



2009 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

2009

本报告回顾 2008 年香港物业市场的活动，
并预测 2009 及 2010 年的楼宇落成量
A review of the Hong Kong property market for the year 2008
with forecast of completions for 2009 and 2010



差饷物业估价署
Rating and Valuation Department

差饷物业估价署署长
曾梅芬太平绅士
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Mrs Mimi BROWN, JP
Commissioner
Rating and Valuation Department
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私人住宅 Private Domestic



私人写字楼 Private Office



私人商业楼宇 Private Commercial



私人工业楼宇 Private Industrial



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

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

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

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

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

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

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

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

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

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

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

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

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

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

如有查询，可联络本署技术秘书(物业资料)：

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

地址：中国香港
九龙长沙湾道303号
长沙湾政府合署15楼

Address : 15th Floor, Cheung Sha Wan
Government Offices,
303 Cheung Sha Wan Road, Kowloon,
Hong Kong, China

电话：2150 8807

Telephone : 2150 8807

图文传真：2152 0138

Facsimile : 2152 0138

电子邮件地址：ts_info@rzd.gov.hk

E-Mail : ts_info@rzd.gov.hk

网址：http://www.rzd.gov.hk

Website : http://www.rzd.gov.hk

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全球经济环境在2008年经历显著变化。数间历史悠久的金融机构倒下来，引发金融海啸。香港作为一个开放型经济体系，与环球金融息息相关，也同样受到金融危机的冲击。本土经济在第三季开始放缓，全年本地生产总值只录得2.5%的实质增长。受到接连裁员潮和商店倒闭的影响，失业率自年中开始攀升。股票市场变得波动，恒生指数跌至四年以来低位，冲破11 000点。而面对种种不明朗因素和阴霾密布的经济前景，银行转趋审慎，并收紧借贷，间接影响需要向银行贷款的置业人士和投资者。

眼前的经济不景气和信心危机迫使各主要经济体系的政府推出紧急援助计划或刺激经济方案，以阻止经济继续衰退。全球中央银行纷纷调低利率来度过这金融市场动荡时刻。本港方面，由于利率下调的空间有限，香港金融管理局采取临时措施，向持牌银行提供流动资金支持，以期纾缓信贷紧绌的情况。另外，政府亦宣布为银行存款提供全面保障至2010年，借此增强市场对银行体系的信心。

整体物业市道在上半年相当蓬勃，物业需求保持稳定，售价和租金同时上升。然而，随着金融危机在下半年涌现，市场逆转，各类型物业售价明显下挫。租金比售价滞后，跌幅在第四季才开始浮现。

2008 saw a significant change in the global economic environment with the outbreak of the financial tsunami triggered by the collapse of some long established financial institutions. Being an open and dependent economy, Hong Kong was also exposed to the impact of the financial meltdown. The economy slowed down in the third quarter and the GDP for the whole year grew by only 2.5% in real terms. Sparked by series of lay-offs and shop closures, unemployment rate has been on the rise since the middle of the year. The stock market became volatile and Hang Seng Index plummeted to below 11 000, the lowest in the past four years. In the wake of the uncertainties and gloomy economic outlook, banks adopted cautious attitude and tightened their lending policies which has had a knock-on effect on homebuyers and investors requiring credit facilities.

An impending recession and confidence crisis have compelled governments in the major economies to unveil bailout plans or stimulus packages to arrest economic decline. Central banks worldwide also cut the interest rates to ride out the financial turmoil. Domestically, while there was little room for rates cut, the Hong Kong Monetary Authority introduced temporary measures to provide liquidity assistance to licensed banks with a view to easing credit crunch. In a separate move, the Government announced the plan to offer full guarantee for bank deposit until 2010 in a bid to shore up market confidence in the banking system.

The overall property market conditions in the first half of the year were rather robust and demand for property remained firm, lending support to price and rental growth. The market then experienced a downturn when the impact of the crisis filtered through and all property sectors suffered a setback in the second half of 2008, with noticeable drops in prices. Rents lagged behind prices and started to fall in the fourth quarter.

住宅物业

踏入第三季，住宅物业市场开始受到金融危机所波及。经济前景暗淡，加上置业者因失业率不断上升而对就业产生忧虑，令购买气氛变得疲弱。银行恐防有拖欠还款出现，遂收紧按揭贷款，令买家因缺乏资金而却步。为了减轻信贷紧绌对准置业人士的影响，香港按揭证券有限公司提高自住物业按揭受保额至物业价值的30%。尽管推出了这些措施，一手和二手市场的成交量跌至95 931宗，较前一年下调22%，但仍维持在五年平均96 300宗的成交量水平。12月负资产住宅按揭贷款数目亦从9月份水平增加三倍至近11 000宗。数量虽然只是2003年高峰期的十分之一，但由于经济前景未许乐观，急剧的升幅足以令市场关注。

2008年的住宅落成量连续第六年下跌，只有8 780个单位。或许是由于有数个大型发展项目临近年底落成所致，2008年的入住量为6 890个单位，较落成量少。年内的空置量因而微升至52 940个单位，相当于总存量的4.9%。未来两年的落成量可望回升。2009年新单位的预测落成量为14 740个，而2010年将再有12 600个新单位落成。一手市场的供应稳定，预计约有62 000个单位会在数年间推出，数量较过去四年一手市场销售数字总和为高。

二手物业市场的售价在首季录得可观的增长，惟到了下半年市况逆转，抵销了之前的升幅。2008年第四季的售价，较前一年同期下跌了5%。租金亦有下调趋势，轻微跌了1%。回报率在年内则稳步向上。

Residential

The financial crisis began to take its toll on the residential property market in the third quarter. Buying sentiment became weak amid a bleak economic outlook and concern over job security in view of rising unemployment. Banks' attempts to tighten mortgage lending in fear of repayment defaults have further made financing more difficult and kept buyers off. To lessen the impact of the credit crunch on potential homebuyers, the Hong Kong Mortgage Corporation extended the mortgage insurance coverage limit to 30% of the value of the property for loans on owner-occupied properties. In spite of the measures, transaction volume in both primary and secondary sales fell to 95 931, a drop of 22% from a year earlier though still staying in line with the 5-year average of 96 300 transactions. The number of residential mortgage loans in negative equity also recorded a threefold increase from September level to almost 11 000 cases in December. Although the figure was only one-tenth of the peak in 2003, the abrupt rise in negative assets has been a cause for concern when economic indicators all pointed to an unpromising prospect.

Residential completions fell in 2008 for the sixth straight year to 8 780 units. Take-up, at 6 890 units, was less than the year's completions probably because several large developments were completed near the end of the year. As a result, vacant units increased slightly to 52 940, or 4.9% of total stock. Completions in the coming two years look set to increase. The number of units forecast for completion in 2009 are around 14 740 and a further 12 600 units are expected to be completed in 2010. There is also a steady supply in the primary market and it is estimated that some 62 000 units will be available in the coming years, more than the primary sales in the past four years combined.

Prices in the secondary market posted considerable growth in the first quarter but took a turn in the second half of the year, offsetting the gain made earlier on. Prices for the last quarter of 2008 registered a drop of 5% from a year earlier. Rents were heading in a similar direction and reduced by a meagre 1%. Yields moved upward steadily throughout the year.

写字楼

写字楼市场在上半年继续造好，售价和租金拾级而上。然而，金融海啸令外围环境变得恶劣，严重打击营商信心。企业图以精简架构、裁员或搁置扩展计划来度过经济困境，但这令整体经济进一步收缩。购置写字楼意欲亦因为需求萎缩、缺乏资金和市场弥漫着一片不明朗气氛等因素而减弱。

2008年的写字楼落成量为341 100平方米，比2007年的水平略高，并远超过最近十年的平均数字。甲级写字楼占新供应97%，全部均位于非核心地区。年内整体使用量大幅增加至345 100平方米，与落成量相若。虽然整体落成量贴近整体使用量的水平，但空置量却因年内进行的拆卸工程而轻微下跌至8.4%，相当于873 000平方米。核心地区甲级写字楼的供应依然紧张，空置量亦普遍下降。

写字楼在过去两年供应充足，但预计2009年的落成量会大幅减至152 700平方米，2010年更下跌至102 700平方米。未来几年，预计大部分甲级写字楼将位于观塘和油麻地这两个非核心地区，而至2010年将会有一个发展项目在中环落成。

Office

The office market continued to fare well in the first half of the year with price and rental hikes. The financial tsunami has however precipitated an adverse external environment and impacted on business confidence significantly. To tide over the economic difficulties, companies downsized with staff lay-offs or put their expansion plans on hold, causing the economy to contract further. Acquisition interest subsided as a result of slackened demand for office, a lack of finance and the uncertainties surrounding the market.

Office completions in 2008 amounted to 341 100 m², slightly higher than the 2007 level and well above the annual average of the recent ten years. Grade A space accounted for 97% of total new supply, with all being found in non-core districts. Overall take-up rose substantially to 345 100 m², on a par with completions in the year. Although completions figure matches with that for take-up, vacancy edged down fractionally to 8.4%, or 873 000 m², due to demolition during the year. Vacancy of Grade A office in core districts also decreased generally as supply remains tight.

After two years of abundant supply, completions are expected to plunge to 152 700 m² in 2009 and further decline to about 102 700 m² in 2010. Non-core districts of Kwun Tong and Yau Ma Tei will produce the majority of the anticipated Grade A space in the years to come whereas Central will probably see the completion of one development in 2010.

写字楼售价在2007年最后一季上升，升势持续至2008年，但至下半年却上升乏力。到了第四季，售价调头大幅下滑，较2007年最后一季跌了8%。租金在第四季亦向下调整，但跌幅较为温和。尽管如此，第四季的租金与前一年同期比较，仍然有14%的增长。由于售价的跌幅较租金大，最后两季的回报率录得明显的增长。

The rising trend of office price seen in the last quarter of 2007 continued into 2008 but lost momentum in the second half of the year. Prices took a severe downturn in the fourth quarter and were 8% below the 2007 last quarter level. Rents also adjusted downward in the fourth quarter but at a milder pace. Notwithstanding, rents in the fourth quarter were up by 14% compared to a year before. As the drops in prices were more significant than in rents, yields increased noticeably in the last two quarters.



商业楼宇

2008年商业楼宇的落成量与2007年的水平相若，为49 300平方米。使用量下跌至负数，空置量因而上升至总存量的8.7%，即920 100平方米。预计未来两年的落成量会显著增加，2009年有94 000平方米，到了2010年则有90 300平方米。

Commercial

Completions of commercial space in 2008 were 49 300 m², at similar level as 2007. Take-up turned negative, thus leading to a rise in vacancy to 8.7% of stock, amounting to 920 100 m². Forecast completions for the coming two years point to a significant increase, at 94 000 m² in 2009 and 90 300 m² in 2010.

零售业楼宇

金融海啸打击经济，影响所及，零售业亦随之而萎缩。虽然政府提供税项宽减，但家庭收入减少、负财富效应和失业率上升等都促使市民缩减开支。本土消费疲弱，但年内来港旅客人数轻微上升4.7%，当中内地旅客占了大多数，而他们的消费使零售额得以维持。正当有商店倒闭和公司缩细规模，部分零售商则鉴于业主在经济低迷下会接受较大议价空间而趁机扩展业务。

零售业楼宇指数显示，2008年最后一季的售价和租金较前一年分别下跌7%和1%。全年回报率在4%至5%之间水平徘徊。



Retail

Retail sales shrank as the impact of the financial tsunami rippled through the economy. Despite Government's tax concessions, consumer spending was curtailed by falling household income, negative wealth effect and rising unemployment. Against dampened local consumption, tourist arrivals grew in the year, albeit at a modest 4.7% and largely from Mainland, and their spending has somewhat sustained retail sales. As shops closed and businesses downsized, some retailers saw this as an opportunity to expand since landlords have become more flexible in leasing terms amid the economic downturn.

The retail indices showed that prices and rents at the last quarter of 2008 fell 7% and 1% respectively from a year earlier. Yields spread within the range of 4% - 5% for the whole year.



工业楼宇

工业楼宇在过去长期处于落成量低位，随着建筑工程增多，工业楼宇市道初见复苏迹象。有好几个发展地盘重新进行施工，旧工业楼宇亦拆卸重建，然而亦有报道指一些土地拥有人尝试更改土地用途，以期配合其他的市场需求。不过，当市道疲弱时，优质工业楼宇仍有一定的竞争力。

2008年**分层工厂大厦**的落成量增幅显著，达69 500平方米，是自1997年以来的高位。使用量则出现106 900平方米的负数，主要由于年内拆卸量较高所致。年底的空置量则微升至总存量的6.5%，占1 133 900平方米。预测2009年**分层工厂大厦**的落成量会减少至20 300平方米，2010年则预期会回升至66 000平方米。2008年第四季售价指数较2007年同期下调1%，租金则微升2%。回报率全年维持平稳。

工贸大厦经过两年没有新供应后，年内有一个发展项目完成，提供约4 300平方米的楼面面积。新落成量亦令年底空置量上升至39 800平方米，占总存量的6.5%。由于市场对这类型物业的需求不大，所以在2009年和2010年大概不会有新供应。

2008年的**货仓**落成量为4 400平方米，空置量轻微上升至99 300平方米，相当于总存量的2.9%。预计在未来两年都不会有新供应。

Industrial

After a long period of low completions, the industrial market saw a revival with increased building activities taking place. A few development sites were re-activated and old buildings demolished to pave way for redevelopment though some owners were reportedly seeking a change of land use to meet the demand for other purposes. Nevertheless, good quality industrial buildings would have the competitive edge when the market turned sluggish.

Completions of **flatted factory** in 2008 increased markedly to 69 500 m², a level not seen since 1997. Take-up was a negative 106 900 m² due largely to a relatively high demolition rate in the year. Vacancy at the year end rose marginally to 6.5% of stock, amounting to 1 133 900 m². Completions in 2009 would reduce to 20 300 m², while 2010 is expected to see completions rising again to 66 000 m². Prices for the last quarter of 2008 edged down by 1% against the same period in 2007 while rents crept up mildly by 2%. Yields remained fairly stable over the year.

Following two years of nil completions, one **industrial/office** building was completed in 2008, producing some 4 300 m² floor space. The new completions also brought vacancy at the year end to 39 800 m², equivalent to 6.5% of stock. Against a modest demand for this type of property, it is unlikely to see any new supply in 2009 and 2010.

Storage space completions in 2008 were 4 400 m² and vacancy rose slightly to 99 300 m², or 2.9% of stock. It is estimated that no new supply will be coming forth in the following two years.





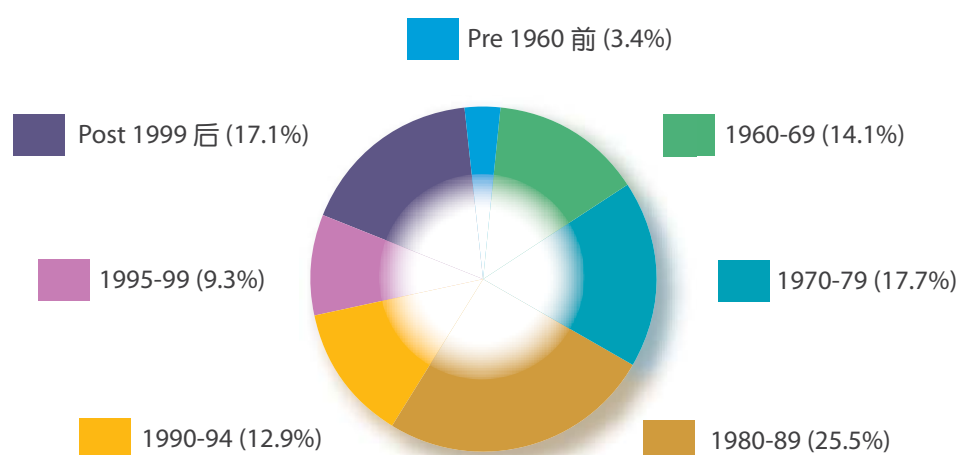
私人住宅

Private Domestic

这类别包括设有煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。2008年底的整体总存量为1 085 900个单位。图表显示按楼龄分类的总存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. The overall stock was 1 085 900 units at the end of 2008. The chart shows stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age



2008年的落成量下跌至8 780个单位，较2007年下跌16%。新单位当中新界占52%，九龙占31%，港岛占17%。按地区计，将军澳仍然有最多新单位落成，占整体落成量的24%，其次是沙田和深水埗，分别占整体落成量的20%和13%。

Completions in 2008 dropped to 8 780 units, down by 16% from 2007 level. The New Territories accounted for 52% of the new units while Kowloon 31% and Hong Kong Island 17%. District-wise, Tseung Kwan O continued to provide the largest number of units, contributing 24% of the overall completions, followed by Sha Tin at 20% and Sham Shui Po at 13%.

年内，入住量亦减少至6 890个单位。由于接近半数的新单位在2008年12月才落成，年底的空置量因而增至52 940个单位，相当于总存量的4.9%，其中约有7 440个空置单位（即14%）由于仍未获发满意纸或转让同意书而未能入住。

根据2008年底所作的预测，2009年和2010年的落成量将分别增至14 740个和12 600个单位。在2009年，约有76%的新供应会来自新界，15%则来自九龙。按地区计，将军澳和沙田将分别占新落成单位的29%和26%。预计2010年新界的落成量仍会占新供应的64%，当中元朗和将军澳共占总落成量的45%。

Take-up of the year also decreased to 6 890 units. As nearly half of the new units were completed in December, vacancy at the year end rose to 52 940 units which was equivalent to 4.9% of the total stock. About 7 440 (14%) of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

Completions in 2009 and 2010 were expected to rise to 14 740 units and 12 600 units respectively based on the estimation at the end of 2008. In 2009, about 76% of the new supply will come from the New Territories and 15% from Kowloon. On district level, Tseung Kwan O and Sha Tin will contribute about 29% and 26% of the new units respectively. In 2010, the New Territories will still account for 64% of the estimated new supply, with Yuen Long and Tseung Kwan O altogether providing about 45% of the completions.

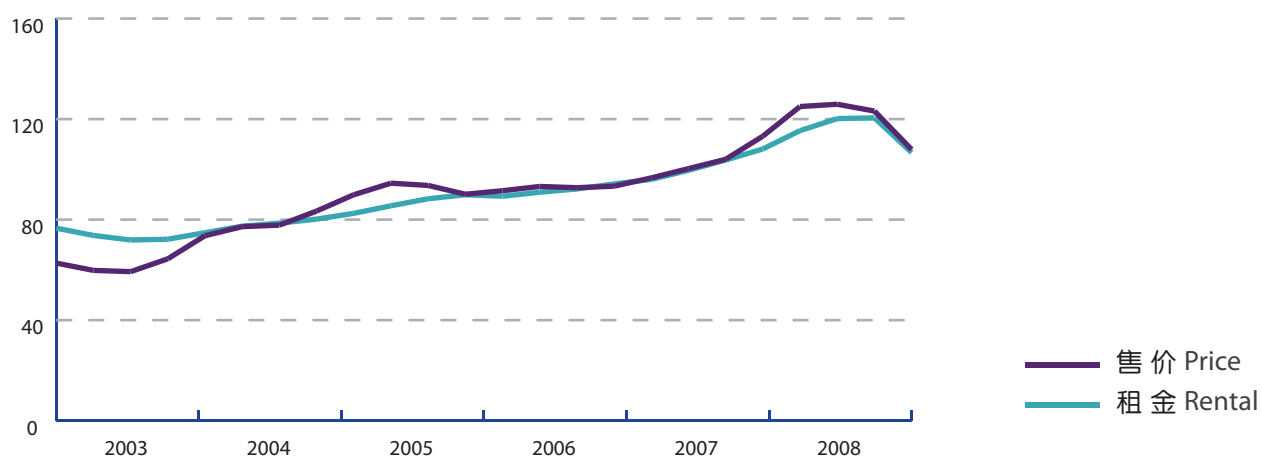


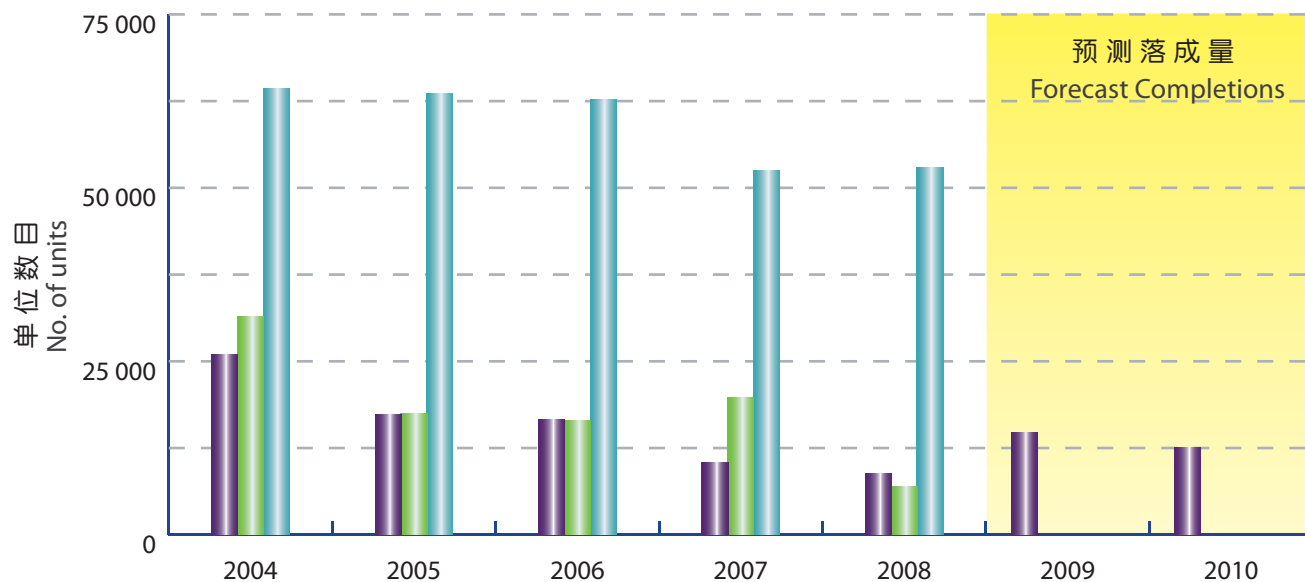
二手楼宇市场的售价在2008年上半年急升，但到了第三季却开始回落，第四季的整体售价指数因而录得5%的按年跌幅。租金落后于售价，因此第四季的租金比2007年同期只略为下跌了1%。

Prices in the secondary market escalated during the first half of 2008 but started to fall in the third quarter with the overall price index registering a year-on-year decrease of 5% in the last quarter. Slightly lagging behind prices, rents saw a milder slip of 1% in the fourth quarter against the corresponding period of 2007.



售价及租金指数
Price and Rental Indices



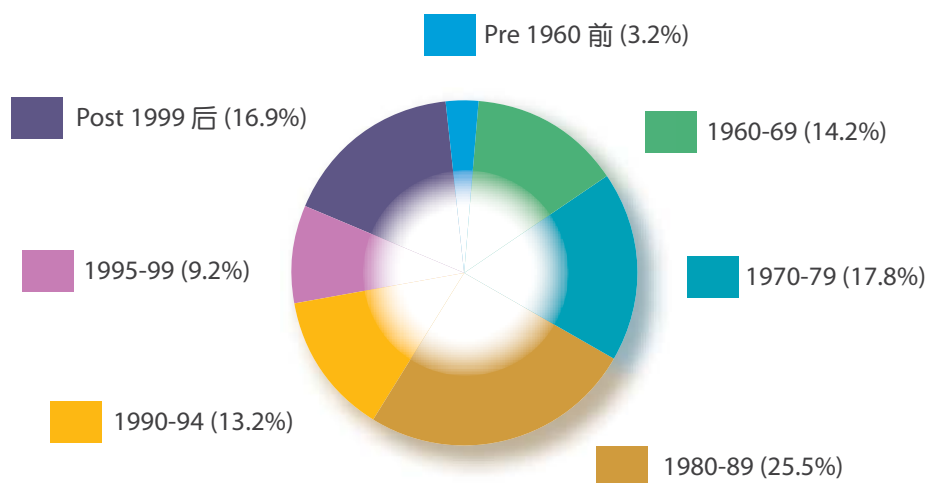
落成量、入住量及空置量
Completions, Take-up and Vacancy单位数目
No. of units

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|--|---------------------|--------|--------|--------|--------|---------------------|---------------------|
| 落成量 Completions | 26 040 [^] | 17 320 | 16 580 | 10 470 | 8 780 | 14 740 [#] | 12 600 [#] |
| 入住量 Take-up | 31 400 [^] | 17 450 | 16 400 | 19 850 | 6 890 | | |
| 空置量 Vacancy | 64 250 | 63 540 | 62 670 | 52 470 | 52 940 | | |
| % ⁺ | 6.2 | 6.0 | 5.9 | 4.9 | 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。2008年底的总存量为1 006 500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 2008 was 1 006 500 units, staying at 93% of the total private domestic stock. The chart shows stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age



2008年落成的单位约有7 600个，其中48%位于新界，35%位于九龙。按地区计，将军澳和沙田的落成量最多。B类单位占此分类新落成单位的64%；如以整体落成量计，则占56%。

Around 7 600 units were completed in 2008, of which 48% were situated in the New Territories and 35% in Kowloon. Down to district level, Tseung Kwan O and Sha Tin provided the largest completions. Class B units accounted for 64% of the new units in this sub-sector or 56% of the total completions.

年内的入住量为6 290个单位，较2007年大幅减少。年底空置量为45 950个单位，占总存量的4.6%，与前一年的水平相若。

2009年和2010年分别将有12 350个和10 980个单位落成。在2009年落成的单位当中，82%将位于新界，主要来自将军澳、沙田和元朗。至2010年，新界的新供应将微跌至总落成量的70%。

Take-up, at 6 290 units, declined markedly from the 2007 level. Vacancy at the year end yet remained more or less the same as last year at 45 950 units, or 4.6% of the stock.

It is expected that 12 350 and 10 980 units will be completed in 2009 and 2010 respectively. Of the units to be completed in 2009, the New Territories will account for 82%, mainly in Tseung Kwan O, Sha Tin and Yuen Long. In 2010, contribution from the New Territories will be slightly reduced to 70%.

