

2010 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 2010

本报告回顾2009年香港物业市场的活动, 并预测2010及2011年的楼宇落成量 A review of the Hong Kong property market for the year 2009 with forecast of completions for 2010 and 2011



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	中 / 小 型 单 位 Small/Medium Units
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写字楼(Office。。。。。。。。。。。。。。。。。。。。。。。。。。。。。。。。。
	整 体 Overall
	甲级 Grade A
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The Hong Kong Property Review presents property data compiled by Rating and Valuation Department at the end of each year. Information on completions, take-up, vacancy, prices and rents is reported in text and tables. The Review also shows forecast completion figures based on information obtained from developers and project architects, supported by development progress inspections and enquiries at the beginning of the forecast period. These forecast figures are on a calendar year basis and may be different from those compiled on a financial year basis in other Government publications.

由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。

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.

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。

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.

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。

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.

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.

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。

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

有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」。

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

如有查询,可联络本署技术秘书(物业资料):

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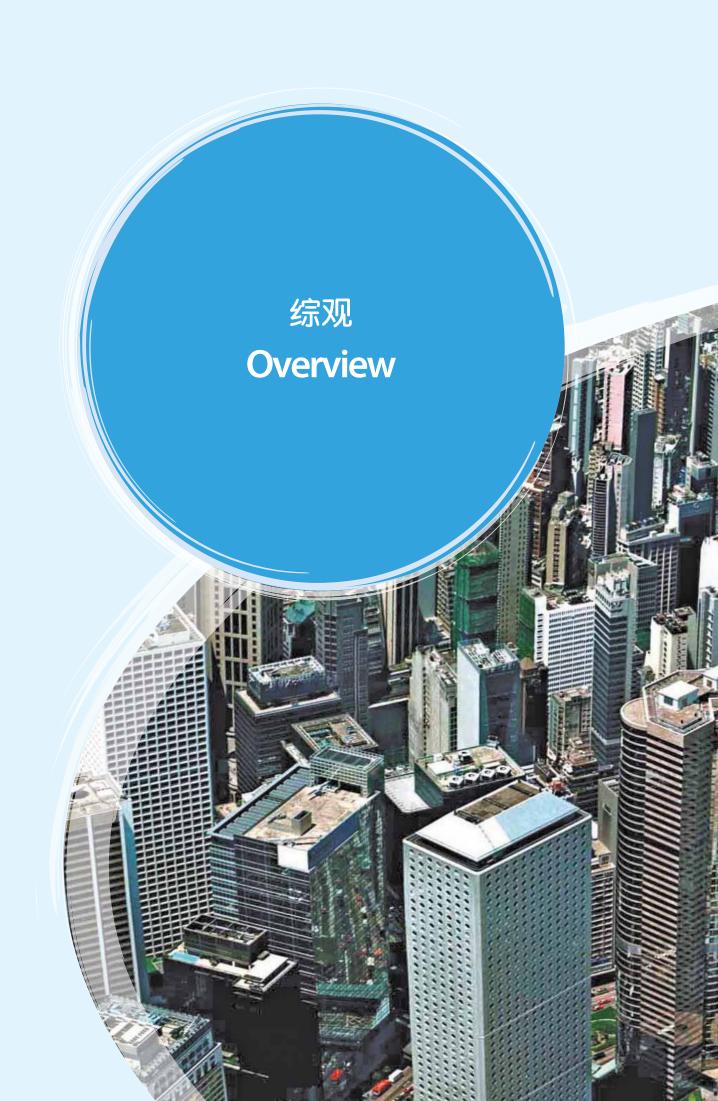
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The full text of this Review is available from the Department's website at http://www.rvd.gov.hk.





由于资金涌入加上利率低企,刺激市场需求,令各类物业价格上扬,并在年底重返金融危机之前的水平。租金方面,虽然住宅和非住宅物业租金分别于第二、三季开始回升,但仍未回复金融危机前的水平。

年底时市场气氛依然乐观。经济基调虽有所改善,但本港经济仍受外围的变数影响。市场亦渐关注若各地政府同时间推出紧缩经济措施将导致资金逆转,利率上升,打击复苏中的经济。

Since the outbreak of the global financial crisis in September 2008, governments in major economies took concerted actions to shore up the flagging economy and help people ride out the recession. Thanks to the expansionary policies and support measures of the Central Government, Hong Kong economy made a turnaround in the second quarter of 2009 after a year of contraction. The GDP shrank 2.7% in real terms for the whole year and looked set to post positive growth in the following year. Unemployment rate fell steadily since hitting a peak of 5.4% in the middle of the year. On investment front, shaken by the collapse of financial institutions, investors became wary about investing in complex investment products and began to turn to buying properties. Low borrowing costs and ample liquidity also prompted investors to put money into stock and property markets to seek better returns, thus lending support to the investment market after a period of lackluster performance.

With the inflow of capital and low interest rates stimulating market demand, prices increased across all property sectors and returned to the pre-crisis levels by the year end. Rents were still some way off despite the recovery since the second quarter for residential properties and third quarter for non-domestic properties.

Market sentiment stayed upbeat when the year drew to a close. Despite the improving economic fundamentals, Hong Kong economy remained vulnerable to uncertainties in the external environment. Concerns were also growing that any tightening measures taken by governments simultaneously would lead to a reversal of capital and interest rate rise, and deal a blow to the recovering economy.

住宅物业

2008年最后一季的悲观气氛延续至年 内。发展商为刺激买家意欲,开始减 价速销存货。银行于3月相继调低按 揭息率,加上资金充裕,以及一手市 场销售反应热烈,为二手市场提供新 动力。发展商眼见楼市气氛复苏,乘 势推出新楼盘,订价也见进取。由于 市民恢复信心,物业售价回升,12月负 资产住宅按揭贷款数目急跌至466宗 的新低,远少于金融海啸初期的 10949宗。资金涌入本港推高豪宅售 价,部分一手市场单位更以破记录金 额成交,令人担忧楼价飙升和楼市出 现泡沫风险。为平抑豪宅售价,香港 金融管理局在10月发出指引,要求银 行收紧价值2000万元或以上物业的 按揭成数至六成,以及限制2000万元以 下物业的最高贷款额至1200万元。此 举是向市场发出警告信号,而物业售 价升势在最后一季亦稍为放缓。另外, 政府在11月宣布多项措施,提高一手 楼花交易的透明度,并要求发展商缩 短披露成交细节的时间。

2009年的住宅落成量为7 160个单位,是连续第二年低于10 000个的水平。入住量为11 090个单位,较2008年的水平上升61%。年底空置量跌至47 350个单位,相当于总存量的4.3%。预计2010年和2011年分别有14 260和10 960个单位落成。一手市场的供应稳定,预计有55 000个单位在数年间推出。

Residential

The pessimistic mood sustained in the last quarter of 2008 continued into the year. Developers began to offload their inventory at reduced prices in a bid to boost buying interest. In March, banks successively lowered the mortgage rates which, coupled with increased liquidity and the encouraging response in primary sales, provided fresh impetus to the secondary market. To take advantage of the revived market sentiment, developers became active in launching new projects with aggressive pricing. As people's confidence returned and prices rebounded, the number of mortgage loans in negative equity fell steeply to record low of 466 in December, well below the 10 949 cases in the beginning of the financial tsunami. The inflow of funds has also fuelled the prices of luxury flats and the record price fetched by some flats in the primary market sparked concerns about the surging prices and the risk of a property bubble. To temper price surge of luxury properties, the Hong Kong Monetary Authority issued guidelines to banks in October capping the mortgage loan of properties priced at \$20 million or above to 60% and limiting the maximum loan amount at \$12 million for properties valued at below \$20 million. The move sent a cautionary signal to the market and the rise in prices eased slightly in the last quarter. Separately, the Government announced measures in November to further enhance the transparency of the transactions of first-hand uncompleted units and required developers to make public details of transactions within a shorter time limit.

Completions in 2009 were 7 160 units. It was the second year in a row that completions have dropped below 10 000 units. Take-up rose to 11 090 units, 61% higher than the level in 2008. Vacancy at the year end fell to 47 350 units, or 4.3% of total stock. It is estimated that about 14 260 units and 10 960 units will be completed in 2010 and 2011 respectively. There will be steady supply in the primary market with an estimated 55 000 units coming on stream in the next couple of years.

二手物业市场售价经历2008年下半年短暂下调后,逐季攀升,并抵销之前的跌幅,2009年第四季的整体售价较前一年同期急增23%。租金在年初承接跌势,但到第二季开始回升,至至四季更录得2%的按年增长。回报率在首两季显著下跌,之后一直保持平稳。

After a brief downward adjustment in the second half of 2008, prices in the secondary market climbed from quarter to quarter and recovered the lost ground. The overall prices in the last quarter of 2009 leaped 23% from a year earlier. Rents continued to slide at the beginning of the year but started picking up in the second quarter, reverting to a year-on-year increase of 2% in the fourth quarter. Yields dropped markedly in the first two quarters and then held steady for the rest of 2009.

写字楼

经过两年充足的供应后,2009年的写字楼落成量缩减至151000平方米,较2008年下降56%。甲级写字楼占为供应的85%,全部位于油尖旺和观塘。由于受到经济不景气的沉重打击,整体使用量首次录得负数,占用楼面面积减少101000平方米。空置率在连续四年低于10%后,回升至10.3%的双位数字。

来年的落成量将维持于2010年的122000平方米和2011年的130000平方米。预计新落成量主要将继续由非核心地区提供,而中区和上环在2011年很可能供应预期落成面积的35%。

Office

As the financial crisis unfolded and the impact deepened, companies started to feel the strain of the economic downturn and cut back on operating costs through downsizing and relocation. Office in non-core districts would certainly appeal to tenants looking for quality space at discounted rents. During the year, several investment banks and financial institutions made the move to non-core areas, thus pushing up the vacancy in traditional business area and exerting downward pressure on the rents. In view of the gloomy outlook for office market, investors took a cautious stance on investment and buying interest tapered off during the first half of the year.

After two years of ample supply, office completions in 2009 dwindled to 151 000 m², down by 56% from the 2008 level. Grade A space accounted for 85% of the overall total, with all coming from Yau Tsim Mong and Kwun Tong. Hit hard by the financial meltdown, the overall take-up has turned negative for the first time, recording a decrease of 101 000 m² in occupied floor space. Vacancy rate was back to double-digit figure of 10.3% after staying below 10% for four years.

Completions in the ensuing years are expected to hover at 122 000 m² in 2010 and 130 000 m² in 2011. While non-core districts will continue to dominate the scene and provide the bulk of the forecast completions in the coming years, Central and Sheung Wan will likely produce 35% of the anticipated space in 2011.

写字楼售价在2009年年初继续下调求但到第二季急速攀升,追回。场景发现的跌幅。场景发现来累积的跌幅。多年同期上升15%。租金的连续十个月收缩后,在最后的连续十个月收缩后,在最后的变化,2009年最后仍然,有量的,由于年内售价跑赢租金的下跌。

Office prices continued with the downward trend at the beginning of 2009 but rebounded in the second quarter briskly, recouping the loss accumulated since the outbreak of the global financial crisis. Prices in the fourth quarter were 15% higher than the same period in 2008. Rents also stabilised in the second half of the year after shrinking for 10 straight months. Still, the overall rents in the last quarter slashed by 14% compared to a year before. With prices outperforming rents in the year, market yields went down progressively.



商业楼宇

2009年商业楼宇的落成量为84000平方米,较2008年多70%。使用量为42000平方米,空置量则保持平稳于总存量的8.7%,即932000平方米。预计2010年的落成量为82000平方米,与2009年大致相同;2011年则下跌至560000平方米。

Commercial

Completions of commercial space in 2009 were 84 000 m², exceeding the 2008 level by 70%. Take-up was 42 000 m² and vacancy held steady at 8.7% of stock, amounting to 932 000 m². Completions are expected to stay at similar level of 82 000 m² in 2010 and then drop to 56 000 m² in 2011.

零售业楼宇

年內零售业楼宇售价持续上涨,与2008年最后一季相比,2009年第四季增幅累积至25%。租金则温和上升2%,回报率亦缓缓下调。

Retail

Impacted by the financial turmoil and the outbreak of human swine flu, tourist arrivals dropped severely in the initial months. Domestic consumption also weakened amid rising unemployment rate, which reached a 4-year high of 5.4% in the three months to June. Retail sales suffered a setback and retailers were under pressure. Yet, the year-on-year decline in retail sales narrowed in August as economic recovery gathered pace and government's relief measures took effect, rendering support to consumer confidence. Also, total visitor arrivals have reverted to an upward trend. Against an overall gain of 0.3% in inbound tourism, Mainland visitors increased by 6.5% due in part to the easing of restrictions on Shenzhen residents visiting Hong Kong.

Prices of retail properties rose continually during the year, culminating in 25% growth in the fourth quarter of 2009 against the last quarter of 2008. On the other hand, rents showed only a modest rise of 2%. Market yield edged down gradually.



工业楼宇

继2008年高落成量后,2009年分层工厂大厦的落成量品,2009年分层工厂大厦的落成量显著回负数至3000平方米。使用量持续出现负置不分29000平方米,年底时空置方量的8%。预测落成量方加空后,69000平方米,但到2011年则高至39000平方米。2009年最后的租金则微跌3%。回报率全年持续下跌

2009年并无**工贸大厦**落成,使用量则减少21000平方米,以致空置量高于2008年的水平。2009年底空置量增至61000平方米,相当于总存量的10%。落成量偏低的情况持续,预计2010和2011年均不会有新供应。

2009年亦没有新的**货仓**落成,而这分类的楼宇只有大约48000平方米楼面面积在2011年落成。

Industrial

The Chief Executive has in his Policy Address put forward measures to release the potential of old industrial buildings. Apart from lowering the compulsory sale application threshold for industrial buildings in non-industrial areas, waiver fee for wholesale conversion to non-industrial uses would be exempted subject to certain conditions. While some owners stood to benefit from the new measures, some were worried about an increase in supply of commercial premises under the revitalisation policy. Although the effect of the measures remained to be seen, the number of transactions shot up quite noticeably in the last two months of the year.

Completions of **flatted factories** in 2009 dropped distinctly to 3 000 m² after reaching record high in 2008. Take-up continued to stay negative, about 290 000 m², and vacancy at the year end rose to 8% of stock. Completions in 2010 will probably increase substantially to 69 000 m², and 2011 is expected to see completions reducing to 39 000 m². Prices for the last quarter of 2009 crept up by 10% from the year before, whereas rents shed 3% in the corresponding period. The yield declined continuously during the year.

There were no industrial/office completions in 2009 and the negative take-up of 21 000 m² led to a higher level of vacancy relative to 2008. The vacancy at the end of 2009 increased to 61 000 m², representing 10% of stock. The trend of low completions will persist and there is unlikely to be any new supply in 2010 and 2011.

There were also no **storage** completions in 2009, and this sub-sector will only see some 48 000 m² coming on stream in 2011.

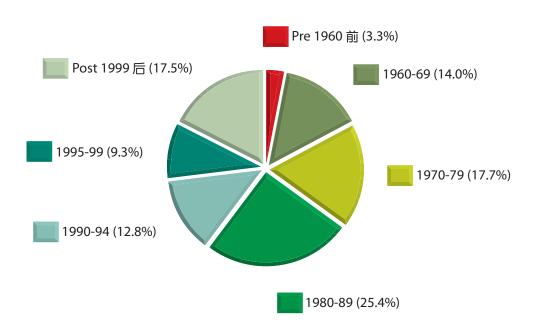




这类别包括设有煮食设施、浴室和厕所的独立居住单位,但不包括村屋屋解放军辖下的宿舍、公用事业机构宿舍(包括对内的资生宿舍)、医院管理局辖市的宿舍,以及酒店和旅舍。2009年底的整体总存量为1090600个单位。图表显示按楼龄分类的总存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2009, the overall stock was 1 090 600 units. The chart shows stock distribution by age.

