龙	KOWLOON	256	414	197	292	26	1 185	4 425	2 565
葵青	Kwai Tsing	-	924	-	-	-	924	-	-
荃湾	Tsuen Wan	-	989	425	76	25	1 515	404	645
屯门	Tuen Mun	-	-	-	-	-	-	-	561
元朗	Yuen Long	-	1 846	74	33	18	1 971	298	2 204
北区	North	74	140	4	-	-	218	63	694
大埔	Tai Po	-	-	-	-	-	-	163	81
沙田	Sha Tin	-	500	530	60	74	1 164	1 919	3 687
西贡	Sai Kung	-	1 940	156	-	4	2 100	2 120	2
离岛	Islands	326	179	19	-	7	531	61	456
新界	NEW TERRITORIES	400	6 518	1 208	169	128	8 423	5 028	8 330
全港	OVERALL	1 029	7 188	1 516	480	258	10 471	10 983	12 674

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

地区	District	[2008]					所有类别 All Classes	[2009]					所有类别 All Classes
		A	B	C	D	E		A	B	C	D	E	
中西区	Central and Western	79	2	-	1	88	170	398	574	83	12	2	1 069
湾仔	Wan Chai	219	90	5	12	3	329	48	74	205	124	31	482
东区	Eastern	-	-	95	36	2	133	-	71	108	4	1	184
南区	Southern	-	280	416	112	90	898	-	-	-	28	16	44
港岛	HONG KONG	298	372	516	161	183	1 530	446	719	396	168	50	1 779
油尖旺	Yau Tsim Mong	182	1 006	316	66	29	1 599	87	892	44	-	-	1 023
深水埗	Sham Shui Po	345	693	56	5	-	1 099	34	-	-	-	-	34
九龙城	Kowloon City	57	139	54	894	94	1 238	38	-	-	19	31	88
黄大仙	Wong Tai Sin	-	296	2	6	-	304	-	736	504	167	13	1 420
观塘	Kwun Tong	-	180	-	4	1	185	-	-	-	-	-	-
九龙	KOWLOON	584	2 314	428	975	124	4 425	159	1 628	548	186	44	2 565
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	168	106	104	26	404	-	271	270	32	72	645
屯门	Tuen Mun	-	-	-	-	-	-	-	130	200	200	31	561
元朗	Yuen Long	-	27	258	13	-	298	145	1 643	299	87	30	2 204
北区	North	15	-	24	10	14	63	142	214	6	85	247	694
大埔	Tai Po	-	-	-	-	163	163	-	-	-	80	1	81
沙田	Sha Tin	-	1 083	648	167	21	1 919	-	2 811	602	214	60	3 687
西贡	Sai Kung	-	1 942	154	10	14	2 120	-	-	-	-	2	2
离岛	Islands	-	-	-	-	61	61	-	-	42	358	56	456
新界	NEW TERRITORIES	15	3 220	1 190	304	299	5 028	287	5 069	1 419	1 056	499	8 330
全港	OVERALL	897	5 906	2 134	1 440	606	10 983	892	7 416	2 363	1 410	593	12 674

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	2006 年底总存量 Stock at year end	2007 年落成量 Completions	落成量占 2006 年总存量的百分率 Completions as a % of 2006 Stock	2007 年底总存量 Stock at year end
中西区	Central and Western	465	8	1.7	467
湾仔	Wan Chai	299	-	-	298
东区	Eastern	1	-	-	1
南区	Southern	1 631	34	2.1	1 659
港岛	HONG KONG	2 396	42	1.8	2 425
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	73	-	-	73
九龙城	Kowloon City	429	3	0.7	433
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	KOWLOON	546	3	0.5	550
葵青	Kwai Tsing	3	-	-	3
荃湾	Tsuen Wan	114	-	-	114
屯门	Tuen Mun	320	-	-	320
元朗	Yuen Long	7 376	18	0.2	7 394
北区	North	238	-	-	238
大埔	Tai Po	2 236	-	-	2 236
沙田	Sha Tin	605	20	3.3	609
西贡	Sai Kung	1 920	4	0.2	1 923
离岛	Islands	682	7	1.0	689
新界	NEW TERRITORIES	13 494	49	0.4	13 526
全港	OVERALL	16 436	94	0.6	16 501

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。
2007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2006年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.

表 Table 10

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
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
2007	10 471	10 337	98.7	1 068 772	42 132	3.9	52 469	4.9

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 2007 年评估差饷时申报为已入住的单位数目 No. of Units Valued in 2007 and Reported as Wholly Occupied	业主自住 单位数目 No. of Units	Owner Occupied 百分率 %	出租 单位数目 No. of Units	Let 百分率 %
A		港岛	Hong Kong	108	16	14.8	92	85.2
		九龙	Kowloon	401	279	69.6	122	30.4
		新界	New Territories	552	451	81.7	101	18.3
		全港	OVERALL	1 061	746	70.3	315	29.7
B		港岛	Hong Kong	297	138	46.5	159	53.5
		九龙	Kowloon	536	404	75.4	132	24.6
		新界	New Territories	2 312	1 452	62.8	860	37.2
		全港	OVERALL	3 145	1 994	63.4	1 151	36.6
C		港岛	Hong Kong	79	49	62.0	30	38.0
		九龙	Kowloon	389	275	70.7	114	29.3
		新界	New Territories	424	274	64.6	150	35.4
		全港	OVERALL	892	598	67.0	294	33.0
D		港岛	Hong Kong	115	34	29.6	81	70.4
		九龙	Kowloon	135	106	78.5	29	21.5
		新界	New Territories	36	21	58.3	15	41.7
		全港	OVERALL	286	161	56.3	125	43.7
E		港岛	Hong Kong	55	10	18.2	45	81.8
		九龙	Kowloon	22	17	77.3	5	22.7
		新界	New Territories	13	1	7.7	12	92.3
		全港	OVERALL	90	28	31.1	62	68.9
所有类别		港岛	Hong Kong	654	247	37.8	407	62.2
		九龙	Kowloon	1 483	1 081	72.9	402	27.1
		新界	New Territories	3 337	2 199	65.9	1 138	34.1
All Classes		全港	OVERALL	5 474	3 527	64.4	1 947	35.6

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 / 月 Year / Month		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2006		216	154	113	207	155	107	258	198	124	298	220	171	355	197	189
2007 *		245	170	126	237	170	118	289	220	144	334	240	198	394	229	226
2006	10	211	163	116	213	152	110	243	197	126	300	238	163	381	(214)	(190)
	11	221	193	116	211	167	110	261	194	122	291	231	158	372	(160)	(117)
	12	210	158	117	199	162	109	260	216	120	299	234	177	347	(188)	(183)
2007	1	210	155	120	213	160	106	257	208	133	329	217	176	368	(185)	(188)
	2	220	164	118	219	161	110	282	226	130	323	(256)	186	360	(205)	(216)
	3	218	156	121	219	163	112	269	211	137	316	240	187	365	(138)	(258)
	4	218	160	123	212	156	110	270	210	132	316	248	190	376	(231)	(279)
	5	220	164	123	213	163	109	302	192	144	321	212	183	376	(207)	(229)
	6	235	155	120	224	161	117	277	209	141	340	(189)	206	386	(206)	(199)
	7	259	158	124	244	161	119	290	209	146	334	238	216	410	(199)	(234)
	8	294	169	127	269	165	119	299	219	152	340	251	177	416	(258)	224
	9	264	188	127	248	177	120	295	220	146	329	241	182	412	(301)	(209)
	10	244	201	131	243	195	123	300	256	158	376	269	217	438	(217)	(234)
	11 *	235	182	143	253	187	138	321	258	145	350	262	205	429	(280)	(231)
	12 *	240	180	146	250	187	136	316	236	161	342	235	241	396	(207)	(262)

* 临时数字
() 表示少于 20 宗交易。

* Provisional
() Indicates fewer than 20 transactions.

表 Table 13

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

每平方米售价 \$ / m²

类 别 Class		A			B			C			D			E		
年 / 月 Year / Month		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2006		42 849	30 068	28 929	52 213	38 090	31 185	69 332	57 104	41 549	85 781	75 419	48 590	120 308	99 282	56 098
2007 *		51 670	36 788	32 491	61 374	47 714	34 178	83 226	76 347	44 698	105 475	95 564	57 265	150 725	129 577	70 208
2006	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	43 671	30 055	28 150	52 380	37 571	30 651	70 124	55 213	41 860	90 805	74 597	45 869	112 425 (76 397)		53 109
	12	44 724	31 369	27 847	53 369	37 533	30 366	69 144	57 425	40 836	86 343	69 964	54 012	111 958 (104 510)		57 550
2007	1	45 487	31 921	28 675	53 951	39 581	30 963	73 518	61 864	39 076	89 230	81 801	48 728	114 400 (105 955)		70 225
	2	46 131	32 196	29 940	55 735	43 605	32 042	76 990	64 523	40 631	90 503	78 097	58 112	126 550 (112 314)		58 852
	3	46 548	33 719	30 960	54 451	41 294	31 687	75 657	58 256	41 912	91 840	79 365	55 463	131 295 (71 164)		70 206
	4	48 101	33 602	30 971	55 472	41 009	32 166	77 098	60 684	42 808	97 791	81 943	55 043	141 108 (95 015)		63 648
	5	49 843	34 579	30 891	58 002	42 233	32 418	78 897	62 055	43 594	98 097	76 998	56 925	144 810 (99 535)		54 231
	6	50 808	35 040	30 805	59 188	43 184	32 304	80 239	67 900	40 683	101 244	89 175	53 919	130 287 (136 530)		57 718
	7	49 818	35 832	31 695	59 457	46 256	32 487	77 469	65 829	43 130	102 538	78 143	47 355	138 041 (123 192)		62 644
	8	51 374	36 519	32 026	59 957	46 699	33 326	84 518	73 175	43 919	113 279	90 209	54 822	158 075 (156 012)		64 573
	9	51 438	37 749	32 273	61 533	46 721	34 198	83 601	73 301	44 401	109 693	82 724	56 898	157 125 (114 845)		69 814
	10	54 015	39 447	33 540	64 277	51 867	35 858	87 454	86 771	46 252	113 689	110 411	60 176	161 014 (133 925)		86 415
	11 *	57 616	41 742	35 329	69 340	55 480	37 372	89 966	94 005	48 766	123 387	117 791	61 605	181 793 (134 358)		79 277
	12 *	59 733	43 126	36 207	72 655	57 339	37 808	99 426	95 109	48 633	125 190	108 009	60 768	195 719 (168 199)		80 147