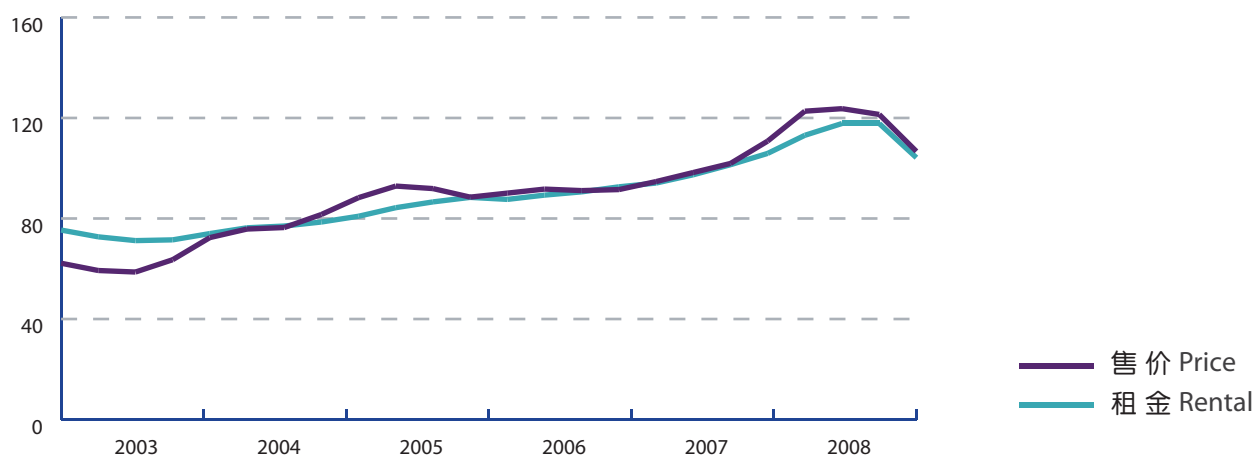


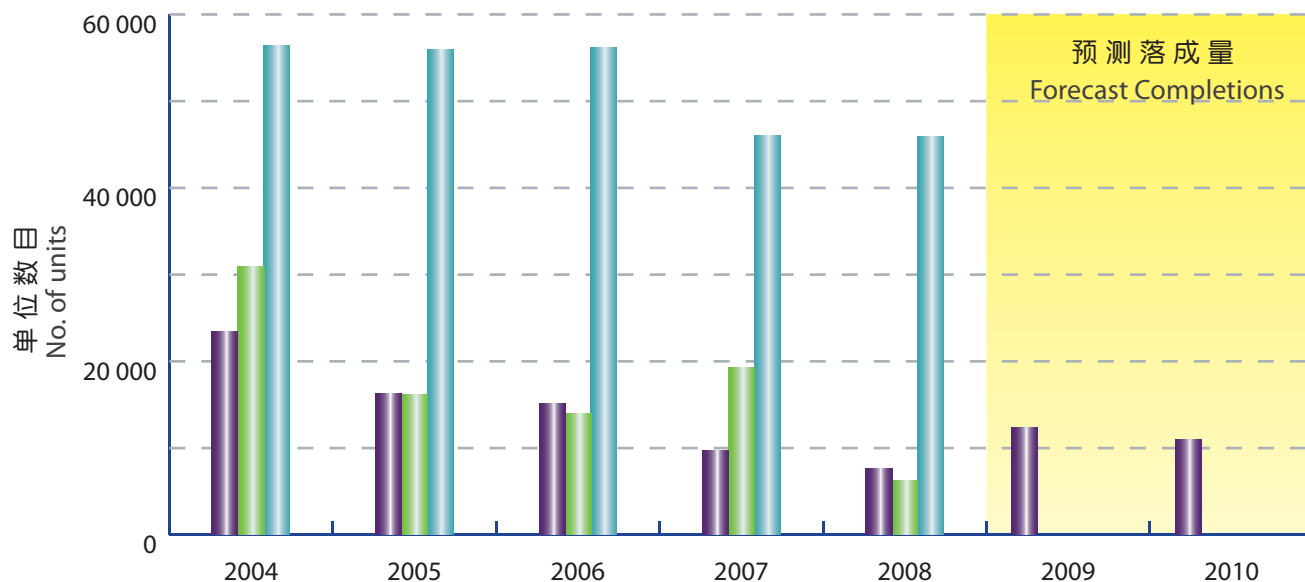
这类单位的售价在第二季升至最高位后，于第三季回落。租金同样在上半年攀升，至第四季才开始下滑。与前一年同期比较，2008年第四季的售价和租金指数分别下跌了4%和2%。

After reaching the peak in the second quarter, prices retreated in the third quarter. Similarly, rents climbed in the first half of the year but only started to fall in the last quarter. The price and rental indices for the fourth quarter of 2008 over the same period of the preceding year dropped by 4% and 2% respectively.



售价及租金指数
Price and Rental Indices



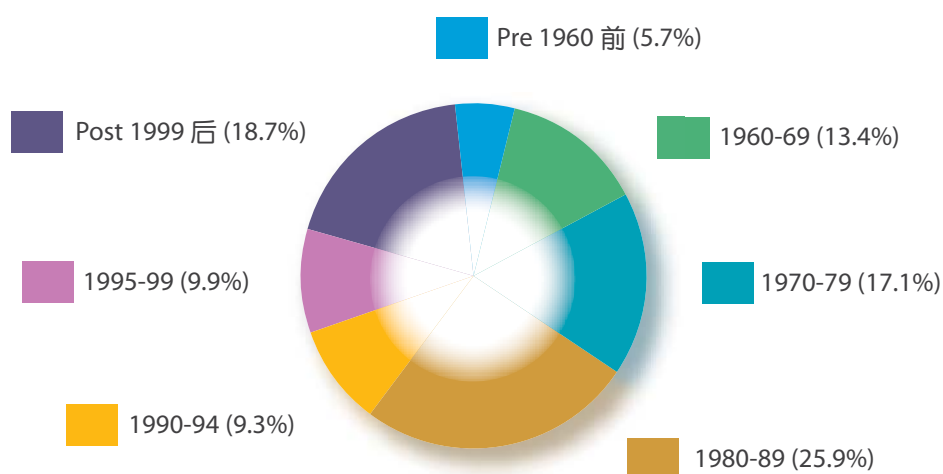
落成量、入住量及空置量
Completions, Take-up and Vacancy单位数目
No. of units

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|--|---------------------|--------|--------|--------|--------|---------------------|---------------------|
| 落成量 Completions | 23 460 [^] | 16 250 | 15 130 | 9 730 | 7 600 | 12 350 [#] | 10 980 [#] |
| 入住量 Take-up | 30 890 [^] | 16 150 | 14 040 | 19 300 | 6 290 | | |
| 空置量 Vacancy | 56 400 | 56 000 | 56 190 | 45 920 | 45 950 | | |
| % ⁺ | 5.9 | 5.7 | 5.7 | 4.6 | 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。2008年底的总存量为79 400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 2008 was 79 400 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



年内共有1 180个单位落成，当中76%位于新界。大部分新供应集中在沙田，占落成量的46%。

Of the 1 180 units completed in the year, 76% were located in the New Territories. Sha Tin provided the largest supply of units in this sub-sector, amounting to 46%.

入住量与前一年的水平相若，为600个单位。年底的空置量则微升至6990个单位，占此分类总存量的8.8%。

预计2009年和2010年的落成量将分别增至2390个和1620个单位。2009年新供应的43%会来自九龙城，而45%则来自新界。至2010年，大部分新单位将来自港岛，单是南区已占逾半在该年落成的新单位。

Take-up of 600 units was at similar level as last year. The year-end vacancy rose slightly to 6 990 units, representing 8.8% of the stock in this sub-sector.

Completions in 2009 and 2010 are anticipated to rise to 2 390 units and 1 620 units respectively. While 43% of the new completions in 2009 will be in Kowloon City, another 45% will come from the New Territories. In 2010, the major supply will be shifted to Hong Kong Island, with Southern District alone contributing more than half of the units scheduled for completion in that year.

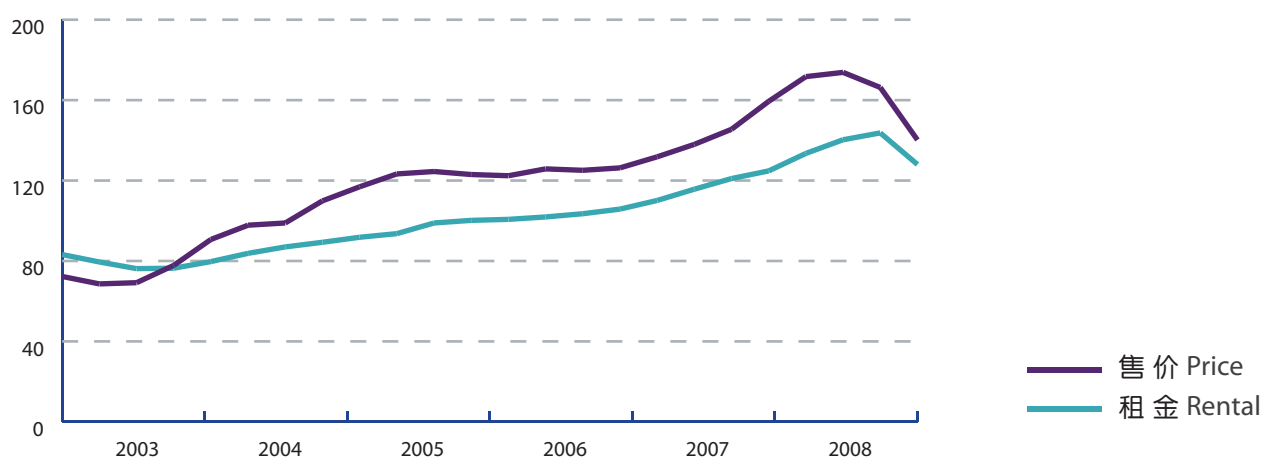


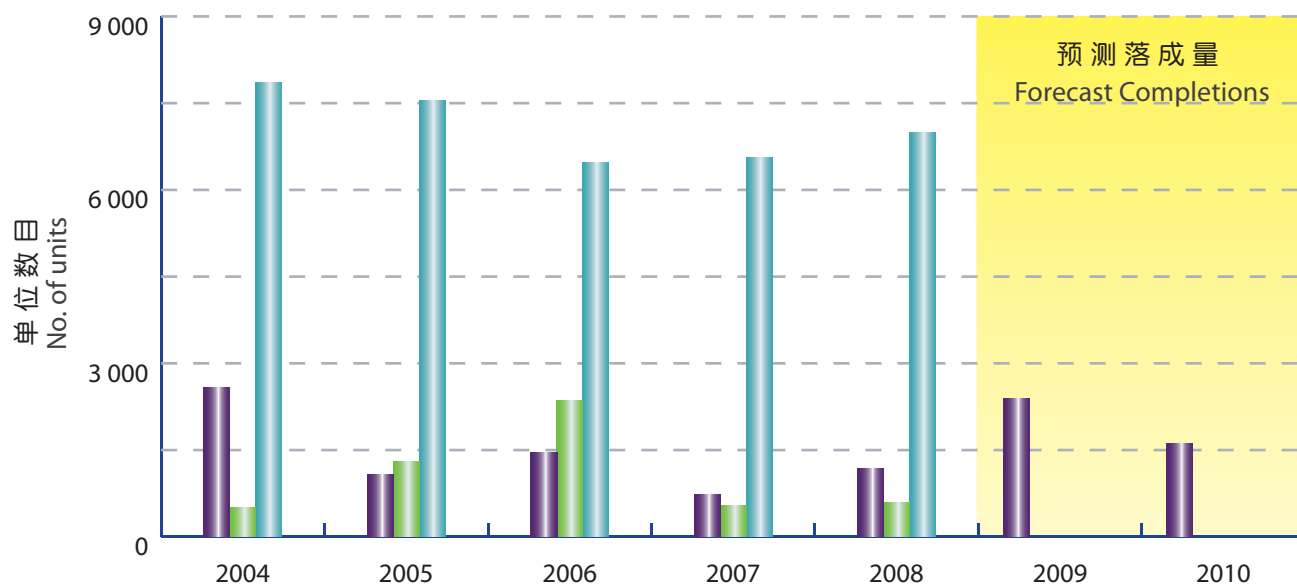
2008年这类单位的售价大幅波动，在首六个月飙升，却在下半年急挫，导致第四季录得12%的按年跌幅。租金的跌势较售价轻微，故此最后一季的租金指数与前一年相比仍有3%的增幅。

Prices in this sub-sector fluctuated widely in 2008. Prices rose sharply in the first six months but plummeted during the rest of the year, resulting in a year-on-year decline of 12% in the fourth quarter. Rents lagged behind prices a bit and the rental index for the last quarter still showed a 3% growth when compared with a year earlier.



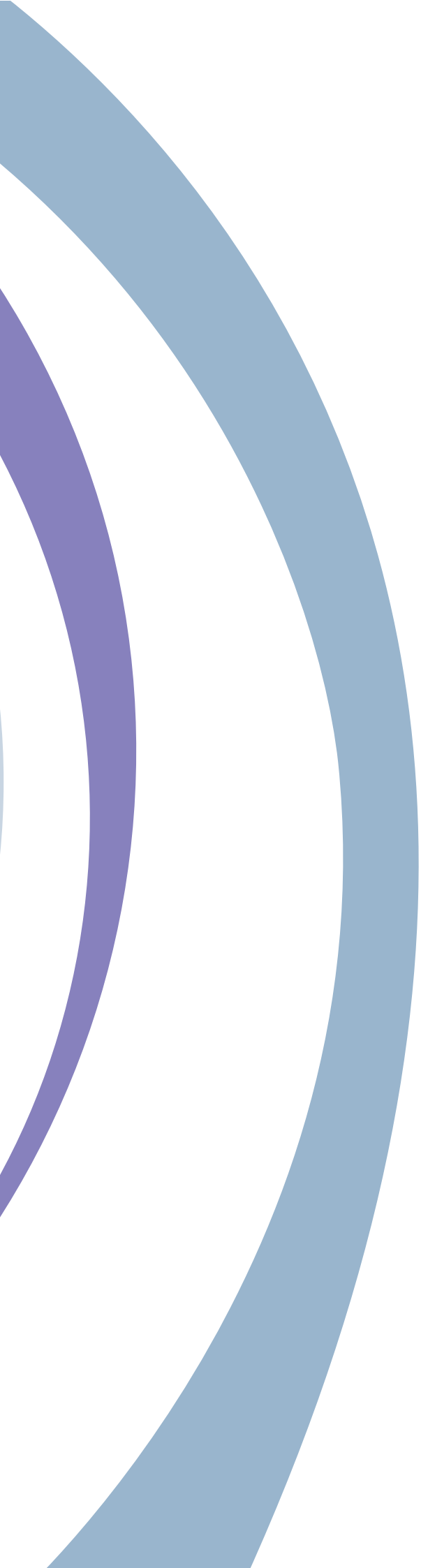
售价及租金指数
Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy单位数目
No. of units

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|---|-------|-------|-------|-------|-------|--------------------|--------------------|
| 落成量 Completions | 2 580 | 1 070 | 1 450 | 740 | 1 180 | 2 390 [#] | 1 620 [#] |
| 入住量 Take-up | 510 | 1 300 | 2 360 | 550 | 600 | | |
| 空置量 Vacancy | 7 850 | 7 540 | 6 480 | 6 550 | 6 990 | | |
| % ⁺ | 10.4 | 9.9 | 8.4 | 8.4 | 8.8 | | |
| <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> | | | | | | | |

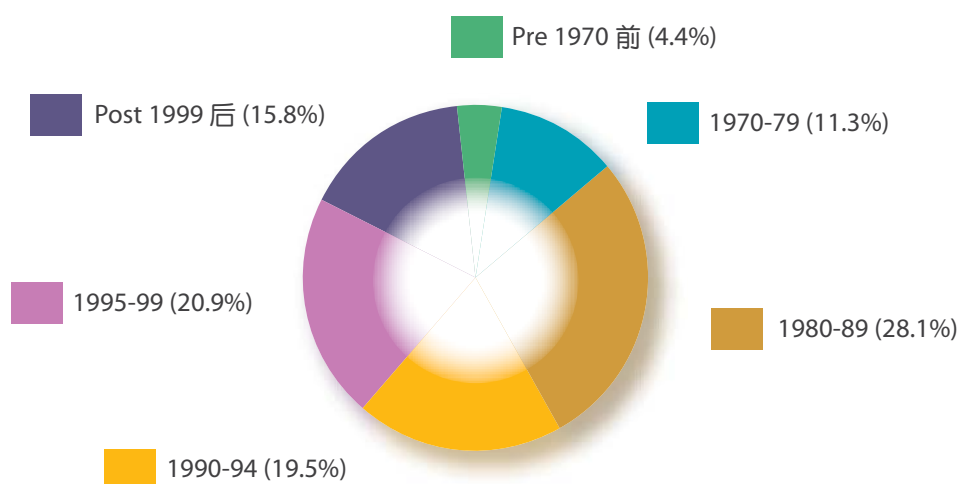




2008年底私人写字楼的总存量为10 392 300平方米，当中甲级写字楼占62%，乙级写字楼占23%，而丙级写字楼则占15%。于2008年底，位于上环、中区、湾仔、铜锣湾及尖沙咀等核心地区的写字楼占总存量的61%。图表显示按楼龄分类的所有级别写字楼总存量。

The total stock of private office at the end of 2008 amounted to 10 392 300 m², comprising 62% Grade A, 23% Grade B and 15% Grade C office. Office space in the core districts including Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 61% of the total stock at the end of 2008. The chart shows the total stock by age.

按楼龄分类的总存量
Stock Distribution by Age



2008年写字楼的落成量为341 100平方米，较2007年高出7%。当中甲级写字楼达到97%，相当于331 700平方米。

Office completions in 2008 were 341 100 m², 7% higher than the 2007 level. The proportion of Grade A space came to 97%, equivalent to 331 700 m².

2008年的写字楼使用量大幅增加至345 100平方米，与年内落成量相若。年底空置量轻微下降至873 000平方米，占总存量的8.4%。

预计未来两年落成量会大幅下降，2009年会降至152 700平方米，2010年更会下跌至102 700平方米。地区分布方面，在2009年，接近92%的新供应会来自非核心地区；但在2010年，核心地区的新供应比例或会上升至14%。另外，甲级写字楼的预测落成量在2009年和2010年将分别占该年总落成量的82%和77%。

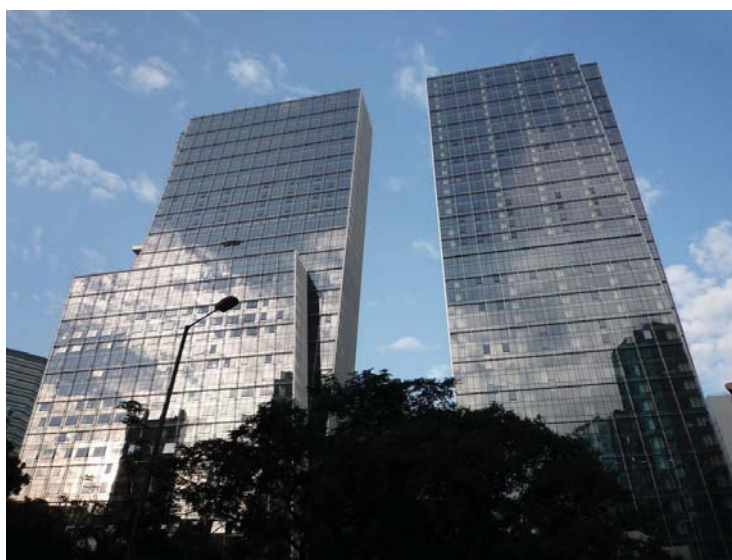
Take-up in 2008 increased substantially to 345 100 m², close to the completions in the year. Vacancy at the year end reduced marginally to 873 000 m², at 8.4% of stock.

Completions in the coming two years are expected to fall considerably to 152 700 m² in 2009 and 102 700 m² in 2010. On geographical distribution, almost 92% of the forecast completions in 2009 will be found in non-core districts but the share for core districts in the following year will likely increase to 14%. It is also anticipated that Grade A space will constitute 82% and 77% of the forecast completions in 2009 and 2010 respectively.

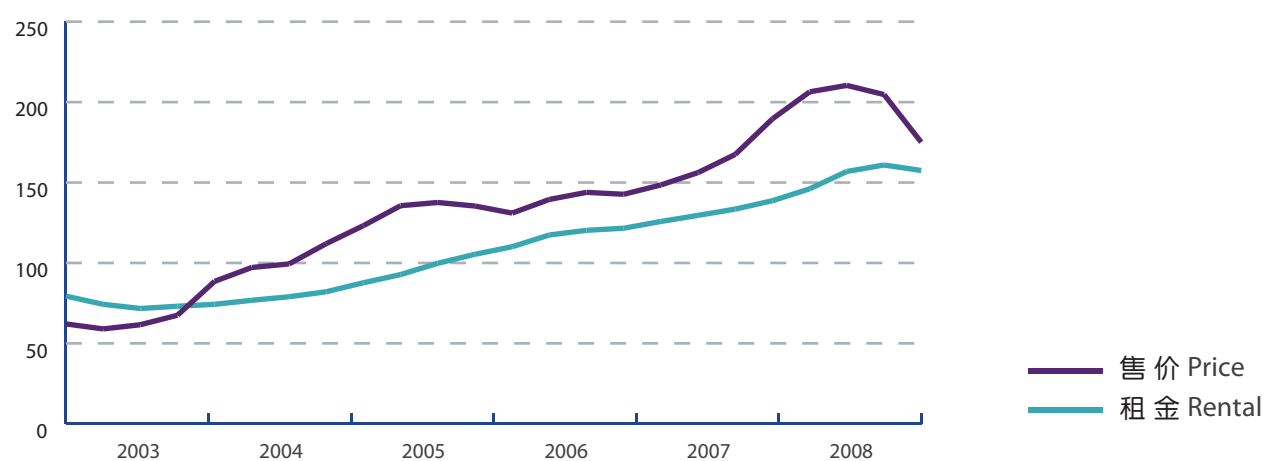


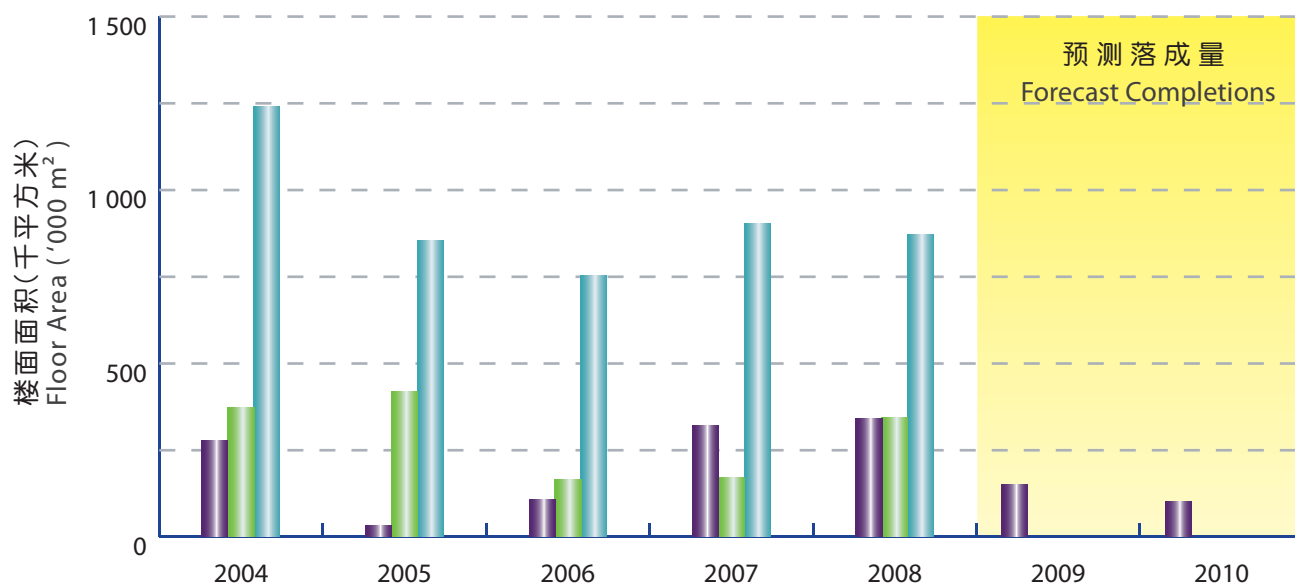
各级写字楼的售价在年初急剧上升，至年中出现整固，最后一季则大幅回落。2008年第四季的售价指数显示，售价较2007年同期下跌8%。租金于2008年首三季逐步上升，至第四季则回落，该季的租金指数较2007年同期高出14%。

Prices rose rapidly at the beginning of the year, consolidated in mid-year and dropped substantially in the last quarter. The price index for the fourth quarter of 2008 showed a decrease of 8% over the corresponding quarter a year earlier. Rents rose gradually in the first three quarters of the year, and then declined in the last quarter with the rental index of the 2008 last quarter recording a growth of 14% over the same period in 2007.



售价及租金指数
Price and Rental Indices



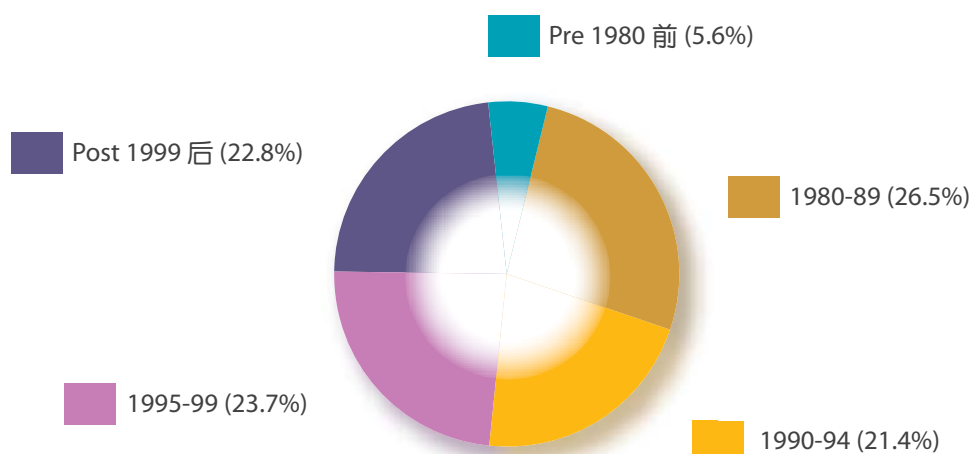
落成量、使用量及空置量
Completions, Take-up and Vacancy楼面面积(千平方米)
Floor Area ('000 m²)

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|---|------------------|------|------------------|------|------|------------------|------------------|
| 落成量 Completions | 279 | 34 | 108 | 320 | 341 | 152 [#] | 102 [#] |
| 使用量 Take-up | 373 [^] | 420 | 167 [^] | 170 | 345 | | |
| 空置量 Vacancy | 1 240 | 854 | 753 | 901 | 873 | | |
| % ⁺ | 12.7 | 8.7 | 7.7 | 8.9 | 8.4 | | |
| [^] 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 | | | | | | | |

2008年底甲级写字楼的总存量为6 394 200平方米，占所有级别写字楼总存量62%。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 2008 stood at 6 394 200 m², representing 62% 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56%位于港岛，而九龙及新界则分别占34%及10%。

Hong Kong Island accounted for 56% of the stock, while the share for Kowloon and the New Territories was 34% and 10% respectively.

甲级写字楼的落成量为331 700平方米，全部均位于非核心地区，当中东区及观塘占总落成量的84%。

Completions of Grade A office were 331 700 m², all of which were located in non-core districts, with Eastern District and Kwun Tong contributing about 84% in total.

2008年的使用量上升至349 600平方米，是2007年的2.5倍。由于使用量比落成量高，因此空置量微跌至571 400平方米，相当于甲级总存量的8.9%。核心地区的空置量于年底亦有所下降，占空置面积约25%。

预计2009年的落成量会显著跌至125 300平方米，2010年更会跌至79 100平方米。2009年全部新写字楼均坐落油麻地和观塘，预测2010年的总供应量仍将以这两区为主，而中区的供应量则会占全年总数的12%。

The take-up rose to 349 600 m², nearly 2.5 times the amount in 2007. As take-up was higher than completions, vacancy declined fractionally to 571 400 m², or 8.9% of Grade A stock. About 25% of the vacant space was found in the core districts, which also saw the vacancy rates coming down by the year end.

Completions are expected to drop significantly to 125 300 m² in 2009 and 79 100 m² in 2010. All the new space in 2009 will be coming from Yau Ma Tei and Kwun Tong. While the majority of the forecast supply in 2010 will still be in these two districts, Central will contribute about 12% of the year total.