按楼龄分类的总存量 Stock Distribution by Age



2009年的私人住宅落成量跌至7 160个单位,较2008年下跌18%,连续两年低于10 000个的水平。新单位当中新界占57%,九龙及港岛分别占25%和18%。按地区计,沙田的新单位落成量最多,占整体落成量的33%,其次是九龙城和中西区,分别占整体落成量的14%和12%。

Newly completed private domestic units dropped by 18% from 2008 to 7 160 in 2009, falling below the 10 000 level for two consecutive years. 57% of the new units were located in the New Territories while 25% and 18% of the units in from Kowloon and Hong Kong Island respectively. District-wise, Sha Tin became the area of the highest new supply and accounted for 33% of the overall completions, followed by Kowloon City at 14% and Central and Western District at 12%.

2009年的入住量从2008年的低位回升61%,达11090个单位,较年内落成量高出近55%,因此年底的空置量下跌至47350个单位,相当于总存量的4.3%,其中约有2000个空置单位(即4%)由于仍未获发满意纸或转让同意书而未能入住。

根据2009年12月31日所作的预测,2010年和2011年的落成量分别为14260和10960个单位。2010年约有68%的新供应位于新界,23%来自九龙。按地区计,元朗及将军澳分别提供27%和22%的新落成单位。预计2011年的落成量主要仍会来自新界,占新供应的比例进一步增至75%,单是沙田已占总落成量的37%。

Take-up in 2009 rose from the 2008 trough by 61% to 11 090 units which was almost 55% higher than the completions in the year. As a result, vacancy at the year end dropped to 47 350 units, equivalent to 4.3% of the stock. About 2 000 (4%) of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

It was estimated as at 31 December 2009 that 14 260 units and 10 960 units would be completed in 2010 and 2011 respectively. In 2010, about 68% of the new supply would be situated in the New Territories and 23% in Kowloon. Down to district level, Yuen Long and Tseung Kwan O will account for about 27% and 22% of the new units respectively. The New Territories will still be the main source of supply in 2011 with its share increasing to 75%. Sha Tin alone is expected to provide 37% of the new units.

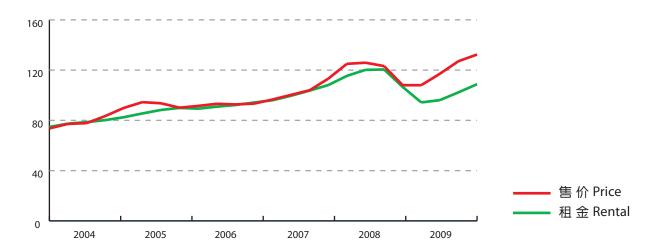


二手楼宇市场的售价在2009年第一季出现整固,其后重拾升轨,第四季的整体售价指数录得23%的按年升幅。租金表现则较售价逊色,租金在第一季下挫,即使其后三季持续上升,2009年第四季的租金指数与去年同期相比,升幅仅为2%。

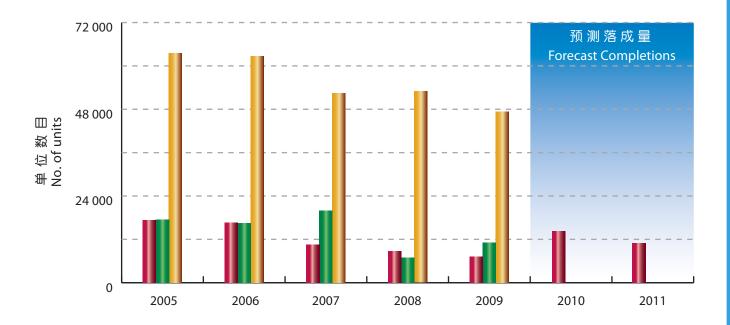
After undergoing a consolidation in the first quarter of 2009, prices in the secondary market continued to surge in the remaining quarters of the year with the overall price index registering a year-on-year growth of 23% in the last quarter. Performance of the leasing market was not as good as the sales market. Rents plunged in the first quarter. Despite the continuous rise in the following three quarters, the rental index in the last quarter of 2009 exhibited 2% increase only as compared with the same period last year.



售价及租金指数 Price and Rental Indices



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



单位数目 No. of units

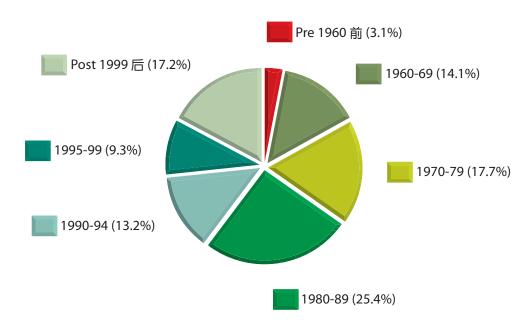
	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	17 320	16 580	10 470	8 780	7 160	14 260 [#]	10 960 [#]
入住量 Take-up	17 450	16 400	19 850	6 890	11 090		
空置量 Vacancy	63 540	62 670	52 470	52 940	47 350		
% ⁺	6.0	5.9	4.9	4.9	4.3		

- + 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock.
- # 预测数字 Forecast figures

此分类包括实用面积为100平方米以下的单位。2009年底的总存量为1009100个单位,占私人住宅总存量的93%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of less than 100m². Stock at the end of 2009 was 1 009 100 units which accounted for 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



2009年落成的单位有4740个,其中64%位于新界,22%坐落港岛。按地区计,沙田的落成量最多,中西区则次之。按单位面积计算,仅B类单位已占此分类新落成单位的63%;如以2009年整体落成量计,则占42%。

4 740 units were completed in 2009, of which 64% were located in the New Territories and 22% on Hong Kong Island. On district level, major supply came from Sha Tin, followed by Central and Western District. In terms of flat size, Class B units alone shared 63% of the completions in this sub-sector or 42% of the total new completions in 2009.

2009年的入住量较去年显著上升66%, 共有10420个单位。年底空置量因而减少至38770个单位,占此分类总存量的3.8%。

估计2010年和2011年分别有12 830和9 320个单位落成。未来两年,此分类的新落成单位仍集中于新界,分别占2010及2011年预测总落成量的72%和80%,新单位主要来自元朗和沙田。

Take-up increased substantially by 66% from last year to 10 420 units in 2009. Vacancy at the year-end therefore reduced to 38 770 units, representing 3.8% of the stock in this sub-sector.

Completions in 2010 and 2011 are anticipated to increase to 12 830 units and 9 320 units respectively. New supply in this sub-sector will still be concentrated in the New Territories in coming two years, sharing 72% of the estimated total completions in 2010 and 80% in 2011. Yuen Long and Sha Tin will be the major suppliers in the respective years.

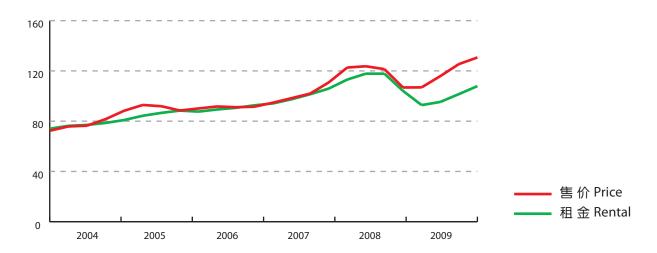


2009年,这类单位的售价表现优于租金。售价在第二季开始急升,至第四季的按年升幅达到22%,而同期的租金则温和上升4%。

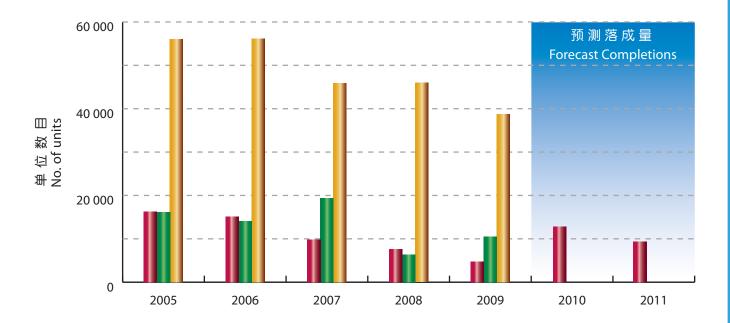
Sales market outperformed the leasing market in 2009. Prices rose rapidly starting from the second quarter of the year, registering a year-on-year increase of 22% in the fourth quarter while rents recorded a mild increase of 4% over the same period.



售价及租金指数 Price and Rental Indices



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



单位数目 No. of units

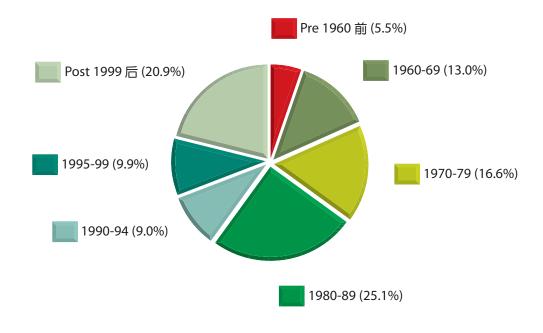
	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	16 250	15 130	9 730	7 600	4 740	12 830 [#]	9 320 [#]
入住量 Take-up	16 150	14 040	19 300	6 290	10 420		
空置量 Vacancy	56 000	56 190	45 920	45 950	38 770		
% ⁺	5.7	5.7	4.6	4.6	3.8		

- + 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock.
- # 预测数字 Forecast figures

此分类包括实用面积为100平方米或以上的单位。2009年底的总存量为81500个单位,占私人住宅总存量的7%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of 100m² or above. Stock at the end of 2009 was 81 500 units, representing 7% of the total private domestic stock. The stock distribution by age is shown in the chart.

按楼龄分类的总存量 Stock Distribution by Age



2009年共有2420个单位落成,主要位于九龙和新界,其中以九龙城的供应最多,占总落成量的40%。

There were 2 420 units completed in 2009, mainly located in Kowloon and the New Territories. Kowloon City was the district with the largest production, contributing 40% of the completions.

年内的入住量净增长为670个单位,较去年上升12%,但入住量仍较落成量少70%,令空置量大增至8580个单位,相当于总存量的10.5%。

预计2010年和2011年的落成量回落至较低水平,分别为1 430和1 640个单位。预测2010年的新供应将平均分布于香港、九龙和新界区。2011年约有一半新单位来自新界,大埔占37%。

The net increase in the number of units being occupied for the year was 670, up by 12% from last year. Despite the increase, take-up was some 70% less than completions in the year and vacancy as a result jumped to 8 580 units, equivalent to 10.5% of the stock.

Lower completions of 1 430 units and 1 640 units are expected in 2010 and 2011 respectively. The supply for 2010 is forecast to spread evenly among the three geographical regions. In 2011, the New Territories will share about half of the estimated supply with Tai Po providing 37% of the units in this sub-sector.

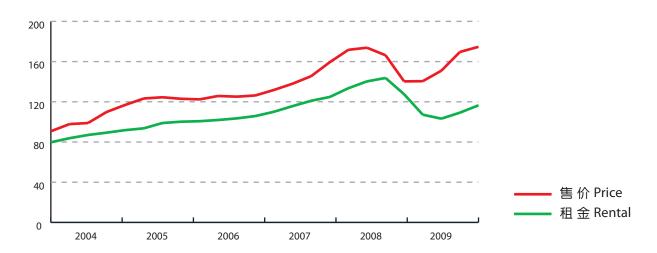


这类单位的售价在2009年第二、三季大幅上升,情况和中小型单位市场雷同。其后升势延续,第四季录得25%的按年升幅。租金表现则逊于售价,虽然租金跌势到第二季喘定,并于下半年回升,但最后一季的租金与前一年同期相比,仍有9%的跌幅。

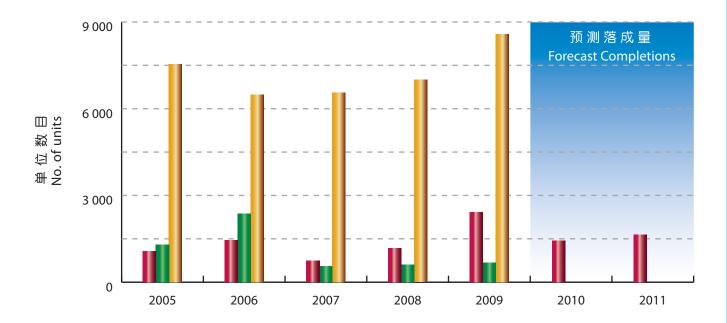
Similar to the small/medium-sized flats, prices in this sub-sector soared in the second and the third quarters of 2009. It continued to rise and resulted in an annual growth of 25% in the last quarter. Performance of the leasing market was less promising. Though rents edged up in the second half of the year after bottoming out in the second quarter, a year-on-year decline of 9% was still recorded in the fourth quarter.



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

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	1 070	1 450	740	1 180	2 420	1 430#	1 640 [#]
入住量 Take-up	1 300	2 360	550	600	670		
空 置 量 Vacancy	7 540	6 480	6 550	6 990	8 580		
% ⁺	9.9	8.4	8.4	8.8	10.5		

- + 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

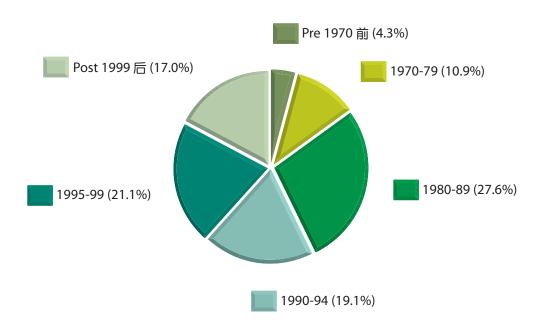




2009年底私人写字楼的总存量为10529000平方米,当中甲级写字楼占62%,乙级写字楼占23%,丙级写字楼则占15%。2009年底,位于上环、中区、湾仔、铜锣湾和尖沙咀等核心地区的写字楼,共占总存量的59%。图表显示按楼龄分类的各级写字楼总存量。

The total stock of private offices at the end of 2009 amounted to 10 529 000 m², comprising 62% Grade A, 23% Grade B and 15% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 59% of the total stock at the end of 2009. The chart shows the total stock of all offices by age.

按楼龄分类的总存量 Stock Distribution by Age



2009年私人写字楼的落成量为151000平方米,较2008年大幅下跌56%。甲级写字楼的落成量为128800平方米,相当于总落成量的85%。

Office completions in 2009 were 151 000 m², a sharp decline of 56% from the 2008 level. Completions of Grade A space amounted to 128 800 m², representing 85% of total supply.

年內写字楼的使用量录得负数,占用楼面面积减少101000平方米。新落成写字楼的使用量偏低,导致年底的空置量升至1082800平方米,相当于总存量的10.3%。

预计未来两年落成量较低,在2010年约有121900平方米,2011年则为130400平方米。2010年的新供应差不多全部来自非核心地区,2011年核心地区的新供应比例很可能上升至37%。另外,2010年和2011年甲级写字楼的预测落成量,分别占该年新供应的93%和79%。

A negative take-up of 101 000 m² was recorded for the year. Take-up in newly completed space was low, thus leading to an increase in year-end vacancy to 1 082 800 m² or 10.3% of the stock.

Lower completions are expected in the following two years, at 121 900 m² in 2010 and 130 400 m² in 2011. In 2010, almost all of the new supply will be found in non-core districts. The share contributed by core districts will probably increase to 37% in 2011. It is also anticipated that Grade A space will account for 93% and 79% of the new supply in 2010 and 2011 respectively.