* 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
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	90.1	89.1	93.9	100.5	106.4	90.0	103.0	91.6
2007 *	100.4	98.1	103.6	115.4	121.8	99.7	118.0	101.8
2006 10 - 12	94.0	91.0	94.6	102.3	110.8	92.6	105.8	94.2
2007 1 - 3	94.3	93.0	97.3	107.9	113.2	94.1	110.1	96.0
4 - 6	98.7	95.3	101.5	113.9	118.3	97.4	115.7	99.6
7 - 9	102.5	99.4	105.7	117.2	126.7	101.4	121.0	103.7
10 - 12 *	106.1	104.8	109.6	122.4	129.2	105.9	125.1	108.1
2006 10	92.7	90.2	94.9	103.7	109.5	91.7	106.1	93.5
11	94.9	91.1	93.6	100.4	111.0	92.9	104.8	94.3
12	94.4	91.6	95.3	102.8	112.0	93.1	106.6	94.7
2007 1	93.9	92.8	95.5	107.6	110.5	93.6	108.8	95.4
2	94.0	92.4	97.5	108.1	112.7	93.7	110.0	95.6
3	94.9	93.9	98.9	108.0	116.4	94.9	111.4	96.9
4	97.5	94.3	99.8	112.1	117.3	96.2	114.2	98.4
5	99.2	95.8	100.9	114.2	117.5	97.7	115.5	99.9
6	99.3	95.8	103.9	115.5	120.2	98.2	117.4	100.5
7	101.6	97.9	104.4	116.0	126.4	100.1	120.2	102.5
8	102.4	99.7	105.7	117.4	126.8	101.5	121.2	103.8
9	103.4	100.6	107.1	118.3	126.8	102.5	121.7	104.7
10	105.1	101.9	108.0	121.4	127.9	103.9	124.0	106.2
11 *	105.6	105.2	109.1	122.5	128.0	105.9	124.7	108.0
12 *	107.6	107.3	111.8	123.3	131.6	108.0	126.6	110.2

* 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
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	86.6	91.6	108.0	121.0	137.6	91.1	124.9	92.7
2007 *	98.4	100.5	119.6	138.0	161.5	101.3	143.7	103.4
2006 10 - 12	87.7	91.4	109.1	123.0	136.2	91.5	126.3	93.3
2007 1 - 3	91.2	94.5	110.9	127.1	146.5	94.7	131.8	96.6
4 - 6	95.4	97.5	115.9	132.8	154.1	98.3	138.0	100.3
7 - 9	98.8	101.2	119.9	139.6	163.8	101.9	145.5	104.0
10 - 12 *	108.0	108.6	131.7	152.6	181.8	110.5	159.5	112.9
2006 10	87.3	91.5	108.1	123.0	135.3	91.3	126.0	93.1
11	87.4	91.1	109.4	122.8	134.2	91.3	125.6	93.0
12	88.4	91.6	109.8	123.2	139.2	92.0	127.2	93.8
2007 1	89.4	93.4	109.3	125.5	145.3	93.3	130.3	95.2
2	91.0	94.6	111.5	127.6	144.6	94.7	131.8	96.6
3	93.3	95.4	112.0	128.1	149.6	96.0	133.3	97.9
4	94.1	95.8	114.1	131.2	152.5	96.7	136.4	98.7
5	95.5	97.9	116.6	131.5	153.7	98.6	137.0	100.5
6	96.6	98.8	117.1	135.7	156.1	99.5	140.7	101.6
7	97.6	100.2	118.8	136.1	157.2	100.8	141.2	102.8
8	98.9	101.0	120.1	140.3	164.9	101.8	146.3	104.0
9	100.0	102.4	120.9	142.4	169.2	103.1	149.0	105.3
10	103.6	104.9	125.0	146.0	177.2	106.2	153.6	108.5
11 *	108.4	108.6	131.5	152.4	179.0	110.6	158.7	113.0
12 *	112.1	112.4	138.5	159.3	189.1	114.7	166.3	117.2

* 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			D & E			所有类别 Overall		
		市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All
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	98.8	79.7	88.9	133.1	123.4	127.8	101.1	82.1	91.2
2007	1	99.7	79.8	89.4	134.2	122.8	128.3	102.0	82.2	91.8
	2	100.7	80.2	90.1	138.1	127.2	132.4	103.3	82.9	92.6
	3	102.0	80.8	91.1	134.6	130.9	131.6	104.2	83.6	93.6
	4	102.6	81.9	91.9	139.9	127.2	133.4	105.2	84.6	94.5
	5	104.1	83.0	93.2	141.5	132.4	136.4	106.6	85.8	95.8
	6	105.1	83.1	93.8	145.8	130.4	138.2	107.8	85.8	96.5
	7	105.5	84.2	94.5	152.4	131.8	142.9	108.6	86.9	97.4
	8	107.6	84.7	95.9	152.7	134.2	143.8	110.6	87.6	98.8
	9	108.8	85.2	96.5	155.5	137.4	146.8	112.0	88.0	99.5
	10	111.0	87.0	98.7	160.7	138.3	150.4	114.5	89.9	101.9
	11 *	117.2	90.2	103.4	169.8	137.7	155.8	120.7	93.0	106.6
	12 *	124.7	94.8	109.4	176.2	146.0	162.6	128.3	97.8	112.8

* 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 m²

地区	District	2007 年底总存量 Stock at year end				2007 年底空置量 Amount Vacant at year end				空置百分率 % Vacant			
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	1 870 100	779 400	629 300	3 278 800	79 800	44 400	59 100	183 300	4.3	5.7	9.4	5.6
湾仔	Wan Chai	916 200	588 100	317 600	1 821 900	44 600	31 200	20 400	96 200	4.9	5.3	6.4	5.3
东区	Eastern	602 500	181 600	85 200	869 300	29 300	18 100	10 100	57 500	4.9	10.0	11.9	6.6
南区	Southern	83 400	37 500	10 500	131 400	17 200	3 800	1 000	22 000	20.6	10.1	9.5	16.7
港岛	HONG KONG	3 472 200	1 586 600	1 042 600	6 101 400	170 900	97 500	90 600	359 000	4.9	6.1	8.7	5.9
油尖旺	Yau Tsim Mong	1 095 400	637 900	423 500	2 156 800	129 900	44 500	35 000	209 400	11.9	7.0	8.3	9.7
深水埗	Sham Shui Po	148 400	54 800	39 200	242 400	15 100	10 500	1 700	27 300	10.2	19.2	4.3	11.3
九龙城	Kowloon City	107 500	57 000	20 800	185 300	3 100	700	1 800	5 600	2.9	1.2	8.7	3.0
黄大仙	Wong Tai Sin	-	21 800	1 200	23 000	-	300	-	300	-	1.4	-	1.3
观塘	Kwun Tong	636 900	38 700	6 100	681 700	138 200	19 300	-	157 500	21.7	49.9	-	23.1
九龙	KOWLOON	1 988 200	810 200	490 800	3 289 200	286 300	75 300	38 500	400 100	14.4	9.3	7.8	12.2
葵青	Kwai Tsing	74 900	11 400	2 000	88 300	5 800	700	900	7 400	7.7	6.1	45.0	8.4
荃湾	Tsuen Wan	88 400	10 300	800	99 500	30 100	600	-	30 700	34.0	5.8	-	30.9
屯门	Tuen Mun	32 700	-	8 400	41 100	6 000	-	400	6 400	18.3	-	4.8	15.6
元朗	Yuen Long	9 200	9 800	19 100	38 100	-	700	700	1 400	-	7.1	3.7	3.7
北区	North	26 600	-	1 700	28 300	9 500	-	100	9 600	35.7	-	5.9	33.9
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	224 600	16 300	-	240 900	58 000	3 000	-	61 000	25.8	18.4	-	25.3
西贡	Sai Kung	9 000	-	-	9 000	5 400	-	-	5 400	60.0	-	-	60.0
离岛	Islands	149 100	15 400	-	164 500	17 300	2 800	-	20 100	11.6	18.2	-	12.2
新界	NEW TERRITORIES	614 500	68 400	33 200	716 100	132 100	7 800	2 100	142 000	21.5	11.4	6.3	19.8
全港	OVERALL	6 074 900	2 465 200	1 566 600	10 106 700	589 300	180 600	131 200	901 100	9.7	7.3	8.4	8.9