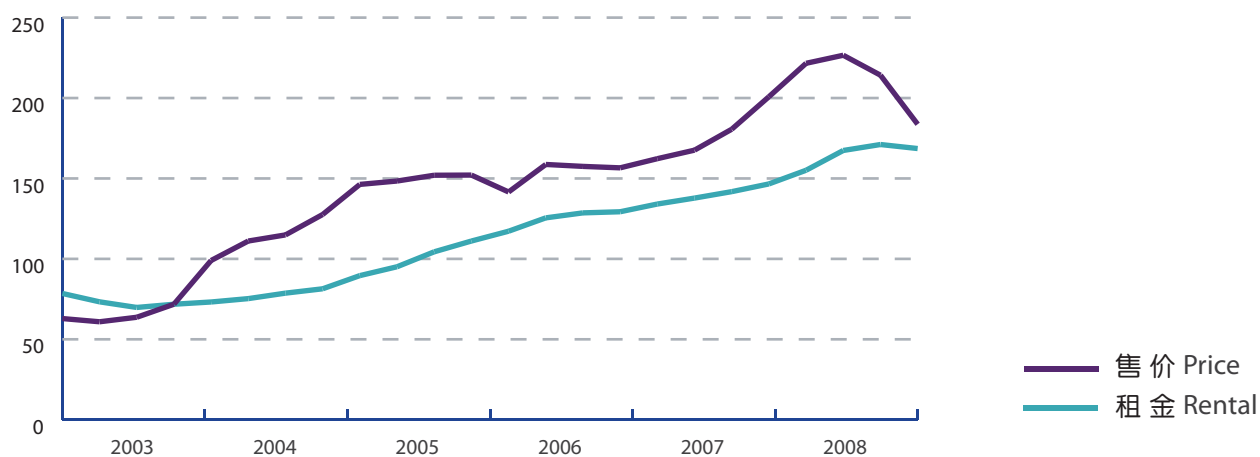


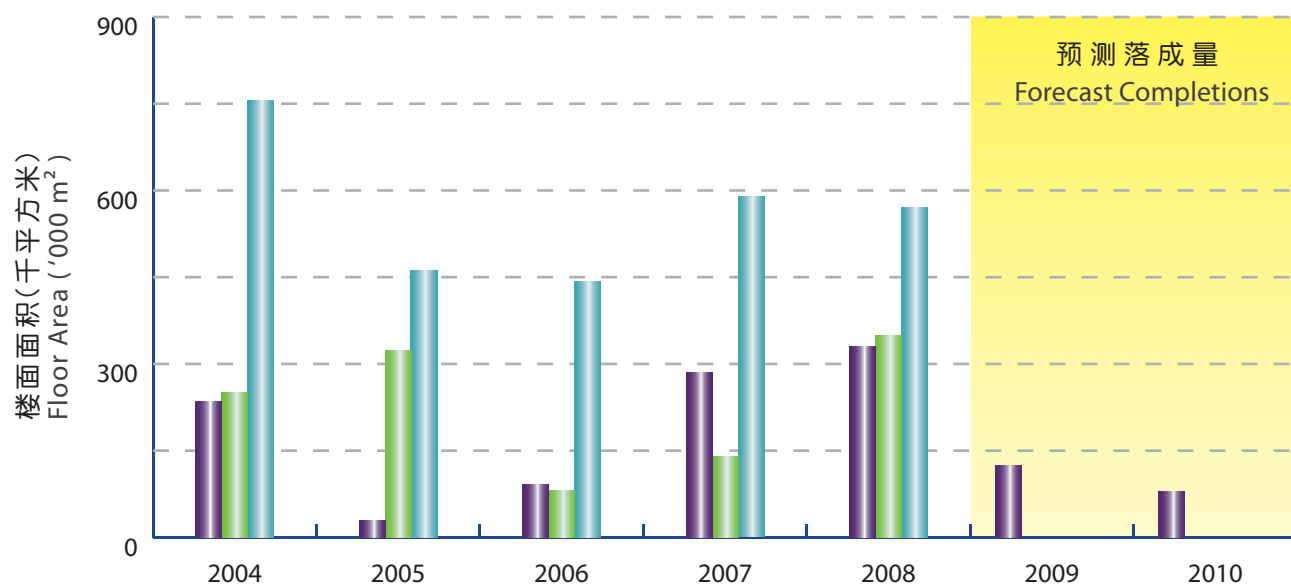
甲级写字楼售价于2008年首季飙升，但下半年却大幅下滑。租金于首三季亦录得强劲升幅，惟至第四季则后劲不继，转为徐徐下跌。2008年第四季的指数显示，整体售价比2007年同期下跌9%，租金则上升了15%。

Prices surged sharply in the first quarter of 2008 and declined considerably in the second half of the year. Rents also rose briskly in the first three quarters but edged down in the last quarter at a slower rate. When compared with the corresponding quarter of 2007, the indices for the fourth quarter of 2008 showed a decrease of 9% in prices, but an increase of 15% in rents.



售价及租金指数
Price and Rental Indices



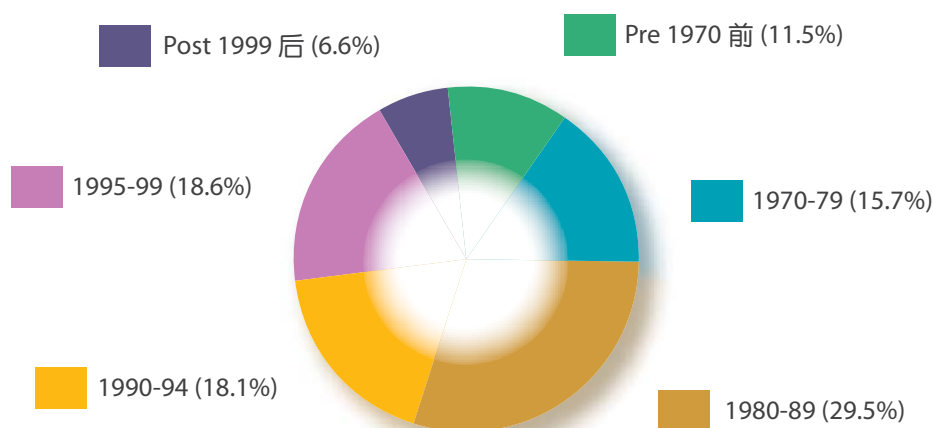
落成量、使用量及空置量
Completions, Take-up and Vacancy楼面积(千平方米)
Floor Area ('000 m²)

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|---|------------------|------|------|------|------|------------------|-----------------|
| 落成量 Completions | 235 | 30 | 92 | 286 | 331 | 125 [#] | 79 [#] |
| 使用量 Take-up | 250 [^] | 324 | 81 | 140 | 350 | | |
| 空置量 Vacancy | 756 | 462 | 443 | 589 | 571 | | |
| % ⁺ | 13.1 | 8.1 | 7.6 | 9.7 | 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 | | | | | | | |

2008年底乙级写字楼的总存量为2 442 200平方米，占有级别写字楼总存量的23%。图表显示按楼龄分类的乙级写字楼总存量。

At the end of 2008, stock of Grade B office was 2 442 200 m², representing 23% 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 Island accounted for 64%, while Kowloon and the New Territories contributed 33% and 3% respectively.

2008年只有黄大仙一个新发展项目落成，提供8 700平方米的乙级写字楼面积。

Only one development was completed in 2008, providing some 8 700 m² Grade B space in Wong Tai Sin.

使用量只有3 300平方米的低水平，远低于落成量，不过整体空置量仍下降至1 67 800平方米，相当于此分类总存量的6.9%。

预计2009年和2010年的乙级写字楼落成量会分别增至19 400平方米和23 400平方米。2009年的新供应将全部来自尖沙咀和黄大仙；2010年的落成量当中接近70%来自港岛，其中近半位于东区。

Take-up was low at 3 300 m², well below the completions in the year. Total vacant space at the year end however dropped to 167 800 m², representing 6.9% of stock in this sub-sector.

Completions in 2009 and 2010 will likely increase to 19 400 m² and 23 400 m² respectively. The entire supply in 2009 is anticipated to come from Tsim Sha Tsui and Wong Tai Sin. For 2010, nearly 70% of the new completions will be located on Hong Kong Island, with almost half coming from Eastern District.

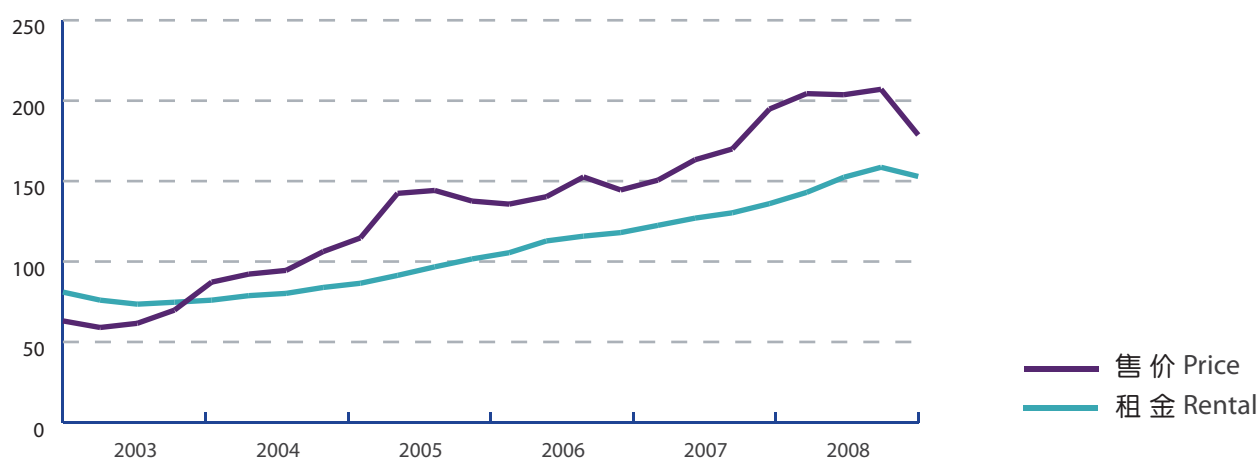


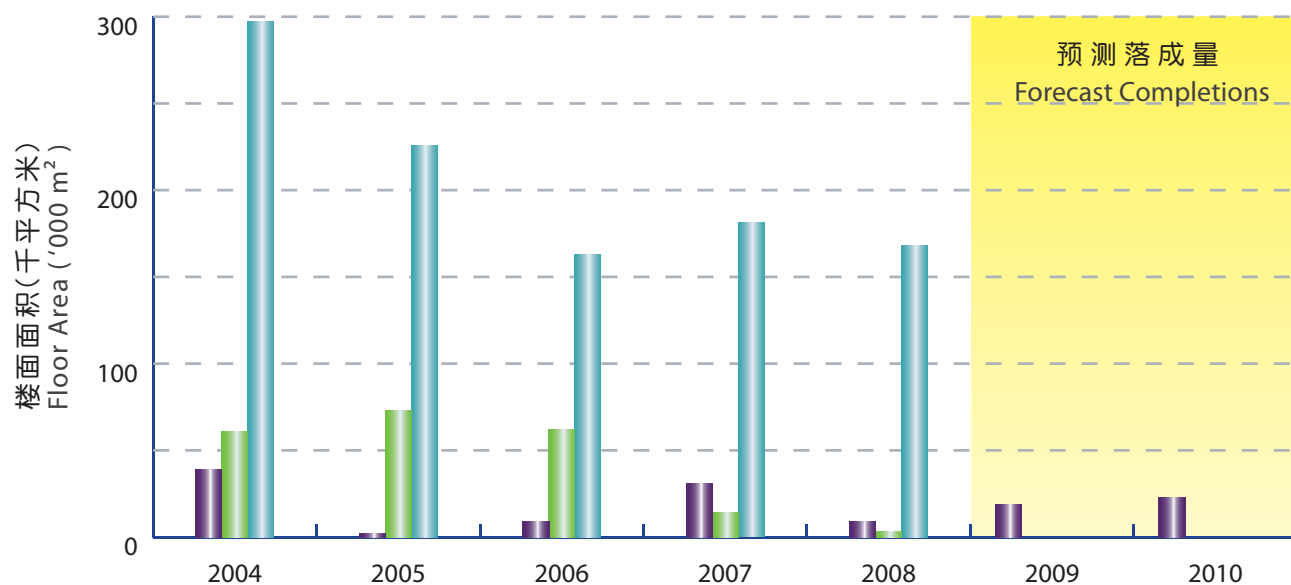
售价在年内走势反复。2008年第四季的售价指数较前一年下跌8%。租金则于首三季稳步攀升至第四季开始回落，故仍录得12%的按年升幅。

Prices fluctuated throughout the year. The price index for the fourth quarter of 2008 slid 8% from the previous year. Rents, however, climbed quarter to quarter and started to fall only in the last quarter resulting in a year-on-year growth of 12%.



售价及租金指数
Price and Rental Indices



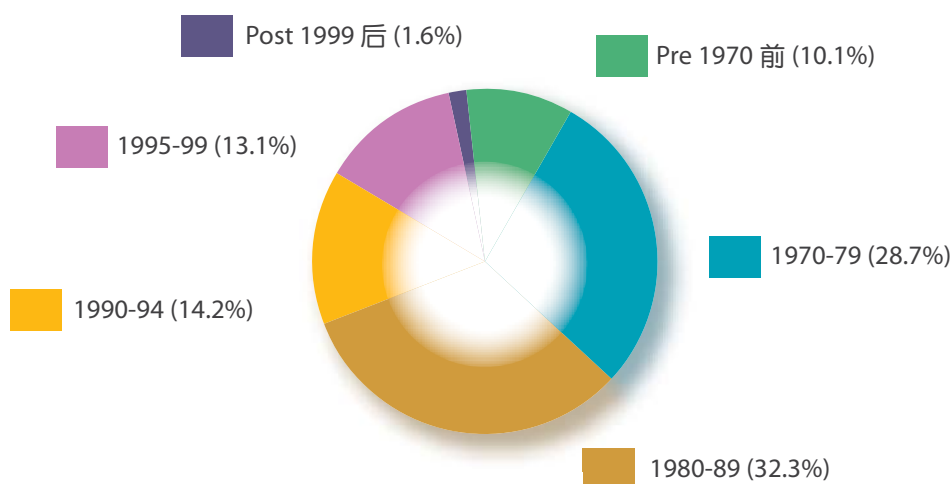
落成量、使用量及空置量
Completions, Take-up and Vacancy楼面面积(千平方米)
Floor Area ('000 m²)

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|---|-----------------|------|-----------------|------|------|-----------------|-----------------|
| 落成量 Completions | 39 | 2 | 9 | 31 | 9 | 19 [#] | 23 [#] |
| 使用量 Take-up | 61 [^] | 73 | 62 [^] | 14 | 3 | | |
| 空置量 Vacancy | 297 | 226 | 163 | 181 | 168 | | |
| % ⁺ | 12.1 | 9.2 | 6.7 | 7.3 | 6.9 | | |
| [^] 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 | | | | | | | |

2008年底丙级写字楼的总存量为1 555 900平方米，占所有级别写字楼总存量的15%。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 1 555 900 m² at the end of 2008, representing 15% of total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量
Stock Distribution by Age



总存量的67%位于港岛，九龙和新界则分别占31%和2%。

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

2008年丙级写字楼的落成量相当少，只有700平方米，来自铜锣湾一个发展项目。

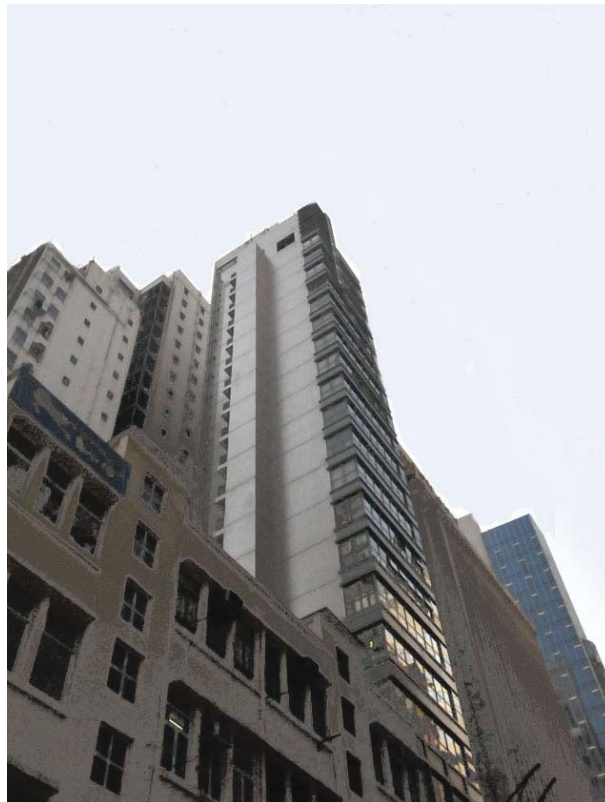
Completions were fairly low in this sub-sector with only 700 m² coming from one development in Causeway Bay.

年内使用量出现7 800平方米的负数，空置量微升至133 800平方米，相当于丙级总存量的8.6%。

预计2009年的落成量会增加至8 000平方米，但2010年的落成量则会急挫至只有200平方米。所有新供应量均集中于核心地区。

Take-up in the year was negative, at the level of 7 800 m². The total amount of vacant space increased marginally to 133 800 m², equivalent to 8.6% of Grade C stock.

Completions are forecast to rise to 8 000 m² in 2009 but fall drastically to 200 m² in 2010. All the new supply will come from the core districts.

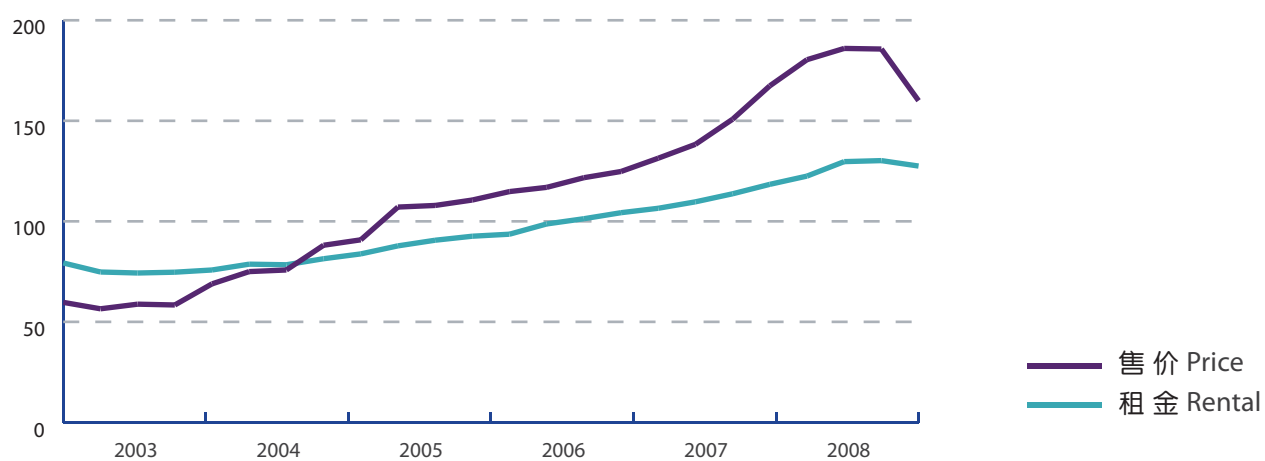


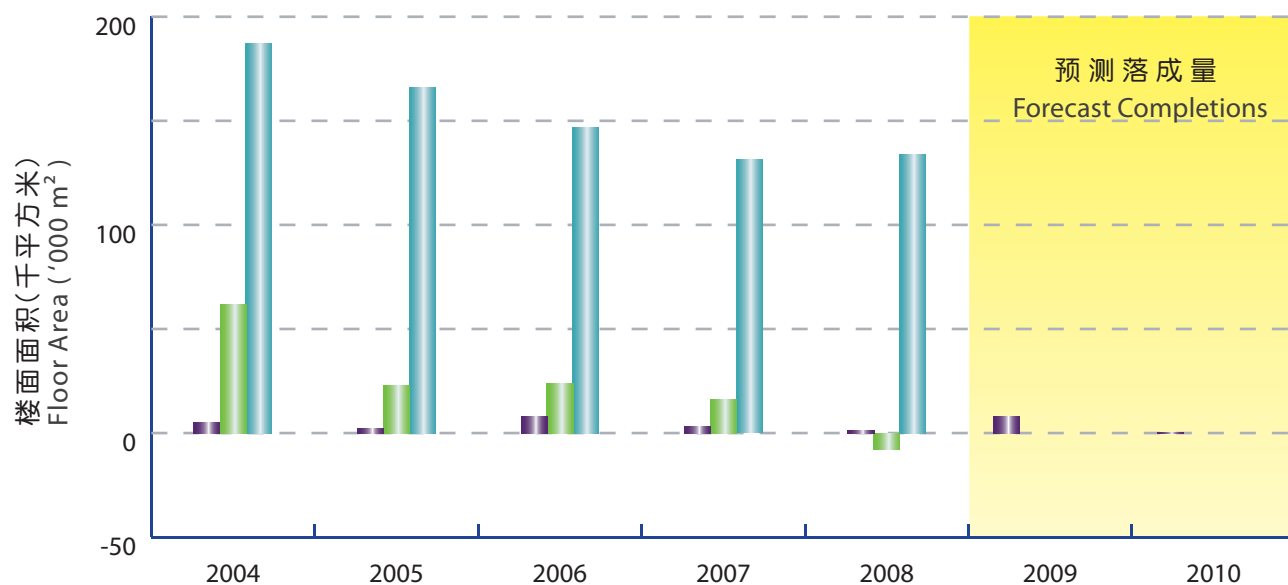
2008年第四季的售价指数显示，售价比2007年第四季下跌4%，租金则上升8%。

The price indices for the fourth quarter of 2008 indicated that prices were down by 4% whereas rents rose by 8% when compared with the corresponding quarter in 2007.



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)

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|---|------|------|------|------|------|----------------|------------------|
| 落成量 Completions | 5 | 2 | 8 | 3 | 1 | 8 [#] | 0.2 [#] |
| 使用量 Take-up | 62 | 23 | 24 | 16 | -8 | | |
| 空置量 Vacancy | 187 | 166 | 147 | 131 | 134 | | |
| % ⁺ | 11.7 | 10.5 | 9.3 | 8.4 | 8.6 | | |
| <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> | | | | | | | |





私人商业楼宇

Private Commercial

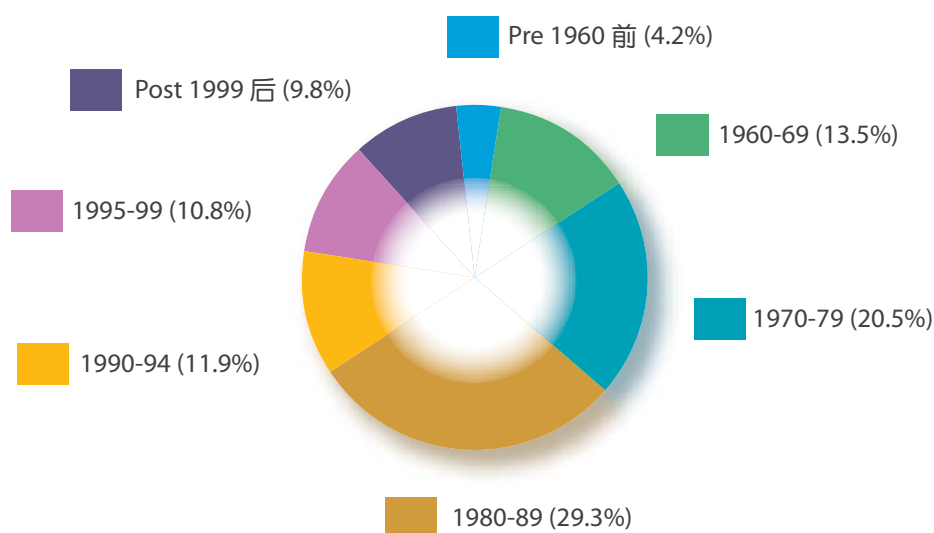
这类别包括零售业楼宇及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

这类物业在2008年底的总存量为10 587 800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 2008 was 10 587 800 m², with 30% of the total space on Hong Kong Island, 41% in Kowloon and 29% in the New Territories. Distribution of total stock by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2008年的落成量为49 300平方米，与前一年相若，当中接近一半位于九龙。深水埗、观塘和油尖旺区合共占总供应量约40%。

Completions in 2008 were 49 300 m², at similar level as the previous year. Nearly half of the completions were in Kowloon. Sham Shui Po, Kwun Tong and Yau Tsim Mong altogether accounted for some 40% of total new supply.

年内使用量录得39 200平方米的负数。新落成楼宇的使用量偏低，令年底空置量增至920 100平方米，占总存量的8.7%。商场铺位和楼上商业单位占整体空置量的比例增至55%。

预计落成量在未来两年会上升，2009年的落成量为94 000平方米，而2010年则为90 300平方米。在2009年的新供应当中，约有73%位于九龙，主要集中于油尖旺区，其余则平均分布于港岛及新界。2010年总落成量大部分仍会来自九龙，约64%，而新界则占33%。

A negative take-up of 39 200 m² was recorded for the year. Take-up in newly completed space was low, thus leading to an increase in year-end vacancy to 920 100 m², or 8.7% of total stock. The share of vacancy from arcade shops and upper floor commercial space increased to 55% of the total.

Completions are expected to increase to 94 000 m² in 2009 and 90 300 m² in 2010. Around 73% of the forecast completions in 2009 will be found in Kowloon, largely in Yau Tsim Mong, and the remainder spread fairly well between Hong Kong Island and the New Territories. In 2010, Kowloon will continue to contribute the bulk of space completions at about 64%, and the New Territories will account for about 33%.