至于售价方面,在2009年第一季录得双位数字跌幅后,第二季急速攀升,但年底时增幅轻微下降。2009年第四季的临时售价指数显示,售价较前一年同期上升15%。租金在上半年急剧下滑,其后稳定下来。与2008年同期相比,2009年最后一季的临时租金指数下跌14%。

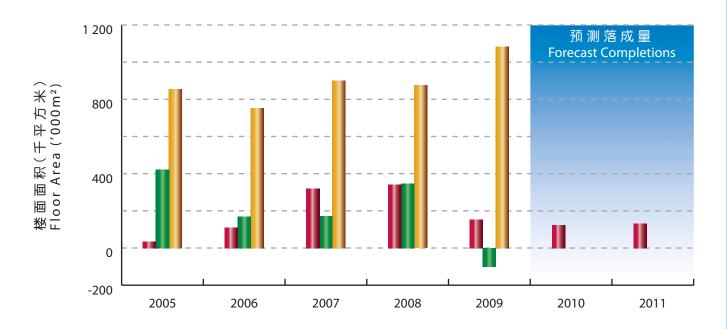
Prices recorded double-digit decline in the first quarter of 2009 and rebounded abruptly in the second quarter though the growth tailed off slightly by the year end. The provisional price index for the fourth quarter of 2009 was 15% higher than a year earlier. Rents fell sharply in the first half of the year and stabilised afterwards. The provisional rental index for the last quarter of 2009 registered a decrease of 14% compared with the same period of the year before.



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 ('000m²)

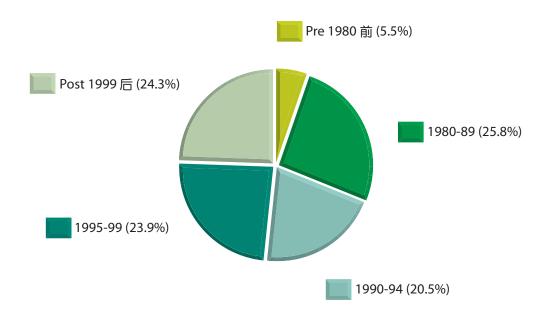
	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	34	108	320	341	151	122#	130 [#]
使用量 Take-up	420	167 [^]	170	345	-101		
空 置 量 Vacancy	854	753	901	873	1 083		
% ⁺	8.7	7.7	8.9	8.4	10.3		

- 人 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

2009年底甲级写字楼的总存量为6569100平方米,占所有级别写字楼总存量的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 2009 stood at 6 569 100 m², representing 62% 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



总存量中有55%位于港岛,九龙及新界则分别占35%和10%。

甲级写字楼的落成量为128 800平方米,较2008年减少61%,新发展项目全部位于油麻地和观塘。

Hong Kong Island accounted for 55% of the stock, while the share for Kowloon and the New Territories was 35% and 10% respectively.

Completions of Grade A offices were $128\,800~m^2$, a reduction of 61% from 2008. All of the new developments were located in Yau Ma Tei and Kwun Tong.

年内所占用楼面面积缩减71 300平方米。整体空置量增至752 800平方米,相当于甲级写字楼总存量的11.5%,约三分之一空置面积位于核心地区。

预计2010年和2011年的落成量下降,分别跌至113 000和103 100平方米。预测2010年所有新落成的写字楼仍然来自非核心地区。2011年约64%新写字楼坐落观塘,另有30%来自中区。

Take-up in the year turned negative at 71 300 m². Overall vacancy increased to 752 800 m², equivalent to 11.5% of Grade A stock. About one-third of the vacant space was found in the core districts.

Completions in 2010 and 2011 are expected to fall, with 113 000 m² in 2010 and 103 100 m² in 2011. Again, all of the new completions in 2010 are anticipated to come from non-core districts. In 2011, about 64% of the new completions will be located in Kwun Tong, while another 30% will come from Central.



2009年伊始,甲级写字楼售价急降,但至第二季掉头劲升。最后一季的售价指数显示,售价比前一年同期增长12%。上半年租金大幅下滑,但到第三季下跌速度明显减慢。2009年最后一季的整体租金指数,较2008年同期下跌17%。

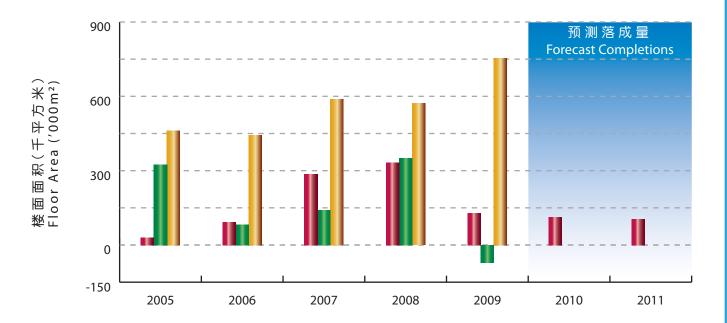
Prices fell sharply as the year began but changed the course in the second quarter with marked increases. The price index for the last quarter of 2009 registered a growth of 12% from a year earlier. Rents decreased substantially in the first half of 2009 but the rate of decline slowed distinctly in the third quarter. Comparing the last quarter with the corresponding quarter of 2008, the overall rental index was down by 17%.



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 ('000m²)

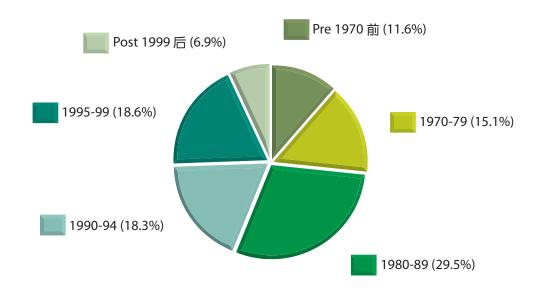
	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	30	92	286	331	129	113 [#]	103 [#]
使用量 Take-up	324	81	140	350	-71		
空置量 Vacancy	462	443	589	571	753		
% ⁺	8.1	7.6	9.7	8.9	11.5		

- + 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

2009年底乙级写字楼的总存量为2432500平方米,占所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 2009, stock of Grade B offices was 2 432 500 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63%,九龙及新界则分别占34%和3%。

2009年乙级写字楼的落成量升至19400平方米,为2008年的两倍,其中79%坐落黄大仙。

Hong Kong Island accounted for 63%, while Kowloon and the New Territories contributed 34% and 3% respectively.

Grade B office completions rose to 19 400 m² in 2009, doubled the completions in 2008. 79% of the completions were located in Wong Tai Sin.

年内的使用量呈负数,使用面积的净跌幅达22100平方米。空置总面积增至194800平方米,相当于乙级写字楼总存量的8%。

预计2010年的落成量降到7400平方米,但2011年则上升至27300平方米。预期在2010年落成的乙级写字楼全部来自深水埗。而在2011年约65%的落成量位于核心地区。

The take-up was negative with a net loss of occupied space amounting to 22 100 m². Total vacant space increased to 194 800 m², or 8% of Grade B stock.

It is estimated that completions in 2010 will fall to 7 400 m² but rise to 27 300 m² in 2011. The completions of 2010 are expected to come entirely from Sham Shui Po. For 2011, core districts will contribute about 65% of the estimated supply.



这分类的售价走势与甲级写字楼相若,但步伐较慢。2009年最后一季的临时售价指数较2008年同期增长14%。租金在第三季开始稳定下来,与前一年同期相比,2009年最后一季的租金下跌10%。

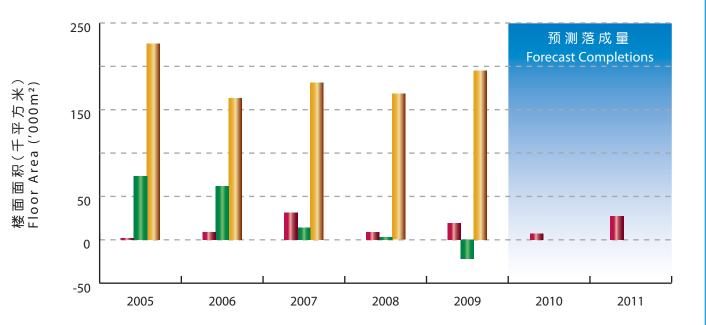
Prices for this sub-sector headed in a similar direction as that for Grade A office but at a slower pace. The provisional price index grew 14% in the last quarter of 2009 relative to the same period a year earlier. Rents began to stabilise in the third quarter and dipped by 10% in the last quarter when compared with the previous year.



售价及租金指数 Price and Rental Indices



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



楼面面积(千平方米) Floor Area ('000m²)

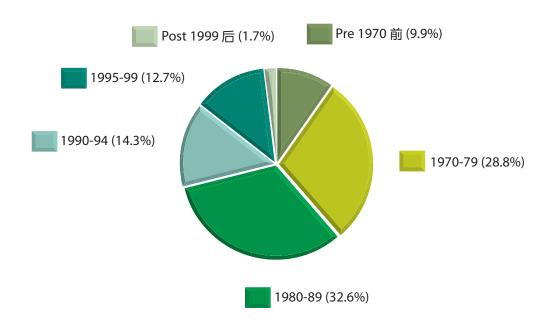
	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	2	9	31	9	19	7 [#]	27 [#]
使用量 Take-up	73	62 [^]	14	3	-22		
空置量 Vacancy	226	163	181	168	195		
% ⁺	9.2	6.7	7.3	6.9	8.0		

- - 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

2009年底丙级写字楼的总存量为1527400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 1 527 400 m² at the end of 2009, 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66%位于港岛,九龙及新界则分别占32%和2%。

2009年丙级写字楼的落成量增至2800平方米,为2008年的四倍,全部座落于中区和上环。

Hong Kong Island accounted for 66% of stock, while the share for Kowloon and the New Territories was 32% and 2% respectively.

Completions in 2009 increased to 2 800 m^2 , four times the level of 2008. They were all located in Central and Sheung Wan.

年内使用量仍出现负数,面积达7 6 0 0 平方米。空置量微升至135 200平方米,相当于总存量的8.9%。

预 计 2 0 1 0 年 的 落 成 量 大 幅 降 至 1 5 0 0 平方米,而 2 0 1 1 年 可能没有新供应。

Take-up remained negative at 7 600 m^2 . Total vacancy increased marginally to 135 200 m^2 , equivalent to 8.9% of Grade C stock.

Completions in 2010 are forecast to drop significantly to 1 500 m², and there is unlikely any new supply in this sub-sector in 2011.

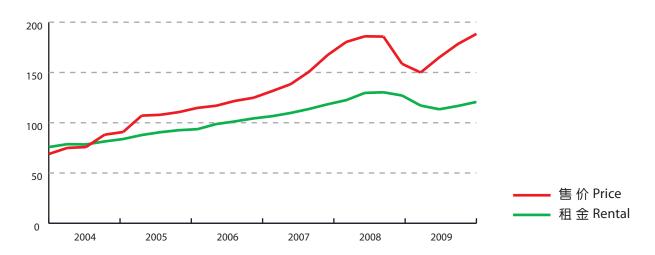


2009年最后一季的临时售价指数显示,售价按年增加19%,同期租金则下跌5%。

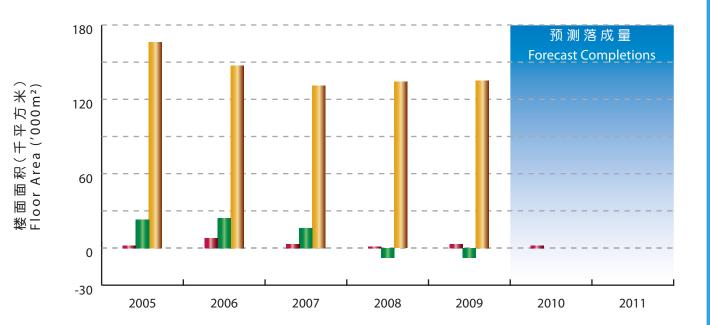
The provisional price index for the fourth quarter of 2009 showed an increase of 19% year-on-year whereas rents decreased 5% in the corresponding period.



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 ('000m²)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	2	8	3	1	3	2 [#]	0#
使用量 Take-up	23	24	16	-8	-8		
空置量 Vacancy	166	147	131	134	135		
% ⁺	10.5	9.3	8.4	8.6	8.9		

- + 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock.
- # 预测数字 Forecast figures





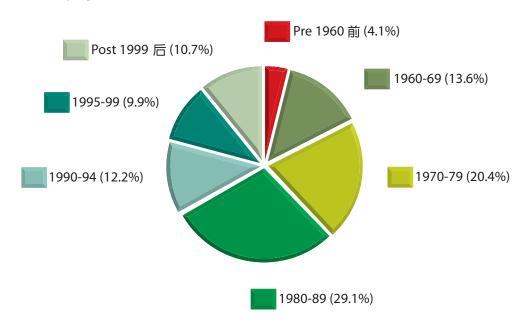
这类别包括零售业楼宇,以及其他设计或改建作商业用途的楼宇,但不包括专作写字楼用途的楼宇。

这类物业在2009年底的总存量为10663800平方米,其中29%在港岛,41%坐落九龙,30%位于新界。按楼龄分类的总存量详见图表。

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

Stock in this sector at the end of 2009 was 10 663 800 m², with 29% of the total space on Hong Kong Island, 41% in Kowloon and 30% in the New Territories. Distribution of total stock by age is shown in the chart.

按楼龄分类的总存量 Stock Distribution by Age



2009年的落成量为83700平方米,较2008年多70%,当中约79%位于九龙,而尖沙咀则占总供应量的59%。

Completions in 2009 were 83 700 m², 70% higher than the 2008 level. About 79% of the completions were in Kowloon, with Tsim Sha Tsui accounting for 59% of total new supply.

2009年的使用量回复正数,为42200平方米,但仍未及年内的落成量,因此空置量微升至931700平方米,占总存量的8.7%。商场铺位及楼上商业单位占整体空置量的比例增至63%。

2010年的落成量预计维持在相若水平,达到81600平方米,但2011年则减至56000平方米。2010年的新供应当中,约62%位于九龙,主要集中于油尖旺区与黄大仙,另有21%来自新界。至2011年,大约46%的落成量位于九龙,新界则约占35%。

Take-up in 2009 returned to positive level at 42 200 m². However, it failed to keep up with the new space produced in the year, hence vacancy increased slightly to 931 700 m², representing 8.7% of total stock. The share of vacancy from arcade shops and upper floor commercial space increased to 63% of the total.

Completions are expected to remain at a similar level of 81 600 m² in 2010 but reduce to 56 000 m² in 2011. About 62% of the new completions in 2010 will be located in Kowloon, largely in Yau Tsim Mong and Wong Tai Sin, and another 21% will come from the New Territories. For 2011, Kowloon will contribute about 46% of the new completions, and the New Territories will account for some 35%.