分区	Sub-districts												
上环	Sheung Wan	232 300	350 400	428 500	1 011 200	21 500	21 100	41 700	84 300	9.3	6.0	9.7	8.3
中区	Central	1 587 400	378 100	184 400	2 149 900	56 400	19 100	16 300	91 800	3.6	5.1	8.8	4.3
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	916 200	588 100	317 600	1 821 900	44 600	31 200	20 400	96 200	4.9	5.3	6.4	5.3
北角 / 鲗鱼涌	North Point / Quarry Bay	602 500	147 400	67 400	817 300	29 300	8 600	8 300	46 200	4.9	5.8	12.3	5.7
尖沙咀	Tsim Sha Tsui	832 000	324 300	209 400	1 365 700	63 900	26 700	16 500	107 100	7.7	8.2	7.9	7.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	242 400	313 600	214 100	770 100	66 000	17 800	18 500	102 300	27.2	5.7	8.6	13.3

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	2006 年底总存量 Stock at year end	2007 年落成量 Completions	落成量占 2006 年总存量的百分率 Completions as a % of 2006 Stock	2007 年底总存量 Stock at year end	2007 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	3 285 400	1 300	0.0 +	3 278 800	183 300	5.6
湾仔	Wan Chai	1 824 200	4 200	0.2	1 821 900	96 200	5.3
东区	Eastern	853 600	16 100	1.9	869 300	57 500	6.6
南区	Southern	132 900	-	-	131 400	22 000	16.7
港岛	HONG KONG	6 096 100	21 600	0.4	6 101 400	359 000	5.9
油尖旺	Yau Tsim Mong	2 098 500	66 200	3.2	2 156 800	209 400	9.7
深水埗	Sham Shui Po	224 300	18 100	8.1	242 400	27 300	11.3
九龙城	Kowloon City	185 200	-	-	185 300	5 600	3.0
黄大仙	Wong Tai Sin	23 000	-	-	23 000	300	1.3
观塘	Kwun Tong	531 300	151 900	28.6	681 700	157 500	23.1
九龙	KOWLOON	3 062 300	236 200	7.7	3 289 200	400 100	12.2
葵青	Kwai Tsing	88 300	-	-	88 300	7 400	8.4
荃湾	Tsuen Wan	99 500	-	-	99 500	30 700	30.9
屯门	Tuen Mun	40 900	-	-	41 100	6 400	15.6
元朗	Yuen Long	38 100	-	-	38 100	1 400	3.7
北区	North	27 200	1 200	4.4	28 300	9 600	33.9
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	191 200	50 200	26.3	240 900	61 000	25.3
西贡	Sai Kung	9 000	-	-	9 000	5 400	60.0
离岛	Islands	153 800	10 800	7.0	164 500	20 100	12.2
新界	NEW TERRITORIES	654 400	62 200	9.5	716 100	142 000	19.8
全港	OVERALL	9 812 800	320 000	3.3	10 106 700	901 100	8.9
分区	Sub-districts						
上环	Sheung Wan	1 013 100	-	-	1 011 200	84 300	8.3
中区	Central	2 154 100	1 300	0.1	2 149 900	91 800	4.3
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 824 200	4 200	0.2	1 821 900	96 200	5.3
北角 / 鲗鱼涌	North Point / Quarry Bay	801 700	16 100	2.0	817 300	46 200	5.7
尖沙咀	Tsim Sha Tsui	1 367 600	1 200	0.1	1 365 700	107 100	7.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	709 900	65 000	9.2	770 200	102 300	13.3

2007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2006年底总存量计算。
分区数字已包括在地区数字内。
+ 少于 0.05%

2007 Stock figures are derived from the latest rating record,
and not from the 2006 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	Area	拆卸量 Demolition				落成量 Completions				年底总存量 Stock at year end			
			甲级	乙级	丙级	总数	甲级	乙级	丙级	总数	甲级	乙级	丙级	总数
			A	B	C	Total	A	B	C	Total	A	B	C	Total
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
2007	港岛	Hong Kong	-	-	1 200	1 200	16 100	4 200	1 300	21 600	3 472 200	1 586 600	1 042 600	6 101 400
	九龙	Kowloon	-	-	800	800	209 300	26 900	-	236 200	1 988 200	810 200	490 800	3 289 200
	新界	New Territories	-	-	-	-	61 000	-	1 200	62 200	614 500	68 400	33 200	716 100
	全港	OVERALL	-	-	2 000	2 000	286 400	31 100	2 500	320 000	6 074 900	2 465 200	1 566 600	10 106 700

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

平方米 m²

地区	District	2007				预测落成量	
		甲级	乙级	丙级	总数	Forecast Completions	
		A	B	C	Total	[2008]	[2009]
中西区	Central and Western	-	-	1 300	1 300	800	3 900
湾仔	Wan Chai	-	4 200	-	4 200	700	26 600
东区	Eastern	16 100	-	-	16 100	101 000	-
南区	Southern	-	-	-	-	-	-
港岛	HONG KONG	16 100	4 200	1 300	21 600	102 500	30 500
油尖旺	Yau Tsim Mong	65 000	1 200	-	66 200	-	44 100
深水埗	Sham Shui Po	10 600	7 500	-	18 100	-	4 200
九龙城	Kowloon City	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	8 700	15 300
观塘	Kwun Tong	133 700	18 200	-	151 900	177 700	93 100
九龙	KOWLOON	209 300	26 900	-	236 200	186 400	156 700
葵青	Kwai Tsing	-	-	-	-	39 400	-
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	13 900	-
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	10 800	-	-	10 800	-	-
新界	NEW TERRITORIES	61 000	-	1 200	62 200	53 300	-
全港	OVERALL	286 400	31 100	2 500	320 000	342 200	187 200

分区	Sub-districts						
上环	Sheung Wan	-	-	-	-	-	2 400
中区	Central	-	-	1 300	1 300	800	1 500
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	4 200	-	4 200	700	26 600
北角 / 鲗鱼涌	North Point / Quarry Bay	16 100	-	-	16 100	101 000	-
尖沙咀	Tsim Sha Tsui	-	1 200	-	1 200	-	4 100
油麻地 / 旺角	Yau Ma Tei / Mong Kok	65 000	-	-	65 000	-	40 000

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 m²

地区	District	[2008]				[2009]			
		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	-	-	800	800	-	-	3 900	3 900
湾仔	Wan Chai	-	-	700	700	24 300	-	2 300	26 600
东区	Eastern	101 000	-	-	101 000	-	-	-	-
南区	Southern	-	-	-	-	-	-	-	-
港岛	HONG KONG	101 000	-	1 500	102 500	24 300	-	6 200	30 500
油尖旺	Yau Tsim Mong	-	-	-	-	40 000	4 100	-	44 100
深水埗	Sham Shui Po	-	-	-	-	-	4 200	-	4 200
九龙城	Kowloon City	-	-	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	8 700	-	8 700	-	15 300	-	15 300
观塘	Kwun Tong	177 700	-	-	177 700	93 100	-	-	93 100
九龙	KOWLOON	177 700	8 700	-	186 400	133 100	23 600	-	156 700
葵青	Kwai Tsing	39 400	-	-	39 400	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	-	-
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北区	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	13 900	-	-	13 900	-	-	-	-
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-	-	-
新界	NEW TERRITORIES	53 300	-	-	53 300	-	-	-	-
全港	OVERALL	332 000	8 700	1 500	342 200	157 400	23 600	6 200	187 200

分区	Sub-districts								
上环	Sheung Wan	-	-	-	-	-	-	2 400	2 400
中区	Central	-	-	800	800	-	-	1 500	1 500
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	700	700	24 300	-	2 300	26 600
北角 / 鲗鱼涌	North Point / Quarry Bay	101 000	-	-	101 000	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	4 100	-	4 100
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	40 000	-	-	40 000

分区数字已包括在地区数字内。

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

表 Table 22

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2007	320 000	279 100	87.2	9 786 700	622 000	6.4	901 100	8.9