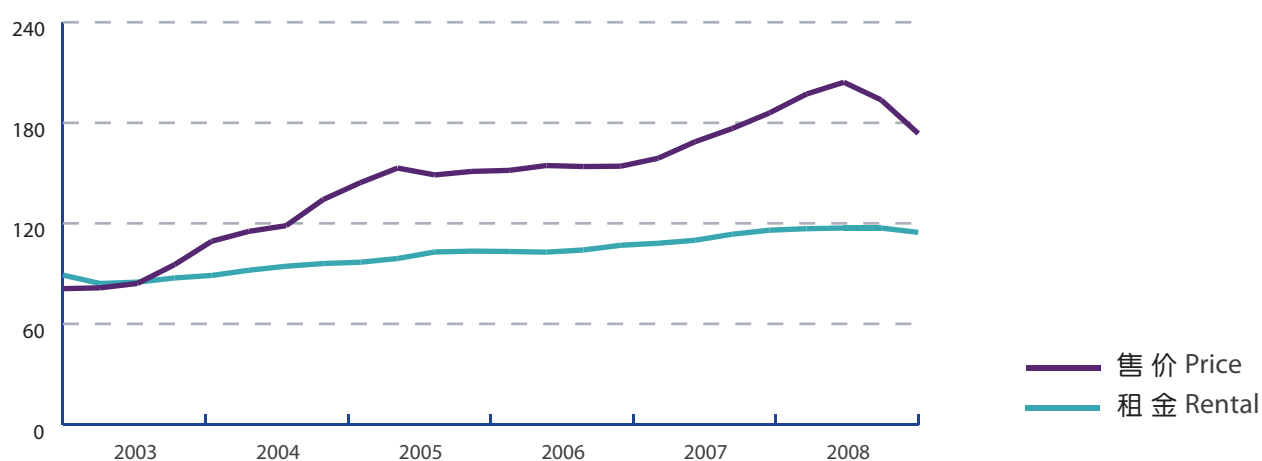


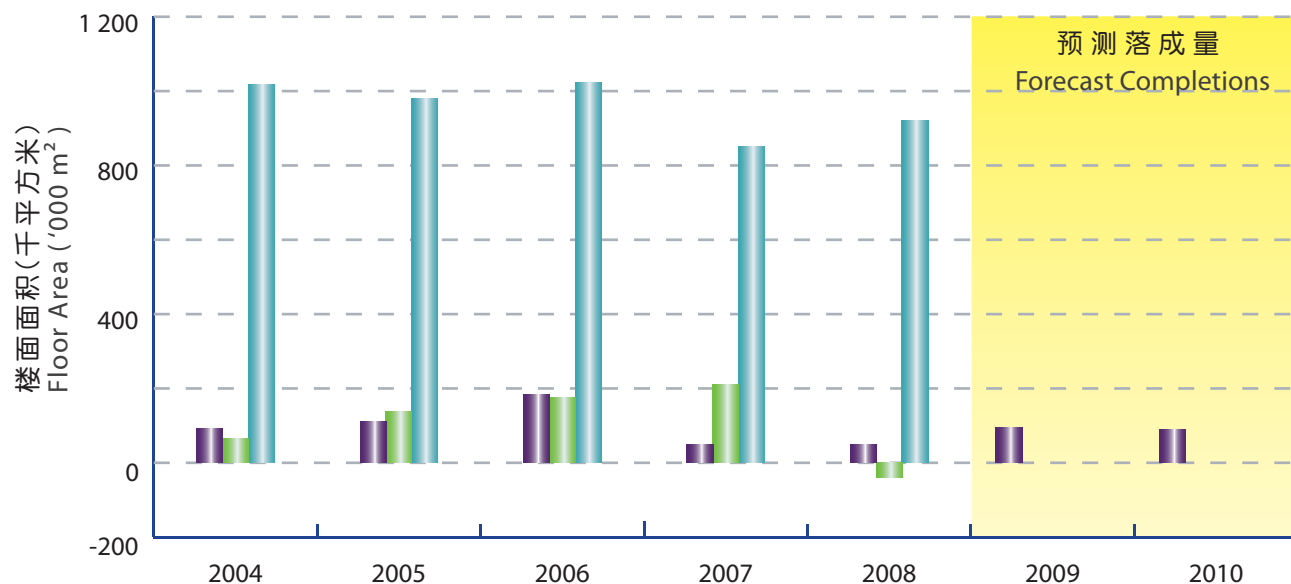
2008年首六个月的零售业楼宇售价上扬，但于下半年却急剧下跌。2008年第四季售价指数显示，整体售价较前一年下跌7%。租金在年内大部分时间皆温和上升，至最后一季开始下调，该季的租金指数较2007年同期下降了1%。

Retail prices moved upwards in the first six months but declined rapidly in the second half of the year. The price index for the fourth quarter of 2008 indicated that prices were 7% lower than a year earlier. Rents leapt mildly during most part of the year and started to decline in the last quarter with the rental index for the last quarter showing a decrease of 1% over the same period in 2007.



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)

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|--|-------|------|-------|------|------|-----------------|-----------------|
| 落成量 Completions | 91 | 111 | 183 | 48 | 49 | 94 [#] | 90 [#] |
| 使用量 Take-up | 66 | 139 | 176* | 211 | -39 | | |
| 空置量 Vacancy | 1 019 | 980 | 1 023 | 849 | 920 | | |
| % ⁺ | 10.8 | 10.3 | 9.8 | 8.1 | 8.7 | | |
| <p>* 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.</p> <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> | | | | | | | |





私人工业楼宇
Private Industrial

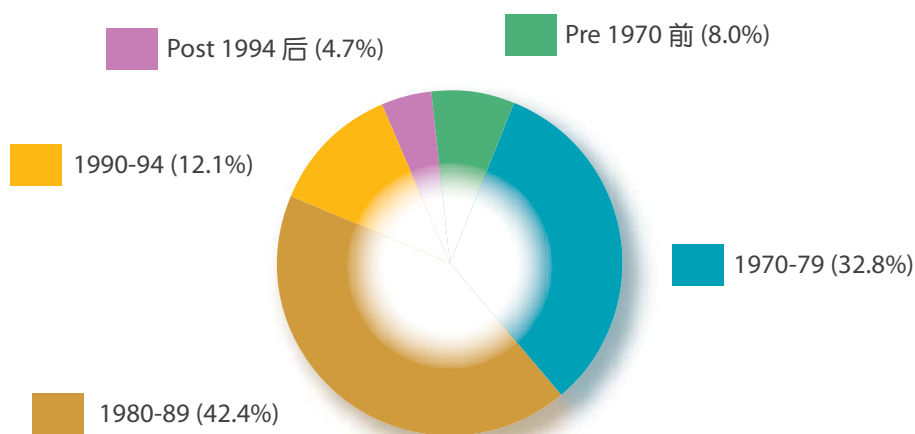
这类别包括分层工厂大厦及其附属写字楼。

这类物业在2008年底的总存量为17 374 000平方米，平均分布于市区和新界。按楼龄分类的总存量详见图表。

This category comprises flatted factories and ancillary office accommodation.

At the end of 2008, stock in this sector was 17 374 000 m², which was evenly distributed between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2008年的落成量为69 500平方米，是前一年落成量的四倍多。新供应当中，约有90%位于九龙。

New completions in 2008 amounted to 69 500 m², over four times the completions of previous year. About 90% of the new supply was in Kowloon.

使用量下跌至负数，占用面积减少了106 900平方米。空置量则微升至1 133 900平方米，相当于总存量的6.5%。约有59%的空置面积集中在观塘、葵青和荃湾这三个地区。

预计2009年的落成量为20 300平方米，位于荃湾；2010年则可能再有66 000平方米的面积落成，主要来自南区。

The take-up was negative with a net loss of occupied space amounting to 106 900 m². Vacancy edged up to 1 133 900 m², representing 6.5% of stock. About 59% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tsuen Wan.

While some 20 300 m² in Tsuen Wan are forecast to be completed in 2009, the completions in 2010 will probably reach 66 000 m² again, mainly from the Southern District.

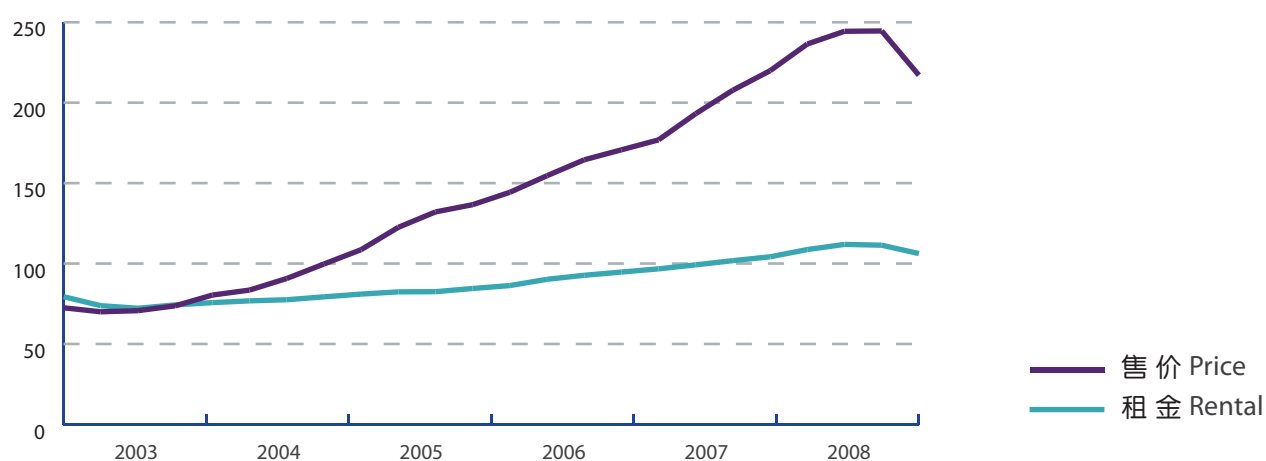


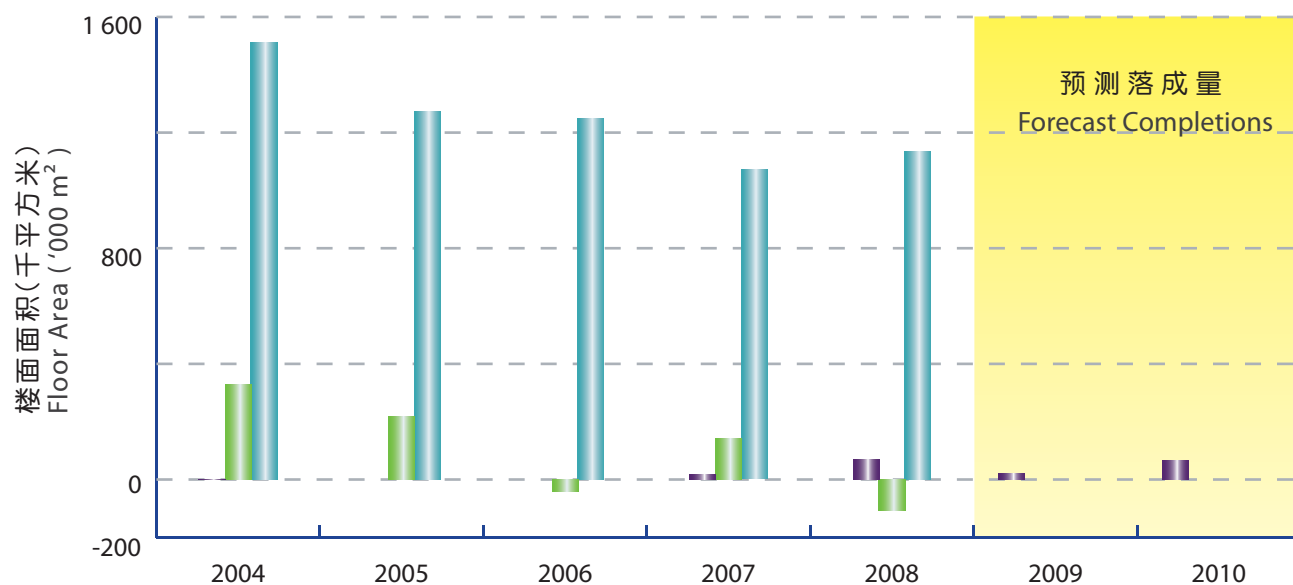
售价和租金于首两季飙升后，经过一段短时间的整固期，至第四季调头向下。2008年第四季的售价指数比2007年最后一季下调了1%，同期的租金则微升了2%。

Both prices and rents rose in the first two quarters rapidly and stabilised for a while before heading downward in the fourth quarter. The price index for the fourth quarter of 2008 was 1% lower than the 2007 last quarter level. Rents registered a mild increase of 2% over the corresponding period.



售价及租金指数
Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy楼面面积(千平方米)
Floor Area ('000 m²)

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|---|-------|-------|-------|-------|-------|-----------------|-----------------|
| 落成量 Completions | 1 | 0 | 0 | 16 | 70 | 20 [#] | 66 [#] |
| 使用量 Take-up | 329 | 219 | -42 | 141 | -107 | | |
| 空置量 Vacancy | 1 512 | 1 273 | 1 250 | 1 070 | 1 134 | | |
| % ⁺ | 8.7 | 7.3 | 7.2 | 6.2 | 6.5 | | |
| <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，并为此取得占用许可证的楼宇。

2008年底的总存量达616 100平方米，大部分位于市区，其中深水埗和观塘共占总楼面面积的50%以上。

2008年只有一幢工贸大厦在观塘落成，面积为4 300平方米。

由于使用量没有增长，2008年的新供应令年底的空置量上升至总存量的6.5%，相当于39 800平方米。约有66%的空置面积位于观塘、深水埗和葵青。

预计此类楼宇在未来两年应该不会有新供应。

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

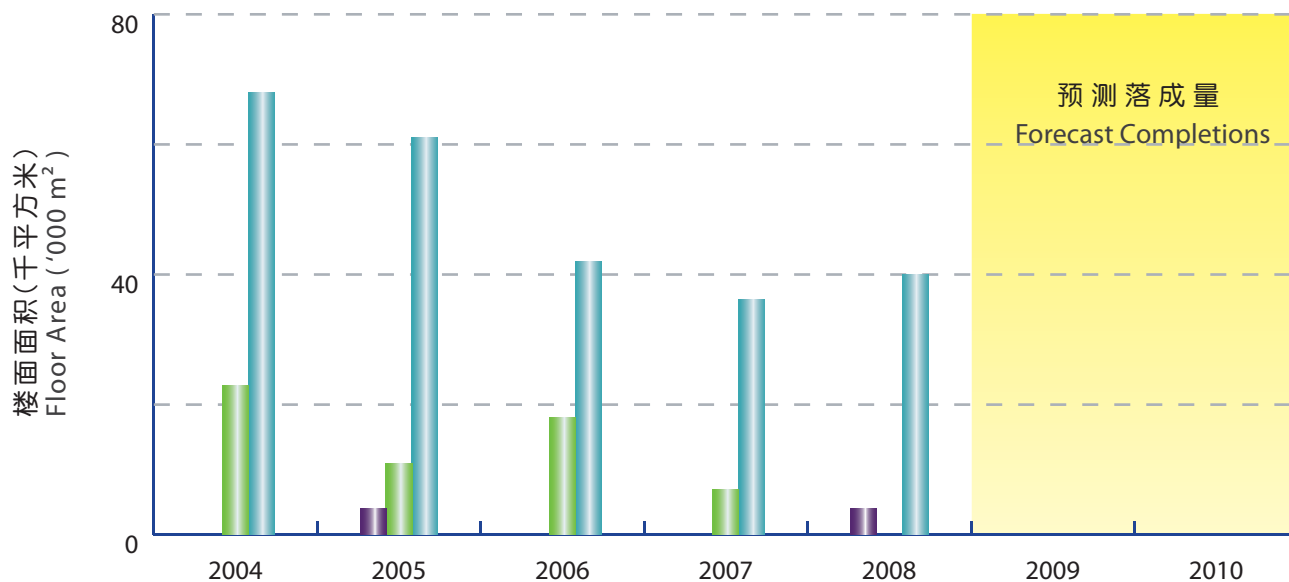
The 2008 year-end stock stood at 616 100 m², with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 50% of the total space.

Newly completed space of 4 300 m² in 2008 was attributed to one building in Kwun Tong.

With zero take-up, the addition of newly completed space in 2008 has brought vacancy at the year end to 6.5% of stock, at 39 800 m². About 66% of the vacant space was found in Kwun Tong, Sham Shui Po and Kwai Tsing.

It is estimated that there will be no new supply in the following two years in this sector.



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)

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|---|------|------|------|------|------|----------------|----------------|
| 落成量 Completions | 0 | 4 | 0 | 0 | 4 | 0 [#] | 0 [#] |
| 使用量 Take-up | 23 | 11 | 18 | 7 | 0 | | |
| 空置量 Vacancy | 68 | 61 | 42 | 36 | 40 | | |
| % ⁺ | 11.1 | 9.8 | 6.9 | 5.8 | 6.5 | | |
| <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2008年底的总存量为3 027 100平方米，其中逾80%位于新界。

2008年共有三个新发展项目落成，总面积为10 900平方米，当中约85%来自两个位于将军澳的发展项目。

预计2009年的新供应量为1 500平方米，位于元朗；2010年应该不会有新供应。

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 3 027 100 m² at the end of 2008, largely in the New Territories which accounted for over 80%.

Three new developments with 10 900 m² were completed in 2008. About 85% of the newly completed space was coming from two developments in Tseung Kwan O.

New space of 1 500 m² in Yuen Long is forecast to be available in 2009, but none in 2010.



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。

2008年底的总存量为3 418 200平方米，其中约有80%位于新界，主要集中于葵青、荃湾和沙田，占整体楼面面积的66%。

2008年只有一幢位于观塘的货仓大厦落成，面积4 400平方米。空置量轻微上升至99 300平方米，相当于总存量的2.9%。

预计2009年和2010年大概不会有新供应。

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

Stock stood at 3 418 200 m² at the end of 2008. 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.

A new building with floor space 4 400 m² was completed in Kwun Tong during 2008. Vacancy has risen slightly to 99 300 m², or 2.9% of stock.

No new supply will likely be available in 2009 and 2010.







| | | | |
|-----------------|---|-------|-------|
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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署管理的写字楼并不包括在本报告内。

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

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

4.7 私人工贸大厦是设计或获证明作工贸用途的楼面面积。

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

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

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

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

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

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

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

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

5. 楼面面积

5.1 住宅单位的楼面面积是以「实用面积」来计算。「实用面积」是指单位独占的楼面面积，包括露台及外廊，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餉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2007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2007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 2007, 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 2007, 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。

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

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

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

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

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

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

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

14. 较受欢迎屋苑的售价指数

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

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

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

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

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

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

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

14.2 楼宇样本中每个物业组别的成分指数，是根据物业的售价除以有关物业的应课差饷租值所得的结果计算出来。每个物业组别的综合指数是成分指数的加权平均数，而2008年的权数是根据2007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 2008, the weights are based on the number of transactions effected in 2007.

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.



005

3025

4515

6656

3265

2659

8546

4556

7546

1564

9566

5654

6654

4656

8564

7654

1254

5565

7568

2653

7512

4651

2654

1546



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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 m ²] | 2008 年底总存量 Stock at year end | | 2008 年底空置数目 No. Vacant at year end | 空置百分率 % Vacant |
|-------------|--|---------------------------------|-----------|---------------------------------------|-------------------|
| A | < 20.0 | 9 331 | 352 064 | 9 412 | 2.7 |
| | 20 - 39.9 | 342 733 | | | |
| B | 40 - 69.9 | 529 797 | 529 797 | 27 740 | 5.2 |
| C | 70 - 99.9 | 124 651 | 124 651 | 8 795 | 7.1 |
| D | 100 - 159.9 | 56 142 | 56 142 | 4 407 | 7.8 |
| E | 160 - 199.9 | 11 276 | 23 268 | 2 584 | 11.1 |
| | 200 - 279.9 | 9 280 | | | |
| | > 279.9 | 2 712 | | | |
| 所有类别 | ALL CLASSES | 1 085 922 | 1 085 922 | 52 938 | 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 | 2007 年底总存量 Stock at year end | 2008 年落成量 Completions | 落成量占 2007 年总存量的百分率 Completions as a % of 2007 Stock | 2008 年底总存量 Stock at year end | 2008 年底空置数目 No. Vacant at year end | 空置百分率 % Vacant |
|-----------|------------------------|---------------------------------|--------------------------|--|---------------------------------|---------------------------------------|-------------------|
| 中西区 | Central and Western | 92 850 | 88 | 0.1 | 92 509 | 3 247 | 3.5 |
| 湾仔 | Wan Chai | 62 191 | 217 | 0.3 | 61 831 | 3 056 | 4.9 |
| 东区 | Eastern | 127 630 | 320 | 0.3 | 127 513 | 2 205 | 1.7 |
| 南区 | Southern | 40 372 | 892 | 2.2 | 41 184 | 2 631 | 6.4 |
| 港岛 | HONG KONG | 323 043 | 1 517 | 0.5 | 323 037 | 11 139 | 3.4 |
| 油尖旺 | Yau Tsim Mong | 107 962 | 1 071 | 1.0 | 108 549 | 6 283 | 5.8 |
| 深水埗 | Sham Shui Po | 72 406 | 1 099 | 1.5 | 73 319 | 3 431 | 4.7 |
| 九龙城 | Kowloon City | 99 820 | 277 | 0.3 | 100 120 | 7 696 | 7.7 |
| 黄大仙 | Wong Tai Sin | 15 692 | 304 | 1.9 | 15 996 | 625 | 3.9 |
| 观塘 | Kwun Tong | 47 555 | - | - | 47 558 | 1 258 | 2.6 |
| 九龙 | KOWLOON | 343 435 | 2 751 | 0.8 | 345 542 | 19 293 | 5.6 |
| 葵青 | Kwai Tsing | 35 483 | - | - | 35 484 | 1 132 | 3.2 |
| 荃湾 | Tsuen Wan | 74 287 | 82 | 0.1 | 74 369 | 1 073 | 1.4 |
| 屯门 | Tuen Mun | 54 795 | - | - | 54 793 | 1 300 | 2.4 |
| 元朗 | Yuen Long | 61 436 | 298 | 0.5 | 61 732 | 3 820 | 6.2 |
| 北区 | North | 25 759 | 13 | 0.1 | 25 772 | 1 083 | 4.2 |
| 大埔 | Tai Po | 28 378 | 163 | 0.6 | 28 548 | 1 432 | 5.0 |
| 沙田 | Sha Tin | 66 060 | 1 787 | 2.7 | 67 843 | 4 479 | 6.6 |
| 西贡 | Sai Kung | 44 240 | 2 105 | 4.8 | 46 414 | 3 850 | 8.3 |
| 离岛 | Islands | 22 327 | 60 | 0.3 | 22 388 | 4 337 | 19.4 |
| 新界 | NEW TERRITORIES | 412 765 | 4 508 | 1.1 | 417 343 | 22 506 | 5.4 |
| 全港 | OVERALL | 1 079 243 | 8 776 | 0.8 | 1 085 922 | 52 938 | 4.9 |

2008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2007年底总存量计算。

2008 Stock figures are derived from the latest rating record,
and not from the 2007 Stock figures shown here.

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 | Area | 拆卸量 | 落成量 | 年底各类单位总存量 Stock by Class at year end | | | | | 总数 Total |
|--------|---------|-----------------|------------|-------------|--------------------------------------|---------|---------|--------|--------|-----------|
| | | | Demolition | Completions | A | B | C | D | E | |
| 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 |
| 2008 | 港岛 | Hong Kong | 901 | 1 517 | 106 043 | 136 877 | 38 697 | 26 006 | 15 414 | 323 037 |
| | 九龙 | Kowloon | 515 | 2 751 | 126 039 | 163 392 | 38 637 | 14 967 | 2 507 | 345 542 |
| | 新界 | New Territories | 0 | 4 508 | 119 982 | 229 528 | 47 317 | 15 169 | 5 347 | 417 343 |
| | 全港 | OVERALL | 1 416 | 8 776 | 352 064 | 529 797 | 124 651 | 56 142 | 23 268 | 1 085 922 |

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 | | | | | | | 落成量 Completions | | | | | | |
|--------|--------------------|----------------|-----|-----|-----|-----|----------|--|-----------------|--------|-------|-------|-----|----------|--|
| | | A | B | C | D | E | 总数 Total | | A | B | C | D | E | 总数 Total | |
| 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 | |
| 2008 | 港岛 Hong Kong | 380 | 311 | 94 | 13 | 103 | 901 | | 243 | 399 | 660 | 117 | 98 | 1 517 | |
| | 九龙 Kowloon | 123 | 282 | 87 | 9 | 14 | 515 | | 628 | 1 821 | 233 | 50 | 19 | 2 751 | |
| | 新界 New Territories | - | - | - | - | - | 0 | | 0 | 2 677 | 932 | 556 | 343 | 4 508 | |
| | 全港 OVERALL | 503 | 593 | 181 | 22 | 117 | 1 416 | | 871 | 4 897 | 1 825 | 723 | 460 | 8 776 | |

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 | 总数 Total |
| 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 |
| 2008 | 871 | 4 897 | 1 825 | 723 | 460 | 8 776 |

* 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

| 类别 Class | 面积 Size Range [平方米 m ²] | 2008 | | | | | | | 总数 Total |
|---------------------|---|--------|--------|--------|--------|-----------------|---------------|-----------------------|-------------|
| | | 2004 | 2005 | 2006 | 2007 | 港岛 Hong Kong | 九龙 Kowloon | 新界 New Territories | |
| A | < 20.0 | 13 | 92 | 72 | 21 | - | 2 | - | 2 |
| | 20 - 39.9 | 2 109 | 2 316 | 1 529 | 1 008 | 243 | 626 | - | 869 |
| B | 40 - 69.9 | 18 225 | 10 754 | 10 664 | 7 188 | 399 | 1 821 | 2 677 | 4 897 |
| C | 70 - 99.9 | 3 110 | 3 091 | 2 867 | 1 516 | 660 | 233 | 932 | 1 825 |
| D | 100 - 159.9 | 2 112 | 582 | 1 072 | 480 | 117 | 50 | 556 | 723 |
| E | 160 - 199.9 | 247 | 293 | 243 | 82 | 78 | 6 | 243 | 327 |
| | 200 - 279.9 | 101 | 107 | 93 | 131 | 3 | 10 | 48 | 61 |
| | > 279.9 | 119 | 86 | 39 | 45 | 17 | 3 | 52 | 72 |
| 所有类别 ALL CLASSES | | 26 036 | 17 321 | 16 579 | 10 471 | 1 517 | 2 751 | 4 508 | 8 776 |

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 | 2008 年各类单位落成量 Completions by Class | | | | | 总数 Total | 预测落成量 Forecast Completions | |
|-----------|------------------------|---------------------------------------|--------------|--------------|------------|------------|--------------|-------------------------------|---------------|
| | | A | B | C | D | E | | [2009] | [2010] |
| 中西区 | Central and Western | 75 | - | - | 1 | 12 | 88 | 818 | 314 |
| 湾仔 | Wan Chai | 168 | 48 | - | - | 1 | 217 | 419 | 301 |
| 东区 | Eastern | - | 71 | 244 | 4 | 1 | 320 | - | - |
| 南区 | Southern | - | 280 | 416 | 112 | 84 | 892 | 21 | 871 |
| 港岛 | HONG KONG | 243 | 399 | 660 | 117 | 98 | 1 517 | 1 258 | 1 486 |
| 油尖旺 | Yau Tsim Mong | 206 | 713 | 121 | 26 | 5 | 1 071 | 695 | 864 |
| 深水埗 | Sham Shui Po | 327 | 711 | 56 | 5 | - | 1 099 | 43 | 148 |
| 九龙城 | Kowloon City | 95 | 101 | 54 | 13 | 14 | 277 | 1 056 | 120 |
| 黄大仙 | Wong Tai Sin | - | 296 | 2 | 6 | - | 304 | 276 | 1 882 |
| 观塘 | Kwun Tong | - | - | - | - | - | - | 185 | - |
| 九龙 | KOWLOON | 628 | 1 821 | 233 | 50 | 19 | 2 751 | 2 255 | 3 014 |
| 葵青 | Kwai Tsing | - | - | - | - | - | - | - | - |
| 荃湾 | Tsuen Wan | - | - | - | 82 | - | 82 | 941 | - |
| 屯门 | Tuen Mun | - | - | - | - | - | - | 32 | 529 |
| 元朗 | Yuen Long | - | - | 271 | 26 | 1 | 298 | 1 272 | 3 951 |
| 北区 | North | - | - | - | - | 13 | 13 | 793 | - |
| 大埔 | Tai Po | - | - | - | - | 163 | 163 | 80 | - |
| 沙田 | Sha Tin | - | 735 | 507 | 448 | 97 | 1 787 | 3 815 | 1 390 |
| 西贡 | Sai Kung | - | 1 942 | 154 | - | 9 | 2 105 | 4 292 | 1 777 |
| 离岛 | Islands | - | - | - | - | 60 | 60 | - | 452 |
| 新界 | NEW TERRITORIES | 0 | 2 677 | 932 | 556 | 343 | 4 508 | 11 225 | 8 099 |
| 全港 | OVERALL | 871 | 4 897 | 1 825 | 723 | 460 | 8 776 | 14 738 | 12 599 |