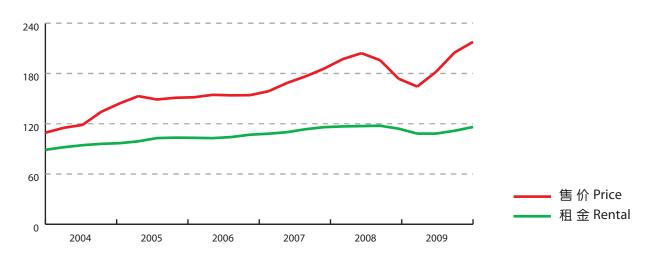


2009年初的零售价格下跌,但第二季开始显著上扬。第四季的售价指数显示,售价较前一年同期攀升25%。租金在第一季亦呈现下滑,但到第二季稳定下来,并于下半年开始趋升。最后一季的临时租金指数,较2008年同期温和上升2%。

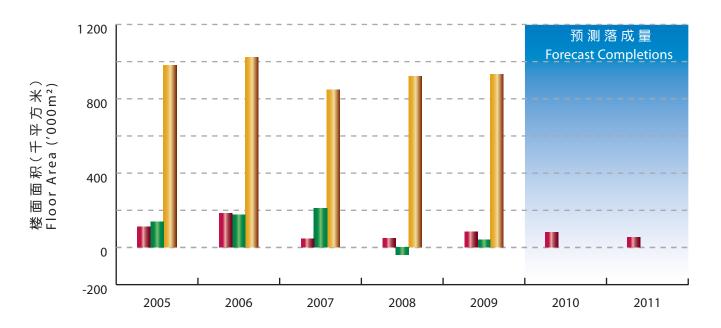
Retail prices fell at the beginning of the year, but showed a marked upward movement from the second quarter onwards. The price index for the fourth quarter of 2009 was 25% higher than the corresponding period of the previous year. Rents also decreased in the first quarter but held steady in the second quarter, and started edging up in the second half of the year. The provisional rental index for the last quarter showed a mild increase of 2% over the same period in 2008.



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 ('000m²)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	111	183	48	49	84	82 [#]	56 [#]
使用量 Take-up	139	176 [^]	211	-39	42		
空 置 量 Vacancy	980	1 023	849	920	932		
% ⁺	10.3	9.8	8.1	8.7	8.7		

- ↑ 使用量数字是经过调整,包括「领汇」物业。 The take-up figures has been adjusted to include that attributed to The Link REIT properties.
- + 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock.
- # 预测数字 Forecast figures





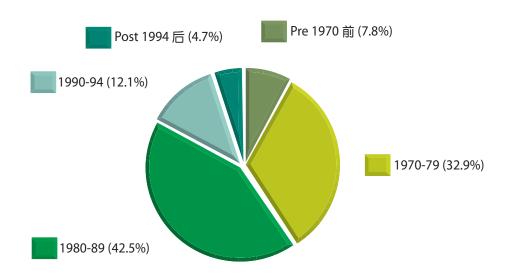
这类别包括分层工厂大厦及其附属写字楼。

这类物业在2009年底的总存量为17284300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 2009, stock in this sector was 17 284 300 m², which was evenly distributed between the urban areas and the New Territories. Distribution of stock by age is shown in the chart.

按楼龄分类的总存量 Stock Distribution by Age



2009年只有一个位于荃湾的发展项目落成,提供约3000平方米工厦楼面面积。

Only one development in Tsuen Wan was completed in 2009, providing some 3 000 m² industrial space.

使用量出现负数,使用面积的净跌幅为290300平方米。空置量则微升至13880000平方米,相当于总存量的8%。大约56%的空置面积集中于观塘、葵青和荃湾三个地区。

2010年的落成量预计约为68 500平方米, 其中的70%和26%分别位于南区及 荃湾。2011年有39 400平方米楼面面积落成,主要来自深水埗。 The take-up was negative with a net loss of occupied space amounting to 290 300 m². Vacancy increased slightly to 1 388 000 m² representing 8% of stock. About 56% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tsuen Wan.

Around 68 500 m² are forecast to be completed in 2010, of which 70% and 26% will be located in the Southern district and Tsuen Wan respectively. New supply of 39 400 m², mainly from Sham Shui Po, will also be coming on stream in 2011.

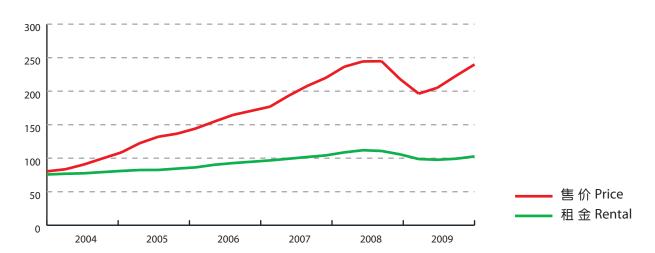


分层工厂大厦的售价在2009年第一季大幅滑落,但到第二季掉头回升,其后一直稳步上扬,第四季的临时面,相金在第二季继续下调,但幅度较出温和。由于租金在2009年下租金加缓慢的增长,第四季的临时租金指数与前一年同期相比跌了3%。

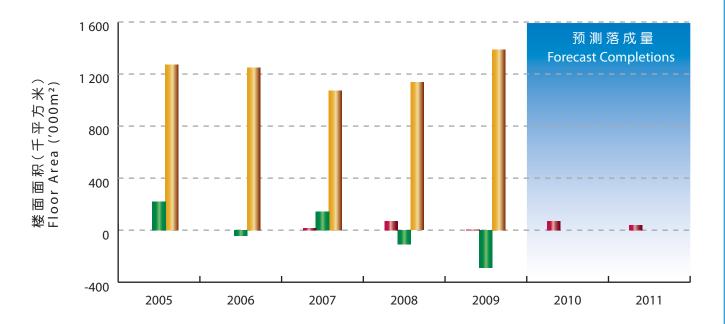
Prices for flatted factories fell severely in the first quarter of 2009 but took a turn in the second quarter with positive growth in subsequent months. The provisional price index registered 10% year-on-year gain in the last quarter. On the other hand, rents continued to drop in the second quarter but at a milder pace. With the slow pick-up in the second half of the year, the provisional rental index for the fourth quarter was 3% lower than the same period a year earlier.



售价及租金指数 Price and Rental Indices



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



楼面面积(千平方米) Floor Area ('000m²)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	0	0	16	70	3	69 [#]	39 [#]
使用量 Take-up	219	-42	141	-107	-290		
空 置 量 Vacancy	1 273	1 250	1 070	1 134	1 388		
% ⁺	7.3	7.2	6.2	6.5	8.0		

- + 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock.
- # 预测数字 Forecast figures

这类别包括设计作工贸用途,并为此取得占用许可证的楼宇。

2009年底的总存量达613900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。

2009年并无新的工贸大厦落成。

使用量出现负数,使用面积的净跌幅为21300平方米;空置量则升至总存量的10%,即61100平方米。大约78%的空置面积集中在观塘、深水埗和葵青。

预 测 此 类 楼 宇 在 未 来 两 年 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 2009 year-end stock stood at 613 900 m², with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 50% of the total space.

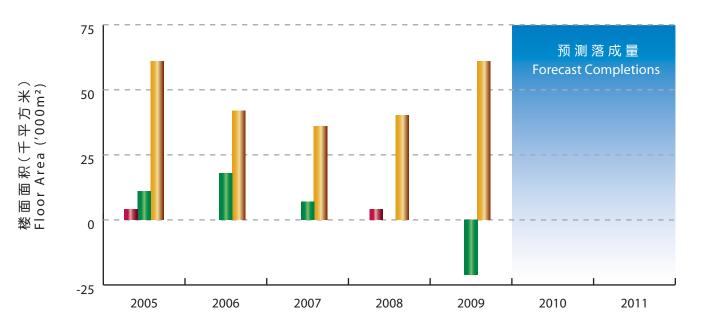
There were no completions in 2009.

The take-up was negative with a net loss of occupied space of 21 300 m². Vacancy rate rose to 10% of stock, equivalent to 61 100 m². Approximately 78% of the vacant space was found in Kwun Tong, Sham Shui Po and Kwai Tsing.

No new supply will likely be forthcoming in 2010 and 2011.



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 ('000m²)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	4	0	0	4	0	0#	0#
使用量 Take-up	11	18	7	0	-21		
空置量 Vacancy	61	42	36	40	61		
% ⁺	9.8	6.9	5.8	6.5	10.0		

- + 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock.
- # 预测数字 Forecast figures

这类别包括所有其他厂房,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2009年底的总存量为2924700平方米,其中逾80%位于新界。

2009年没有新供应。

预计2010年的新供应量为36 200平方米, 其中超过90%位于大埔。至于2011年, 预计新界约有41 800平方米楼面面积 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 2 924 700 m² at the end of 2009, largely in the New Territories which accounted for over 80%.

There was no new supply in 2009.

New space of 36 200 m² is forecast to be available in 2010, with over 90% coming from Tai Po. In 2011, some 41 800 m² new supply in the New Territories is expected to be available.



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,货柜码头内的楼宇亦包括在内。

2009年底的总存量为3 427 700平方米,其中约80%位于新界,主要集中于葵青、荃湾和沙田,占整体楼面面积的66%。

2009年没有新供应,空置量上升至177300平方米,相当于总存量的5.2%。

相信2010年也不会有新供应,但预计2011年有48000平方米私人货仓楼面在新界落成。

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 3 427 700 m² at the end of 2009. About 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 66% of the total space.

There was no new supply in 2009. Vacancy rose to $177 \ 300 \ m^2$, or 5.2% of stock.

No new supply will likely be available in 2010 whereas it is forecast that there will be 48 000 m² new supply in the New Territories in 2011.







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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。

1. Review Period

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

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

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

4. Property Types

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

4.2 <u>私人住宅</u>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

4.4 <u>私人写字楼</u>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 <u>Private Domestic</u> 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 <u>Private Office</u> 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。

- 4.6 <u>私人分层工厂大厦</u>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 <u>私人工贸大厦</u>是设计或获证明作工贸用途的楼面面积。
- 4.8 <u>私人特殊厂房</u>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 <u>Private Flatted Factories</u> 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 <u>Private Industrial / Office</u> premises are floor space designed or certified for industrial/office use.
- 4.8 <u>Private Specialised Factories</u> comprise all other factory premises, primarily purpose-built for specialised manufacturing processes, usually for occupation by a single operator.

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

5. 楼面面积

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

5. Floor Areas

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

6. Stock

- 6.1 Both private domestic and non-domestic stock figures are based on rating records at a given date.
- 6.2 Public sector figures as mentioned in paragraph 4 above for each property type are excluded. The Private Commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme.

7. Completions

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

7.2 各类物业的落成量并不包括上文第4段所述的公营房屋落成量。

8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价记录中删除的私人楼宇数量。

9. 预测数量

- 9.1 这是指在报告年度随后两年的每年落成量预测数字。住宅楼宇是以单位数目计算,非住宅楼宇则以内部楼面总面积计算。
- 9.2 本署是根据屋宇署的统计数字、建筑师及发展商提供的图则及资料、专业估计及/或实地视察所得的资料,就全港各已知的物业发展项目及重建地盘计算预测落成量。
- 9.3 上文第4段所述的公营房屋发展项目并不包括在内。

10. 空置量

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2008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2008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

1 1 . 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

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2008, 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 2008, 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,本署会分易用的时,的售价的的,在署字的,在了一个的,是是是一个的,是是是一个的,是是一个的,是是是一个的,是是是一个的,是是是一个的。,是是是一个的。,是是是一个的。,是是是一个的。,是是是一个的。,是是是一个的。,是是是一个的。

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,不过不单可的形式有所改变。不过,制订租金及售价的大力。不过,制订租金及售价的转变不同一时期,指数的转变也可跟平均租金及售价的转变不同。

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。

13.5 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。

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

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

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

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

14. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合约所载的售价来分析计算。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:

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、汇景花园、傲云峰、擎天半岛、德福花园、漾日居、黄埔花园。

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2009年的权数是根据2008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 2009, the weights are based on the number of transactions effected in 2008.

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 。

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。

17. 楼宇买卖

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. 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. 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 purposes. for stamp duty 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.





私人住宅

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

Private Domestic

Stock and Vacancy by Class

Stock, Completions and Vacancy by District

Demolition, Completions and Stock by Class

Demolition and Completions by Class

Completions by Class

Completions by Size

Completions and Forecast Completions by District

Forecast Completions by Class and District

Stock and Completions of Houses by District

Overall Vacancy Trends

Mode of Occupation after Completion by Class

Average Rents by Class

Average Prices by Class

Rental Indices by Class

Price Indices by Class (Territory-Wide)

Price Indices for Selected Popular Developments

私人写字楼

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

Private Office

Stock and Vacancy by Grade and District

Stock, Completions and Vacancy by District

Demolition, Completions and Stock by Grade

Completions and Forecast Completions by District

Forecast Completions by Grade and District

Overall Vacancy Trends

Average Rents by Grade and District

Average Prices by Grade and District

Rental and Price Indices by Grade (All Districts)

Rental and Price Indices for Grade A Office in Core Districts

私人商业楼宇

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

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Stock, Completions and Vacancy by District

Demolition, Completions and Stock

Completions and Forecast Completions by District

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Private Retail – Average Rents and Prices

Private Retail – Rental and Price Indices

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

Private Flatted Factories

Stock, Completions and Vacancy by District

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Completions and Forecast Completions by District

Overall Vacancy Trends

Average Rents and Prices

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High Quality Developments in Selected Districts – Average Prices

私人工贸大厦

- 40. 各区总存量、落成量及空置量
- 41. 各区落成量及预测落成量
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Private Industrial/Office

Stock, Completions and Vacancy by District

Completions and Forecast Completions by District

Overall Vacancy Trends

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- 43. 各区总存量及落成量
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Private Specialised Factories

Stock and Completions by District

Completions and Forecast Completions by District

私人货仓

45. 各区总存量、落成量及空置量

46. 各区落成量及预测落成量

47. 整体空置趋势

Overall Vacancy Trends

Private Storage

私人物业市场回报率

48. 住宅楼宇

49. 写字楼、分层工厂大厦及零售业楼宇

Private Property Market Yields

Stock, Completions and Vacancy by District

Completions and Forecast Completions by District

Domestic

Office, Flatted Factories and Retail

物业买卖

50. 住宅买卖-楼宇买卖合约数目及总值

51. 住宅买卖-按成交金额分类的买卖合约数目

52. 住宅一手及二手市场 - 买卖合约数 目及总值

53. 非住宅买卖 - 主要类别物业买卖宗数及总值

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Domestic Sales – Number of Sale and Purchase Agreements and Total Consideration

Domestic Sales – Number of Sale and Purchase Agreements by Consideration Range

Domestic Primary and Secondary Sales – Number of Sale and Purchase Agreements and Total Consideration

Non-Domestic Sales – Number of Transactions and Consideration by Property Type

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

					TEXT HOLD WINE
类别	面积 Size Range	2009 年	底总存量	2009 年底空置数目	空置百分率
Class	[平方米 m²]	Stock a	t year end	No. Vacant at year end	% Vacant
	. 17376 7		•	ŕ	
	< 20.0	9 296			
Α	20 - 39.9	342 455	351 751	8 718	2.5
	20 35.5	342 433			
В	40 - 69.9	532 083	532 083	21 843	4.1
J	10 05.5	332 003	332 003	21015	
C	70 - 99.9	125 256	125 256	8 206	6.6
D	100 - 159.9	57 514	57 514	5 541	9.6
	160 - 199.9	11 841			
E	200 - 279.9	9 412	24 010	3 039	12.7
_			24010	2 029	12.7
	> 279.9	2 757			
能有米叫	ALL CLASSES	1,000,614	1 000 614	47 347	4.2
所有类别	ALL CLASSES	1 090 614	1 090 614	4/ 34/	4.3