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 【 252 平方米 m ² 】						乙 B 【 83 平方米 m ² 】						丙 C 【 45 平方米 m ² 】					
		上环	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway	北角/ 鲗鱼涌 North Point/ Quarry	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	上环	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway	北角/ 鲗鱼涌 North Point/ Quarry	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	上环	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway	北角/ 鲗鱼涌 North Point/ Quarry	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok
年 / 月 Year / Month		Sheung Wan	Central	Bay	Bay	Tsui	Kok	Sheung Wan	Central	Bay	Bay	Tsui	Kok	Sheung Wan	Central	Bay	Bay	Tsui	Kok
2006		418	557	373	244	338	364	197	359	249	177	275	253	162	279	233	203	262	204
2007 *		496	718	449	290	358	374	236	433	301	205	293	262	191	316	261	234	298	219
2006	7	449	579	430	283	339	(506)	193	394	253	181	265	264	160	296	256	214	332	212
	8	387	551	401	251	315	(404)	177	391	260	202	279	259	153	304	244	185	279	216
	9	(416)	611	411	264	317	(433)	232	394	252	180	279	275	167	293	249	217	260	210
	10	(544)	571	417	252	356	(239)	196	389	262	185	275	258	168	276	250	196	235	218
	11	321	654	379	268	366	(396)	215	332	272	189	267	283	164	293	247	221	246	216
	12	445	583	444	240	350	(306)	204	362	295	202	300	265	169	316	238	222	244	203
2007	1	433	660	460	303	347	(437)	210	433	281	190	269	241	172	286	259	216	251	201
	2	482	605	437	282	368	(419)	226	395	296	222	334	250	183	295	261	199	274	211
	3	327	647	439	264	354	(299)	220	416	303	194	290	267	190	285	253	229	291	226
	4	415	681	429	232	347	(374)	203	426	290	219	289	283	191	301	247	228	263	209
	5	(621)	650	444	289	362	382	235	424	304	183	284	254	190	306	245	240	291	217
	6	477	757	430	281	350	(403)	233	406	281	199	283	254	187	318	265	230	287	230
	7	534	739	481	317	350	(423)	239	450	306	191	287	277	196	331	258	234	374	219
	8 *	534	759	445	323	347	355	263	451	296	227	303	248	198	333	261	235	320	231
	9 *	485	894	459	290	353	377	260	461	302	211	299	260	202	333	272	239	332	229
	10 *	513	774	432	303	393	(322)	271	449	316	199	299	259	197	370	275	248	280	222
	11 *	569	761	458	301	374	(413)	228	431	321	252	312	272	197	342	272	256	273	211
	12 *	666	832	498	286	353	(388)	265	413	358	207	286	259	197	293	290	252	286	237

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2007 年内所分析单位的平均面积。

* Provisional

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2007.

表 Table 24

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

每平方米售价 \$ / m²

级 别 Grade 【 平均面积 】 [Average size]		甲 A [205 平方米 m ²]					乙 B [78 平方米 m ²]					丙 C [41 平方米 m ²]							
		上环	中区	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	中区	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	中区	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
年 / 月 Year / Month		Sheung Wan	Central					Sheung Wan	Central					Sheung Wan	Central				
2006		80 219	130 825	94 952	61 070	99 357	(143 376)	41 554	89 656	64 391	41 529	66 856	46 440	35 379	59 484	48 552	39 378	42 490	34 996
2007 *		98 644	161 924	104 373	70 256	110 944	-	54 962	106 906	76 404	47 803	80 310	54 720	48 661	78 694	62 460	47 701	52 759	42 872
2006	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	-	38 274	-	60 348	(42 115)	70 691	47 308	32 539	(50 568)	46 655	39 343	40 565	33 544
	9	-	119 905	(74 568)	-	107 059	-	(31 142)	(91 685)	77 158	(43 817)	79 766	40 258	37 919	(68 683)	52 293	40 343	39 766	40 379
	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	50 106	41 738	39 510	31 980
	11	-	147 105	(91 748)	-	(105 403)	-	(44 589)	-	63 395	(26 688)	73 967	38 799	38 065	-	50 671	(38 079)	50 134	34 655
	12	-	136 072	(103 462)	-	90 122	-	36 011	-	59 280	(50 178)	58 161	54 400	38 921	(67 539)	48 070	44 206	42 966	36 491
2007	1	(50 572)	(123 307)	(123 372)	-	96 887	-	41 975	(70 788)	67 917	(41 572)	61 791	48 034	37 752	53 364	48 658	45 187	40 411	34 729
	2	(85 670)	142 541	(87 489)	-	(74 562)	-	(39 572)	(88 863)	59 252	-	78 408	58 443	37 791	58 167	52 714	36 691	45 982	33 921
	3	-	131 474	119 977	-	(97 479)	-	(45 863)	97 499	74 323	-	64 098	43 242	45 247	(80 248)	56 307	44 586	47 041	38 877
	4	-	144 361	(107 637)	-	(69 213)	-	(54 916)	89 742	(72 578)	(42 134)	67 094	46 193	45 381	73 636	58 301	44 578	55 891	40 749
	5	-	147 854	(95 107)	(58 351)	109 968	-	48 954	(81 272)	(57 439)	(47 230)	77 412	49 309	46 822	(35 633)	61 809	39 826	55 309	41 438
	6	(93 046)	151 540	(101 511)	-	106 061	-	56 274	98 298	65 245	(50 466)	70 162	45 101	44 501	(80 195)	60 814	47 537	50 616	38 729
	7	-	150 797	130 119	(63 080)	(83 162)	-	62 551	(79 638)	77 723	(47 587)	84 500	53 952	53 500	77 276	56 565	47 974	51 942	40 504
	8 *	-	159 220	(120 545)	68 298	105 341	-	47 633	112 795	76 215	(49 072)	79 804	58 789	49 205	72 549	65 563	54 376	46 492	42 975
	9 *	(80 407)	139 842	115 366	(72 246)	(100 291)	-	(70 866)	(102 510)	76 554	(48 427)	78 610	65 753	47 563	101 100	59 841	50 181	51 766	43 919
	10 *	(157 646)	152 336	83 901	-	112 144	-	(55 186)	112 103	73 409	-	79 346	51 492	55 195	104 717	62 280	50 834	54 753	48 369
	11 *	-	178 455	85 325	73 475	106 478	-	60 783	133 030	87 950	(48 416)	90 788	60 830	59 660	75 927	69 110	50 597	58 476	47 962
	12 *	(155 736)	198 878	95 652	(74 578)	126 660	-	67 024	(163 673)	81 954	(52 413)	93 097	55 560	52 933	(88 592)	75 515	51 011	61 683	46 259

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2007 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 2007.

- No transaction record received by this Department.

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

租金 Rents					售价 Prices				
年 / 月 Year / Month	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	
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	125.2	113.0	99.5	117.4	153.6	143.3	119.5	139.3	
2007 *	140.0	129.2	111.6	131.8	176.8	168.4	145.9	164.3	
2006	7 - 9	128.6	115.8	101.3	120.3	157.5	121.7	143.9	
	10 - 12	129.3	118.0	104.3	121.6	156.6	124.8	142.7	
2007	1 - 3	134.1	122.5	106.5	125.8	162.3	131.4	148.5	
	4 - 6	137.8	127.0	109.7	129.6	167.6	138.3	156.2	
	7 - 9 *	141.6	130.3	113.4	133.3	179.8	149.3	166.3	
	10 - 12 *	146.6	136.8	116.7	138.6	197.5	164.7	186.3	
2006	7	128.8	113.9	100.9	119.8	156.5	123.5	143.7	
	8	127.4	115.9	101.3	119.7	(161.4)	120.8	145.3	
	9	129.6	117.6	101.7	121.4	154.7	120.8	142.7	
	10	126.5	115.4	104.0	119.4	163.5	121.3	143.9	
	11	130.9	119.1	104.0	122.8	153.2	128.4	143.9	
	12	130.4	119.6	104.8	122.7	153.2	124.8	140.3	
2007	1	133.9	119.7	104.2	124.6	161.9	128.8	145.6	
	2	133.9	123.9	107.1	126.2	(162.1)	131.1	148.2	
	3	134.4	123.9	108.1	126.6	162.8	134.3	151.6	
	4	135.7	124.2	108.4	127.5	(163.4)	136.6	153.0	
	5	137.4	128.2	110.2	129.9	164.9	138.6	155.5	
	6	140.2	128.5	110.5	131.4	174.5	139.8	160.1	
	7	140.8	128.8	111.7	132.1	176.5	145.8	164.0	
	8 *	142.0	129.9	113.7	133.5	181.8	149.2	167.7	
	9 *	142.1	132.3	114.8	134.4	181.1	152.8	167.3	
	10 *	144.3	135.0	117.2	136.9	185.6	158.7	176.1	
	11 *	145.9	136.2	117.5	138.2	194.6	165.5	186.3	
	12 *	149.5	139.3	115.5	140.7	212.4	169.9	196.5	

* 临时数字

() 表示少于 20 宗交易。

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.

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			售价 Prices
	上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地区 # Core Districts #
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	139.9	121.6	127.4	167.1
2007 *	175.4	131.9	133.4	185.5
2006	7 - 9	144.2	127.3	170.2
	10 - 12	149.8	128.6	169.4
2007	1 - 3	159.9	131.7	170.8
	4 - 6	172.1	132.1	177.9
	7 - 9 *	180.3	132.8	188.8
	10 - 12 *	189.1	137.0	204.7
2006	7	141.3	129.8	177.4
	8	144.4	128.1	172.7
	9	147.0	127.1	160.5
	10	146.2	130.5	168.4
	11	154.0	129.1	170.9
	12	149.1	131.4	169.0
2007	1	155.5	131.6	164.1
	2	159.7	132.8	177.0
	3	164.6	130.6	171.2
	4	164.2	131.9	(172.1)
	5	174.0	129.0	176.7
	6	178.0	135.3	185.0
	7	174.8	132.6	187.1
	8 *	185.0	133.5	190.8
	9 *	181.2	132.4	188.4
	10 *	188.5	136.2	191.7
	11 *	186.4	135.1	202.7
	12 *	192.4	139.6	219.6