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

| | | [2009] | | | | | | [2010] | | | | | |
|-----------|------------------------|------------|--------------|--------------|--------------|------------|---------------|--------------|--------------|--------------|--------------|------------|---------------|
| 地区 | District | A | B | C | D | E | 总数 Total | A | B | C | D | E | 总数 Total |
| 中西区 | Central and Western | 322 | 372 | 47 | 6 | 71 | 818 | 65 | 184 | 56 | 6 | 3 | 314 |
| 湾仔 | Wan Chai | 25 | 59 | 214 | 58 | 63 | 419 | 96 | 49 | - | 140 | 16 | 301 |
| 东区 | Eastern | - | - | - | - | - | - | - | - | - | - | - | - |
| 南区 | Southern | - | - | - | - | 21 | 21 | - | 4 | 4 | 709 | 154 | 871 |
| 港岛 | HONG KONG | 347 | 431 | 261 | 64 | 155 | 1 258 | 161 | 237 | 60 | 855 | 173 | 1 486 |
| 油尖旺 | Yau Tsim Mong | 104 | 350 | 174 | 42 | 25 | 695 | - | 864 | - | - | - | 864 |
| 深水埗 | Sham Shui Po | 36 | - | - | 6 | 1 | 43 | 96 | - | 50 | 2 | - | 148 |
| 九龙城 | Kowloon City | 38 | - | - | 818 | 200 | 1 056 | 97 | 6 | 13 | - | 4 | 120 |
| 黄大仙 | Wong Tai Sin | - | - | 276 | - | - | 276 | - | 666 | 1 068 | 143 | 5 | 1 882 |
| 观塘 | Kwun Tong | - | 180 | - | 4 | 1 | 185 | - | - | - | - | - | - |
| 九龙 | KOWLOON | 178 | 530 | 450 | 870 | 227 | 2 255 | 193 | 1 536 | 1 131 | 145 | 9 | 3 014 |
| 葵青 | Kwai Tsing | - | - | - | - | - | - | - | - | - | - | - | - |
| 荃湾 | Tsuen Wan | 40 | 449 | 221 | 139 | 92 | 941 | - | - | - | - | - | - |
| 屯门 | Tuen Mun | - | 21 | 11 | - | - | 32 | - | 108 | 175 | 165 | 81 | 529 |
| 元朗 | Yuen Long | - | 1 068 | 138 | 40 | 26 | 1 272 | 1 036 | 2 399 | 410 | 18 | 88 | 3 951 |
| 北区 | North | 169 | 253 | 30 | 93 | 248 | 793 | - | - | - | - | - | - |
| 大埔 | Tai Po | - | 1 | 35 | 43 | 1 | 80 | - | - | - | - | - | - |
| 沙田 | Sha Tin | 69 | 2 851 | 528 | 190 | 177 | 3 815 | - | 1 363 | 3 | 2 | 22 | 1 390 |
| 西贡 | Sai Kung | - | 3 397 | 875 | 10 | 10 | 4 292 | - | 1 777 | - | - | - | 1 777 |
| 离岛 | Islands | - | - | - | - | - | - | - | - | 392 | 60 | - | 452 |
| 新界 | NEW TERRITORIES | 278 | 8 040 | 1 838 | 515 | 554 | 11 225 | 1 036 | 5 647 | 980 | 245 | 191 | 8 099 |
| 全港 | OVERALL | 803 | 9 001 | 2 549 | 1 449 | 936 | 14 738 | 1 390 | 7 420 | 2 171 | 1 245 | 373 | 12 599 |

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 | 2007 年底总存量 Stock at year end | 2008 年落成量 Completions | 落成量占 2007 年总存量的百分率 Completions as a % of 2007 Stock | 2008 年底总存量 Stock at year end |
|-----------|------------------------|---------------------------------|--------------------------|--|---------------------------------|
| 中西区 | Central and Western | 467 | 12 | 2.6 | 479 |
| 湾仔 | Wan Chai | 298 | 1 | 0.3 | 295 |
| 东区 | Eastern | 1 | - | - | 1 |
| 南区 | Southern | 1 659 | 3 | 0.2 | 1 642 |
| 港岛 | HONG KONG | 2 425 | 16 | 0.7 | 2 417 |
| 油尖旺 | Yau Tsim Mong | 43 | - | - | 43 |
| 深水埗 | Sham Shui Po | 73 | - | - | 72 |
| 九龙城 | Kowloon City | 433 | 1 | 0.2 | 433 |
| 黄大仙 | Wong Tai Sin | 1 | - | - | 1 |
| 观塘 | Kwun Tong | - | - | - | - |
| 九龙 | KOWLOON | 550 | 1 | 0.2 | 549 |
| 葵青 | Kwai Tsing | 3 | - | - | 3 |
| 荃湾 | Tsuen Wan | 114 | - | - | 114 |
| 屯门 | Tuen Mun | 320 | - | - | 319 |
| 元朗 | Yuen Long | 7 394 | 270 | 3.7 | 7 664 |
| 北区 | North | 238 | 13 | 5.5 | 251 |
| 大埔 | Tai Po | 2 236 | 163 | 7.3 | 2 402 |
| 沙田 | Sha Tin | 609 | - | - | 609 |
| 西贡 | Sai Kung | 1 923 | 9 | 0.5 | 1 934 |
| 离岛 | Islands | 689 | 60 | 8.7 | 750 |
| 新界 | NEW TERRITORIES | 13 526 | 515 | 3.8 | 14 046 |
| 全港 | OVERALL | 16 501 | 532 | 3.2 | 17 012 |

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。
2008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2007年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2008 Stock figures are derived from the latest rating record,
and not from the 2007 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 |
| | | | | | | | | |
| 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 |
| 2008 | 8 776 | 8 225 | 93.7 | 1 077 146 | 44 713 | 4.2 | 52 938 | 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 2008 年评估差饷时申报为已入住的单位数目 No. of Units Valued in 2008 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 | 284 | 51 | 18.0 | 233 | 82.0 |
| | | 九龙 | Kowloon | 137 | 72 | 52.6 | 65 | 47.4 |
| | | 新界 | New Territories | 46 | 39 | 84.8 | 7 | 15.2 |
| | | 全港 | OVERALL | 467 | 162 | 34.7 | 305 | 65.3 |
| B | | 港岛 | Hong Kong | 501 | 284 | 56.7 | 217 | 43.3 |
| | | 九龙 | Kowloon | 866 | 650 | 75.1 | 216 | 24.9 |
| | | 新界 | New Territories | 2 670 | 2 170 | 81.3 | 500 | 18.7 |
| | | 全港 | OVERALL | 4 037 | 3 104 | 76.9 | 933 | 23.1 |
| C | | 港岛 | Hong Kong | 59 | 43 | 72.9 | 16 | 27.1 |
| | | 九龙 | Kowloon | 78 | 73 | 93.6 | 5 | 6.4 |
| | | 新界 | New Territories | 744 | 607 | 81.6 | 137 | 18.4 |
| | | 全港 | OVERALL | 881 | 723 | 82.1 | 158 | 17.9 |
| D | | 港岛 | Hong Kong | 72 | 41 | 56.9 | 31 | 43.1 |
| | | 九龙 | Kowloon | 66 | 57 | 86.4 | 9 | 13.6 |
| | | 新界 | New Territories | 56 | 48 | 85.7 | 8 | 14.3 |
| | | 全港 | OVERALL | 194 | 146 | 75.3 | 48 | 24.7 |
| E | | 港岛 | Hong Kong | 44 | 9 | 20.5 | 35 | 79.5 |
| | | 九龙 | Kowloon | 10 | 8 | 80.0 | 2 | 20.0 |
| | | 新界 | New Territories | 45 | 29 | 64.4 | 16 | 35.6 |
| | | 全港 | OVERALL | 99 | 46 | 46.5 | 53 | 53.5 |
| 所有类别 | All Classes | 港岛 | Hong Kong | 960 | 428 | 44.6 | 532 | 55.4 |
| | | 九龙 | Kowloon | 1 157 | 860 | 74.3 | 297 | 25.7 |
| | | 新界 | New Territories | 3 561 | 2 893 | 81.2 | 668 | 18.8 |
| | | 全港 | OVERALL | 5 678 | 4 181 | 73.6 | 1 497 | 26.4 |

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 |
| 2007 | | 246 | 170 | 127 | 237 | 170 | 118 | 289 | 220 | 144 | 335 | 240 | 195 | 396 | 228 | 225 |
| 2008 * | | 280 | 200 | 147 | 273 | 204 | 140 | 337 | 267 | 171 | 398 | 292 | 240 | 473 | 274 | 263 |
| 2007 | 10 | 244 | 201 | 131 | 243 | 195 | 123 | 300 | 256 | 158 | 376 | 269 | 217 | 438 | (217) | (234) |
| | 11 | 236 | 182 | 141 | 252 | 186 | 132 | 316 | 246 | 144 | 346 | 261 | 189 | 438 | (280) | (203) |
| | 12 | 248 | 176 | 144 | 250 | 185 | 133 | 304 | 227 | 151 | 357 | 238 | 217 | 416 | (200) | (267) |
| 2008 | 1 | 254 | 176 | 140 | 275 | 187 | 133 | 326 | 243 | 155 | 384 | 245 | 229 | 441 | (225) | (181) |
| | 2 | 241 | 186 | 143 | 275 | 203 | 143 | 332 | 241 | 177 | 390 | 276 | 234 | 467 | (305) | (261) |
| | 3 | 258 | 196 | 152 | 278 | 200 | 143 | 350 | 277 | 167 | 396 | 313 | 240 | 472 | (255) | (251) |
| | 4 | 261 | 198 | 146 | 275 | 193 | 141 | 341 | 266 | 182 | 397 | 249 | 244 | 438 | (247) | (256) |
| | 5 | 274 | 193 | 157 | 280 | 202 | 153 | 345 | 292 | 176 | 388 | 270 | 242 | 456 | (204) | (257) |
| | 6 | 266 | 190 | 152 | 277 | 200 | 143 | 353 | 238 | 176 | 406 | 300 | 252 | 482 | (376) | (284) |
| | 7 | 299 | 208 | 152 | 292 | 225 | 144 | 346 | 291 | 181 | 427 | 282 | 277 | 494 | (412) | 274 |
| | 8 | 340 | 224 | 147 | 315 | 234 | 142 | 361 | 304 | 193 | 432 | 338 | 217 | 514 | (359) | (343) |
| | 9 | 312 | 235 | 150 | 283 | 221 | 142 | 358 | 295 | 163 | 403 | 341 | 259 | 507 | (244) | (288) |
| | 10 | 278 | 199 | 146 | 252 | 204 | 142 | 324 | 263 | 175 | 411 | 310 | 246 | 500 | (235) | (229) |
| | 11 * | 259 | 177 | 139 | 229 | 184 | 133 | 305 | 232 | 154 | 379 | (281) | 202 | 465 | (273) | (221) |
| | 12 * | 245 | 178 | 130 | 209 | 177 | 125 | 263 | 233 | 139 | 318 | (242) | 223 | 377 | (195) | (212) |

* 临时数字
() 表示少于 20 宗交易。

* Provisional figures
() 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 |
| 2007 | | 52 292 | 36 806 | 32 514 | 61 548 | 47 791 | 34 220 | 83 239 | 76 450 | 44 721 | 105 574 | 95 658 | 57 145 | 150 718 | 129 577 | 70 215 |
| 2008 * | | 63 987 | 42 948 | 37 706 | 72 512 | 53 491 | 38 214 | 96 552 | 83 298 | 48 654 | 123 335 | 102 660 | 58 790 | 172 207 | 138 581 | 74 113 |
| 2007 | 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 | 60 085 | 41 770 | 35 375 | 69 901 | 55 676 | 37 441 | 89 869 | 93 994 | 48 866 | 123 380 | 117 816 | 61 584 | 181 793 (134 358) | | 79 362 |
| | 12 | 62 373 | 43 255 | 36 333 | 73 813 | 57 823 | 38 050 | 99 455 | 95 831 | 48 677 | 126 421 | 108 668 | 59 938 | 195 632 (168 199) | | 80 439 |
| 2008 | 1 | 65 273 | 44 018 | 38 869 | 76 881 | 58 834 | 39 342 | 99 481 | 95 147 | 50 514 | 124 966 | 105 006 | 57 310 | 177 232 (104 657) | | 88 253 |
| | 2 | 67 910 | 43 820 | 38 802 | 78 022 | 59 054 | 38 551 | 109 533 | 95 727 | 47 535 | 128 075 | 101 869 | 67 761 (195 157) | (137 096) | | 77 841 |
| | 3 | 68 226 | 42 680 | 38 314 | 76 791 | 54 128 | 37 217 | 98 445 | 90 484 | 48 614 | 125 055 | 101 729 | 64 327 | 165 690 (160 841) | | 77 025 |
| | 4 | 65 776 | 43 081 | 37 205 | 75 849 | 52 178 | 37 120 | 98 552 | 75 349 | 47 148 | 128 765 | 96 136 | 59 546 (187 962) | (140 866) | | 73 982 |
| | 5 | 66 992 | 44 359 | 38 775 | 75 716 | 53 940 | 39 911 | 104 296 | 85 383 | 50 097 | 140 673 | 102 186 | 63 289 | 178 007 (157 255) | | 72 070 |
| | 6 | 65 976 | 44 858 | 38 257 | 75 729 | 54 197 | 39 721 | 98 765 | 81 110 | 49 708 | 132 030 | 121 070 | 61 911 (201 296) | (122 304) | (91 795) | |
| | 7 | 63 839 | 42 399 | 37 842 | 72 186 | 50 088 | 38 350 | 101 133 | 82 631 | 49 316 | 130 700 | 111 414 | 56 010 (149 052) | (164 432) | (51 503) | |
| | 8 | 60 337 | 41 902 | 38 200 | 68 647 | 52 038 | 38 442 | 87 902 | 74 252 | 49 578 | 122 590 | 108 836 | 55 719 (179 671) | (157 871) | | 70 409 |
| | 9 | 59 021 | 43 326 | 37 532 | 69 990 | 52 359 | 38 904 | 93 276 | 74 262 | 49 927 | 114 995 | 109 030 | 47 325 (201 519) | (164 244) | (65 029) | |
| | 10 | 57 648 | 41 444 | 35 147 | 61 541 | 48 655 | 37 071 | 79 791 | 68 863 | 45 320 | 106 310 (91 941) | | 52 323 (165 696) | (139 277) | (42 687) | |
| | 11 * | 48 596 | 37 576 | 33 871 | 57 952 | 46 447 | 34 129 | 71 386 | 73 423 | 46 565 | 95 906 | 85 605 | 50 340 (136 799) | (196 860) | (53 895) | |
| | 12 * | 50 611 | 38 245 | 33 616 | 57 805 | 46 628 | 34 592 | 83 992 | 68 713 | 42 618 | 97 103 | 87 092 | 49 796 | 140 295 (93 914) | (59 420) | |

* 临时数字
() 表示少于 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

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

| 年 / 月 Year / Month | A | B | C | D | E | A, B & C | D & E | 所有类别 All Classes |
|-----------------------|-------|-------|-------|-------|-------|----------|-------|---------------------|
| 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 | 100.5 | 98.1 | 103.5 | 115.3 | 121.8 | 99.7 | 117.9 | 101.8 |
| 2008 * | 113.3 | 111.6 | 119.1 | 133.5 | 141.3 | 113.2 | 136.4 | 115.7 |
| 2007 10 - 12 | 106.5 | 104.5 | 109.2 | 122.1 | 128.8 | 105.9 | 124.8 | 108.1 |
| 2008 1 - 3 | 112.8 | 112.0 | 118.6 | 131.2 | 137.1 | 113.1 | 133.5 | 115.4 |
| 4 - 6 | 117.2 | 116.6 | 123.9 | 137.0 | 145.8 | 117.8 | 140.3 | 120.2 |
| 7 - 9 | 117.1 | 116.2 | 125.5 | 140.9 | 148.5 | 117.8 | 143.7 | 120.5 |
| 10 - 12 * | 106.3 | 101.6 | 108.3 | 124.9 | 133.6 | 104.2 | 128.0 | 106.7 |
| 2007 10 | 105.1 | 101.9 | 108.0 | 121.4 | 127.9 | 103.9 | 124.0 | 106.2 |
| 11 | 106.6 | 104.7 | 108.6 | 121.4 | 127.9 | 105.9 | 124.0 | 108.0 |
| 12 | 107.9 | 107.0 | 111.1 | 123.6 | 130.6 | 107.9 | 126.4 | 110.0 |
| 2008 1 | 110.2 | 109.3 | 115.8 | 126.5 | 134.4 | 110.5 | 129.6 | 112.6 |
| 2 | 112.4 | 111.9 | 118.6 | 132.1 | 137.1 | 112.9 | 134.1 | 115.3 |
| 3 | 115.7 | 114.9 | 121.5 | 135.0 | 139.9 | 116.0 | 136.9 | 118.3 |
| 4 | 115.1 | 114.9 | 121.3 | 134.1 | 142.5 | 115.8 | 137.3 | 118.1 |
| 5 | 118.6 | 117.2 | 123.2 | 138.2 | 145.7 | 118.5 | 141.0 | 120.9 |
| 6 | 117.9 | 117.8 | 127.3 | 138.7 | 149.2 | 119.0 | 142.6 | 121.5 |
| 7 | 118.2 | 117.4 | 126.0 | 144.9 | 149.4 | 118.8 | 146.6 | 121.7 |
| 8 | 117.6 | 117.2 | 126.8 | 137.9 | 148.5 | 118.6 | 141.8 | 121.1 |
| 9 | 115.5 | 114.1 | 123.8 | 139.8 | 147.6 | 115.9 | 142.6 | 118.8 |
| 10 | 113.1 | 109.7 | 119.7 | 133.4 | 142.1 | 112.2 | 136.5 | 114.9 |
| 11 * | 105.9 | 101.8 | 108.7 | 126.3 | 138.7 | 104.2 | 130.7 | 107.0 |
| 12 * | 99.8 | 93.2 | 96.6 | 115.1 | 120.1 | 96.1 | 116.9 | 98.3 |

* 临时数字

* Provisional figures

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 |
|-----------------------|-------|-------|-------|-------|-------|----------|-------|---------------------|
| 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 | 98.5 | 100.5 | 119.6 | 138.0 | 161.5 | 101.4 | 143.7 | 103.5 |
| 2008 * | 117.6 | 116.1 | 138.5 | 157.2 | 183.7 | 118.6 | 163.0 | 120.5 |
| 2007 10 - 12 | 108.4 | 109.0 | 131.7 | 152.6 | 181.5 | 110.8 | 159.4 | 113.2 |
| 2008 1 - 3 | 121.1 | 119.9 | 146.0 | 165.6 | 192.1 | 122.7 | 171.7 | 125.0 |
| 4 - 6 | 122.4 | 120.7 | 146.1 | 167.6 | 195.6 | 123.7 | 173.8 | 125.9 |
| 7 - 9 | 119.7 | 119.1 | 142.7 | 159.6 | 190.6 | 121.4 | 166.3 | 123.2 |
| 10 - 12 * | 106.9 | 104.5 | 119.3 | 135.9 | 156.4 | 106.7 | 140.2 | 107.9 |
| 2007 10 | 103.6 | 104.9 | 125.0 | 146.0 | 177.2 | 106.2 | 153.6 | 108.5 |
| 11 | 108.9 | 108.8 | 131.5 | 152.6 | 178.7 | 110.9 | 158.8 | 113.3 |
| 12 | 112.8 | 113.2 | 138.7 | 159.1 | 188.5 | 115.4 | 165.9 | 117.9 |
| 2008 1 | 118.9 | 118.2 | 143.7 | 164.2 | 190.0 | 120.8 | 170.2 | 123.2 |
| 2 | 121.7 | 120.4 | 146.5 | 165.6 | 192.5 | 123.3 | 171.8 | 125.5 |
| 3 | 122.8 | 121.0 | 147.7 | 167.1 | 193.7 | 124.1 | 173.1 | 126.4 |
| 4 | 121.3 | 119.5 | 143.3 | 166.2 | 194.2 | 122.4 | 172.5 | 124.7 |
| 5 | 122.8 | 121.3 | 147.1 | 167.0 | 195.2 | 124.2 | 173.3 | 126.4 |
| 6 | 123.2 | 121.4 | 147.9 | 169.6 | 197.3 | 124.4 | 175.7 | 126.6 |
| 7 | 121.1 | 120.6 | 144.8 | 162.9 | 196.4 | 122.9 | 170.2 | 124.9 |
| 8 | 119.4 | 118.7 | 142.9 | 158.1 | 195.1 | 121.0 | 166.2 | 122.9 |
| 9 | 118.7 | 118.0 | 140.4 | 157.7 | 180.3 | 120.2 | 162.5 | 121.9 |
| 10 | 112.6 | 110.7 | 127.6 | 145.6 | 166.6 | 112.9 | 150.0 | 114.3 |
| 11 * | 104.1 | 101.5 | 116.4 | 131.2 | 152.6 | 103.7 | 135.6 | 104.9 |
| 12 * | 104.0 | 101.4 | 114.0 | 131.0 | 150.0 | 103.4 | 135.0 | 104.5 |

* 临时数字

* Provisional figures

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

| 年 / 月 Year / Month | A, B & C | | | D & E | | | 所有类别 Overall | | | |
|-----------------------|----------|---------|--------|----------|---------|--------|-----------------|---------|--------|-------|
| | 市区 Urban | 新界 N.T. | 合计 All | 市区 Urban | 新界 N.T. | 合计 All | 市区 Urban | 新界 N.T. | 合计 All | |
| 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 | 117.3 | 90.2 | 103.4 | 170.2 | 137.9 | 156.0 | 120.9 | 93.0 | 106.6 |
| | 12 | 125.2 | 94.8 | 109.6 | 178.5 | 146.1 | 164.2 | 128.9 | 97.8 | 113.0 |
| 2008 | 1 | 131.5 | 99.8 | 115.2 | 187.5 | 155.9 | 173.4 | 135.3 | 103.0 | 118.7 |
| | 2 | 136.2 | 103.6 | 119.5 | 192.8 | 156.2 | 176.8 | 140.1 | 106.7 | 123.0 |
| | 3 | 137.6 | 104.6 | 120.6 | 192.1 | 156.3 | 176.3 | 141.3 | 107.6 | 124.1 |
| | 4 | 134.2 | 102.7 | 118.0 | 193.3 | 162.6 | 179.5 | 138.2 | 106.1 | 121.7 |
| | 5 | 134.5 | 103.2 | 118.4 | 190.1 | 163.8 | 177.9 | 138.2 | 106.6 | 122.1 |
| | 6 | 135.8 | 103.3 | 119.1 | 187.9 | 158.5 | 174.7 | 139.4 | 106.5 | 122.5 |
| | 7 | 132.3 | 101.2 | 116.4 | 191.6 | 156.0 | 175.9 | 136.3 | 104.4 | 120.0 |
| | 8 | 127.9 | 100.0 | 113.5 | 188.3 | 155.2 | 173.6 | 132.0 | 103.2 | 117.1 |
| | 9 | 125.6 | 98.0 | 111.5 | 174.9 | 152.3 | 164.2 | 129.0 | 101.2 | 114.7 |
| | 10 | 116.0 | 92.4 | 103.8 | 163.2 | 143.4 | 153.7 | 119.2 | 95.3 | 106.9 |
| | 11 * | 105.1 | 84.6 | 94.5 | 149.7 | 129.7 | 140.4 | 108.1 | 87.2 | 97.3 |
| | 12 * | 104.2 | 85.1 | 94.3 | 143.2 | 125.3 | 134.8 | 106.9 | 87.4 | 96.7 |

* 临时数字
技术附注第 14 段对「较受欢迎屋苑」有详细说明。

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

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 | 2008 年底总存量 Stock at year end | | | | 2008 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 | 1 866 800 | 766 800 | 623 100 | 3 256 700 | 54 700 | 45 800 | 47 000 | 147 500 | 2.9 | 6.0 | 7.5 | 4.5 |
| 湾仔 | Wan Chai | 908 500 | 580 700 | 317 500 | 1 806 700 | 31 500 | 37 900 | 26 900 | 96 300 | 3.5 | 6.5 | 8.5 | 5.3 |
| 东区 | Eastern | 704 900 | 181 600 | 83 200 | 969 700 | 27 000 | 16 700 | 10 900 | 54 600 | 3.8 | 9.2 | 13.1 | 5.6 |
| 南区 | Southern | 83 400 | 37 500 | 10 500 | 131 400 | 13 500 | 1 800 | 600 | 15 900 | 16.2 | 4.8 | 5.7 | 12.1 |
| 港岛 | HONG KONG | 3 563 600 | 1 566 600 | 1 034 300 | 6 164 500 | 126 700 | 102 200 | 85 400 | 314 300 | 3.6 | 6.5 | 8.3 | 5.1 |
| 油尖旺 | Yau Tsim Mong | 1 094 700 | 627 300 | 421 000 | 2 143 000 | 58 200 | 34 600 | 41 300 | 134 100 | 5.3 | 5.5 | 9.8 | 6.3 |
| 深水埗 | Sham Shui Po | 148 400 | 54 300 | 39 200 | 241 900 | 11 500 | 9 100 | 1 700 | 22 300 | 7.7 | 16.8 | 4.3 | 9.2 |
| 九龙城 | Kowloon City | 107 500 | 57 000 | 20 800 | 185 300 | 4 700 | 2 300 | 1 700 | 8 700 | 4.4 | 4.0 | 8.2 | 4.7 |
| 黄大仙 | Wong Tai Sin | - | 30 500 | 1 200 | 31 700 | - | 8 700 | - | 8 700 | - | 28.5 | - | 27.4 |
| 观塘 | Kwun Tong | 812 100 | 38 700 | 6 100 | 856 900 | 261 900 | 6 100 | 400 | 268 400 | 32.2 | 15.8 | 6.6 | 31.3 |
| 九龙 | KOWLOON | 2 162 700 | 807 800 | 488 300 | 3 458 800 | 336 300 | 60 800 | 45 100 | 442 200 | 15.6 | 7.5 | 9.2 | 12.8 |
| 葵青 | Kwai Tsing | 114 300 | 11 200 | 2 000 | 127 500 | 33 500 | 500 | 900 | 34 900 | 29.3 | 4.5 | 45.0 | 27.4 |
| 荃湾 | Tsuen Wan | 88 400 | 10 300 | 800 | 99 500 | 13 600 | 800 | - | 14 400 | 15.4 | 7.8 | - | 14.5 |
| 屯门 | Tuen Mun | 32 800 | - | 8 500 | 41 300 | 5 000 | - | 1 200 | 6 200 | 15.2 | - | 14.1 | 15.0 |
| 元朗 | Yuen Long | 9 200 | 9 800 | 19 100 | 38 100 | - | 600 | 1 200 | 1 800 | - | 6.1 | 6.3 | 4.7 |
| 北区 | North | 26 600 | - | 1 700 | 28 300 | 9 100 | - | - | 9 100 | 34.2 | - | - | 32.2 |
| 大埔 | Tai Po | - | 5 200 | 1 200 | 6 400 | - | 400 | - | 400 | - | 7.7 | - | 6.3 |
| 沙田 | Sha Tin | 238 500 | 16 000 | - | 254 500 | 28 300 | 300 | - | 28 600 | 11.9 | 1.9 | - | 11.2 |
| 西贡 | Sai Kung | 9 000 | - | - | 9 000 | - | - | - | - | - | - | - | - |
| 离岛 | Islands | 149 100 | 15 300 | - | 164 400 | 18 900 | 2 200 | - | 21 100 | 12.7 | 14.4 | - | 12.8 |
| 新界 | NEW TERRITORIES | 667 900 | 67 800 | 33 300 | 769 000 | 108 400 | 4 800 | 3 300 | 116 500 | 16.2 | 7.1 | 9.9 | 15.1 |
| 全港 | OVERALL | 6 394 200 | 2 442 200 | 1 555 900 | 10 392 300 | 571 400 | 167 800 | 133 800 | 873 000 | 8.9 | 6.9 | 8.6 | 8.4 |

| 分区 | Sub-districts | | | | | | | | | | | | |
|----------|--------------------------|-----------|---------|---------|-----------|--------|--------|--------|--------|-----|-----|------|-----|
| 上环 | Sheung Wan | 230 900 | 340 800 | 422 600 | 994 300 | 12 300 | 14 400 | 32 600 | 59 300 | 5.3 | 4.2 | 7.7 | 6.0 |
| 中区 | Central | 1 585 500 | 375 300 | 184 000 | 2 144 800 | 41 900 | 30 100 | 12 800 | 84 800 | 2.6 | 8.0 | 7.0 | 4.0 |
| 湾仔 / 铜锣湾 | Wan Chai / Causeway Bay | 908 500 | 580 700 | 317 500 | 1 806 700 | 31 500 | 37 900 | 26 900 | 96 300 | 3.5 | 6.5 | 8.5 | 5.3 |
| 北角 / 鲗鱼涌 | North Point / Quarry Bay | 704 900 | 147 500 | 65 400 | 917 800 | 27 000 | 7 400 | 9 600 | 44 000 | 3.8 | 5.0 | 14.7 | 4.8 |
| 尖沙咀 | Tsim Sha Tsui | 831 900 | 313 900 | 209 400 | 1 355 200 | 55 200 | 16 700 | 20 400 | 92 300 | 6.6 | 5.3 | 9.7 | 6.8 |
| 油麻地 / 旺角 | Yau Ma Tei / Mong Kok | 241 800 | 313 400 | 211 600 | 766 800 | 3 000 | 17 900 | 20 900 | 41 800 | 1.2 | 5.7 | 9.9 | 5.5 |