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

单位数目 No. of units

地区 Dist	trict	2008 年底总存量 Stock at year end	2009 年落成量 Completions	落成量占 2008 年总存量的百分率 Completions as a % of 2008 Stock	2009 年底总存量 Stock at year end	2009 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
中西区 Cent	tral and Western	92 509	854	0.9	92 660	7 422	8.0
湾仔 Wan	n Chai	61 831	382	0.6	61 448	2 366	3.9
东区 East	tern	127 513	-	-	127 480	3 857	3.0
南区 Sout	thern	41 184	19	0.0 +	41 140	2 596	6.3
港岛 HOM	NG KONG	323 037	1 255	0.4	322 728	16 241	5.0
油尖旺 Yau	Tsim Mong	108 549	593	0.5	108 997	6 049	5.5
深水埗 Shar	nm Shui Po 73 319 43 0.1		72 925	2 918	4.0		
九龙城 Kow	vloon City	100 120	1 003	1.0	100 887	3 225	3.2
黄大仙 Won	ng Tai Sin	15 996	-	-	15 999	328	2.1
观塘 Kwu	un Tong	47 558	185	0.4	47 746	517	1.1
九龙 KOV	WLOON	345 542	1 824	0.5	346 554	13 037	3.8
葵青 Kwa	ai Tsing	35 484	-	-	35 484	519	1.5
荃湾 Tsue	en Wan	74 369	380	0.5	74 711	1 718	2.3
屯门 Tuer	n Mun	54 793	32	0.1	54 794	1 232	2.2
元朗 Yuer	n Long	61 732	600	1.0	62 346	2 705	4.3
北区 Nort	th	25 772	708	2.7	26 458	1 586	6.0
大埔 Tai P	Ро	28 548	1	0.0 +	28 550	424	1.5
沙田 Sha	Tin	67 843	2 342	3.5	70 173	4 313	6.1
西贡 Sai K	Kung	46 414	15	0.0 +	46 428	1 941	4.2
离岛 Islan	nds	22 388	-	-	22 388	3 631	16.2
新界 NEW	N TERRITORIES	417 343	4 078	1.0	421 332	18 069	4.3
全港 OVE	ERALL	1 085 922	7 157	0.7	1 090 614	47 347	4.3

2009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2008年底总存量计算。

十一个是根据这里列出的2008年底总存量计算。 + 少于 0.05% 2009 Stock figures are derived from the latest rating record, and not from the 2008 Stock figures shown here.
+ Below 0.05%

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

										单位数白 No. or units
			拆卸量	落成量		年底	《各类单位总存 量	Stock by Clas	s at year end	
年 Year	区域	Area	Demolition	Completions	A	В	C	D	E	总数 Total
	港岛	Hong Kong	438	4 286	105 990	135 689	38 072	25 647	15 407	320 805
2005	九龙	Kowloon	115	3 879	124 003	158 553	37 178	14 060	2 500	336 294
2003	新界	New Territories	25	9 156	118 958	214 824	43 653	14 106	4 606	396 147
	<i>全港</i>	OVERALL	578	17 321	348 951	509 066	118 903	53 813	22 513	1 053 246
	港岛	Hong Kong	635	1 687	106 147	136 555	38 188	25 737	15 377	322 004
2006	九龙	Kowloon	405	5 964	124 785	161 650	38 116	14 694	2 610	341 855
2006	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
	港岛	Hong Kong	466	863	106 304	137 126	38 227	25 871	15 515	323 043
2007	九龙	Kowloon	343	1 185	125 272	162 186	38 442	14 908	2 627	343 435
2007	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
	港岛	Hong Kong	901	1 517	106 043	136 877	38 697	26 006	15 414	323 037
2000	九龙	Kowloon	515	2 751	126 039	163 392	38 637	14 967	2 507	345 542
2008	新界	New Territories	0	4 508	119 982	229 528	47 317	15 169	5 347	417 343
	<i>全港</i>	OVERALL	1 416	8 776	352 064	529 797	124 651	56 142	23 268	1 085 922
	港岛	Hong Kong	957	1 255	105 642	137 082	38 655	25 924	15 425	322 728
2000	九龙	Kowloon	668	1 824	126 128	163 218	38 561	15 933	2 714	346 554
2009	新界	New Territories	34	4 078	119 981	231 783	48 040	15 657	5 871	421 332
	全港	OVERALL	1 659	7 157	351 751	532 083	125 256	57 514	24 010	1 090 614

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

													里	X⊟ No. of units
					拆卸量	Demolition					落成量 Co	ompletions		
年 Year	区域	Area	А	В	c	D	E	总数 Total	А	В	c	D	E	总数 Total
	港岛	Hong Kong	235	154	14	10	25	438	228	2 931	474	377	276	4 286
2005	九龙	Kowloon	3	57	28	14	13	115	316	2 877	524	102	60	3 879
2003	新界	New Territories	-	-	-	10	15	25	1 864	4 946	2 093	103	150	9 156
	<i>全港</i>	OVERALL	238	211	42	34	53	<i>57</i> 8	2 408	10 754	3 091	582	486	17 321
	港岛	Hong Kong	152	91	274	88	30	635	175	922	306	217	67	1 687
2006	九龙	Kowloon	98	135	152	14	6	405	864	3 235	1 073	658	134	5 964
2000	新界	New Territories	-	-	-	3	5	8	562	6 507	1 488	197	174	8 928
	<i>全港</i>	OVERALL	250	226	426	105	41	1 048	1 601	10 664	2867	1 072	375	16 579
	港岛	Hong Kong	101	234	51	45	35	466	373	256	111	19	104	863
2007	九龙	Kowloon	27	234	61	16	5	343	256	414	197	292	26	1 185
2007	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
	港岛	Hong Kong	380	311	94	13	103	901	243	399	660	117	98	1 517
2008	九龙	Kowloon	123	282	87	9	14	515	628	1 821	233	50	19	2 751
2000	新界	New Territories	-	-	-	-	-	-	-	2 677	932	556	343	4 508
	<i>全港</i>	OVERALL	503	593	181	22	117	1 416	871	4 897	1 825	723	460	8 <i>77</i> 6
	港岛	Hong Kong	302	365	150	107	33	957	130	585	344	69	127	1 255
2009	九龙	Kowloon	80	392	185	9	2	668	226	271	136	976	215	1 824
2007	新界	New Territories	15	11	3	-	5	34	17	2 142	889	485	545	4 078
	<i>全港</i>	OVERALL	397	768	338	116	40	1 659	373	2 998	1 369	1 530	887	7 157

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

						+ XX
年 Year	Α	В	c	D	E	总数 Total
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
2009	373	2 998	1 369	1 530	887	7 157

^{*} 数字包括村屋在内。

^{*} Figures are all inclusive of village houses.

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

类别	面积 Size Range							2009		
		2005	2006	2007	2008	港岛	九龙	新界	总数	
Class	[平方米 m²]					Hong Kong	Kowloon	New Territories	Total	
	< 20.0	92	72	21	2	-	-	-	-	
Α										
	20 - 39.9	2 316	1 529	1 008	869	130	226	17	373	
В	40 - 69.9	10 754	10 664	7 188	4 897	585	271	2 142	2 998	
6	70 - 99.9	3 091	2 867	1 516	1 825	344	136	889	1 369	
С	70 - 99.9	3 091	2 807	1310	1 825	344	130	889	1 309	
D	100 - 159.9	582	1 072	480	723	69	976	485	1 530	
	160 - 199.9	293	243	82	327	36	150	416	602	
E	200 - 279.9	107	93	131	61	67	43	111	221	
	> 279.9	86	39	45	72	24	22	18	64	
所有类别	ALL CLASSES	17 321	16 579	10 471	8 776	1 255	1 824	4 078	7 157	

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

									単位数目 N	o. of units
			2009 ਤੋ	F各类单位落成 量	Completions	by Class			落成量	
地区	District	Α	В	С	D	E	总数 Total		Completions	
							Total	[2010]	[2011]	
中西区	Central and Western	105	517	143	16	73	854	271	198	
湾仔	Wan Chai	25	68	201	53	35	382	156	460	
东区	Eastern	-	-	-	-	-	-	-	317	
南区	Southern	-	-	-	-	19	19	769	44	
港岛	HONG KONG	130	585	344	69	127	1 255	1 196	1 019	
油尖旺	Yau Tsim Mong	152	121	105	177	38	593	1 066	1 087	
深水埗	Sham Shui Po	36	-	-	6	1	43	52	117	
九龙城	Kowloon City	38	-	-	790	175	1 003	74	499	
黄大仙	Wong Tai Sin	-	-	-	-	-	-	2 148	-	
观塘	Kwun Tong	-	150	31	3	1	185	-	-	
九龙	KOWLOON	226	271	136	976	215	1 824	3 340	1 703	
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	
荃湾	Tsuen Wan	-	84	84	133	79	380	565	-	
屯门	Tuen Mun	-	21	11	-	-	32	459	70	
元朗	Yuen Long	-	444	90	40	26	600	3 854	1 071	
北区	North	17	285	69	89	248	708	-	16	
大埔	Tai Po	-	-	-	-	1	1	79	702	
沙田	Sha Tin	-	1 308	635	213	186	2 342	1 494	4 048	
西贡	Sai Kung	-	-	-	10	5	15	3 108	2 196	
离岛	Islands	-	-	-	-	-	-	164	133	
新界	NEW TERRITORIES	17	2 142	889	485	545	4 078	9 723	8 236	
全港	OVERALL	373	2 998	1 369	1 530	887	7 157	14 259	10 958	

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

												平1	放日 No. Or utilits
				[20	010]					[2	011]		
地区	District	A	В	c	D	E	总数 Total	A	В	c	D	E	总数 Total
中西区	Central and Western	16	210	32	10	3	271	30	131	11	2	24	198
湾仔	Wan Chai	120	-	4	-	32	156	25	48	48	295	44	460
东区	Eastern	-	-	-	-	-	-	110	171	33	3	-	317
南区	Southern	-	-	300	344	125	769	-	-	-	-	44	44
港岛	HONG KONG	136	210	336	354	160	1 196	165	350	92	300	112	1 019
油尖旺	Yau Tsim Mong	192	401	266	203	4	1 066	276	296	217	286	12	1 087
深水埗	Sham Shui Po	-	-	50	2	-	52	117	-	-	-	-	117
九龙城	Kowloon City	-	-	13	28	33	74	268	121	6	104	-	499
黄大仙	Wong Tai Sin	29	885	1 024	197	13	2 148	-	-	-	-	-	-
观塘	Kwun Tong	-	-	-	-	-	-	-	-	-	-	-	-
九龙	KOWLOON	221	1 286	1 353	430	50	3 340	661	417	223	390	12	1 703
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	40	365	137	6	17	565	-	-	-	-	-	-
屯门	Tuen Mun	-	108	118	164	69	459	-	-	39	31	-	70
元朗	Yuen Long	867	2 228	659	49	51	3 854	169	511	366	17	8	1 071
北区	North	-	-	-	-	-	-	-	-	-	-	16	16
大埔	Tai Po	-	1	35	43	-	79	-	17	75	581	29	702
沙田	Sha Tin	86	1 038	336	13	21	1 494	-	2 136	1 899	12	1	4 048
西贡	Sai Kung	-	2 019	1 085	-	4	3 108	-	1 510	645	37	4	2 196
离岛	Islands	-	-	164	-	-	164	-	-	42	81	10	133
新界	NEW TERRITORIES	993	5 759	2 534	275	162	9 723	169	4 174	3 066	759	68	8 236
全港	OVERALL	1 350	7 255	4 223	1 059	372	14 259	995	4 941	3 381	1 449	192	10 958

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

					11220
地区	District	2008 年底总存量 Stock at year end	2009 年落成量 Completions	落成量占 2008 年总存量的百分率 Completions as a % of 2008 Stock	2009 年底总存量 Stock at year end
中西区	Central and Western	479	3	0.6	479
湾仔	Wan Chai	295	2	0.7	296
东区	Eastern	1	-	-	1
南区	Southern	1 642	12	0.7	1 644
港岛	HONG KONG	2 417	17	0.7	2 420
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	72	1	1.4	72
九龙城	Kowloon City	433	19	4.4	451
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	KOWLOON	549	20	3.6	567
葵青	Kwai Tsing	3	-	-	3
荃湾	Tsuen Wan	114	-	-	114
屯门	Tuen Mun	319	-	-	319
元朗	Yuen Long	7 664	58	0.8	7 735
北区	North	251	331	131.9	582
大埔	Tai Po	2 402	1	0.0 +	2 403
沙田	Sha Tin	609	20	3.3	629
西贡	Sai Kung	1 934	15	0.8	1 945
离岛	Islands	750	-	-	750
新界	NEW TERRITORIES	14 046	425	3.0	14 480
全港	OVERALL	17 012	462	2.7	17 467

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。 2009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2008年底总存量计算。

+ 少于 0.05%

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic. 2009 Stock figures are derived from the latest rating record, and not from the 2008 Stock figures shown here.

⁺ Below 0.05%

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

年		年内落成楼宇 Completed during th	e Year		其余所有楼宇 ll Other Buildings		整体空置量 Overall Vacancy		
Year	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	
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	
2009	2009 7 157 6 588		92.0	1 083 457	40 759	3.8	47 347	4.3	

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

			于 2009 年评估差饷时申报为已入住的单位数目	业主自住 Own	er Occupied	出租 Let		
类别 Class	区域	Area	No. of Units Valued in 2009 and	单位数目	百分率	单位数目	百分率	
			Reported as Wholly Occupied	No. of Units	%	No. of Units	%	
	港岛	Hong Kong	21	3	14.3	18	85.7	
^	九龙	Kowloon	97	66	68.0	31	32.0	
Α	新界	New Territories	-	-	-	-	-	
	<i>全港</i>	OVERALL	118	69	58.5	49	41.5	
	港岛	Hong Kong	137	52	38.0	85	62.0	
В	九龙	Kowloon	348	232	66.7	116	33.3	
В	新界	New Territories	2 597	2 121	81.7	476	18.3	
	<i>全港</i>	OVERALL	3 082	2 405	78.0	677	22.0	
	港岛	Hong Kong	109	53	48.6	56	51.4	
C	九龙	Kowloon	62	35	56.5	27	43.5	
С	新界	New Territories	336	291	86.6	45	13.4	
	<i>全港</i>	OVERALL	507	379	74.8	128	25.2	
	港岛	Hong Kong	191	72	37.7	119	62.3	
D	九龙	Kowloon	-	-	-	-	-	
D	新界	New Territories	2	2	100.0	-	-	
	<i>全港</i>	OVERALL	193	74	38.3	119	61.7	
	港岛	Hong Kong	68	30	44.1	38	55.9	
г	九龙	Kowloon	1	-	-	1	100.0	
E	新界	New Territories	2	-	-	2	100.0	
	<i>全港</i>	OVERALL	71	30	42.3	41	57.7	
	港岛	Hong Kong	526	210	39.9	316	60.1	
 有类别	九龙	Kowloon	508	333	65.6	175	34.4	
All Classes	新界	New Territories	2 937	2 414	82.2	523	17.8	
	<i>全港</i>	OVERALL	3 971	2 957	74.5	1 014	25.5	

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		Α			В			С			D			E	
年 Year	/ 月 / Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories												
2008		278	198	146	271	202	139	336	264	170	397	291	238	473	273	261
2009 *		236	181	135	225	174	126	270	230	142	303	236	180	360	241	209
2008	10	278	199	146	252	204	142	324	263	175	411	310	246	500	(235)	(229)
	11	250	179	135	228	184	132	300	217	153	374	(278)	195	463	(265)	(228)
	12	235	171	130	206	173	121	266	223	137	320	244	210	395	(188)	(195)
2009	1	233	169	128	206	163	120	256	217	141	323	243	158	370	(302)	(250)
	2	231	165	129	206	164	121	261	224	136	298	222	208	373	(392)	(227)
	3	220	173	129	198	166	117	246	217	131	294	224	158	355	(200)	(211)
	4	218	174	128	205	163	117	243	214	129	283	218	175	356	(223)	159
	5	223	170	128	211	165	120	258	214	133	290	225	176	337	-	164
	6	211	171	132	218	161	123	257	233	133	286	224	152	349	(189)	218
	7	229	189	134	235	177	123	269	214	137	309	273	186	344	(190)	209
	8	246	188	137	254	179	126	291	239	148	306	285	188	381	(322)	245
	9	248	200	144	246	183	134	300	258	146	309	223	189	372	(204)	194
	10	269	191	144	250	189	140	292	240	162	314	247	208	368	(237)	(205)
	11 *	259	186	147	250	193	138	294	258	162	327	226	195	383	(266)	214
	12 *	253	184	147	253	201	140	294	250	157	315	229	186	349	(187)	(217)

^{*} 临时数字

^() 表示少于 20 宗交易。

⁻ 本署没有成交个案。

^{*} Provisional figures

^() Indicates fewer than 20 transactions.