核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀。

* 临时数字

() 表示少于 10 宗交易。

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

* Provisional

() 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	2006 年底总存量 Stock at year end	2007 年落成量 Completions	落成量占 2006 年底总存量的百分率 Completions as a % of 2006 Stock	2007 年底总存量 Stock at year end	2007 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	1 126 400	1 100	0.1	1 135 700	69 300	6.1
湾仔	Wan Chai	1 005 800	3 800	0.4	1 007 800	59 200	5.9
东区	Eastern	750 300	600	0.1	751 600	36 000	4.8
南区	Southern	205 700	200	0.1	205 900	14 600	7.1
港岛	HONG KONG	3 088 200	5 700	0.2	3 101 000	179 100	5.8
油尖旺	Yau Tsim Mong	1 970 200	10 600	0.5	1 998 700	182 700	9.1
深水埗	Sham Shui Po	677 800	1 700	0.3	691 400	63 800	9.2
九龙城	Kowloon City	700 800	-	-	699 400	52 200	7.5
黄大仙	Wong Tai Sin	283 300	-	-	287 200	25 300	8.8
观塘	Kwun Tong	633 200	7 100	1.1	625 100	64 500	10.3
九龙	KOWLOON	4 265 300	19 400	0.5	4 301 800	388 500	9.0
葵青	Kwai Tsing	330 000	1 300	0.4	331 600	43 400	13.1
荃湾	Tsuen Wan	467 800	18 100	3.9	483 200	87 200	18.0
屯门	Tuen Mun	386 600	-	-	389 300	35 600	9.1
元朗	Yuen Long	439 600	200	0.0 +	444 700	23 700	5.3
北区	North	210 500	-	-	211 400	13 600	6.4
大埔	Tai Po	223 900	-	-	226 000	6 400	2.8
沙田	Sha Tin	425 700	2 600	0.6	437 300	34 500	7.9
西贡	Sai Kung	271 300	-	-	273 300	20 100	7.4
离岛	Islands	286 600	700	0.2	283 900	17 000	6.0
新界	NEW TERRITORIES	3 042 000	22 900	0.8	3 080 700	281 500	9.1
全港	OVERALL	10 395 500	48 000	0.5	10 483 500	849 100	8.1

2007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2006年底总存量计算。
+ 少于 0.05%

2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.
+ Below 0.05%

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

平方米 m²

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
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
2007	港岛 Hong Kong	5 500	5 700	3 101 000
	九龙 Kowloon	5 000	19 400	4 301 800
	新界 New Territories	-	22 900	3 080 700
	全港 OVERALL	10 500	48 000	10 483 500

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	2007	预测落成量 Forecast Completions	
			[2008]	[2009]
中西区	Central and Western	1 100	600	3 300
湾仔	Wan Chai	3 800	9 200	21 300
东区	Eastern	600	-	800
南区	Southern	200	8 400	-
港岛	HONG KONG	5 700	18 200	25 400
油尖旺	Yau Tsim Mong	10 600	30 100	38 500
深水埗	Sham Shui Po	1 700	7 900	3 600
九龙城	Kowloon City	-	6 400	300
黄大仙	Wong Tai Sin	-	1 600	17 100
观塘	Kwun Tong	7 100	9 300	9 500
九龙	KOWLOON	19 400	55 300	69 000
葵青	Kwai Tsing	1 300	2 500	-
荃湾	Tsuen Wan	18 100	12 700	900
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	200	-	-
北区	North	-	100	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	2 600	1 500	2 100
西贡	Sai Kung	-	400	-
离岛	Islands	700	7 100	2 800
新界	NEW TERRITORIES	22 900	24 300	5 800
全港	OVERALL	48 000	97 800	100 200

表 Table 30

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
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
2007	48 000	44 600	92.9	10 435 500	804 500	7.7	849 100	8.1

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)			售价 Prices (每平方米售价 \$ / m ²)		
	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
	[59 平方米 m ²]	[49 平方米 m ²]	[53 平方米 m ²]	[41 平方米 m ²]	[40 平方米 m ²]	[35 平方米 m ²]
2006	1 001	999	778	164 077	182 475	112 215
2007 *	1 065	998	814	236 315	211 899	140 578
2006	7	1 037	1 143	733	148 642	192 349
	8	960	884	701	182 302	289 441
	9	1 146	1 057	788	142 737	166 174
	10	941	1 055	891	159 353	131 356
	11	1 151	1 111	981	173 132	161 852
	12	1 019	1 065	795	133 859	205 065
2007	1	1 000	857	656	170 515	171 248
	2	887	917	614	152 500	151 482
	3	1 108	935	872	255 132	199 466
	4	935	944	798	174 972	212 890
	5	1 032	943	784	247 336	201 411
	6	1 146	947	754	265 347	265 958
	7	1 040	970	866	216 170	213 524
	8 *	1 124	1 129	864	219 004	174 154
	9 *	1 118	1 108	922	239 286	276 849
	10 *	1 109	1 093	919	244 246	224 200
	11 *	1 279	1 190	861	273 875	212 548
	12 *	1 032	1 233	746	295 036	228 533

* 临时数字

[] 表示 2007 年内所分析单位的平均面积。

* Provisional

[] Indicates average size of the units analysed during 2007.

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
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	104.3	153.5
2007 *	112.2	172.2
2006 7 - 9	104.1	153.9
10 - 12	106.9	154.1
2007 1 - 3	108.1	158.8
4 - 6	109.9	168.7
7 - 9 *	113.4	175.8
10 - 12 *	117.3	185.4
2006 7	104.0	151.3
8	103.6	153.4
9	104.7	156.9
10	105.9	152.0
11	107.9	153.7
12	106.9	156.5
2007 1	107.4	158.9
2	107.9	157.9
3	108.9	159.7
4	108.6	165.1
5	110.0	169.5
6	111.0	171.4
7	112.5	174.9
8 *	113.5	176.0
9 *	114.1	176.5
10 *	114.3	181.9
11 *	117.1	186.3
12 *	120.6	188.0

* 临时数字

* Provisional

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	2006 年底总存量 Stock at year end	2007 年落成量 Completions	落成量占 2006 年总存量的百分率 Completions as a % of 2006 Stock	2007 年底总存量 Stock at year end	2007 年底空置量 Amount Vacant at year end	空置百分率 % Vacant	
中西区	Central and Western	97 500	-	-	97 500	4 500	4.6	
湾仔	Wan Chai	-	-	-	-	-	-	
东区	Eastern	1 348 200	-	-	1 347 600	35 700	2.6	
南区	Southern	774 600	-	-	773 900	89 600	11.6	
港岛	HONG KONG	2 220 300	-	-	2 219 000	129 800	5.8	
油尖旺	Yau Tsim Mong	313 000	-	-	311 800	25 600	8.2	
深水埗	Sham Shui Po	1 060 000	-	-	1 058 600	61 900	5.8	
九龙城	Kowloon City	858 900	-	-	858 500	41 300	4.8	
黄大仙	Wong Tai Sin	806 600	14 200	1.8	820 600	56 200	6.8	
观塘	Kwun Tong	3 380 400	-	-	3 323 900	245 600	7.4	
九龙	KOWLOON	6 418 900	14 200	0.2	6 373 400	430 600	6.8	
葵青	Kwai Tsing	3 311 800	-	-	3 310 400	184 500	5.6	
荃湾	Tsuen Wan	2 272 100	-	-	2 268 800	170 000	7.5	
屯门	Tuen Mun	1 402 500	-	-	1 402 700	70 500	5.0	
元朗	Yuen Long	206 200	1 500	0.7	208 100	14 400	6.9	
北区	North	278 600	-	-	279 300	28 200	10.1	
大埔	Tai Po	151 600	-	-	151 600	600	0.4	
沙田	Sha Tin	1 124 600	-	-	1 123 400	40 900	3.6	
西贡	Sai Kung	9 000	-	-	9 000	-	-	
离岛	Islands	900	-	-	900	400	44.4	
新界	NEW TERRITORIES	8 757 300	1 500	0.0 +	8 754 200	509 500	5.8	
全港	OVERALL	17 396 500	15 700	0.1	17 346 600	1 069 900	6.2	

2007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2006年底总存量计算。
+ 少于 0.05%

2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.
+ Below 0.05%

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

平方米 m²

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
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
2007	港岛 Hong Kong	-	-	2 219 000
	九龙 Kowloon	55 400	14 200	6 373 400
	新界 New Territories	-	1 500	8 754 200
	全港 OVERALL	55 400	15 700	17 346 600

表 Table 35

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

平方米 m²

地区	District	2007	预测落成量 Forecast Completions	
			[2008]	[2009]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	47 900
港岛	HONG KONG	-	-	47 900
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	15 400	15 000
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	14 200	-	-
观塘	Kwun Tong	-	40 900	30 400
九龙	KOWLOON	14 200	56 300	45 400
葵青	Kwai Tsing	-	2 500	-
荃湾	Tsuen Wan	-	24 800	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	1 500	-	-
北区	North	-	3 300	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	1 500	30 600	-
全港	OVERALL	15 700	86 900	93 300

表 Table 36

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2007	15 700	15 700	100.0	17 330 900	1 054 200	6.1	1 069 900	6.2

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 \$ / m ² per month)			售价 Prices (每平方米售价 \$ / m ²)		
	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
	[180 平方米 m ²]	[161 平方米 m ²]	[153 平方米 m ²]	[161 平方米 m ²]	[140 平方米 m ²]	[151 平方米 m ²]
2006	83	97	64	14 236	17 405	8 446
2007 *	92	107	69	19 049	22 168	10 131
2006	7	85	98	63	13 495	16 861
	8	87	96	67	13 545	17 892
	9	88	98	67	14 611	18 781
	10	88	101	67	16 173	18 887
	11	81	100	65	14 943	18 038
	12	93	107	66	16 953	18 418
2007	1	85	100	67	16 539	18 796
	2	88	103	69	18 857	19 572
	3	101	110	69	16 285	19 307
	4	89	100	63	18 192	21 081
	5	87	109	69	18 417	20 661
	6	88	110	69	20 617	22 498
	7	99	109	67	18 344	22 066
	8 *	93	110	71	21 117	23 085
	9 *	92	116	74	20 855	23 479
	10 *	91	110	70	19 967	23 248
	11 *	96	111	72	20 912	25 293
	12 *	100	106	77	18 242	25 759