分区数字已包括在地区数字内。

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

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

| | | 平方米 m ² | | | | | |
|-----------|--------------------------|---------------------------------|--------------------------|--|---------------------------------|---|-------------------|
| 地区 | District | 2007 年底总存量 Stock at year end | 2008 年落成量 Completions | 落成量占 2007 年总存量的百分率 Completions as a % of 2007 Stock | 2008 年底总存量 Stock at year end | 2008 年底空置量 Amount Vacant at year end | 空置百分率 % Vacant |
| 中西区 | Central and Western | 3 278 800 | - | - | 3 256 700 | 147 500 | 4.5 |
| 湾仔 | Wan Chai | 1 821 900 | 700 | 0.0 + | 1 806 700 | 96 300 | 5.3 |
| 东区 | Eastern | 869 300 | 102 600 | 11.8 | 969 700 | 54 600 | 5.6 |
| 南区 | Southern | 131 400 | - | - | 131 400 | 15 900 | 12.1 |
| 港岛 | HONG KONG | 6 101 400 | 103 300 | 1.7 | 6 164 500 | 314 300 | 5.1 |
| 油尖旺 | Yau Tsim Mong | 2 156 800 | - | - | 2 143 000 | 134 100 | 6.3 |
| 深水埗 | Sham Shui Po | 242 400 | - | - | 241 900 | 22 300 | 9.2 |
| 九龙城 | Kowloon City | 185 300 | - | - | 185 300 | 8 700 | 4.7 |
| 黄大仙 | Wong Tai Sin | 23 000 | 8 700 | 37.8 | 31 700 | 8 700 | 27.4 |
| 观塘 | Kwun Tong | 681 700 | 175 800 | 25.8 | 856 900 | 268 400 | 31.3 |
| 九龙 | KOWLOON | 3 289 200 | 184 500 | 5.6 | 3 458 800 | 442 200 | 12.8 |
| 葵青 | Kwai Tsing | 88 300 | 39 400 | 44.6 | 127 500 | 34 900 | 27.4 |
| 荃湾 | Tsuen Wan | 99 500 | - | - | 99 500 | 14 400 | 14.5 |
| 屯门 | Tuen Mun | 41 100 | - | - | 41 300 | 6 200 | 15.0 |
| 元朗 | Yuen Long | 38 100 | - | - | 38 100 | 1 800 | 4.7 |
| 北区 | North | 28 300 | - | - | 28 300 | 9 100 | 32.2 |
| 大埔 | Tai Po | 6 400 | - | - | 6 400 | 400 | 6.3 |
| 沙田 | Sha Tin | 240 900 | 13 900 | 5.8 | 254 500 | 28 600 | 11.2 |
| 西贡 | Sai Kung | 9 000 | - | - | 9 000 | - | - |
| 离岛 | Islands | 164 500 | - | - | 164 400 | 21 100 | 12.8 |
| 新界 | NEW TERRITORIES | 716 100 | 53 300 | 7.4 | 769 000 | 116 500 | 15.1 |
| 全港 | OVERALL | 10 106 700 | 341 100 | 3.4 | 10 392 300 | 873 000 | 8.4 |
| 分区 | Sub-districts | | | | | | |
| 上环 | Sheung Wan | 1 011 200 | - | - | 994 300 | 59 300 | 6.0 |
| 中区 | Central | 2 149 900 | - | - | 2 144 800 | 84 800 | 4.0 |
| 湾仔 / 铜锣湾 | Wan Chai / Causeway Bay | 1 821 900 | 700 | 0.0 + | 1 806 700 | 96 300 | 5.3 |
| 北角 / 鲗鱼涌 | North Point / Quarry Bay | 817 300 | 102 600 | 12.6 | 917 800 | 44 000 | 4.8 |
| 尖沙咀 | Tsim Sha Tsui | 1 365 700 | - | - | 1 355 200 | 92 300 | 6.8 |
| 油麻地 / 旺角 | Yau Ma Tei / Mong Kok | 770 100 | - | - | 766 800 | 41 800 | 5.5 |

2008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2007年底总存量计算。
分区数字已包括在地区数字内。
+ 少于 0.05%

2008 Stock figures are derived from the latest rating record,
and not from the 2007 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 m²

| 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 |
| 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 |
| 2008 | 港岛 | Hong Kong | - | 12 500 | 5 900 | 18 400 | 102 600 | - | 700 | 103 300 | 3 563 600 | 1 566 600 | 1 034 300 | 6 164 500 |
| | 九龙 | Kowloon | - | 5 700 | - | 5 700 | 175 800 | 8 700 | - | 184 500 | 2 162 700 | 807 800 | 488 300 | 3 458 800 |
| | 新界 | New Territories | - | - | - | - | 53 300 | - | - | 53 300 | 667 900 | 67 800 | 33 300 | 769 000 |
| | 全港 | OVERALL | - | 18 200 | 5 900 | 24 100 | 331 700 | 8 700 | 700 | 341 100 | 6 394 200 | 2 442 200 | 1 555 900 | 10 392 300 |

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 | 2008 年落成量 Completions | | | | 预测落成量 | |
|-----------|------------------------|-----------------------|--------------|------------|----------------|----------------------------------|----------------|
| | | 甲级 A | 乙级 B | 丙级 C | 总数 Total | Forecast Completions [2009] | [2010] |
| 中西区 | Central and Western | - | - | - | - | 4 700 | 14 400 |
| 湾仔 | Wan Chai | - | - | 700 | 700 | 3 300 | - |
| 东区 | Eastern | 102 600 | - | - | 102 600 | - | 11 500 |
| 南区 | Southern | - | - | - | - | - | - |
| 港岛 | HONG KONG | 102 600 | - | 700 | 103 300 | 8 000 | 25 900 |
| 油尖旺 | Yau Tsim Mong | - | - | - | - | 56 400 | 40 100 |
| 深水埗 | Sham Shui Po | - | - | - | - | - | 7 400 |
| 九龙城 | Kowloon City | - | - | - | - | - | - |
| 黄大仙 | Wong Tai Sin | - | 8 700 | - | 8 700 | 15 300 | - |
| 观塘 | Kwun Tong | 175 800 | - | - | 175 800 | 73 000 | 22 700 |
| 九龙 | KOWLOON | 175 800 | 8 700 | - | 184 500 | 144 700 | 70 200 |
| 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 | - | 6 600 |
| 西贡 | Sai Kung | - | - | - | - | - | - |
| 离岛 | Islands | - | - | - | - | - | - |
| 新界 | NEW TERRITORIES | 53 300 | - | - | 53 300 | - | 6 600 |
| 全港 | OVERALL | 331 700 | 8 700 | 700 | 341 100 | 152 700 | 102 700 |

| 分区 | Sub-districts | | | | | | |
|----------|--------------------------|---------|---|-----|---------|--------|--------|
| 上环 | Sheung Wan | - | - | - | - | 2 400 | 4 700 |
| 中区 | Central | - | - | - | - | 2 300 | 9 700 |
| 湾仔 / 铜锣湾 | Wan Chai / Causeway Bay | - | - | 700 | 700 | 3 300 | - |
| 北角 / 鲗鱼涌 | North Point / Quarry Bay | 102 600 | - | - | 102 600 | - | - |
| 尖沙咀 | Tsim Sha Tsui | - | - | - | - | 4 100 | - |
| 油麻地 / 旺角 | Yau Ma Tei / Mong Kok | - | - | - | - | 52 300 | 40 100 |

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 | [2009] | | | | [2010] | | | |
|-----------|--------------------------|----------------|---------------|--------------|----------------|---------------|---------------|------------|----------------|
| | | 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 | - | - | 4 700 | 4 700 | 9 700 | 4 500 | 200 | 14 400 |
| 湾仔 | Wan Chai | - | - | 3 300 | 3 300 | - | - | - | - |
| 东区 | Eastern | - | - | - | - | - | 11 500 | - | 11 500 |
| 南区 | Southern | - | - | - | - | - | - | - | - |
| 港岛 | HONG KONG | - | - | 8 000 | 8 000 | 9 700 | 16 000 | 200 | 25 900 |
| 油尖旺 | Yau Tsim Mong | 52 300 | 4 100 | - | 56 400 | 40 100 | - | - | 40 100 |
| 深水埗 | Sham Shui Po | - | - | - | - | - | 7 400 | - | 7 400 |
| 九龙城 | Kowloon City | - | - | - | - | - | - | - | - |
| 黄大仙 | Wong Tai Sin | - | 15 300 | - | 15 300 | - | - | - | - |
| 观塘 | Kwun Tong | 73 000 | - | - | 73 000 | 22 700 | - | - | 22 700 |
| 九龙 | KOWLOON | 125 300 | 19 400 | - | 144 700 | 62 800 | 7 400 | - | 70 200 |
| 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 | - | - | - | - | 6 600 | - | - | 6 600 |
| 西贡 | Sai Kung | - | - | - | - | - | - | - | - |
| 离岛 | Islands | - | - | - | - | - | - | - | - |
| 新界 | NEW TERRITORIES | - | - | - | - | 6 600 | - | - | 6 600 |
| 全港 | OVERALL | 125 300 | 19 400 | 8 000 | 152 700 | 79 100 | 23 400 | 200 | 102 700 |
| 分区 | Sub-districts | | | | | | | | |
| 上环 | Sheung Wan | - | - | 2 400 | 2 400 | - | 4 500 | 200 | 4 700 |
| 中区 | Central | - | - | 2 300 | 2 300 | 9 700 | - | - | 9 700 |
| 湾仔 / 铜锣湾 | Wan Chai / Causeway Bay | - | - | 3 300 | 3 300 | - | - | - | - |
| 北角 / 鲗鱼涌 | North Point / Quarry Bay | - | - | - | - | - | - | - | - |
| 尖沙咀 | Tsim Sha Tsui | - | 4 100 | - | 4 100 | - | - | - | - |
| 油麻地 / 旺角 | Yau Ma Tei / Mong Kok | 52 300 | - | - | 52 300 | 40 100 | - | - | 40 100 |

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 |
| | | | | | | | | |
| 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 |
| 2008 | 341 100 | 240 600 | 70.5 | 10 051 200 | 632 400 | 6.3 | 873 000 | 8.4 |

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 【 268 平方米 m ² 】 | | | | | | 乙 B 【 88 平方米 m ² 】 | | | | | | 丙 C 【 47 平方米 m ² 】 | | | | | |
|---|------|-----------------------------------|---------|--|---|-------------------------|--------------------------------------|----------------------------------|---------|--|---|-------------------------|--------------------------------------|----------------------------------|---------|--|---|-------------------------|--------------------------------------|
| | | 上環 | 中区 | 湾仔/ 铜锣湾 Wan Chai/ Causeway | 北角/ 鰂鱼涌 North Point/ Quarry | 尖沙咀 Tsim Sha Tsui | 油麻地/ 旺角 Yau Ma Tei/ Mong | 上環 | 中区 | 湾仔/ 铜锣湾 Wan Chai/ Causeway | 北角/ 鰂鱼涌 North Point/ Quarry | 尖沙咀 Tsim Sha Tsui | 油麻地/ 旺角 Yau Ma Tei/ Mong | 上環 | 中区 | 湾仔/ 铜锣湾 Wan Chai/ Causeway | 北角/ 鰂鱼涌 North Point/ Quarry | 尖沙咀 Tsim Sha Tsui | 油麻地/ 旺角 Yau Ma Tei/ Mong |
| 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 |
| 2007 | | 510 | 719 | 448 | 291 | 360 | 370 | 238 | 436 | 304 | 206 | 293 | 264 | 193 | 318 | 262 | 236 | 298 | 221 |
| 2008 * | | 684 | 933 | 526 | 338 | 401 | 420 | 287 | 547 | 368 | 249 | 321 | 296 | 224 | 378 | 310 | 270 | 338 | 244 |
| 2007 | 7 | 534 | 739 | 481 | 317 | 350 | (423) | 239 | 450 | 306 | 191 | 287 | 277 | 196 | 331 | 258 | 234 | 374 | 219 |
| | 8 | 536 | 759 | 445 | 323 | 347 | 355 | 263 | 454 | 295 | 227 | 303 | 247 | 198 | 332 | 262 | 235 | 316 | 231 |
| | 9 | 485 | 889 | 460 | 290 | 357 | 373 | 261 | 461 | 303 | 210 | 299 | 255 | 207 | 335 | 273 | 241 | 332 | 228 |
| | 10 | 513 | 734 | 435 | 314 | 386 | (322) | 268 | 456 | 316 | 201 | 292 | 260 | 208 | 359 | 283 | 249 | 287 | 224 |
| | 11 | 539 | 760 | 449 | 299 | 370 | (369) | 259 | 444 | 321 | 235 | 309 | 276 | 201 | 345 | 272 | 262 | 273 | 218 |
| | 12 | 700 | 815 | 477 | 280 | 376 | 364 | 276 | 438 | 354 | 212 | 292 | 288 | 194 | 331 | 286 | 264 | 303 | 242 |
| 2008 | 1 | 642 | 809 | 462 | 312 | 376 | 405 | 281 | 471 | 335 | 209 | 303 | 284 | 203 | 327 | 312 | 258 | 268 | 203 |
| | 2 | 574 | 781 | 455 | 290 | 368 | (447) | 275 | 503 | 354 | 244 | 292 | 296 | 210 | 367 | 290 | 292 | 325 | 219 |
| | 3 | 637 | 982 | 500 | 323 | 375 | 443 | 283 | 493 | 341 | 220 | 313 | 289 | 222 | 388 | 296 | 264 | 342 | 225 |
| | 4 | 713 | 933 | 541 | 341 | 417 | 471 | 246 | 512 | 348 | 267 | 332 | 314 | 230 | 361 | 301 | 269 | 311 | 245 |
| | 5 | 879 | 940 | 501 | 311 | 393 | (360) | 308 | 525 | 402 | 251 | 321 | 278 | 229 | 401 | 303 | 278 | 323 | 261 |
| | 6 | 701 | 1 029 | 512 | 361 | 414 | (393) | 270 | 547 | 379 | 231 | 327 | 285 | 219 | 393 | 300 | 272 | 335 | 263 |
| | 7 | 743 | 972 | 568 | 360 | 429 | 437 | 306 | 602 | 363 | 251 | 311 | 333 | 218 | 356 | 339 | 277 | 419 | 247 |
| | 8 * | 651 | 990 | 554 | 313 | 408 | (395) | 317 | 602 | 379 | 284 | 353 | 300 | 230 | 379 | 328 | 269 | 331 | 262 |
| | 9 * | (642) | 926 | 556 | 369 | 417 | 417 | 316 | 602 | 390 | 260 | 338 | 287 | 236 | 403 | 322 | 269 | 371 | 245 |
| | 10 * | 662 | 983 | 568 | 357 | 424 | - | 305 | 655 | 384 | 267 | 323 | 283 | 233 | 429 | 324 | 261 | 349 | 268 |
| | 11 * | 397 | 937 | 533 | 356 | 401 | (412) | 287 | 586 | 376 | 291 | 318 | 316 | 233 | 401 | 311 | 275 | 304 | 240 |
| | 12 * | (724) | 914 | 603 | 300 | 358 | (399) | 266 | 501 | 387 | 233 | 330 | 285 | 230 | 379 | 285 | 259 | 347 | 226 |

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2008 年内所分析单位的平均面积。

- 本署没有成交个案。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2008.

- No transaction record received by this Department.

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 [147 平方米 m ²] | | | | | 乙 B [61 平方米 m ²] | | | | | 丙 C [38 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 | Causeway Bay | Quarry Bay | Tsim Sha Tsui | Mong Kok | Sheung Wan | Central | Causeway Bay | Quarry Bay | Tsim Sha Tsui | Mong Kok | Sheung Wan | Central | Causeway Bay | Quarry Bay | Tsim Sha Tsui | Mong Kok |
| 2007 | | 90 488 | 163 053 | 104 864 | 69 618 | 110 987 | (169 070) | 54 826 | 106 906 | 78 991 | 47 803 | 80 100 | 54 785 | 49 146 | 80 003 | 62 845 | 48 005 | 52 789 | 42 968 |
| 2008 | * | (124 877) | 218 474 | 125 607 | 88 727 | 129 545 | (156 686) | 76 900 | 121 058 | 99 743 | 57 994 | 94 450 | 62 852 | 59 053 | 92 443 | 74 798 | 62 586 | 62 067 | 49 772 |
| 2007 | 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 | 79 700 | (49 072) | 81 979 | 58 789 | 50 626 | 72 549 | 71 834 | 54 376 | 46 492 | 42 975 |
| | 9 | (80 407) | 142 315 | 115 366 | (72 246) | (108 918) | - | (70 866) | (102 510) | 76 554 | (48 427) | 78 610 | 69 875 | 49 668 | 100 126 | 59 841 | 51 283 | 51 766 | 44 244 |
| | 10 | (157 646) | 156 428 | 83 901 | - | 111 306 | (169 070) | 56 556 | 112 103 | 74 160 | - | 78 299 | 52 067 | 58 611 | 104 717 | 62 280 | 51 591 | 53 666 | 47 367 |
| | 11 | - | 183 002 | 85 325 | 72 101 | 108 750 | - | 60 699 | 133 030 | 91 685 | (48 416) | 90 788 | 61 108 | 56 598 | 77 327 | 72 232 | 50 596 | 60 495 | 48 536 |
| | 12 | - | 196 226 | 98 448 | (72 404) | 124 358 | - | 67 372 | (163 673) | 89 301 | (52 413) | 93 843 | 50 023 | 55 492 | (94 091) | 73 037 | 52 252 | 62 634 | 49 178 |
| 2008 | 1 | - | 210 899 | 114 346 | (82 239) | 128 598 | - | 88 924 | (115 978) | 97 931 | (58 083) | 99 837 | 57 088 | 53 673 | (103 436) | 75 248 | 64 418 | 65 363 | 52 255 |
| | 2 | - | 223 776 | (94 144) | (76 494) | 142 656 | - | (64 412) | (131 930) | 110 761 | (50 639) | 100 910 | 60 111 | 51 995 | (86 081) | 77 030 | 59 079 | 63 008 | 52 514 |
| | 3 | - | 222 445 | (95 910) | - | 133 035 | - | (66 780) | - | 100 921 | (53 797) | 102 438 | 64 859 | 56 941 | (99 484) | 72 499 | 60 437 | 71 039 | 49 753 |
| | 4 | - | 241 473 | - | - | 134 896 | - | (99 839) | (145 585) | (94 227) | (59 557) | 94 607 | 70 046 | 62 739 | 70 979 | 74 130 | 64 061 | 65 254 | 48 388 |
| | 5 | (84 458) | 230 078 | (200 062) | (91 136) | 117 764 | - | 70 181 | - | (80 275) | (56 187) | 84 323 | 58 994 | 61 581 | (100 657) | 83 423 | 64 875 | 50 821 | 49 650 |
| | 6 | (89 646) | 226 712 | (206 261) | (97 895) | (108 514) | - | 78 779 | (121 782) | (95 560) | (57 658) | 89 439 | 72 097 | 58 856 | 106 803 | 74 599 | 61 759 | 61 681 | 51 879 |
| | 7 | (200 527) | (236 675) | - | - | 117 284 | (156 686) | (72 530) | - | 111 551 | (63 013) | 94 313 | 66 632 | 69 364 | (104 348) | 67 268 | 62 423 | 67 321 | 46 221 |
| | 8 * | - | - | - | - | (133 378) | - | (91 302) | (111 701) | (87 760) | - | 79 933 | 67 654 | 62 294 | (117 769) | 81 175 | (101 399) | 56 566 | 57 128 |
| | 9 * | - | (174 350) | (118 661) | (91 033) | (147 667) | - | - | (90 112) | 99 499 | (60 098) | (81 450) | 63 045 | 57 366 | - | 75 547 | 61 316 | 59 237 | 48 274 |
| | 10 * | - | (263 158) | (100 962) | (112 431) | (87 212) | - | (91 274) | (80 542) | (109 671) | - | (88 002) | 55 331 | 59 422 | (56 180) | (68 857) | (60 712) | 59 923 | 40 952 |
| | 11 * | - | - | - | (91 897) | (133 531) | - | - | - | (97 653) | - | (132 946) | 58 593 | (51 888) | - | (60 756) | (53 672) | 54 531 | 48 728 |
| | 12 * | - | (130 803) | (69 701) | - | (117 428) | - | (53 749) | - | (52 478) | - | 87 912 | 61 302 | (49 438) | (97 015) | (65 629) | (60 345) | (54 612) | 37 637 |

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2008 年内所分析单位的平均面积。

- 本署没有成交个案。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2008.

- 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 | | 甲级 | 乙级 | 丙级 | 所有级别 | 甲级 | 乙级 | 丙级 | 所有级别 |
| Year / Month | | Grade A | Grade B | Grade C | Overall | Grade A | Grade B | Grade C | Overall |
| 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 | | 140.1 | 128.9 | 112.1 | 131.9 | 177.8 | 169.7 | 147.0 | 165.5 |
| 2008 * | | 165.5 | 151.7 | 127.5 | 155.4 | 211.5 | 198.5 | 178.0 | 199.2 |
| 2007 | 7 - 9 | 141.8 | 130.3 | 113.7 | 133.5 | 180.6 | 170.0 | 150.8 | 167.5 |
| | 10 - 12 | 146.6 | 136.0 | 118.4 | 138.7 | 200.8 | 194.8 | 167.4 | 189.6 |
| 2008 | 1 - 3 | 155.1 | 143.0 | 122.5 | 146.1 | 221.6 | 204.4 | 180.4 | 206.4 |
| | 4 - 6 | 167.4 | 152.4 | 129.7 | 156.9 | 226.6 | 203.7 | 186.0 | 210.4 |
| | 7 - 9 * | 171.1 | 158.6 | 130.2 | 160.9 | 214.2 | 207.1 | 185.7 | 204.7 |
| | 10 - 12 * | 168.6 | 152.9 | 127.5 | 157.5 | 183.7 | 178.7 | 160.0 | 175.1 |
| 2007 | 7 | 140.8 | 128.8 | 111.7 | 132.1 | 176.5 | 169.8 | 145.8 | 164.0 |
| | 8 | 142.3 | 129.8 | 113.6 | 133.6 | 181.8 | 171.2 | 150.6 | 168.3 |
| | 9 | 142.2 | 132.2 | 115.9 | 134.7 | 183.5 | 169.0 | 156.1 | 170.2 |
| | 10 | 144.7 | 134.3 | 118.2 | 137.1 | 188.6 | 182.9 | 160.8 | 178.6 |
| | 11 | 146.0 | 135.9 | 119.1 | 138.4 | 200.5 | 199.3 | 169.2 | 191.3 |
| | 12 | 149.2 | 137.9 | 117.8 | 140.6 | 213.2 | 202.1 | 172.2 | 199.0 |
| 2008 | 1 | 152.0 | 139.6 | 118.7 | 142.8 | 220.0 | 203.6 | 172.9 | 203.3 |
| | 2 | 155.2 | 142.2 | 123.2 | 146.0 | 222.0 | 204.3 | 183.5 | 207.6 |
| | 3 | 158.1 | 147.2 | 125.5 | 149.4 | 222.7 | 205.2 | 184.8 | 208.4 |
| | 4 | 163.2 | 148.6 | 128.9 | 153.2 | 225.7 | 201.8 | 181.9 | 208.5 |
| | 5 | 169.7 | 153.9 | 130.9 | 158.8 | 228.5 | 202.6 | 187.1 | 211.5 |
| | 6 | 169.3 | 154.8 | 129.4 | 158.8 | 225.5 | 206.8 | 189.1 | 211.3 |
| | 7 | 171.7 | 155.6 | 128.5 | 160.3 | (213.8) | 207.2 | 189.2 | 205.6 |
| | 8 * | 172.4 | 158.6 | 130.4 | 161.7 | (199.9) | 210.2 | 191.4 | 200.0 |
| | 9 * | 169.1 | 161.6 | 131.8 | 160.8 | (228.8) | 203.9 | 176.6 | 208.6 |
| | 10 * | 171.9 | 155.3 | 131.3 | 160.7 | (194.0) | (190.7) | 172.2 | 186.9 |
| | 11 * | 170.0 | 154.4 | 127.4 | 158.7 | (188.2) | (173.7) | 154.4 | 174.0 |
| | 12 * | 163.9 | 149.0 | 123.8 | 153.2 | (169.0) | (171.8) | 153.3 | 164.4 |

* 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 figures

() 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 # |
| 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 | | 175.1 | 132.9 | 133.2 | 186.3 |
| 2008 * | | 231.4 | 168.0 | 148.1 | 229.5 |
| 2007 | 7 - 9 | 180.3 | 134.2 | 133.3 | 190.1 |
| | 10 - 12 | 188.3 | 141.5 | 135.8 | 206.4 |
| 2008 | 1 - 3 | 207.6 | 154.8 | 141.1 | 239.8 |
| | 4 - 6 | 235.4 | 163.9 | 149.8 | 259.3 |
| | 7 - 9 * | 249.0 | 176.9 | 152.6 | 227.7 |
| | 10 - 12 * | 233.5 | 176.4 | 148.9 | 191.2 |
| 2007 | 7 | 174.8 | 132.8 | 132.6 | 187.1 |
| | 8 | 184.7 | 134.1 | 133.8 | 190.8 |
| | 9 | 181.4 | 135.6 | 133.6 | 192.3 |
| | 10 | 186.8 | 131.7 | 135.7 | 195.0 |
| | 11 | 185.2 | 141.7 | 135.9 | 206.5 |
| | 12 | 192.8 | 151.2 | 135.9 | 217.6 |
| 2008 | 1 | 198.9 | 152.3 | 137.2 | 234.0 |
| | 2 | 203.0 | 155.9 | 141.7 | 242.0 |
| | 3 | 220.8 | 156.3 | 144.4 | 243.4 |
| | 4 | 224.1 | 162.3 | 146.8 | 263.9 |
| | 5 | 239.8 | 165.4 | 148.5 | 249.1 |
| | 6 | 242.3 | 164.0 | 154.2 | 265.0 |
| | 7 | 247.9 | 174.6 | 151.5 | (225.3) |
| | 8 * | 255.9 | 178.5 | 155.1 | (222.5) |
| | 9 * | 243.3 | 177.5 | 151.1 | (235.3) |
| | 10 * | 237.9 | 177.5 | 156.7 | (201.0) |
| | 11 * | 235.2 | 176.7 | 148.8 | (201.0) |
| | 12 * | 227.4 | 174.9 | 141.3 | (171.6) |

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 figures

() Indicates fewer than 10 transactions.