⁻ No transaction record received by this Department.

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		Α			В			c			D			E	
年 Year	/ 月 / Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories												
2008		63 997	42 952	37 705	72 563	53 543	38 255	96 537	83 318	48 727	123 335	102 660	58 875	172 166	137 295	74 113
2009	*	61 810	44 132	39 174	71 396	55 238	39 413	95 196	85 447	49 140	120 622	101 364	57 428	164 401	145 139	69 083
2008	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	33 873	57 955	46 520	34 240	71 386	73 688	46 956	95 906	85 605	50 340	(138 695)	(196 860)	(53 895)
	12	50 641	38 305	33 582	58 238	47 213	35 192	83 329	68 713	43 907	97 103	87 092	51 036	140 295	(91 905)	(59 420)
2009	1	52 222	39 222	34 723	61 526	47 605	36 017	78 132	75 384	44 531	106 691	91 833	48 319	136 752	(120 707)	(68 498)
	2	51 852	36 104	35 128	61 220	44 402	36 127	82 107	69 153	45 405	103 114	83 189	52 206	(144 451)	(120 542)	(65 226)
	3	51 690	38 051	35 542	62 341	47 499	36 108	81 119	74 127	44 910	109 172	91 190	49 504	142 134	(137 132)	54 295
	4	55 885	40 829	37 352	67 255	53 430	38 526	85 829	81 015	46 799	110 045	96 233	53 439	146 239	(108 341)	64 949
	5	58 307	42 204	37 498	69 097	53 420	38 463	93 817	80 005	48 234	108 973	98 050	59 820	162 999	(154 404)	68 205
	6	61 973	44 292	38 649	71 654	56 655	39 514	94 654	90 489	49 033	121 738	95 709	61 916	172 630	(147 726)	71 178
	7	62 942	45 117	39 306	72 654	55 647	39 862	95 671	79 531	48 441	120 894	106 262	61 207	155 916	(128 743)	73 623
	8	65 105	46 619	40 905	74 816	59 194	40 473	102 585	99 006	49 990	130 234	112 385	56 010	171 402	(158 375)	65 636
	9	65 886	47 316	40 719	78 060	59 299	41 019	104 660	90 432	50 152	128 920	114 099	61 099	181 905	(144 074)	78 109
	10	66 375	47 836	40 662	77 133	57 780	40 965	103 617	89 809	52 500	132 266	113 723	58 412	191 615	(158 421)	71 421
	11 *	67 466	46 958	41 498	76 433	55 560	40 528	104 803	84 531	53 995	131 808	91 283	56 050	(177 491)	(212 133)	54 641
	12 *	67 615	49 577	42 648	76 254	62 748	41 693	102 589	97 730	52 886	129 544	108 977	60 130	187 632	(155 074)	79 914

^{*} 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 / Year /	月 Month	Α	В	c	D	E	А, В & С	D & E	所有类别 All Classes
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		113.2	111.7	119.2	133.4	141.1	113.2	136.3	115.7
2009 *		101.9	97.9	98.0	105.8	114.6	99.4	109.0	100.4
2008	10 - 12	105.9	101.7	108.8	124.4	133.1	104.1	127.5	106.6
2009	1 - 3	97.4	89.6	92.6	103.9	113.1	92.8	107.2	94.3
	4 - 6	98.8	93.3	93.2	100.3	108.2	95.3	103.2	96.1
	7 - 9	102.8	100.8	100.3	105.9	115.0	101.5	109.2	102.3
	10 - 12 *	108.7	107.9	105.8	113.2	121.9	107.9	116.5	108.8
2008	10	113.1	109.7	119.7	133.4	142.1	112.2	136.5	114.9
	11	105.4	101.8	108.9	125.7	138.1	104.0	130.1	106.8
	12	99.2	93.6	97.7	114.1	119.1	96.2	115.9	98.2
2009	1	98.3	90.3	94.2	106.0	115.9	93.7	109.5	95.4
	2	97.4	89.5	91.7	104.7	113.6	92.7	107.9	94.2
	3	96.4	88.9	91.8	101.0	109.8	92.0	104.1	93.2
	4	96.5	90.9	92.0	99.7	104.8	93.1	101.6	93.9
	5	99.0	92.9	92.0	99.9	106.3	95.0	102.3	95.7
	6	100.9	96.1	95.7	101.2	113.5	97.8	105.7	98.6
	7	101.4	96.6	97.5	103.5	114.2	98.4	107.4	99.4
	8	102.0	101.0	101.4	105.4	113.9	101.4	108.5	102.2
	9	105.1	104.9	102.0	108.8	116.8	104.6	111.7	105.4
	10	106.5	105.8	104.5	111.5	117.6	105.9	113.8	106.7
	11 *	110.0	109.1	106.6	113.1	124.4	109.1	117.4	110.0
	12 *	109.5	108.7	106.2	115.0	123.8	108.6	118.4	109.7

* 临时数字 * Provisional figures

年 / 月 Year / Month	Α	В	c	D	E	А, В & С	D & E	所有类别 All Classes
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	183.6	118.6	163.0	120.5
2009 *	120.1	117.1	135.0	153.3	177.1	119.7	158.9	121.2
2008 10 - 12	106.9	104.8	119.2	136.1	156.3	106.8	140.3	108.0
2009 1 - 3	106.9	105.1	119.4	135.9	156.7	106.9	140.5	108.0
4 - 6	116.0	113.6	130.2	145.6	168.8	115.8	150.9	117.1
7 - 9	126.0	122.4	141.7	163.2	189.2	125.4	169.6	127.1
10 - 12 *	131.7	127.2	148.6	168.5	193.8	130.7	174.7	132.4
2008 10	112.6	110.7	127.6	145.6	166.6	112.9	150.0	114.3
11	104.2	101.6	116.1	131.2	150.7	103.8	135.2	104.9
12	104.0	102.0	113.8	131.6	151.5	103.7	135.8	104.8
2009 1	106.1	104.0	119.1	134.2	153.2	106.0	138.4	107.1
2	106.8	104.8	118.4	136.6	157.7	106.6	141.3	107.8
3	107.8	106.5	120.6	136.8	159.1	108.1	141.8	109.2
4	112.7	110.0	125.4	141.1	160.7	112.3	145.4	113.4
5	115.3	113.4	130.1	144.3	170.4	115.5	150.0	116.7
6	119.9	117.3	135.0	151.5	175.4	119.7	157.3	121.1
7	123.3	119.8	136.4	158.2	180.8	122.5	163.7	124.1
8	126.4	122.3	143.4	163.3	189.3	125.6	169.7	127.4
9	128.4	125.1	145.2	168.1	197.6	128.0	175.4	129.9
10	130.8	126.5	147.7	168.4	194.3	129.9	174.8	131.7
11 *	130.9	126.6	148.3	168.6	193.8	130.1	174.7	131.8
12 *	133.3	128.4	149.9	168.6	193.3	132.1	174.5	133.7

^{*} 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		A, B & C			D & E			所有类别 Overall	
ear /	Month	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
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	105.3	84.6	94.7	149.7	129.4	140.2	108.2	87.2	97.4
	12	104.2	85.1	94.3	143.2	125.2	134.7	106.8	87.4	96.7
2009	1	106.9	87.0	96.6	146.0	126.7	136.9	109.6	89.4	99.0
	2	109.6	87.4	98.1	148.8	127.7	139.0	112.2	89.8	100.6
	3	111.3	88.6	99.6	153.1	127.3	141.5	114.2	90.9	102.2
	4	116.0	91.4	103.4	155.2	129.9	143.8	118.7	93.7	105.9
	5	120.3	94.3	106.9	163.7	130.9	149.3	123.2	96.6	109.4
	6	126.1	98.2	111.8	173.2	136.9	157.5	129.3	100.6	114.6
	7	129.5	100.6	114.6	180.1	146.1	165.2	132.9	103.4	117.7
	8	132.8	103.4	117.8	188.0	147.5	170.5	136.6	106.1	121.0
	9	136.2	105.3	120.2	191.6	151.7	174.4	140.0	108.1	123.7
	10	137.7	106.3	121.6	195.4	152.1	176.8	141.7	109.0	124.9
	11 *	136.9	106.6	121.4	194.5	151.2	175.9	140.8	109.4	124.7
	12 *	137.7	107.0	122.0	195.1	155.4	177.9	141.7	109.8	125.3

^{*} 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

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

													半力米「
		2	009 年底总存量	Stock at year end	d	2009 年底	医空置量 Amou	ınt Vacant at	year end	空	置百分率	% Vaca	int
地区	District	甲级	乙级	丙级	总数	甲级	乙级	丙级	总数	甲级	乙级	丙级	总数
		Α	В	c	Total	Α	В	C	Total	Α	В	c	Total
中西区	Central and Western	1 890 400	757 900	609 200	3 257 500	117 800	42 300	60 900	221 000	6.2	5.6	10.0	6.8
湾仔	Wan Chai	908 900	569 000	313 000	1 790 900	67 400	48 300	25 200	140 900	7.4	8.5	8.1	7.9
东区	Eastern	705 800	181 600	78 500	965 900	26 400	22 600	4 900	53 900	3.7	12.4	6.2	5.6
南区	Southern	83 100	37 500	10 500	131 100	9 900	4 300	300	14 500	11.9	11.5	2.9	11.1
港岛	HONG KONG	3 588 200	1 546 000	1 011 200	6 145 400	221 500	117 500	91 300	430 300	6.2	7.6	9.0	7.0
油尖旺	Yau Tsim Mong	1 126 400	629 500	417 300	2 173 200	124 800	38 200	35 000	198 000	11.1	6.1	8.4	9.1
深水埗	Sham Shui Po	155 700	46 800	39 200	241 700	11 100	5 900	1 900	18 900	7.1	12.6	4.8	7.8
九龙城	Kowloon City	107 500	57 000	20 300	184 800	5 700	1 300	3 400	10 400	5.3	2.3	16.7	5.6
黄大仙	Wong Tai Sin	-	46 000	1 200	47 200	-	23 700	100	23 800	-	51.5	8.3	50.4
观塘	Kwun Tong	936 100	39 200	6 100	981 400	300 800	5 200	1 000	307 000	32.1	13.3	16.4	31.3
九龙	KOWLOON	2 325 700	818 500	484 100	3 628 300	442 400	74 300	41 400	558 100	19.0	9.1	8.6	15.4
葵青	Kwai Tsing	114 300	11 400	2 000	127 700	19 100	300	700	20 100	16.7	2.6	35.0	15.7
荃湾	Tsuen Wan	88 400	10 300	800	99 500	6 900	200	-	7 100	7.8	1.9	-	7.1
屯门	Tuen Mun	32 700	-	8 500	41 200	5 000	-	1 000	6 000	15.3	-	11.8	14.6
元朗	Yuen Long	9 200	9 800	19 100	38 100	-	-	700	700	-	-	3.7	1.8
北区	North	26 700	-	500	27 200	5 900	-	100	6 000	22.1	-	20.0	22.1
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	230 400	16 000	-	246 400	30 200	100	-	30 300	13.1	0.6	-	12.3
西贡	Sai Kung	9 000	-	-	9 000	4 400	-	-	4 400	48.9	-	-	48.9
离岛	Islands	144 500	15 300	-	159 800	17 400	2 400	-	19 800	12.0	15.7	-	12.4
新界	NEW TERRITORIES	655 200	68 000	32 100	755 300	88 900	3 000	2 500	94 400	13.6	4.4	7.8	12.5
<i>全港</i>	OVERALL	6 569 100	2 432 500	1 527 400	10 529 000	752 800	194 800	135 200	1 082 800	11.5	8.0	8.9	10.3
分区	Sub-districts												
上环	Sheung Wan	230 800	340 700	411 000	982 500	17 500	18 900	38 000	74 400	7.6	5.5	9.2	7.6
中区	Central	1 594 600	366 400	183 200	2 144 200	99 200	21 900	20 700	141 800	6.2	6.0	11.3	6.6
湾仔/铜锣湾	Wan Chai / Causeway Bay	908 900	569 000	313 000	1 790 900	67 400	48 300	25 200	140 900	7.4	8.5	8.1	7.9
北角/鰂鱼涌	North Point / Quarry Bay	705 800	147 500	60 700	914 000	26 400	13 200	3 600	43 200	3.7	8.9	5.9	4.7
尖沙咀	Tsim Sha Tsui	811 400	317 500	205 000	1 333 900	63 600	20 800	20 700	105 100	7.8	6.6	10.1	7.9
油麻地/旺角	Yau Ma Tei / Mong Kok	294 000	311 900	212 200	818 100	61 200	17 300	14 300	92 800	20.8	5.5	6.7	11.3

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

平方米 m²

地区	District	2008 年底总存量 Stock at year end	2009 年落成 量 Completions	落成量占 2008 年总存量的百分率 Completions as a % of 2008 Stock	2009 年底总存 量 Stock at year end	2009 年底空 置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	3 256 700	2 800	0.1	3 257 500	221 000	6.8
湾仔	Wan Chai	1 806 700	-	-	1 790 900	140 900	7.9
东区	Eastern	969 700	-	-	965 900	53 900	5.6
南区	Southern	131 400	-	-	131 100	14 500	11.1
港岛	HONG KONG	6 164 500	2 800	0.0 +	6 145 400	430 300	7.0
油尖旺	Yau Tsim Mong	2 143 000	56 400	2.6	2 173 200	198 000	9.1
深水埗	Sham Shui Po	241 900	-	-	241 700	18 900	7.8
九龙城	Kowloon City	185 300	-	-	184 800	10 400	5.6
黄大仙	Wong Tai Sin	31 700	15 300	48.3	47 200	23 800	50.4
观塘	Kwun Tong	856 900	76 500	8.9	981 400	307 000	31.3
九龙	KOWLOON	3 458 800	148 200	4.3	3 628 300	558 100	15.4
葵青	Kwai Tsing	127 500	-	-	127 700	20 100	15.7
荃湾	Tsuen Wan	99 500	-	-	99 500	7 100	7.1
屯门	Tuen Mun	41 300	-	-	41 200	6 000	14.6
元朗	Yuen Long	38 100	-	-	38 100	700	1.8
北区	North	28 300	-	-	27 200	6 000	22.1
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	254 500	-	-	246 400	30 300	12.3
西贡	Sai Kung	9 000	-	-	9 000	4 400	48.9
离岛	Islands	164 400	-	-	159 800	19 800	12.4
新界	NEW TERRITORIES	769 000	-	-	755 300	94 400	12.5
<i>全港</i>	OVERALL	10 392 300	151 000	1.5	10 529 000	1 082 800	10.3
分区	Sub-districts						
上环	Sheung Wan	994 300	2 000	0.2	982 500	74 400	7.6
中区	Central	2 144 800	800	0.0 +	2 144 200	141 800	6.6
湾仔/铜锣湾	Wan Chai / Causeway Bay	1 806 700	-	-	1 790 900	140 900	7.9
北角/鰂鱼涌		917 800	-	-	914 000	43 200	4.7
尖沙咀	Tsim Sha Tsui	1 355 200	4 100	0.3	1 333 900	105 100	7.9
油麻地/旺角		766 800	52 300	6.8	818 100	92 800	11.3