* 临时数字

[] 表示 2007 年内所分析单位的平均面积。
平均租金及售价只以楼上单位的租金及售价计算。

* Provisional

[] Indicates average size of the units analysed during 2007.
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
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	91.0	158.5
2007 *	99.9	198.9
2006 7 - 9	92.7	164.5
10 - 12	94.7	170.7
2007 1 - 3	96.7	176.9
4 - 6	99.2	193.2
7 - 9 *	101.6	207.3
10 - 12 *	102.1	218.2
2006 7	91.4	162.9
8	91.6	162.5
9	95.0	168.2
10	94.1	167.9
11	95.0	170.7
12	95.0	173.4
2007 1	95.6	174.3
2	97.1	179.1
3	97.4	177.4
4	98.3	188.4
5	99.3	194.5
6	100.1	196.7
7	100.4	201.9
8 *	101.1	209.8
9 *	103.3	210.1
10 *	101.7	213.0
11 *	101.2	216.7
12 *	103.5	224.8

* 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.

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

每平方米售价 \$ / m²

地区 District	东区 Eastern	深水埗 Sham Shui Po	观塘 Kwun Tong	葵青 Kwai Tsing	荃湾 Tsuen Wan	沙田 Sha Tin
【平均面积】 [Average size]	【 89 平方米 m ² 】	【 68 平方米 m ² 】	【 54 平方米 m ² 】	【 71 平方米 m ² 】	【 102 平方米 m ² 】	【 89 平方米 m ² 】
年 / 月 Year / Month						
2006	28 247	35 723	28 825	12 407	14 550	18 688
2007 *	31 799	37 701	35 611	13 104	16 537	24 215
2006						
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	11 506	15 671	18 458
11	(36 111)	33 430	33 266	10 556	18 748	18 511
12	31 462	43 064	28 789	14 431	9 811	18 837
2007						
1	31 008	33 626	32 565	12 280	17 447	21 566
2	31 072	(29 132)	33 091	11 375	14 582	19 414
3	(28 460)	(39 004)	32 768	12 539	17 553	22 719
4	34 166	(38 870)	32 510	13 776	21 225	19 096
5	37 252	38 301	31 777	14 155	14 495	23 623
6	31 621	35 811	36 664	12 194	18 109	25 697
7	35 286	(37 171)	34 412	12 871	15 540	(27 464)
8 *	23 422	43 174	36 630	12 558	14 891	27 326
9 *	(45 237)	(41 061)	34 826	13 860	15 253	26 614
10 *	(42 041)	38 804	37 719	13 493	16 090	28 254
11 *	(42 778)	35 456	37 649	13 684	16 355	26 792
12 *	33 421	39 689	43 225	13 750	18 184	23 159

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2007 年内所分析单位的平均面积。

所分析的楼宇是于 1992 年或之后建成。

平均售价只以楼上单位的售价计算。

* Provisional

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2007.

Developments analysed are those built since 1992.

Average prices are in respect of upper floor units only.

表 Table 40

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

平方米 m²

地区	District	2006 年底总存量 Stock at year end	2007 年落成量 Completions	落成量占 2006 年总存量的百分率 Completions as a % of 2006 Stock	2007 年底总存量 Stock at year end	2007 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
东区	Eastern	47 300	-	-	47 300	6 800	14.4
南区	Southern	5 900	-	-	5 900	700	11.9
港岛	HONG KONG	53 200	-	-	53 200	7 500	14.1
油尖旺	Yau Tsim Mong	9 700	-	-	9 700	300	3.1
深水埗	Sham Shui Po	132 800	-	-	132 900	10 400	7.8
九龙城	Kowloon City	5 200	-	-	5 200	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	2 900	10.2
观塘	Kwun Tong	226 300	-	-	226 300	6 800	3.0
九龙	KOWLOON	402 300	-	-	402 400	20 400	5.1
葵青	Kwai Tsing	90 400	-	-	90 600	4 300	4.7
荃湾	Tsuen Wan	21 700	-	-	21 700	200	0.9
北区	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	38 700	-	-	38 700	3 100	8.0
新界	NEW TERRITORIES	157 300	-	-	157 500	7 600	4.8
全港	OVERALL	612 800	-	-	613 100	35 500	5.8

2007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2006年底总存量计算。

2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.

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

平方米 m²

地区	District	2007	预测落成量 Forecast Completions	
			[2008]	[2009]
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	-

表 Table 42

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2007	-	-	-	613 100	35 500	5.8	35 500	5.8

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

平方米 m²

地区	District	2006 年底总存量 Stock at year end	2007 年落成量 Completions	落成量占 2006 年总存量的百分率 Completions as a % of 2006 Stock	2007 年底总存量 Stock at year end
中西区	Central and Western	-	-	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	26 900	-	-	7 900
南区	Southern	97 100	-	-	97 100
港岛	HONG KONG	124 000	-	-	105 000
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	34 400	-	-	33 200
九龙城	Kowloon City	34 600	-	-	34 600
黄大仙	Wong Tai Sin	34 900	-	-	34 900
观塘	Kwun Tong	326 800	-	-	317 700
九龙	KOWLOON	430 700	-	-	420 400
葵青	Kwai Tsing	167 600	-	-	167 600
荃湾	Tsuen Wan	212 900	-	-	212 900
屯门	Tuen Mun	256 600	-	-	256 600
元朗	Yuen Long	534 600	-	-	536 000
北区	North	117 200	-	-	117 200
大埔	Tai Po	748 600	-	-	748 700
沙田	Sha Tin	158 200	-	-	158 200
西贡	Sai Kung	306 000	33 200	10.8	339 200
离岛	Islands	79 900	-	-	79 900
新界	NEW TERRITORIES	2 581 600	33 200	1.3	2 616 300
全港	OVERALL	3 136 300	33 200	1.1	3 141 700

2007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2006年底总存量计算。

2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.

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

平方米 m²

地区	District	2007	预测落成量 Forecast Completions	
			[2008]	[2009]
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	-	1 500	-
九龙	KOWLOON	-	1 500	-
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	11 900	-
北区	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	33 200	9 400	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	33 200	21 300	-
全港	OVERALL	33 200	22 800	-

表 Table 45

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	2006 年底总存量 Stock at year end	2007 年落成量 Completions	落成量占 2006 年总存量的百分率 Completions as a % of 2006 Stock	2007 年底总存量 Stock at year end	2007 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	-	-	95 800	1 000	1.0	
南区	Southern	29 800	-	-	29 900	-	-	
港岛	HONG KONG	157 900	-	-	150 800	1 500	1.0	
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	
深水埗	Sham Shui Po	143 300	-	-	142 700	-	-	
九龙城	Kowloon City	117 400	-	-	117 400	15 300	13.0	
黄大仙	Wong Tai Sin	-	-	-	-	-	-	
观塘	Kwun Tong	271 600	-	-	271 100	27 300	10.1	
九龙	KOWLOON	532 300	-	-	531 200	42 600	8.0	
葵青	Kwai Tsing	1 367 600	-	-	1 367 600	10 200	0.7	
荃湾	Tsuen Wan	439 300	-	-	442 600	19 700	4.5	
屯门	Tuen Mun	144 800	-	-	142 400	500	0.4	
元朗	Yuen Long	118 400	-	-	116 200	3 500	3.0	
北区	North	113 400	-	-	113 300	5 600	4.9	
大埔	Tai Po	600	-	-	600	-	-	
沙田	Sha Tin	453 700	-	-	453 800	3 900	0.9	
西贡	Sai Kung	7 600	-	-	7 600	-	-	
离岛	Islands	94 500	-	-	94 500	8 100	8.6	
新界	NEW TERRITORIES	2 739 900	-	-	2 738 600	51 500	1.9	
全港	OVERALL	3 430 100	-	-	3 420 600	95 600	2.8	

2007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2006年底总存量计算。

2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.