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

| | | 平方米 m ² | | | | | |
|-----------|------------------------|---------------------------------|--------------------------|---|---------------------------------|---|-------------------|
| 地区 | District | 2007 年底总存量 Stock at year end | 2008 年落成量 Completions | 落成量占 2007 年底总存量的百分率 Completions as a % of 2007 Stock | 2008 年底总存量 Stock at year end | 2008 年底空置量 Amount Vacant at year end | 空置百分率 % Vacant |
| 中西区 | Central and Western | 1 135 700 | 300 | 0.0 + | 1 137 100 | 83 200 | 7.3 |
| 湾仔 | Wan Chai | 1 007 800 | 7 000 | 0.7 | 1 024 100 | 78 900 | 7.7 |
| 东区 | Eastern | 751 600 | 800 | 0.1 | 748 900 | 41 500 | 5.5 |
| 南区 | Southern | 205 900 | 100 | 0.0 + | 207 700 | 19 200 | 9.2 |
| 港岛 | HONG KONG | 3 101 000 | 8 200 | 0.3 | 3 117 800 | 222 800 | 7.1 |
| 油尖旺 | Yau Tsim Mong | 1 998 700 | 5 300 | 0.3 | 2 011 900 | 174 800 | 8.7 |
| 深水埗 | Sham Shui Po | 691 400 | 8 000 | 1.2 | 701 500 | 59 700 | 8.5 |
| 九龙城 | Kowloon City | 699 400 | 2 300 | 0.3 | 706 800 | 68 200 | 9.6 |
| 黄大仙 | Wong Tai Sin | 287 200 | 1 600 | 0.6 | 291 200 | 35 000 | 12.0 |
| 观塘 | Kwun Tong | 625 100 | 6 100 | 1.0 | 642 200 | 60 800 | 9.5 |
| 九龙 | KOWLOON | 4 301 800 | 23 300 | 0.5 | 4 353 600 | 398 500 | 9.2 |
| 葵青 | Kwai Tsing | 331 600 | 2 500 | 0.8 | 333 600 | 44 900 | 13.5 |
| 荃湾 | Tsuen Wan | 483 200 | 7 600 | 1.6 | 487 700 | 72 800 | 14.9 |
| 屯门 | Tuen Mun | 389 300 | - | - | 394 100 | 32 300 | 8.2 |
| 元朗 | Yuen Long | 444 700 | - | - | 447 400 | 30 200 | 6.8 |
| 北区 | North | 211 400 | - | - | 213 300 | 23 000 | 10.8 |
| 大埔 | Tai Po | 226 000 | - | - | 228 500 | 11 500 | 5.0 |
| 沙田 | Sha Tin | 437 300 | 1 600 | 0.4 | 443 800 | 42 800 | 9.6 |
| 西贡 | Sai Kung | 273 300 | 400 | 0.1 | 277 200 | 22 400 | 8.1 |
| 离岛 | Islands | 283 900 | 5 700 | 2.0 | 290 800 | 18 900 | 6.5 |
| 新界 | NEW TERRITORIES | 3 080 700 | 17 800 | 0.6 | 3 116 400 | 298 800 | 9.6 |
| 全港 | OVERALL | 10 483 500 | 49 300 | 0.5 | 10 587 800 | 920 100 | 8.7 |

2008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2007年底总存量计算。
+ 少于 0.05%

2008 Stock figures are derived from the latest rating record,
and not from the 2007 Stock figures shown here.
+ Below 0.05%

表 Table 28

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

平方米 m²

| 年 Year | 区域 Area | 拆卸量 Demolition | 落成量 Completions | 年底总存量 Stock at year end |
|--------|--------------------|----------------|-----------------|-------------------------|
| 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 |
| 2008 | 港岛 Hong Kong | 9 300 | 8 200 | 3 117 800 |
| | 九龙 Kowloon | 8 200 | 23 300 | 4 353 600 |
| | 新界 New Territories | - | 17 800 | 3 116 400 |
| | 全港 OVERALL | 17 500 | 49 300 | 10 587 800 |

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 | 2008 年落成量 | 预测落成量 | Forecast Completions |
|-----------|------------------------|---------------|---------------|----------------------|
| | | Completions | [2009] | [2010] |
| 中西区 | Central and Western | 300 | 3 100 | 1 400 |
| 湾仔 | Wan Chai | 7 000 | 2 300 | 400 |
| 东区 | Eastern | 800 | - | - |
| 南区 | Southern | 100 | 8 300 | 1 000 |
| 港岛 | HONG KONG | 8 200 | 13 700 | 2 800 |
| 油尖旺 | Yau Tsim Mong | 5 300 | 52 100 | 39 000 |
| 深水埗 | Sham Shui Po | 8 000 | 300 | 900 |
| 九龙城 | Kowloon City | 2 300 | 6 100 | 400 |
| 黄大仙 | Wong Tai Sin | 1 600 | 3 800 | 13 300 |
| 观塘 | Kwun Tong | 6 100 | 6 700 | 4 000 |
| 九龙 | KOWLOON | 23 300 | 69 000 | 57 600 |
| 葵青 | Kwai Tsing | 2 500 | - | - |
| 荃湾 | Tsuen Wan | 7 600 | 9 400 | - |
| 屯门 | Tuen Mun | - | - | 400 |
| 元朗 | Yuen Long | - | - | 13 000 |
| 北区 | North | - | 100 | - |
| 大埔 | Tai Po | - | - | - |
| 沙田 | Sha Tin | 1 600 | 1 800 | 9 300 |
| 西贡 | Sai Kung | 400 | - | - |
| 离岛 | Islands | 5 700 | - | 7 200 |
| 新界 | NEW TERRITORIES | 17 800 | 11 300 | 29 900 |
| 全港 | OVERALL | 49 300 | 94 000 | 90 300 |

表 Table 30

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

平方米 m²

| 年 Year | 年内落成楼宇 In Buildings Completed during the Year | | | 其余所有楼宇 In All Other Buildings | | | 整体空置量 Overall Vacancy | |
|---------------|--|----------------------|-------------------|----------------------------------|----------------------|-------------------|--------------------------|------------------------------|
| | 总楼面面积 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 总楼面面积 Total Floor Space | 空置量 Amount Vacant | 空置百分率 % Vacant | 空置量 Amount Vacant | 占总存量的百分率 % of Total Stock |
| | | | | | | | | |
| 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 |
| 2008 | 49 300 | 48 500 | 98.4 | 10 538 500 | 871 600 | 8.3 | 920 100 | 8.7 |

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] | [53 平方米 m ²] | [46 平方米 m ²] | [44 平方米 m ²] | [50 平方米 m ²] | [33 平方米 m ²] |
| | | | | | | |
| 2007 | 1 060 | 1 023 | 814 | 239 540 | 211 487 | 142 025 |
| 2008 * | 1 182 | 1 108 | 890 | 235 084 | 235 689 | 144 178 |
| 2007 | 7 | 1 040 | 970 | 866 | 216 170 | 213 524 |
| | 8 | 1 136 | 1 128 | 851 | 216 098 | 174 154 |
| | 9 | 1 132 | 1 094 | 923 | 239 545 | 284 189 |
| | 10 | 1 077 | 1 105 | 912 | 251 894 | 232 567 |
| | 11 | 1 225 | 1 196 | 840 | 285 998 | 200 273 |
| | 12 | 942 | 1 316 | 802 | 320 998 | 229 188 |
| 2008 | 1 | 1 088 | 952 | 780 | 245 805 | 236 356 |
| | 2 | 1 137 | 1 004 | 955 | 272 987 | 352 251 |
| | 3 | 1 274 | 1 169 | 1 025 | 252 064 | 231 691 |
| | 4 | 1 033 | 998 | 879 | 182 686 | 243 228 |
| | 5 | 1 183 | 1 047 | 842 | 224 380 | 236 966 |
| | 6 | 1 153 | 1 200 | 858 | 257 220 | 244 444 |
| | 7 | 1 568 | 1 180 | 885 | 207 380 | 214 301 |
| | 8 * | 1 162 | 1 064 | 800 | 287 678 | 218 011 |
| | 9 * | 1 222 | 1 141 | 872 | 232 253 | 197 075 |
| | 10 * | 1 072 | 1 108 | 928 | 214 425 | 153 324 |
| | 11 * | 1 096 | 1 316 | 986 | (137 156) | 179 801 |
| | 12 * | 1 038 | 1 247 | 922 | 154 341 | 222 764 |

* 临时数字
() 表示少于 20 宗交易。
[] 表示 2008 年内所分析单位的平均面积。

* Provisional figures
() Indicates fewer than 20 transactions.
[] Indicates average size of the units analysed during 2008.

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 |
|-----------------------|-----------|-------------|--------------|
| 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 | | 111.8 | 172.5 |
| 2008 * | | 116.4 | 192.2 |
| 2007 | 7 - 9 | 113.5 | 176.6 |
| | 10 - 12 | 115.9 | 185.9 |
| 2008 | 1 - 3 | 116.8 | 197.2 |
| | 4 - 6 | 117.2 | 204.2 |
| | 7 - 9 * | 117.2 | 193.7 |
| | 10 - 12 * | 114.6 | 173.6 |
| 2007 | 7 | 112.5 | 174.9 |
| | 8 | 113.4 | 176.4 |
| | 9 | 114.5 | 178.5 |
| | 10 | 115.4 | 182.6 |
| | 11 | 115.9 | 186.4 |
| | 12 | 116.4 | 188.8 |
| 2008 | 1 | 116.6 | 193.5 |
| | 2 | 116.8 | 197.2 |
| | 3 | 116.9 | 200.8 |
| | 4 | 117.2 | 202.9 |
| | 5 | 116.9 | 203.8 |
| | 6 | 117.5 | 205.9 |
| | 7 | 117.8 | 200.7 |
| | 8 * | 116.8 | 194.9 |
| | 9 * | 117.0 | 185.4 |
| | 10 * | 116.1 | 179.0 |
| | 11 * | 115.5 | 171.7 |
| | 12 * | 112.1 | 170.1 |

* 临时数字

* Provisional figures

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

| | | | | | | | 平方米 m ² |
|-----------|------------------------|---------------------------------|--------------------------|--|---------------------------------|---|--------------------|
| 地区 | District | 2007 年底总存量 Stock at year end | 2008 年落成量 Completions | 落成量占 2007 年总存量的百分率 Completions as a % of 2007 Stock | 2008 年底总存量 Stock at year end | 2008 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 | 8 300 | 8.5 |
| 湾仔 | Wan Chai | - | - | - | - | - | - |
| 东区 | Eastern | 1 347 600 | - | - | 1 333 600 | 34 200 | 2.6 |
| 南区 | Southern | 773 900 | - | - | 773 600 | 91 900 | 11.9 |
| 港岛 | HONG KONG | 2 219 000 | - | - | 2 204 700 | 134 400 | 6.1 |
| 油尖旺 | Yau Tsim Mong | 311 800 | - | - | 305 600 | 25 900 | 8.5 |
| 深水埗 | Sham Shui Po | 1 058 600 | 15 400 | 1.5 | 1 070 600 | 76 400 | 7.1 |
| 九龙城 | Kowloon City | 858 500 | - | - | 858 000 | 40 400 | 4.7 |
| 黄大仙 | Wong Tai Sin | 820 600 | - | - | 820 100 | 69 100 | 8.4 |
| 观塘 | Kwun Tong | 3 323 900 | 47 500 | 1.4 | 3 335 100 | 299 200 | 9.0 |
| 九龙 | KOWLOON | 6 373 400 | 62 900 | 1.0 | 6 389 400 | 511 000 | 8.0 |
| 葵青 | Kwai Tsing | 3 310 400 | 3 300 | 0.1 | 3 316 600 | 195 200 | 5.9 |
| 荃湾 | Tsuen Wan | 2 268 800 | - | - | 2 209 000 | 171 600 | 7.8 |
| 屯门 | Tuen Mun | 1 402 700 | - | - | 1 480 400 | 46 500 | 3.1 |
| 元朗 | Yuen Long | 208 100 | - | - | 206 600 | 10 200 | 4.9 |
| 北区 | North | 279 300 | 3 300 | 1.2 | 282 600 | 24 400 | 8.6 |
| 大埔 | Tai Po | 151 600 | - | - | 151 600 | 7 900 | 5.2 |
| 沙田 | Sha Tin | 1 123 400 | - | - | 1 123 200 | 32 500 | 2.9 |
| 西贡 | Sai Kung | 9 000 | - | - | 9 000 | - | - |
| 离岛 | Islands | 900 | - | - | 900 | 200 | 22.2 |
| 新界 | NEW TERRITORIES | 8 754 200 | 6 600 | 0.1 | 8 779 900 | 488 500 | 5.6 |
| 全港 | OVERALL | 17 346 600 | 69 500 | 0.4 | 17 374 000 | 1 133 900 | 6.5 |

2008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2007年底总存量计算。

2008 Stock figures are derived from the latest rating record,
and not from the 2007 Stock figures shown here.

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

平方米 m²

| 年 Year | 区域 Area | 拆卸量 Demolition | 落成量 Completions | 年底总存量 Stock at year end |
|--------|--------------------|-------------------|--------------------|----------------------------|
| 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 |
| 2008 | 港岛 Hong Kong | 7 400 | - | 2 204 700 |
| | 九龙 Kowloon | 46 100 | 62 900 | 6 389 400 |
| | 新界 New Territories | 58 900 | 6 600 | 8 779 900 |
| | 全港 OVERALL | 112 400 | 69 500 | 17 374 000 |

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 | 2008 年落成量 Completions | 预测落成量 [2009] | Forecast Completions [2010] |
|-----------|------------------------|--------------------------|-------------------|----------------------------------|
| 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 | - | - | - |
| 观塘 | Kwun Tong | 47 500 | - | - |
| 九龙 | KOWLOON | 62 900 | - | 15 000 |
| 葵青 | Kwai Tsing | 3 300 | - | - |
| 荃湾 | Tsuen Wan | - | 20 300 | - |
| 屯门 | Tuen Mun | - | - | - |
| 元朗 | Yuen Long | - | - | - |
| 北区 | North | 3 300 | - | 3 100 |
| 大埔 | Tai Po | - | - | - |
| 沙田 | Sha Tin | - | - | - |
| 西贡 | Sai Kung | - | - | - |
| 离岛 | Islands | - | - | - |
| 新界 | NEW TERRITORIES | 6 600 | 20 300 | 3 100 |
| 全港 | OVERALL | 69 500 | 20 300 | 66 000 |

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 |
| | | | | | | | | |
| 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 |
| 2008 | 69,500 | 69,500 | 100.0 | 17 304 500 | 1 064 400 | 6.2 | 1 133 900 | 6.5 |

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 |
| | 【179 平方米 m ² 】 | 【150 平方米 m ² 】 | 【161 平方米 m ² 】 | 【130 平方米 m ² 】 | 【132 平方米 m ² 】 | 【126 平方米 m ² 】 |
| 2007 | 93 | 109 | 69 | 19 025 | 22 126 | 10 151 |
| 2008 * | 109 | 118 | 75 | 23 288 | 27 303 | 12 593 |
| 2007 | 7 | 99 | 109 | 67 | 18 344 | 22 066 |
| | 8 | 92 | 110 | 70 | 21 399 | 23 166 |
| | 9 | 92 | 114 | 73 | 21 578 | 23 342 |
| | 10 | 90 | 112 | 70 | 19 844 | 23 060 |
| | 11 | 94 | 116 | 71 | 19 445 | 25 708 |
| | 12 | 106 | 114 | 76 | 18 066 | 25 772 |
| 2008 | 1 | 105 | 110 | 71 | 19 888 | 27 174 |
| | 2 | 121 | 117 | 79 | 20 177 | 27 608 |
| | 3 | 109 | 127 | 75 | 25 198 | 27 273 |
| | 4 | 109 | 115 | 71 | 27 785 | 27 144 |
| | 5 | 107 | 118 | 73 | 19 412 | 27 043 |
| | 6 | 115 | 123 | 76 | 22 973 | 28 259 |
| | 7 | 102 | 118 | 76 | 22 834 | 28 877 |
| | 8 * | 113 | 119 | 77 | 25 621 | 27 100 |
| | 9 * | 108 | 117 | 78 | (25 539) | 24 269 |
| | 10 * | 104 | 119 | 74 | (24 567) | 26 888 |
| | 11 * | 110 | 118 | 76 | (21 586) | 30 276 |
| | 12 * | 108 | 113 | 74 | (24 453) | 23 573 |

* 临时数字

() 表示少于 20 宗交易。

[] 表示 2008 年内所分析单位的平均面积。

平均租金及售价只以楼上单位的租金及售价计算。

* Provisional figures

() Indicates fewer than 20 transactions.

[] Indicates average size of the units analysed during 2008.

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 |
|-----------------------|-------------|--------------|
| 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 | 100.5 | 199.5 |
| 2008 * | 109.6 | 235.6 |
| 2007 7 - 9 | 101.8 | 207.8 |
| 10 - 12 | 104.2 | 219.9 |
| 2008 1 - 3 | 108.7 | 236.5 |
| 4 - 6 | 111.9 | 244.4 |
| 7 - 9 * | 111.4 | 244.6 |
| 10 - 12 * | 106.2 | 217.1 |
| 2007 7 | 100.4 | 201.9 |
| 8 | 101.1 | 210.4 |
| 9 | 104.0 | 211.0 |
| 10 | 103.1 | 213.4 |
| 11 | 103.6 | 219.5 |
| 12 | 105.9 | 226.8 |
| 2008 1 | 107.2 | 232.7 |
| 2 | 108.1 | 237.1 |
| 3 | 110.9 | 239.7 |
| 4 | 110.9 | 241.6 |
| 5 | 113.5 | 245.3 |
| 6 | 111.3 | 246.2 |
| 7 | 111.7 | 252.9 |
| 8 * | 112.0 | 243.2 |
| 9 * | 110.4 | 237.6 |
| 10 * | 109.9 | 227.2 |
| 11 * | 106.5 | 218.7 |
| 12 * | 102.3 | 205.3 |

* 临时数字
上述指数只就楼上单位计算。

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

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

每平方米售价 \$ / m²

| 地区 District | 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] | [72 平方米 m ²] | [84 平方米 m ²] | [55 平方米 m ²] | [84 平方米 m ²] | [91 平方米 m ²] | [82 平方米 m ²] |
| 年 / 月 Year / Month | | | | | | |
| 2007 | 31 936 | 38 686 | 35 435 | 13 088 | 16 637 | 24 429 |
| 2008 * | 36 875 | 43 274 | 40 835 | 15 752 | 19 230 | 26 564 |
| 2007 7 | 35 286 | (37 171) | 34 412 | 12 871 | 15 540 | (27 464) |
| 8 | 23 422 | 43 949 | 36 630 | 12 643 | 14 891 | 27 326 |
| 9 | (45 237) | (41 061) | 34 358 | 13 860 | 15 253 | 26 614 |
| 10 | (42 041) | 43 379 | 36 605 | 13 092 | 16 201 | 28 254 |
| 11 | (42 778) | 35 456 | 37 772 | 13 684 | 16 914 | 26 792 |
| 12 | 35 097 | 38 883 | 43 431 | 13 821 | 18 948 | 24 167 |
| 2008 1 | (30 400) | 40 638 | 38 736 | 14 678 | 18 334 | 24 265 |
| 2 | (23 581) | (39 547) | 44 678 | 15 650 | 17 479 | 26 335 |
| 3 | (39 120) | 47 592 | 38 445 | 13 953 | 17 293 | 22 377 |
| 4 | 46 293 | 42 006 | 39 353 | 16 463 | 20 046 | 30 879 |
| 5 | (28 668) | 44 517 | 40 248 | 13 199 | 22 019 | (29 108) |
| 6 | (29 939) | 46 238 | 42 941 | 19 027 | 18 955 | 28 009 |
| 7 | (38 018) | (60 833) | 42 718 | 15 435 | 22 251 | (29 382) |
| 8 * | (37 168) | (37 621) | 41 012 | 17 069 | 22 655 | (33 390) |
| 9 * | (35 188) | - | 41 995 | 18 945 | 15 825 | (35 714) |
| 10 * | (39 795) | (52 091) | 38 158 | 17 264 | 13 190 | (19 745) |
| 11 * | (34 679) | (20 242) | 45 133 | 15 242 | 25 949 | (21 635) |
| 12 * | (42 455) | 35 498 | 35 038 | (12 106) | 15 850 | (21 314) |

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2008 年内所分析单位的平均面积。

- 本署没有成交个案。

所分析的楼宇是于 1992 年或之后建成。

平均售价只以楼上单位的售价计算。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2008.

- No transaction record received by this Department.

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 m ² | | | | | |
|-----------|------------------------|---------------------------------|--------------------------|--|---------------------------------|---|-------------------|
| 地区 | District | 2007 年底总存量 Stock at year end | 2008 年落成量 Completions | 落成量占 2007 年总存量的百分率 Completions as a % of 2007 Stock | 2008 年底总存量 Stock at year end | 2008 年底空置量 Amount Vacant at year end | 空置百分率 % Vacant |
| 东区 | Eastern | 47 300 | - | - | 47 300 | 4 900 | 10.4 |
| 南区 | Southern | 5 900 | - | - | 5 900 | 800 | 13.6 |
| 港岛 | HONG KONG | 53 200 | - | - | 53 200 | 5 700 | 10.7 |
| 油尖旺 | Yau Tsim Mong | 9 700 | - | - | 9 700 | 700 | 7.2 |
| 深水埗 | Sham Shui Po | 132 900 | - | - | 132 100 | 7 400 | 5.6 |
| 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 | 4 300 | 1.9 | 230 600 | 12 400 | 5.4 |
| 九龙 | KOWLOON | 402 400 | 4 300 | 1.1 | 405 900 | 23 400 | 5.8 |
| 葵青 | Kwai Tsing | 90 600 | - | - | 90 100 | 6 600 | 7.3 |
| 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 | 3 900 | 10.1 |
| 新界 | NEW TERRITORIES | 157 500 | - | - | 157 000 | 10 700 | 6.8 |
| 全港 | OVERALL | 613 100 | 4 300 | 0.7 | 616 100 | 39 800 | 6.5 |

2008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2007年底总存量计算。

2008 Stock figures are derived from the latest rating record, and not from the 2007 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 | 2008 年落成量 | 预测落成量 | Forecast Completions |
|-----------|------------------------|--------------|----------|----------------------|
| | | Completions | [2009] | [2010] |
| 东区 | Eastern | - | - | - |
| 南区 | Southern | - | - | - |
| 港岛 | HONG KONG | - | - | - |
| 油尖旺 | Yau Tsim Mong | - | - | - |
| 深水埗 | Sham Shui Po | - | - | - |
| 九龙城 | Kowloon City | - | - | - |
| 黄大仙 | Wong Tai Sin | - | - | - |
| 观塘 | Kwun Tong | 4 300 | - | - |
| 九龙 | KOWLOON | 4 300 | - | - |
| 葵青 | Kwai Tsing | - | - | - |
| 荃湾 | Tsuen Wan | - | - | - |
| 北区 | North | - | - | - |
| 沙田 | Sha Tin | - | - | - |
| 新界 | NEW TERRITORIES | - | - | - |
| 全港 | OVERALL | 4 300 | - | - |

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

平方米 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 |
| | | | | | | | | |
| 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 |
| 2008 | 4 300 | 4 300 | 100.0 | 611 800 | 35 500 | 5.8 | 39 800 | 6.5 |

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 | 2007 年底总存量 Stock at year end | 2008 年落成量 Completions | 落成量占 2007 年总存量的百分率 Completions as a % of 2007 Stock | 2008 年底总存量 Stock at year end |
|-----------|------------------------|---------------------------------|--------------------------|--|---------------------------------|
| 中西区 | Central and Western | - | - | - | - |
| 湾仔 | Wan Chai | - | - | - | - |
| 东区 | Eastern | 7 900 | - | - | 7 900 |
| 南区 | Southern | 97 100 | - | - | 97 100 |
| 港岛 | HONG KONG | 105 000 | - | - | 105 000 |
| 油尖旺 | Yau Tsim Mong | - | - | - | - |
| 深水埗 | Sham Shui Po | 33 200 | - | - | 33 100 |
| 九龙城 | Kowloon City | 34 600 | - | - | 34 600 |
| 黄大仙 | Wong Tai Sin | 34 900 | - | - | 34 900 |
| 观塘 | Kwun Tong | 317 700 | 1 500 | 0.5 | 319 200 |
| 九龙 | KOWLOON | 420 400 | 1 500 | 0.4 | 421 800 |
| 葵青 | Kwai Tsing | 167 600 | - | - | 163 100 |
| 荃湾 | Tsuen Wan | 212 900 | - | - | 207 300 |
| 屯门 | Tuen Mun | 256 600 | - | - | 177 400 |
| 元朗 | Yuen Long | 536 000 | - | - | 527 400 |
| 北区 | North | 117 200 | - | - | 117 200 |
| 大埔 | Tai Po | 748 700 | - | - | 735 300 |
| 沙田 | Sha Tin | 158 200 | - | - | 158 100 |
| 西贡 | Sai Kung | 339 200 | 9 400 | 2.8 | 334 600 |
| 离岛 | Islands | 79 900 | - | - | 79 900 |
| 新界 | NEW TERRITORIES | 2 616 300 | 9 400 | 0.4 | 2 500 300 |
| 全港 | OVERALL | 3 141 700 | 10 900 | 0.3 | 3 027 100 |

2008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2007年底总存量计算。

2008 Stock figures are derived from the latest rating record,
and not from the 2007 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 | 2008 年落成量 Completions | 预测落成量 [2009] | Forecast Completions [2010] |
|-----------|------------------------|--------------------------|-------------------|----------------------------------|
| 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 | - | 1 500 | - |
| 北区 | North | - | - | - |
| 大埔 | Tai Po | - | - | - |
| 沙田 | Sha Tin | - | - | - |
| 西贡 | Sai Kung | 9 400 | - | - |
| 离岛 | Islands | - | - | - |
| 新界 | NEW TERRITORIES | 9 400 | 1 500 | - |
| 全港 | OVERALL | 10 900 | 1 500 | - |