2009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2008年底总存量计算。

分区数字已包括在地区数字内。

+ 少于 0.05%

2009 Stock figures are derived from the latest rating record, and not from the 2008 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

				+540 = −) amalisi			遊出 c	omenio#!			左虎丛左里 <i>"</i>		<u> </u>
年 Year	区域	Avec	甲级	班 別 記 級	Demolition 丙级		甲级	落成量 C 乙级	ompletions 丙级	24 WH	甲级	年	Stock at year en	
# Tear	区 場	Area	平級 A	ڪ <u>ئ</u> لا B	C C	总数 Total	中級 A	ڪ∌x B	C C	总数 Total	平級 A	こ _通 X B	丙级 C	总数 Total
	港岛	Hong Kong	-	-	-	-	30 200	-	1 700	31 900	3 487 000	1 574 200	1 059 100	6 120 300
2005	九龙	Kowloon	-	-	-	-	-	2 200	-	2 200	1 730 000	809 400	494 400	3 033 800
2005	新界	New Territories	-	-	-	-	-	-	-	-	515 200	68 500	31 900	615 600
	<i>全港</i>	OVERALL	-	-	-	-	30 200	2 200	1 700	34 100	5 732 200	2 452 100	1 585 400	9 769 700
	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
2006	九龙	Kowloon	-	18 100	300	18 400	44 500	-	700	45 200	1 781 000	786 100	495 200	3 062 300
2000	新界	New Territories	-	-	-	-	36 900	-	-	36 900	554 000	68 500	31 900	654 400
	<i>全港</i>	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	9812800
	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
2007	九龙	Kowloon	-	-	800	800	209 300	26 900	-	236 200	1 988 200	810 200	490 800	3 289 200
2007	新界	New Territories	-	-	-	-	61 000	-	1 200	62 200	614 500	68 400	33 200	716 100
	<i>全港</i>	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
	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
2008	九龙	Kowloon	-	5 700	-	5 700	175 800	8 700	-	184 500	2 162 700	807 800	488 300	3 458 800
2000	新界	New Territories	-	-	-	-	53 300	-	-	53 300	667 900	67 800	33 300	769 000
	<i>全港</i>	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
	港岛	Hong Kong	-	14 500	8 500	23 000	-	-	2 800	2 800	3 588 200	1 546 000	1 011 200	6 145 400
2009	九龙	Kowloon	18 700	-	500	19 200	128 800	19 400	-	148 200	2 325 700	818 500	484 100	3 628 300
2007	新界	New Territories	-	-	-	-	-	-	-	-	655 200	68 000	32 100	755 300
	全港	OVERALL	18 700	14 500	9 000	42 200	128 800	19 400	2 800	151 000	6 569 100	2 432 500	1 527 400	10 529 000

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

							十刀・
			2009 年落成量	Completions			
地区	District	甲级	乙级	丙级	总数	Forecast (Completions
		A	В	C	Total	[2010]	[2011]
中西区	Central and Western	-	-	2 800	2 800	-	46 200
湾仔	Wan Chai	-	-	-	-	1 500	-
东区	Eastern	-	-	-	-	34 100	-
南区	Southern	-	-	-	-	-	-
港岛	HONG KONG	-	-	2 800	2 800	35 600	46 200
油尖旺	Yau Tsim Mong	52 300	4 100	-	56 400	40 100	2 500
罙水埗	Sham Shui Po	-	-	-	-	7 400	-
九龙城	Kowloon City	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	15 300	-	15 300	-	-
观塘	Kwun Tong	76 500	-	-	76 500	38 800	75 600
九龙	KOWLOON	128 800	19 400	-	148 200	86 300	78 100
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	-	-	-	-	-	6 100
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-
新界	NEW TERRITORIES	-	-	-	-	-	6 100
<i>全港</i>	OVERALL	128 800	19 400	2 800	151 000	121 900	130 400
分区	Sub-districts						
上环	Sheung Wan	-	-	2 000	2 000	-	15 300
中区	Central	-	-	800	800	-	30 900
湾仔/铜锣湾	当 Wan Chai / Causeway Bay	-	-	-	-	1 500	-
北角/鰂鱼涌		-	-	-	-	34 100	-
尖沙咀	Tsim Sha Tsui	-	4 100	-	4 100	-	2 500
油麻地/旺角		52 300	-	-	52 300	40 100	-

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

			[20	10]			[201	1]	
地区	District	甲级	乙级	丙级	总数	甲级	乙级	丙级	总数
		Α	В	C	Total	Α	В	c	Total
中西区	Central and Western	-	-	-	-	30 900	15 300	-	46 200
湾仔	Wan Chai	-	-	1 500	1 500	-	-	-	-
东区	Eastern	34 100	-	-	34 100	-	-	-	-
南区	Southern	-	-	-	-	-	-	-	-
港岛	HONG KONG	34 100	-	1 500	35 600	30 900	15 300	-	46 200
油尖旺	Yau Tsim Mong	40 100	-	-	40 100	-	2 500	-	2 500
深水埗	Sham Shui Po	-	7 400	-	7 400	-	-	-	-
九龙城	Kowloon City	-	-	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	38 800	-	-	38 800	66 100	9 500	-	75 600
九龙	KOWLOON	78 900	7 400	-	86 300	66 100	12 000	-	78 100
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	-	-	-	-	6 100	-	-	6 100
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-	-	-
新界	NEW TERRITORIES	-	-	-	-	6 100	-	-	6 100
<i>全港</i>	OVERALL	113 000	7 400	1 500	121 900	103 100	27 300	-	130 400
分区	Sub-districts								
上环	Sheung Wan	-	-	-	-	-	15 300	-	15 300
中区	Central	-	-	-	-	30 900	-	-	30 900
湾仔/铜锣湾	Wan Chai / Causeway Bay	-	-	1 500	1 500	-	-	-	-
北角/鰂鱼涌	North Point / Quarry Bay	34 100	-	-	34 100	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	2 500	-	2 500
油麻地/旺角	Yau Ma Tei / Mong Kok	40 100	-	-	40 100	-	-	-	-

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

年	In Buildings	年内落成楼宇 s Completed during the	e Year	In	其余所有楼宇 All Other Buildings			空 宣量 I Vacancy
Year	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
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	320 000 279 100		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
2009	151 000 148 900 98.6		98.6	10 378 000	933 900	9.0	1 082 800	10.3

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

	Grade			F	3 A					Z	, в					丙	j C		
]面积] ge size]			[285 平	方米 m²]					[87平]	5米 m²]					[45 平力	5米 m²]		
年 /	月	上环 Sheung	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway	北角/ 鰂鱼涌 North Point/ Quarry	尖沙咀 Tsim Sha	油麻地/ 旺角 Yau Ma Tei/ Mong	上环 Sheung	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway	北角/ 鰂鱼涌 North Point/ Quarry	尖沙咀 Tsim Sha	油麻地/ 旺角 Yau Ma Tei/ Mong	上环 Sheung	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway	北角/ 鰂鱼涌 North Point/ Quarry	尖沙咀 Tsim Sha	油麻地/ 旺角 Yau Ma Tei/ Mong
	Month	Wan	Central	Bay	Bay	Tsui	Kok	Wan	Central	Bay	Bay	Tsui	Kok	Wan	Central	Bay	Bay	Tsui	Kok
2008		680	945	526	338	401	417	286	545	367	249	320	297	223	380	309	269	338	245
2009 *		522	744	464	309	332	389	236	476	321	239	281	272	203	345	276	239	297	225
2008	7	743	972	568	360	429	437	306	602	363	251	311	333	218	356	339	277	419	247
	8	651	997	555	313	408	(395)	318	595	377	285	344	290	230	379	330	269	335	259
	9	(642)	1 052	547	366	417	417	316	598	394	261	339	303	235	407	326	269	370	246
	10	662	987	573	355	419	-	306	655	384	269	320	290	234	426	322	261	345	266
	11	397	937	524	357	390	(412)	288	591	371	291	314	321	233	411	308	280	320	250
	12	610	947	599	310	385	(368)	260	498	372	232	329	284	214	379	281	252	329	225
2009	1	545	799	528	340	368	(401)	262	541	345	319	280	269	199	337	285	252	264	205
	2	872	768	492	292	352	-	244	488	340	222	304	257	200	367	269	247	273	216
	3	439	808	492	295	311	-	247	497	321	219	289	266	198	323	266	231	281	228
	4	(568)	682	458	309	323	437	222	493	314	240	276	287	199	317	268	228	274	221
	5	752	748	445	293	311	(338)	224	438	302	221	262	250	200	344	267	247	274	227
	6	472	667	417	297	341	(320)	246	464	295	207	279	269	196	319	275	243	287	228
	7	533	794	465	298	317	(494)	227	430	326	244	283	259	204	357	266	226	371	220
	8 *	448	704	431	338	331	394	234	460	312	258	285	277	208	367	275	235	301	235
	9 *	458	738	490	315	330	(381)	254	483	320	233	293	282	220	367	299	245	330	230
	10 *	(514)	693	461	326	335	(301)	214	492	334	235	276	272	207	361	282	243	295	218
	11 *	387	795	470	291	357	(426)	223	482	335	213	289	298	215	364	292	258	287	236
	12 *	(584)	700	427	(330)	307	(308)	247	503	370	267	266	276	200	365	299	279	279	237

^{*} 临时数字

⁽⁾ 表示少于5宗交易。

^[]表示 2009 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 2009.

⁻ No transaction record received by this Department.

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

每平方米售价 \$/m²

	Grade			甲	A					Z	В					丙	c		
)面积] ge size]			[214 平方	米 m²]					[56 平方	₩ m²]					[38 平方	米 m²]		
年 /	日	上环 Sheung	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway	北角/ 鰂鱼涌 North Point/ Quarry	尖沙咀 Tsim Sha	油麻地/ 旺角 Yau Ma Tei/ Mong	上环 Sheung		湾仔/ 铜锣湾 Wan Chai/ Causeway	北角/ 側鱼涌 North Point/ Quarry	尖沙咀 Tsim Sha	油麻地/ 旺角 Yau Ma Tei/ Mong	上环 Sheung		湾仔/ 铜锣湾 Wan Chai/ Causeway	北角/ 側鱼涌 North Point/ Quarry	尖沙咀 Tsim Sha	油麻地/ 旺角 Yau Ma Tei/ Mong
Year /	Month	Wan	Central	Вау	Bay	Tsui	Kok	Wan	Central	Bay	Bay	Tsui	Kok	Wan	Central	Bay	Bay	Tsui	Kok
2008		(124 877)	218 474	125 607	88 727	129 382	(156 686)	76 333	120 872	99 743	57 994	94 711	62 872	58 760	92 260	74 798	62 586	61 989	50 047
2009 *		130 866	170 844	102 202	86 085	108 977	-	59 787	129 067	94 956	56 776	83 370	61 768	59 750	90 975	76 435	59 798	65 138	52 857
2008	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)	-	-	(56 480)	(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	51 037	(56 180)	(68 857)	60 712)	59 923	40 952
	11	-	-	- (91 897)	(133 531)	-	-	- ((97 653)	-	(132 946)	58 476	(46 499)	-	(60 756)	53 672)	54 531	48 728
	12	-	(130 803)) (69 701)	-	(117 428)	-	(53 749)	(119 003)	(52 478)	-	92 439	61 302	(49 438)	-	(65 629) (60 345) (47 638)	40 786
2009	1	(134 934)	(184 432)	- (55 491)	(77 679)	-	(56 085)	(112 007)	(52 928)	-	62 031	75 786)	(43 774)	-	(87 907)	-	58 145	41 688
	2	-	132 010	-	-	-	-	(55 262)	(123 509)	(84 419) (51 424)	(92 257) (57 110)	58 351	(76 747)	(59 397)	52 557) (93 301)	40 605
	3	-	139 256	(69 988)	-	(87 707)	-	51 810	-	74 651 (50 078)	72 156	61 205	56 722	-	(58 164)	51 459	54 738	45 199
	4	(129 508)	122 279	(97 681)	-	(83 487)	-	(50 186)	-	90 458 (48 021)	74 695	49 441	57 932	83 330	65 221	38 923) (73 851)	46 017
	5	-	166 938	(96 990) (70 328)	(105 259)	-	(45 708)	(139 130)	106 298 (63 478)	77 743	52 504	51 490	(82 551)	81 668	52 725 (67 628)	50 313
	6	(148 949)	161 349	(76 225) (107 096)	101 662	-	(62 968)	(131 879)	84 815 (54 381)	83 580	54 665	50 377	(66 443)	71 978	60 083	55 440	47 921
	7	(58 480)	178 243	99 496 (107 007)	114 111	-	(50 617)	(109 622)	101 117 (56 897)	86 991	62 772	63 552	(77 447)	78 488	61 077	63 601	53 300
	8 *	-	198 174	(145 651)	-	123 726	-	(49 498)	(120 129)	91 432 (60 209)	74 839	68 508	57 095	(120 899)	75 626	60 173	68 903	52 983
	9 *	(136 315)	216 205	(117 499) (87 885)	110 769	-	69 486	(113 174)	93 062 (62 187)	96 261	63 385	61 443	(86 407)	83 525	61 196	62 533	53 681
	10 *	(133 264)	(219714)) (96 992)	-	(132 326)	-	(75 066)	(158 382)	100 641	-	83 884	65 529	58 029	-	78 492	68 336	75 084	57 207
	11 *	-	191 679	(96 051) (86 979)	(130 774)	-	(107 285)	(152 139)	111 928 (65 566)	98 749	62 366	74 336	(152 585)	78 025	62 825	66 175	60 679
	12 *	(156 523)	197 634	- (82 419)	115 747	-	(69 238)	(178 529)	99 756 (66 397)	93 668	66 044	66 654	(81 786)	80 039	66 357	66 117	60 439

^{*} 临时数字

⁽⁾ 表示少于5宗交易。

^[] 表示 2009 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 2009.

⁻ 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
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	165.8	151.6	127.4	155.5	211.3	198.7	177.7	199.0
2009 *	141.4	134.3	117.0	135.5	182.6	184.1	170.4	179.4
2008 7 - 9	171.8	158.2	130.3	161.3	213.5	206.9	185.7	204.3
10 - 12	169.0	152.6	127.1	157.7	183.7	179.7	158.6	175.0
2009 1 - 3	150.5	137.6	117.1	141.6	150.7	166.1	150.0	154.6
4 - 6	137.8	131.3	113.4	132.1	172.6	172.1	165.0	170.1
7 - 9 *	137.7	131.4	116.7	132.6	200.9	192.7	178.3	192.2
10 - 12 *	139.7	136.8	120.7	135.8	206.1	205.6	188.4	200.7
2008 7	171.7	155.6	128.5	160.3	(213.8)	207.2	189.2	205.6
8	172.9	157.6	130.8	161.8	(199.8)	210.2	191.4	200.0
9	170.7	161.4	131.5	161.7	(226.9)	203.2	176.6	207.4
10	173.0	155.5	131.6	161.5	(194.0)	(190.7)	169.2	186.0
11	169.1	153.6	127.9	158.1	(188.2)	(173.0)	153.2	173.5
12	164.8	148.7	121.9	153.5	(169.0)	(175.3)	153.4	165.4
2009 1	158.0	140.0	119.7	146.9	(154.0)	(174.7)	151.2	158.2
2	148.9	138.0	117.1	140.8	(152.0)	(163.8)	149.5	154.3
3	144.5	134.8	114.6	137.1	(146.2)	159.8	149.2	151.2
4	139.7	132.0	113.4	133.5	152.1	163.8	161.5	158.8
5	136.9	130.6	113.7	131.4	176.0	169.8	163.7	169.8
6	136.7	131.4	113.1	131.5	189.6	182.6	169.8	181.7
7	137.0	129.8	115.7	131.6	191.5	185.5	175.9	185.2
8 *	137.8	130.6	115.7	132.3	206.2	188.5	176.0	192.9
9 *	138.3	133.8	118.8	133.9	205.1	204.2	182.9	198.4
10 *	139.2	134.3	118.9	134.5	201.3	205.0	186.2	197.7
11 *	139.0	136.4	119.2	135.1	207.0	205.7	186.8	200.7
12 *	140.9	139.6	124.1	137.8	210.0	206.2	192.3	203.8

^{*} 临时数字

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。 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.