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

平方米 m²

地区	District	2007	预测落成量 Forecast Completions	
			[2008]	[2009]
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	-	4 400	-
九龙	KOWLOON	-	4 400	-
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	-	-	-
全港	OVERALL	-	4 400	-

表 Table 47

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2007	-	-	-	3 420 600	95 600	2.8	95 600	2.8

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
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	3.5	3.2
2007 *		5.1	4.2	3.7	3.5	3.0
2006	7 - 9	5.3	4.2	3.8	3.5	3.2
	10 - 12	5.4	4.3	3.8	3.6	3.3
2007	1 - 3	5.2	4.3	3.8	3.6	3.1
	4 - 6	5.2	4.2	3.8	3.6	3.1
	7 - 9	5.2	4.3	3.8	3.6	3.1
	10 - 12 *	4.9	4.2	3.6	3.4	2.9
2006	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	3.4
	12	5.4	4.3	3.8	3.6	3.3
2007	1	5.3	4.3	3.8	3.7	3.1
	2	5.2	4.2	3.8	3.6	3.2
	3	5.2	4.3	3.9	3.6	3.2
	4	5.2	4.3	3.8	3.6	3.1
	5	5.2	4.2	3.8	3.7	3.1
	6	5.2	4.2	3.9	3.6	3.1
	7	5.2	4.2	3.8	3.6	3.3
	8	5.2	4.3	3.8	3.5	3.1
	9	5.2	4.3	3.9	3.5	3.0
	10	5.1	4.2	3.8	3.5	2.9
	11 *	4.9	4.2	3.6	3.4	2.9
	12 *	4.8	4.1	3.5	3.3	2.8

* 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

		写字楼 Office			分层工厂大厦 Flatted Factories **		零售业楼宇 Retail
年 / 月		甲级	乙级				
Year / Month		Grade A	Grade B				
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		4.6	5.0		7.2		4.8
2007 *		4.0	4.6		6.2		4.5
2006	7 - 9	4.6	4.8		7.2		4.8
	10 - 12	4.7	5.2		7.0		5.0
2007	1 - 3	4.6	5.2		6.9		4.8
	4 - 6	4.3	4.8		6.4		4.6
	7 - 9 *	4.1	4.8		6.1		4.6
	10 - 12 *	3.9	4.4		5.8		4.4
2006	7	4.6	4.8		7.2		4.9
	8	4.4	4.8		7.2		4.8
	9	4.7	4.9		7.2		4.8
	10	4.3	5.1		6.9		5.0
	11	4.8	5.1		7.1		5.0
	12	4.8	5.5		7.0		4.9
2007	1	4.6	5.3		7.0		4.8
	2	4.6	5.2		6.8		4.9
	3	4.6	5.0		6.9		4.8
	4	4.4	4.8		6.5		4.7
	5	4.4	4.8		6.3		4.6
	6	4.2	4.8		6.3		4.6
	7	4.2	4.7		6.2		4.5
	8 *	4.1	4.7		6.0		4.6
	9 *	4.1	4.9		6.2		4.5
	10 *	4.1	4.6		5.9		4.5
	11 *	3.9	4.3		5.9		4.4
	12 *	3.7	4.4		5.7		4.5

* 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)
2005	103 362	312 832
2006	82 472	232 026
2007	123 575	434 033
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
2007 1 - 3	23 328	68 674
4 - 6	30 293	109 309
7 - 9	29 421	89 593
10 - 12	40 533	166 457
2007 1	7 485	21 351
2	7 804	22 132
3	8 039	25 191
4	9 530	39 442
5	11 110	38 187
6	9 653	31 680
7	9 188	28 732
8	11 480	36 760
9	8 753	24 101
10	11 271	43 830
11	15 759	70 116
12	13 503	52 511

资料来源：土地注册处

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

Source：The Land Registry

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

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

买卖合同数目 No. of Agreements

年 / 月 Year / Month		成交金额 (百万元) Range of Consideration (\$ million)												总数 Total
		少于 1 Less than 1		1 至少于 2 1 to less than 2		2 至少于 3 2 to less than 3		3 至少于 5 3 to less than 5		5 至少于 10 5 to less than 10		10 或以上 10 or over		
		数目 No.		数目 No.		数目 No.		数目 No.		数目 No.		数目 No.		
		%		%		%		%		%		%		
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
2007		20 461	17	45 457	37	21 386	17	18 483	15	11 106	9	6 682	5	123 575
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
2007	1 - 3	5 127	22	8 478	36	4 112	18	3 001	13	1 677	7	933	4	23 328
	4 - 6	5 781	19	11 111	37	4 567	15	4 585	15	2 438	8	1 811	6	30 293
	7 - 9	4 659	16	12 099	41	5 294	18	4 073	14	2 165	7	1 131	4	29 421
	10 - 12	4 894	12	13 769	34	7 413	18	6 824	17	4 826	12	2 807	7	40 533
2007	1	1 791	24	2 631	35	1 284	17	928	12	564	8	287	4	7 485
	2	1 636	21	2 852	37	1 485	19	1 024	13	504	6	303	4	7 804
	3	1 700	21	2 995	37	1 343	17	1 049	13	609	8	343	4	8 039
	4	1 747	18	3 514	37	1 228	13	1 497	16	730	8	814	9	9 530
	5	2 215	20	4 054	36	1 707	15	1 605	14	918	8	611	5	11 110
	6	1 819	19	3 543	37	1 632	17	1 483	15	790	8	386	4	9 653
	7	1 621	18	3 290	36	1 704	19	1 424	15	761	8	388	4	9 188
	8	1 814	16	4 533	39	2 153	19	1 665	15	836	7	479	4	11 480
	9	1 224	14	4 276	49	1 437	16	984	11	568	6	264	3	8 753
	10	1 649	15	3 988	35	2 094	19	1 725	15	1 135	10	680	6	11 271
	11	1 691	11	5 065	32	2 789	18	2 751	17	2 161	14	1 302	8	15 759
	12	1 554	12	4 716	35	2 530	19	2 348	17	1 530	11	825	6	13 503

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

		一手买卖 Primary Sales			二手买卖 Secondary Sales			总数 Total No.
年 / 月 Year / Month		数目 No.	%	总值 (百万元) Consideration (\$ million)	数目 No.	%	总值 (百万元) Consideration (\$ million)	
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
2007		20 123	16	122 470	103 452	84	311 561	123 575
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
2007	1 - 3	3 095	13	13 980	20 233	87	54 693	23 328
	4 - 6	5 876	19	41 086	24 417	81	68 223	30 293
	7 - 9	5 722	19	23 333	23 699	81	66 260	29 421
	10 - 12	5 430	13	44 071	35 103	87	122 385	40 533
2007	1	994	13	4 659	6 491	87	16 691	7 485
	2	1 267	16	4 820	6 537	84	17 312	7 804
	3	834	10	4 501	7 205	90	20 690	8 039
	4	2 410	25	20 854	7 120	75	18 588	9 530
	5	2 293	21	13 487	8 817	79	24 700	11 110
	6	1 173	12	6 745	8 480	88	24 935	9 653
	7	1 402	15	7 493	7 786	85	21 239	9 188
	8	1 886	16	8 677	9 594	84	28 083	11 480
	9	2 434	28	7 163	6 319	72	16 938	8 753
	10	1 901	17	14 913	9 370	83	28 916	11 271
	11	2 573	16	21 092	13 186	84	49 024	15 759
	12	956	7	8 066	12 547	93	44 445	13 503

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

		写字楼 Office		商业楼宇 Commercial		分层工厂大厦 Flatted Factories	
年 / 月 Year / Month		宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)
2005		3 431	22 288	7 143	42 661	6 560	9 960
2006		2 874	16 374	4 402	24 585	7 409	13 998
2007 *		4 171	39 210	5 467	38 850	9 175	20 202
2006	7 - 9	671	4 383	1 026	6 153	1 819	3 249
	10 - 12	760	3 969	1 093	5 468	1 862	4 412
2007	1 - 3	723	4 307	1 099	5 317	1 906	3 735
	4 - 6	918	6 324	1 425	9 767	2 431	4 878
	7 - 9 *	992	6 938	1 356	9 744	2 310	5 410
	10 - 12 *	1 538	21 642	1 587	14 023	2 528	6 179
2006	7	194	1 030	305	1 773	581	1 003
	8	226	2 034	337	2 304	617	1 029
	9	251	1 319	384	2 075	621	1 217
	10	246	1 139	360	1 524	601	1 117
	11	278	1 386	403	2 260	637	1 113
	12	236	1 444	330	1 684	624	2 182
2007	1	226	1 151	393	1 823	622	1 189
	2	214	1 395	310	1 460	583	1 110
	3	283	1 760	396	2 035	701	1 436
	4	285	1 424	435	2 594	736	1 407
	5	302	2 300	538	3 744	884	1 861
	6	331	2 600	452	3 429	811	1 610
	7	312	2 031	507	3 856	813	2 034
	8 *	343	2 748	442	2 595	870	2 116
	9 *	337	2 159	407	3 293	627	1 260
	10 *	411	4 896	448	2 912	708	2 108
	11 *	583	8 158	564	4 722	823	1 791
	12 *	544	8 588	575	6 389	997	2 281

* 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	中西区	坚尼地城、石塘咀、	Kennedy Town, Shek Tong Tsui,	111(p), 112, 113, 114, 115, 116,
	CENTRAL AND	西营盘、上环、	Sai Ying Pun, Sheung Wan,	121, 122, 123, 124(p), 141, 142,
	WESTERN	中环、金钟、 半山区、山顶	Central, Admiralty, Mid-levels, Peak	143, 172(p), 181, 182(p)
	湾仔	湾仔、铜锣湾、	Wan Chai, Causeway Bay,	124(p), 131, 132, 133, 134, 135,
	WAN CHAI	跑马地、大坑、	Happy Valley, Tai Hang,	140, 144, 145, 146, 147(p), 148(p),
		扫杆埔、渣甸山	So Kon Po, Jardine's Lookout	149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190
	东区	天后、宝马山、	Tin Hau, Braemar Hill,	147(p), 148(p), 151(p), 152, 153,
	EASTERN	北角、鲗鱼涌、	North Point, Quarry Bay,	154, 155, 156, 157, 158(p), 161,
		西湾河、筲箕湾、 柴湾、小西湾	Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	162, 163, 164, 165, 166, 167, 194(p)
	南区	薄扶林、香港仔、	Pok Fu Lam, Aberdeen,	111(p), 171, 172(p), 173, 174,
	SOUTHERN	鸭脷洲、黄竹坑、	Ap Lei Chau, Wong Chuk Hang,	175(p), 176, 183(p), 191, 192,
		寿臣山、浅水湾、 春磡角、赤柱、 大潭、石澳	Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	193, 194(p), 195, 196, 197, 198
九龙 KOWLOON	油尖旺	尖沙咀、油麻地、	Tsim Sha Tsui, Yau Ma Tei,	211, 212, 213(p), 214, 215(p), 216,
	YAU TSIM	西九龙填海区、	West Kowloon Reclamation,	220, 221, 222(p), 225, 226(p), 227,
	MONG	京士柏、旺角、 大角咀	King's Park, Mong Kok, Tai Kok Tsui	228, 229, 236(p), 251, 252, 253, 254