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

| | | | | | | | 平方米 m ² |
|-----------|------------------------|---------------------------------|--------------------------|--|---------------------------------|---|--------------------|
| 地区 | District | 2007 年底总存量 Stock at year end | 2008 年落成量 Completions | 落成量占 2007 年总存量的百分率 Completions as a % of 2007 Stock | 2008 年底总存量 Stock at year end | 2008 年底空置量 Amount Vacant at year end | 空置百分率 % Vacant |
| 中西区 | Central and Western | 25 100 | - | - | 24 600 | - | - |
| 湾仔 | Wan Chai | - | - | - | - | - | - |
| 东区 | Eastern | 95 800 | - | - | 95 800 | 4 100 | 4.3 |
| 南区 | Southern | 29 900 | - | - | 29 900 | 300 | 1.0 |
| 港岛 | HONG KONG | 150 800 | - | - | 150 300 | 4 400 | 2.9 |
| 油尖旺 | Yau Tsim Mong | - | - | - | - | - | - |
| 深水埗 | Sham Shui Po | 142 700 | - | - | 142 700 | 1 200 | 0.8 |
| 九龙城 | Kowloon City | 117 400 | - | - | 115 900 | 13 000 | 11.2 |
| 黄大仙 | Wong Tai Sin | - | - | - | - | - | - |
| 观塘 | Kwun Tong | 271 100 | 4 400 | 1.6 | 275 600 | 23 400 | 8.5 |
| 九龙 | KOWLOON | 531 200 | 4 400 | 0.8 | 534 200 | 37 600 | 7.0 |
| 葵青 | Kwai Tsing | 1 367 600 | - | - | 1 362 300 | 10 700 | 0.8 |
| 荃湾 | Tsuen Wan | 442 600 | - | - | 442 600 | 19 700 | 4.5 |
| 屯门 | Tuen Mun | 142 400 | - | - | 142 900 | 200 | 0.1 |
| 元朗 | Yuen Long | 116 200 | - | - | 116 200 | 400 | 0.3 |
| 北区 | North | 113 300 | - | - | 113 500 | - | - |
| 大埔 | Tai Po | 600 | - | - | 600 | - | - |
| 沙田 | Sha Tin | 453 800 | - | - | 453 500 | 2 600 | 0.6 |
| 西贡 | Sai Kung | 7 600 | - | - | 7 600 | - | - |
| 离岛 | Islands | 94 500 | - | - | 94 500 | 23 700 | 25.1 |
| 新界 | NEW TERRITORIES | 2 738 600 | - | - | 2 733 700 | 57 300 | 2.1 |
| 全港 | OVERALL | 3 420 600 | 4 400 | 0.1 | 3 418 200 | 99 300 | 2.9 |

2008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2007年底总存量计算。

2008 Stock figures are derived from the latest rating record,
and not from the 2007 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 | 2008 年落成量 Completions | 预测落成量 [2009] | Forecast Completions [2010] |
|-----------|------------------------|--------------------------|-------------------|----------------------------------|
| 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 |
| | | | | | | | | |
| 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 |
| 2008 | 4 400 | 4 400 | 100.0 | 3 413 800 | 94 900 | 2.8 | 99 300 | 2.9 |

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 |
| 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 |
| 2008 * | | 4.8 | 4.1 | 3.7 | 3.5 | 3.1 |
| 2007 | 7 - 9 | 5.2 | 4.3 | 3.8 | 3.6 | 3.1 |
| | 10 - 12 | 4.9 | 4.2 | 3.6 | 3.4 | 2.9 |
| 2008 | 1 - 3 | 4.7 | 4.1 | 3.6 | 3.4 | 2.9 |
| | 4 - 6 | 4.8 | 4.1 | 3.7 | 3.4 | 3.0 |
| | 7 - 9 | 4.9 | 4.2 | 3.8 | 3.7 | 3.1 |
| | 10 - 12 * | 5.0 | 4.2 | 4.0 | 3.9 | 3.5 |
| 2007 | 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 |
| 2008 | 1 | 4.7 | 4.0 | 3.5 | 3.3 | 2.9 |
| | 2 | 4.7 | 4.0 | 3.5 | 3.4 | 2.9 |
| | 3 | 4.7 | 4.1 | 3.6 | 3.4 | 2.9 |
| | 4 | 4.8 | 4.1 | 3.7 | 3.4 | 2.9 |
| | 5 | 4.9 | 4.1 | 3.6 | 3.4 | 3.0 |
| | 6 | 4.8 | 4.2 | 3.7 | 3.4 | 3.0 |
| | 7 | 4.9 | 4.2 | 3.8 | 3.7 | 3.0 |
| | 8 | 5.0 | 4.2 | 3.8 | 3.6 | 3.0 |
| | 9 | 4.9 | 4.1 | 3.8 | 3.7 | 3.3 |
| | 10 | 5.1 | 4.3 | 4.1 | 3.8 | 3.4 |
| | 11 * | 5.1 | 4.3 | 4.0 | 4.0 | 3.6 |
| | 12 * | 4.8 | 3.9 | 3.7 | 3.7 | 3.2 |

* 临时数字

* Provisional figures

表 Table 49

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

回报百分率 % return

| 年 / 月 Year / Month | | 写字楼 Office 甲级 Grade A | 乙级 Grade B | 分层工厂大厦 Flatted Factories ** | 零售业楼宇 Retail |
|-----------------------|-----------|--------------------------|------------|-----------------------------|--------------|
| 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 | | 3.9 | 4.6 | 6.2 | 4.6 |
| 2008 * | | 3.9 | 4.6 | 5.7 | 4.2 |
| 2007 | 7 - 9 | 4.1 | 4.7 | 6.1 | 4.6 |
| | 10 - 12 | 3.8 | 4.3 | 5.9 | 4.4 |
| 2008 | 1 - 3 | 3.7 | 4.3 | 5.7 | 4.2 |
| | 4 - 6 | 3.8 | 4.6 | 5.7 | 4.1 |
| | 7 - 9 * | 4.2 | 4.7 | 5.7 | 4.3 |
| | 10 - 12 * | 4.8 | 5.2 | 6.1 | 4.7 |
| 2007 | 7 | 4.2 | 4.7 | 6.2 | 4.5 |
| | 8 | 4.1 | 4.7 | 6.0 | 4.6 |
| | 9 | 4.1 | 4.8 | 6.2 | 4.5 |
| | 10 | 4.0 | 4.5 | 6.0 | 4.5 |
| | 11 | 3.8 | 4.2 | 5.9 | 4.4 |
| | 12 | 3.7 | 4.2 | 5.8 | 4.3 |
| 2008 | 1 | 3.6 | 4.2 | 5.7 | 4.3 |
| | 2 | 3.7 | 4.3 | 5.6 | 4.2 |
| | 3 | 3.7 | 4.4 | 5.7 | 4.1 |
| | 4 | 3.8 | 4.5 | 5.7 | 4.2 |
| | 5 | 3.9 | 4.6 | 5.7 | 4.1 |
| | 6 | 3.9 | 4.6 | 5.6 | 4.0 |
| | 7 | 4.2 | 4.6 | 5.6 | 4.2 |
| | 8 * | 4.5 | 4.6 | 5.7 | 4.3 |
| | 9 * | 3.8 | 4.8 | 5.9 | 4.5 |
| | 10 * | 4.6 | 5.0 | 6.0 | 4.6 |
| | 11 * | 4.7 | 5.4 | 5.9 | 4.9 |
| | 12 * | 5.0 | 5.3 | 6.2 | 4.7 |

* 临时数字

** 此栏数字只就楼上单位计算。

* Provisional figures

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

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

| 年 / 月 Year / Month | | 数目 No. | 总值 (百万元) Consideration (\$ million) |
|-----------------------|---------|-----------|--|
| 2006 | | 82 472 | 232 026 |
| 2007 | | 123 575 | 434 033 |
| 2008 | | 95 931 | 343 827 |
| 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 |
| 2008 | 1 - 3 | 36 917 | 137 734 |
| | 4 - 6 | 27 533 | 104 299 |
| | 7 - 9 | 18 792 | 58 846 |
| | 10 - 12 | 12 689 | 42 948 |
| 2008 | 1 | 14 786 | 56 527 |
| | 2 | 12 581 | 43 765 |
| | 3 | 9 550 | 37 442 |
| | 4 | 9 047 | 27 564 |
| | 5 | 8 281 | 26 304 |
| | 6 | 10 205 | 50 431 |
| | 7 | 7 433 | 25 139 |
| | 8 | 5 284 | 14 974 |
| | 9 | 6 075 | 18 733 |
| | 10 | 4 719 | 16 279 |
| | 11 | 3 264 | 9 007 |
| | 12 | 4 706 | 17 662 |

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. | |
| | | % | | % | | % | | % | | % | | | | % | |
| 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 | |
| 2008 | | 11 018 | 11 | 36 784 | 38 | 17 273 | 18 | 16 664 | 17 | 9 534 | 10 | 4 658 | 5 | 95 931 | |
| 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 | |
| 2008 | 1 - 3 | 3 686 | 10 | 13 024 | 35 | 6 442 | 17 | 7 766 | 21 | 4 339 | 12 | 1 660 | 4 | 36 917 | |
| | 4 - 6 | 3 324 | 12 | 10 625 | 39 | 4 817 | 17 | 4 391 | 16 | 2 595 | 9 | 1 781 | 6 | 27 533 | |
| | 7 - 9 | 2 238 | 12 | 7 851 | 42 | 3 726 | 20 | 2 907 | 15 | 1 428 | 8 | 642 | 3 | 18 792 | |
| | 10 - 12 | 1 770 | 14 | 5 284 | 42 | 2 288 | 18 | 1 600 | 13 | 1 172 | 9 | 575 | 5 | 12 689 | |
| 2008 | 1 | 1 533 | 10 | 5 226 | 35 | 2 600 | 18 | 2 955 | 20 | 1 738 | 12 | 734 | 5 | 14 786 | |
| | 2 | 1 292 | 10 | 4 817 | 38 | 2 411 | 19 | 2 336 | 19 | 1 155 | 9 | 570 | 5 | 12 581 | |
| | 3 | 861 | 9 | 2 981 | 31 | 1 431 | 15 | 2 475 | 26 | 1 446 | 15 | 356 | 4 | 9 550 | |
| | 4 | 1 202 | 13 | 3 731 | 41 | 1 576 | 17 | 1 442 | 16 | 757 | 8 | 339 | 4 | 9 047 | |
| | 5 | 1 026 | 12 | 3 362 | 41 | 1 601 | 19 | 1 322 | 16 | 631 | 8 | 339 | 4 | 8 281 | |
| | 6 | 1 096 | 11 | 3 532 | 35 | 1 640 | 16 | 1 627 | 16 | 1 207 | 12 | 1 103 | 11 | 10 205 | |
| | 7 | 893 | 12 | 3 085 | 42 | 1 363 | 18 | 1 128 | 15 | 642 | 9 | 322 | 4 | 7 433 | |
| | 8 | 644 | 12 | 2 387 | 45 | 1 013 | 19 | 736 | 14 | 352 | 7 | 152 | 3 | 5 284 | |
| | 9 | 701 | 12 | 2 379 | 39 | 1 350 | 22 | 1 043 | 17 | 434 | 7 | 168 | 3 | 6 075 | |
| | 10 | 612 | 13 | 1 937 | 41 | 933 | 20 | 617 | 13 | 471 | 10 | 149 | 3 | 4 719 | |
| | 11 | 542 | 17 | 1 387 | 42 | 568 | 17 | 444 | 14 | 224 | 7 | 99 | 3 | 3 264 | |
| | 12 | 616 | 13 | 1 960 | 42 | 787 | 17 | 539 | 11 | 477 | 10 | 327 | 7 | 4 706 | |

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) | |
| 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 |
| 2008 | | 11 046 | 12 | 77 331 | 84 885 | 88 | 266 494 | 95 931 |
| 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 |
| 2008 | 1 - 3 | 4 791 | 13 | 24 185 | 32 126 | 87 | 113 549 | 36 917 |
| | 4 - 6 | 3 236 | 12 | 30 022 | 24 297 | 88 | 74 277 | 27 533 |
| | 7 - 9 | 1 590 | 8 | 10 083 | 17 202 | 92 | 48 762 | 18 792 |
| | 10 - 12 | 1 429 | 11 | 13 041 | 11 260 | 89 | 29 906 | 12 689 |
| 2008 | 1 | 1 702 | 12 | 8 927 | 13 084 | 88 | 47 600 | 14 786 |
| | 2 | 690 | 5 | 3 614 | 11 891 | 95 | 40 151 | 12 581 |
| | 3 | 2 399 | 25 | 11 644 | 7 151 | 75 | 25 798 | 9 550 |
| | 4 | 540 | 6 | 2 702 | 8 507 | 94 | 24 862 | 9 047 |
| | 5 | 638 | 8 | 3 788 | 7 643 | 92 | 22 516 | 8 281 |
| | 6 | 2 058 | 20 | 23 532 | 8 147 | 80 | 26 899 | 10 205 |
| | 7 | 457 | 6 | 5 300 | 6 976 | 94 | 19 838 | 7 433 |
| | 8 | 216 | 4 | 1 208 | 5 068 | 96 | 13 766 | 5 284 |
| | 9 | 917 | 15 | 3 575 | 5 158 | 85 | 15 158 | 6 075 |
| | 10 | 403 | 9 | 5 135 | 4 316 | 91 | 11 143 | 4 719 |
| | 11 | 131 | 4 | 907 | 3 133 | 96 | 8 100 | 3 264 |
| | 12 | 895 | 19 | 6 999 | 3 811 | 81 | 10 663 | 4 706 |

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) |
| 2006 | | 2 874 | 16 374 | 4 402 | 24 585 | 7 409 | 13 998 |
| 2007 | | 4 129 | 37 714 | 5 490 | 38 204 | 9 072 | 20 074 |
| 2008 * | | 2 848 | 25 005 | 4 158 | 33 399 | 5 763 | 15 039 |
| 2007 | 7 - 9 | 997 | 7 126 | 1 360 | 9 711 | 2 313 | 5 425 |
| | 10 - 12 | 1 491 | 19 958 | 1 606 | 13 409 | 2 422 | 6 036 |
| 2008 | 1 - 3 | 1 183 | 11 609 | 1 390 | 11 320 | 2 096 | 5 699 |
| | 4 - 6 | 873 | 7 405 | 1 317 | 9 753 | 1 783 | 4 939 |
| | 7 - 9 * | 513 | 4 374 | 946 | 8 526 | 1 246 | 3 136 |
| | 10 - 12 * | 279 | 1 618 | 505 | 3 800 | 638 | 1 265 |
| 2007 | 7 | 312 | 2 031 | 507 | 3 856 | 813 | 2 034 |
| | 8 | 345 | 2 758 | 442 | 2 603 | 869 | 2 114 |
| | 9 | 340 | 2 337 | 411 | 3 253 | 631 | 1 277 |
| | 10 | 412 | 4 737 | 462 | 3 083 | 729 | 2 172 |
| | 11 | 585 | 8 082 | 589 | 4 708 | 814 | 1 838 |
| | 12 | 494 | 7 140 | 555 | 5 619 | 879 | 2 027 |
| 2008 | 1 | 482 | 4 754 | 584 | 4 331 | 861 | 2 249 |
| | 2 | 365 | 4 908 | 384 | 3 378 | 529 | 1 476 |
| | 3 | 336 | 1 948 | 422 | 3 611 | 706 | 1 974 |
| | 4 | 327 | 2 614 | 444 | 3 476 | 624 | 1 538 |
| | 5 | 278 | 2 611 | 439 | 3 033 | 557 | 1 587 |
| | 6 | 268 | 2 180 | 434 | 3 244 | 602 | 1 814 |
| | 7 | 216 | 2 114 | 398 | 3 255 | 498 | 1 262 |
| | 8 * | 148 | 1 188 | 286 | 3 074 | 385 | 955 |
| | 9 * | 149 | 1 072 | 262 | 2 198 | 363 | 919 |
| | 10 * | 96 | 536 | 196 | 964 | 217 | 408 |
| | 11 * | 78 | 341 | 138 | 994 | 197 | 418 |
| | 12 * | 105 | 741 | 171 | 1 842 | 224 | 439 |

* 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 figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the **date** on which an Agreement for Sale and Purchase is signed, 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 | 地 区 | | Names of Sub-districts | 规 划 统 计 小 区 |
|------------------|-------------------------------|--|---------------------------------|--|
| Area | District | 地 区 内 的 分 区 名 称 | within District Boundaries | Tertiary Planning Units |
| 港 岛 HONG KONG | 中西区 CENTRAL AND WESTERN | 坚尼地城、石塘咀、 | Kennedy Town, Shek Tong Tsui, | 111(p), 112, 113, 114, 115, 116, |
| | | 西营盘、上环、 | Sai Ying Pun, Sheung Wan, | 121, 122, 123, 124(p), 141, 142, |
| | | 中环、金钟、 | Central, Admiralty, | 143, 172(p), 181, 182(p) |
| | | 半山区、山顶 | Mid-levels, Peak | |
| | 湾仔 WAN CHAI | 湾仔、铜锣湾、 | Wan Chai, Causeway Bay, | 124(p), 131, 132, 133, 134, 135, |
| | | 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 EASTERN | 天后、宝马山、 | Tin Hau, Braemar Hill, | 147(p), 148(p), 151(p), 152, 153, |
| | | 北角、鲗鱼涌、 | North Point, Quarry Bay, | 154, 155, 156, 157, 158(p), 161, |
| | | 西湾河、筲箕湾、 | Sai Wan Ho, Shau Kei Wan, | 162, 163, 164, 165, 166, 167, 194(p) |
| | | 柴湾、小西湾 | Chai Wan, Siu Sai Wan | |
| | 南区 SOUTHERN | 薄扶林、香港仔、 | Pok Fu Lam, Aberdeen, | 111(p), 171, 172(p), 173, 174, |
| 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、 | | Shouson Hill, Repulse Bay, | 193, 194(p), 195, 196, 197, 198 | |
| 春磡角、赤柱、 大潭、石澳 | | Chung Hom Kok, Stanley, Tai Tam, Shek O | | |
| 九龙 KOWLOON | 油尖旺 YAU TSIM MONG | 尖沙咀、油麻地、 | Tsim Sha Tsui, Yau Ma Tei, | 211, 212, 213(p), 214, 215(p), 216, |
| | | 西九龙填海区、 | West Kowloon Reclamation, | 220, 221, 222(p), 225, 226(p), 227, |
| | | 京士柏、旺角、 | King's Park, Mong Kok, | 228, 229, 236(p), 251, 252, 253, 254 |
| | | 大角咀 | Tai Kok Tsui | |

(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、 欣澳 | Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay | 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、大尾笃、 | 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

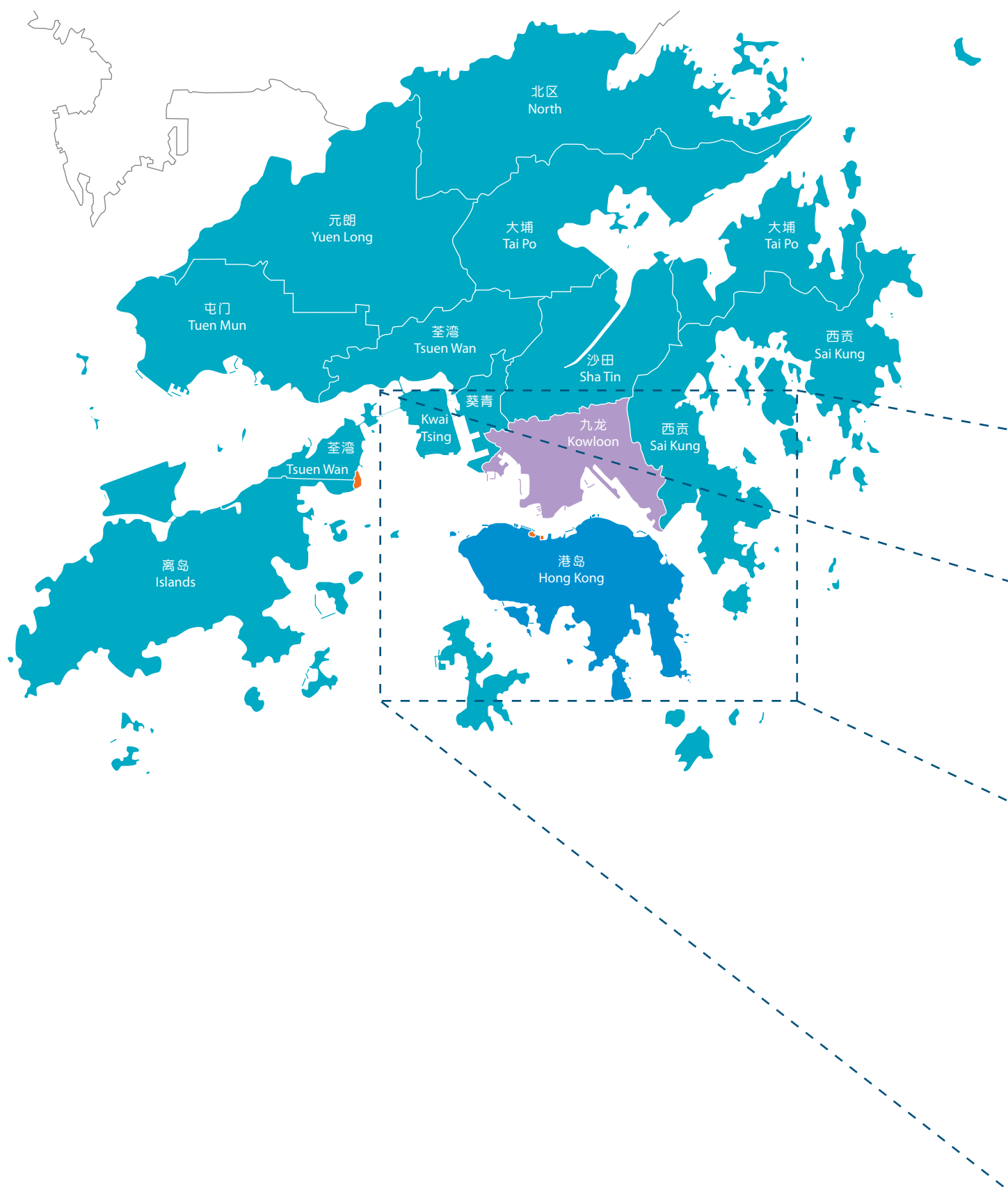
| 区域 Area | 地区 District | 地区内的分区名称 | Names of Sub-districts within District Boundaries | 规划统计小区 Tertiary Planning Units |
|--------------------------|----------------|---------------------------------------|--|--|
| 新界 NEW TERRITORIES | 西贡 SAI KUNG | 清水湾、西贡、 大网仔、将军澳、 坑口、调景岭、 马游塘 | Clear Water Bay, Sai 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

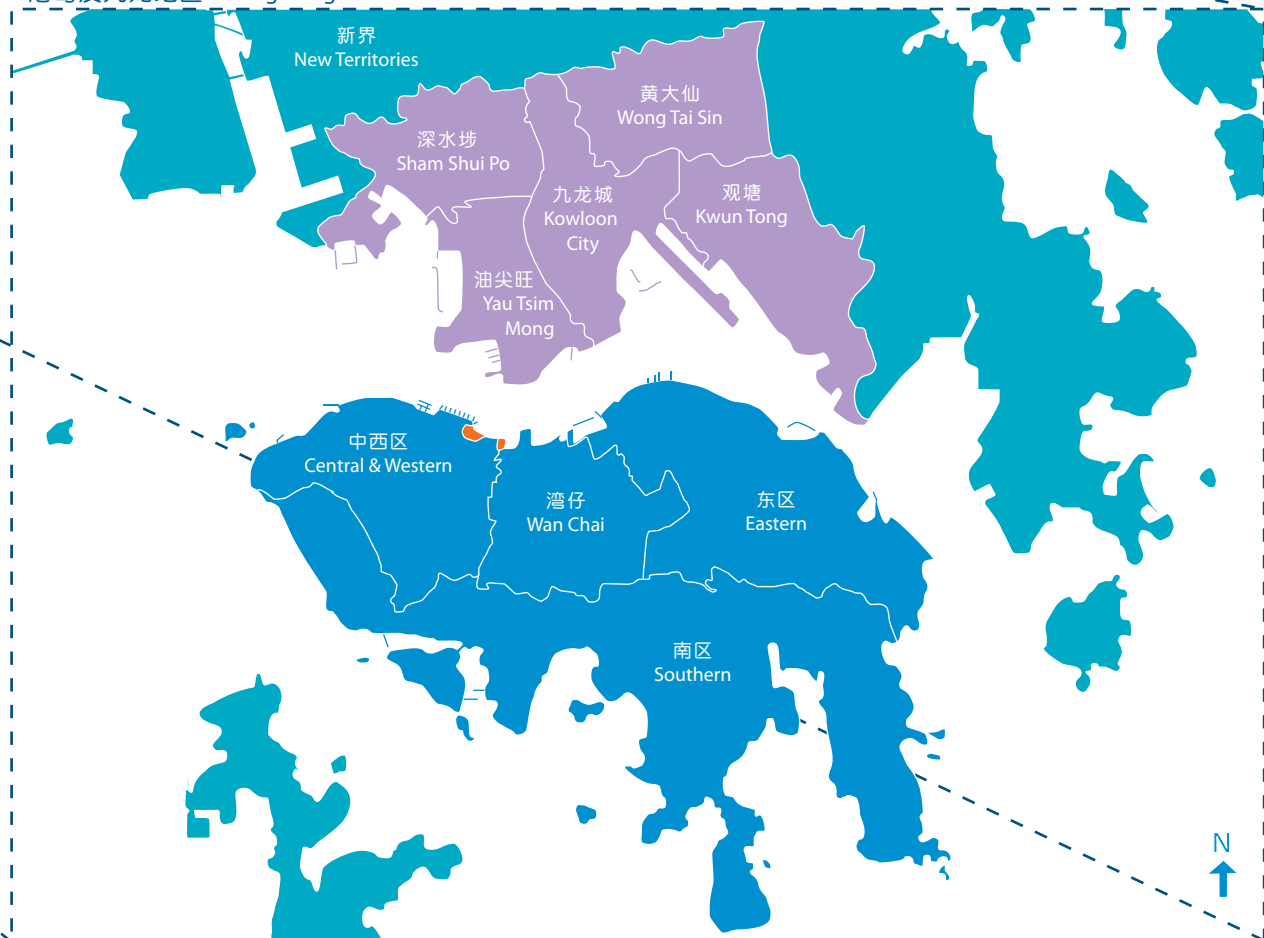
| 写字楼的分区 | Sub-districts for Offices | 规划统计小区 Tertiary Planning Units |
|----------|---------------------------|---|
| 上环 | Sheung Wan | 113, 114, 115 |
| 中区 | Central | 121, 122, 123, 124(p) |
| 湾仔 / 铜锣湾 | Wan Chai / Causeway Bay | 124(p), 131, 132, 133, 134, 135, 144(p), 145, 146, 147(p),148(p), 149 |
| 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) |

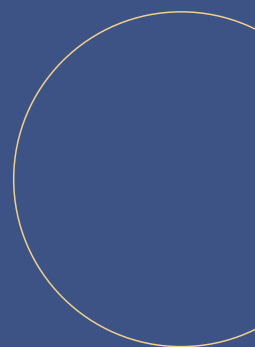
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港島及九龍地區 Hong Kong and Kowloon Districts





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