(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	美孚、荔枝角、 长沙湾、深水埗、	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po,	255, 260(p), 261, 262, 263, 264, 265, 266, 267, 268(p), 269(p),
	SHUI PO	石硤尾、又一村、 大窝坪、昂船洲	Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	271(p), 320(p), 328(p), 761(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), 215(p), 222(p), 226(p), 231, 232, 233, 234, 235, 236(p), 237, 241, 242, 243, 244, 245, 246, 247, 268(p), 271(p), 272, 282(p), 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	281, 282(p), 283(p), 284, 286(p), 287(p), 288, 289
	观塘 KWUN TONG	坪石、九龙湾、 牛头角、佐敦谷、 观塘、秀茂坪、 蓝田、油塘、 鲤鱼门	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	280, 286(p), 287(p), 290, 291, 292, 293(p), 294, 295, 297(p), 298(p), 831(p), 835(p)
	新界 NEW TERRITORIES	葵青 KWAI TSING	葵涌、青衣 Kwai Chung, Tsing Yi	260(p), 269(p), 310(p), 320(p), 326, 327(p), 328(p), 329, 350, 351, 733(p)
	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, 322, 323, 324, 325, 327(p), 331, 332, 333(p), 334, 335, 336, 340(p), 413(p), 531(p), 731, 732(p), 733(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、	Tai Lam Chung, So Kwun Wat,	333(p), 340(p), 411, 412(p), 413(p),
		屯门、蓝地	Tuen Mun, Lam Tei	414, 415, 416(p), 421, 422, 423,
				424, 425, 426, 427, 428, 431(p),
				432, 433(p), 434, 441, 442, 522(p),
				531(p), 951(p)
	元朗 YUEN LONG	洪水桥、厦村、	Hung Shui Kiu, Ha Tsuen,	333(p), 412(p), 413(p), 416(p),
		流浮山、天水围、	Lau Fau Shan, Tin Shui Wai,	431(p), 433(p), 510, 511, 512, 513,
		元朗、新田、	Yuen Long, San Tin,	514, 515, 516, 517, 518, 519, 521,
		落马洲、锦田、	Lok Ma Chau, Kam Tin,	522(p), 523, 524, 525, 526, 527,
		石岗、八乡	Shek Kong, Pat Heung	528, 529, 531(p), 532, 533, 541,
	北区 NORTH	粉岭、联和墟、	Fanling, Luen Wo Hui,	542(p), 543(p), 544(p), 545(p),
		上水、石湖墟、	Sheung Shui, Shek Wu Hui,	546(p), 610(p), 621, 622, 623, 624,
		沙头角、鹿颈、	Sha Tau Kok, Luk Keng,	625, 626, 627, 628, 629, 631(p),
		乌蛟腾	Wu Kau Tang	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、	Tai Po Market, Tai Po,	310(p), 631(p), 633(p), 634(p),
		大埔滘、大尾笏、	Tai Po Kau, Tai Mei Tuk,	652(p), 711(p), 712(p), 720, 721,
		船湾、樟木头、	Shuen Wan, Cheung Muk Tau,	722, 723, 724(p), 725, 726, 727,
		企岭下	Kei Ling Ha	728, 729(p), 732(p), 741(p), 742(p),
				743, 744(p), 751, 757(p), 762(p),
	沙田 SHA TIN	大围、沙田、	Tai Wai, Sha Tin,	282(p), 310(p), 327(p), 724(p),
		火炭、马料水、	Fo Tan, Ma Liu Shui,	729(p), 732(p), 733(p), 744(p), 753,
		乌溪沙、马鞍山	Wu Kai Sha, Ma On Shan	754, 755, 756, 757(p), 758, 759,
				761, 762(p), 824(p)

(p) = part 部分

各区域及地区
AREAS AND DISTRICTS

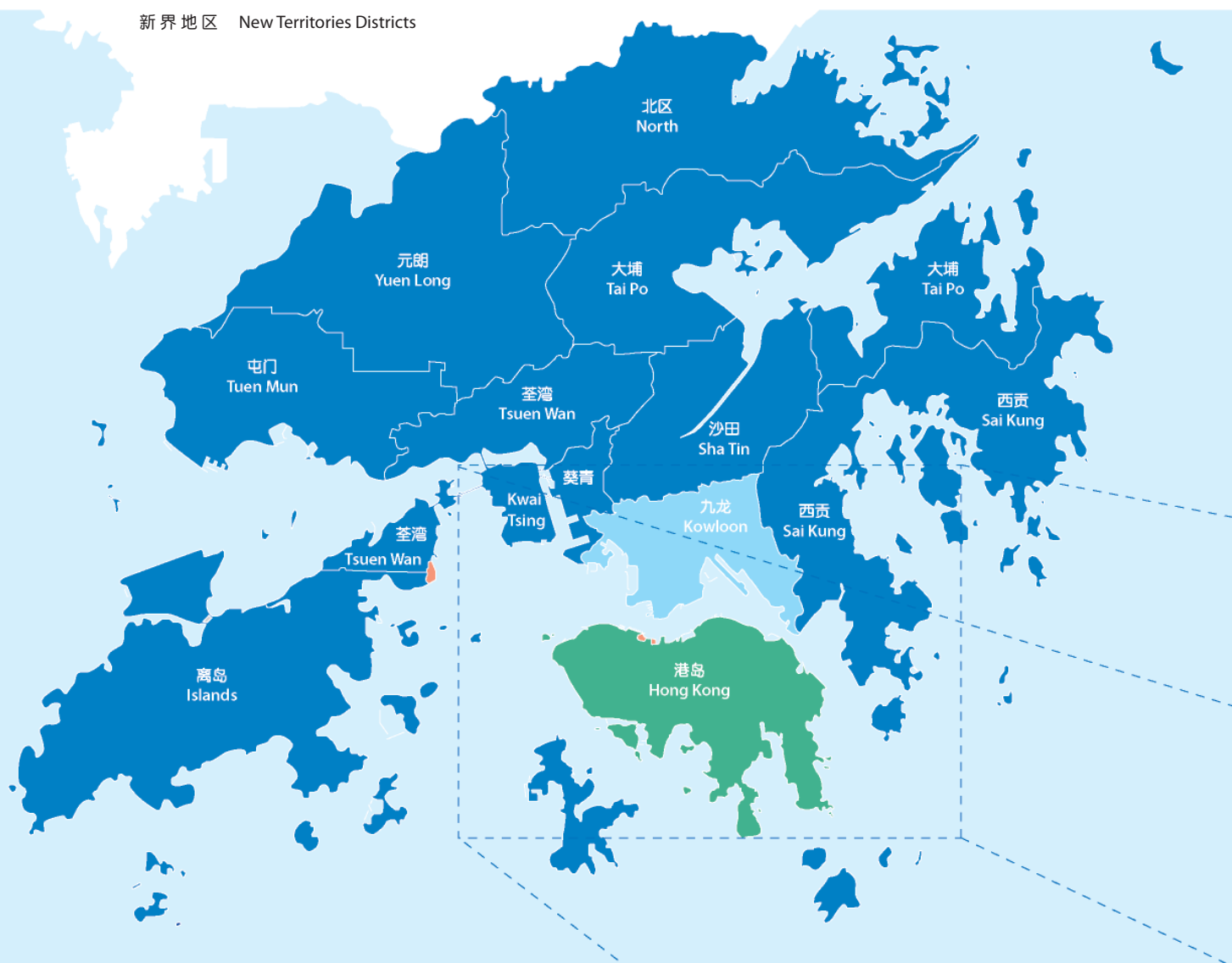
区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
新界 NEW TERRITORIES	西贡 SAI KUNG	清水湾、西贡、 大网仔、将军澳、 坑口、调景岭、 马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	293(p), 296, 297(p), 298(p), 741(p), 742(p), 744(p), 762(p), 811, 812, 813, 814, 815, 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831(p), 832, 833, 834, 835(p), 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	124(p), 131, 132, 133, 134, 135, 144(p), 145, 146, 147(p), 148(p), 149
北角 / 鲗鱼涌	North Point / Quarry Bay	151(p), 152, 153, 154, 155, 156, 157, 158(p)
尖沙咀	Tsim Sha Tsui	211, 212, 213(p), 214, 215, 216
油麻地 / 旺角	Yau Ma Tei / Mong Kok	220, 221, 222(p), 225, 226(p), 227, 228, 229, 251, 252, 253, 254(p)

新界地区 New Territories Districts





港岛及九龙地区 Hong Kong and Kowloon Districts





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