^() 表示少于 20 宗交易。

^{*} Provisional figures

^() Indicates fewer than 20 transactions.

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

		租金 Rents	售价 Prices		
年 / 月	上环/中区	湾仔/铜锣湾	尖沙咀	核心地区 #	
Year / Month	Sheung Wan / Central	Wan Chai/Causeway Bay	Tsim Sha Tsui	Core Districts #	
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	232.1	168.3	148.3	229.4	
2009 *	187.7	146.5	124.5	197.1	
2008 7 - 9	249.2	177.0	152.6	227.1	
10 - 12	236.3	177.4	149.8	191.2	
2009 1 - 3	207.9	160.9	131.8	164.5	
4 - 6	183.8	142.4	120.3	179.9	
7 - 9*	177.7	140.9	121.5	216.6	
10 - 12 *	181.2	141.8	124.2	227.3	
2008 7	247.9	174.6	151.5	(225.3)	
8	252.5	178.6	155.1	(222.5)	
9	247.1	177.9	151.1	(233.5)	
10	244.7	178.8	156.7	(201.0)	
11	234.8	177.0	148.5	(201.0)	
12	229.5	176.4	144.3	(171.6)	
2009 1	219.0	166.5	143.3	(169.2)	
2	205.7	162.6	128.5	(167.4)	
3	198.9	153.6	123.5	156.8	
4	185.5	148.2	121.1	153.6	
5	184.5	139.9	119.2	189.5	
6	181.3	139.1	120.7	196.5	
7	178.3	140.6	120.2	207.3	
8 *	178.1	139.0	123.0	219.8	
9 *	176.8	143.1	121.4	222.8	
10 *	181.9	143.6	121.5	222.4	
11 *	178.4	140.1	124.9	(234.3)	
12 *	183.4	141.8	126.3	225.1	

[#] 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 m²

							<u> </u>
地区	District	2008 年底总存 量 Stock at year end	2009年落成量 Completions	落成量占 2008 年底总存量的百分率 Completions as a % of 2008 Stock	2009 年底总存量 Stock at year end	2009 年底空 置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	1 137 100	4 600	0.4	1 144 400	78 200	6.8
湾仔	Wan Chai	1 024 100	400	0.0 +	1 015 700	75 400	7.4
东区	Eastern	748 900	-	-	758 900	41 700	5.5
南区	Southern	207 700	-	-	209 100	17 600	8.4
港岛	HONG KONG	3 117 800	5 000	0.2	3 128 100	212 900	6.8
油尖旺	Yau Tsim Mong	2 011 900	51 300	2.5	2 063 900	224 700	10.9
深水埗	Sham Shui Po	701 500	300	0.0 +	702 500	55 900	8.0
九龙城	Kowloon City	706 800	6 100	0.9	711 300	64 700	9.1
黄大仙	Wong Tai Sin	291 200	-	-	292 800	45 000	15.4
观塘	Kwun Tong	642 200	8 300	1.3	612 400	61 100	10.0
九龙	KOWLOON	4 353 600	66 000	1.5	4 382 900	451 400	10.3
葵青	Kwai Tsing	333 600	-	-	341 300	31 400	9.2
荃湾	Tsuen Wan	487 700	8 700	1.8	507 800	60 200	11.9
屯门	Tuen Mun	394 100	-	-	396 200	44 100	11.1
元朗	Yuen Long	447 400	-	-	451 400	32 100	7.1
北区	North	213 300	100	0.0 +	214 500	13 100	6.1
大埔	Tai Po	228 500	-	-	228 900	7 500	3.3
沙田	Sha Tin	443 800	1 800	0.4	452 700	39 400	8.7
西贡	Sai Kung	277 200	-	-	268 200	18 900	7.0
离岛	Islands	290 800	2 100	0.7	291 800	20 700	7.1
新界	NEW TERRITORIES	3 116 400	12 700	0.4	3 152 800	267 400	8.5
全港	OVERALL	10 587 800	83 700	0.8	10 663 800	931 700	8.7

2009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2008年底总存量计算。

+ 少于 0.05%

2009 Stock figures are derived from the latest rating record, and not from the 2008 Stock figures shown here.

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

					十八水 …
年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
	\ ++				·
	港岛	Hong Kong	6 700	2 000	3 038 900
2005	九龙	Kowloon	4 300	12 100	3 910 100
	新界	New Territories	-	96 600	2 573 400
	<i>全港</i>	OVERALL	11 000	110 700	9 522 400
	港岛	Hong Kong	12 100	10 900	3 088 200
2006	九龙	Kowloon	14 500	127 900	4 265 300
2000	新界	New Territories	-	44 000	3 042 000
	<i>全港</i>	OVERALL	26 600	182 800	10 395 500
	港岛	Hong Kong	5 500	5 700	3 101 000
2007	九龙	Kowloon	5 000	19 400	4 301 800
2007	新界	New Territories	-	22 900	3 080 700
	<i>全港</i>	OVERALL	10 500	48 000	10 483 500
	港岛	Hong Kong	9 300	8 200	3 117 800
2008	九龙	Kowloon	8 200	23 300	4 353 600
2006	新界	New Territories	-	17 800	3 116 400
	全港	OVERALL	17 500	49 300	10 587 800
	港岛	Hong Kong	10 800	5 000	3 128 100
2009	九龙	Kowloon	15 500	66 000	4 382 900
2009	新界	New Territories	3 600	12 700	3 152 800
	全港	OVERALL	29 900	83 700	10 663 800

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

					平方米 m ²
地区	District	2009 年落成量	预测落成量 Fored	ast Completions	
JUIC	District	Completions	[2010]	[2011]	
中西区	Central and Western	4 600	300	6 000	
湾仔	Wan Chai	400	2 700	3 900	
东区	Eastern	-	1 200	400	
南区	Southern	-	9 300	-	
港岛	HONG KONG	5 000	13 500	10 300	
油尖旺	Yau Tsim Mong	51 300	29 500	15 600	
深水埗	Sham Shui Po	300	600	700	
九龙城	Kowloon City	6 100	-	3 100	
黄大仙	Wong Tai Sin	-	17 100	-	
观塘	Kwun Tong	8 300	3 400	6 500	
九龙	KOWLOON	66 000	50 600	25 900	
葵青	Kwai Tsing	-	-	-	
荃湾	Tsuen Wan	8 700	600	-	
屯门	Tuen Mun	-	400	-	
元朗	Yuen Long	-	13 000	200	
北区	North	100	-	-	
大埔	Tai Po	-	-	2 000	
沙田	Sha Tin	1 800	-	200	
西贡	Sai Kung	-	-	17 400	
离岛	Islands	2 100	3 500	-	
新界	NEW TERRITORIES	12 700	17 500	19 800	
全港	OVERALL	83 700	81 600	56 000	

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

年	In Building:	年内落成楼宇 s Completed during the	e Year	In	其余所有楼宇 All Other Buildings			空 置量 I Vacancy
Year	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	占总存置的百分率 % of Total Stock
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
2009	83 700	74 500	89.0	10 580 100	857 200	8.1	931 700	8.7

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

		租金 R	ents(每平方米月租 \$/m² p	per month)		售价 Prices(每平方米售价 \$ /	m ²)
区域	Area	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
[平均面 [Average		[55 平方米 m²]	[53 平方米 m²]	[48 平方米 m²]	[45 平方米 m²]	[46 平方米 m²]	[31 平方米 m²]
年 / Year /	月 Month						
2008		1 189	1 106	892	234 851	238 032	143 937
2009 *		1 073	1 074	853	290 726	247 473	152 059
2008	7	1 568	1 180	885	207 380	214 301	163 842
	8	1 190	1 067	832	289 009	217 039	175 266
	9	1 224	1 145	888	235 065	197 271	125 696
	10	1 122	1 096	924	227 385	154 151	108 912
	11	1 143	1 276	946	(130 122)	187 420	137 315
	12	1 050	1 200	909	123 118	277 947	118 322
2009	1	858	965	676	211 261	249 647	117 986
	2	972	930	812	217 058	231 359	111 043
	3	1 044	1 162	892	200 728	233 780	118 444
	4	955	938	772	156 567	175 162	138 565
	5	1 068	973	829	410 667	283 822	136 039
	6	1 087	1 007	882	314 353	253 803	165 520
	7	1 180	987	874	301 793	296 837	150 624
	8 *	1 154	1 091	896	216 343	244 891	164 319
	9 *	1 144	1 137	898	307 586	241 675	147 971
	10 *	1 153	1 164	903	357 306	264 541	154 631
	11 *	1 200	1 348	927	257 817	222 073	156 167
	12 *	990	1 331	810	307 796	232 929	168 530

^{*} 临时数字

^() 表示少于 20 宗交易。

^[]表示 2009 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 2009.

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	售价
rear / Month	Rents	Prices
2000	101.3	93.6
2000	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	116.2	192.2
2009 *	111.0	192.2
2008 7 - 9	116.9	193.9
10 - 12	114.1	173.7
2009 1 - 3	108.2	164.4
4 - 6	108.2	181.7
7 - 9*	111.6	204.9
10 - 12 *	116.1	217.7
2008 7	117.8	200.7
8	116.5	195.6
9	116.3	185.5
10	116.0	178.4
11	114.8	172.4
12	111.6	170.2
2009 1	108.7	162.5
2	108.0	162.8
3	107.9	167.8
4	107.9	171.8
5	108.6	183.8
6	109.2	189.5
7	110.7	196.8
8 *	111.4	205.8
9 *	112.6	212.2
10 *	113.9	215.2
11 *	115.7	215.5
12 *	118.8	222.3

^{*} 临时数字

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

							1 /2 / 1
地区	District	2008 年底总存量	2009 年落成量	落成量占 2008 年总存量的百分率	2009 年底总存量	2009年底空置量	空置百分率
		Stock at year end	Completions	Completions as a % of 2008 Stock	Stock at year end	Amount Vacant at year end	% Vacant
中西区	Central and Western	97 500	-	-	94 300	6 200	6.6
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 333 600	-	-	1 325 600	51 800	3.9
南区	Southern	773 600	-	-	766 400	109 800	14.3
港岛	HONG KONG	2 204 700	-	-	2 186 300	167 800	7.7
油尖旺	Yau Tsim Mong	305 600	-	-	301 400	21 800	7.2
深水埗	Sham Shui Po	1 070 600	-	-	1 061 500	91 100	8.6
九龙城	Kowloon City	858 000	-	-	857 900	48 800	5.7
黄大仙	Wong Tai Sin	820 100	-	-	815 900	75 900	9.3
观塘	Kwun Tong	3 335 100	-	-	3 322 700	327 200	9.8
九龙	KOWLOON	6 389 400	-	-	6 359 400	564 800	8.9
葵青	Kwai Tsing	3 316 600	-	-	3 296 300	244 400	7.4
荃湾	Tsuen Wan	2 209 000	3 000	0.1	2 202 300	205 400	9.3
屯门	Tuen Mun	1 480 400	-	-	1 474 600	104 300	7.1
元朗	Yuen Long	206 600	-	-	204 100	16 100	7.9
北区	North	282 600	-	-	282 600	30 300	10.7
大埔	Tai Po	151 600	-	-	151 600	11 100	7.3
沙田	Sha Tin	1 123 200	-	-	1 117 200	43 600	3.9
西贡	Sai Kung	9 000	-	-	9 000	-	-
离岛	Islands	900	-	-	900	200	22.2
新界	NEW TERRITORIES	8 779 900	3 000	0.0 +	8 738 600	655 400	7.5
全港	OVERALL	17 374 000	3 000	0.0 +	17 284 300	1 388 000	8.0

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

					平力米 m ⁻
年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
	港岛	Hong Kong	-	-	2 247 600
2005	九龙	Kowloon	20 500	-	6 443 900
2005	新界	New Territories	-	-	8 776 900
	<i>全港</i>	OVERALL	20 500	-	17 468 400
	港岛	Hong Kong	27 300	-	2 220 300
2006	九龙	Kowloon	20 400	-	6 418 900
2006	新界	New Territories	16 900	-	8 757 300
	<i>全港</i>	OVERALL	64 600	-	17 396 500
	港岛	Hong Kong	-	-	2 219 000
2007	九龙	Kowloon	55 400	14 200	6 373 400
2007	新界	New Territories	-	1 500	8 754 200
	<i>全港</i>	OVERALL	55 400	15 700	17 346 600
	港岛	Hong Kong	7 400	-	2 204 700
2000	九龙	Kowloon	46 100	62 900	6 389 400
2008	新界	New Territories	58 900	6 600	8 779 900
	<i>全港</i>	OVERALL	112 400	69 500	17 374 000
	港岛	Hong Kong	11 100	-	2 186 300
2000	九龙	Kowloon	10 700	-	6 359 400
2009	新界	New Territories	17 400	3 000	8 738 600
	<i>全港</i>	OVERALL	39 200	3 000	17 284 300

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

					平万米 m²
地区	District	2009 年落成量	预测落成量 Foreca	ast Completions	
<i>1</i> 512	District	Completions	[2010]	[2011]	
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	-	-	4 300	
深水埗	Sham Shui Po	-	-	27 000	
九龙城	Kowloon City	-	-	-	
黄大仙	Wong Tai Sin	-	-	-	
观塘	Kwun Tong	-	-	-	
九龙	KOWLOON	-	-	31 300	
葵青	Kwai Tsing	-	-	8 100	
荃湾	Tsuen Wan	3 000	17 500	-	
屯门	Tuen Mun	-	-	-	
元朗	Yuen Long	-	-	-	
北区	North	-	3 100	-	
大埔	Tai Po	-	-	-	
沙田	Sha Tin	-	-	-	
西贡	Sai Kung	-	-	-	
离岛	Islands	-	-	-	
新界	NEW TERRITORIES	3 000	20 600	8 100	
全港	OVERALL	3 000	68 500	39 400	

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

年	In Building:	年内落成楼宇 s Completed during th	e Year	In	其余所有楼宇 a All Other Buildings			平刀木 m 空置量 Il Vacancy
Year	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	占总存置的百分率 % of Total Stock
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
2009	3 000	3 000	100.0	17 281 300	1 385 000	8.0	1 388 000	8.0

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

		租金 R	lents(每平方米月租 \$/m² p	er month)		售价 Prices(每平方米售价 \$/	m ²)	
区域	Area	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territorie	
[平均面 [Average		[178平方米 m²]	[148 平方米 m²]	[147 平方米 m²]	[136 平方米 m²]	[127 平方米 m²]	[127 平方米 m²]	
年 / Year /	月 Month							
2008		109	118	75	23 364	27 326	12 609	
2009 *		97	103	69	24 405	24 673	12 635	
2008	7	102	118	76	22 834	28 877	13 194	
	8	114	119	77	25 621	27 100	13 080	
	9	107	118	79	(25 539)	24 024	13 119	
	10	105	119	73	(25 724)	26 821	13 124	
	11	109	115	76	(21 586)	31 340	12 770	
	12	114	113	73	(26 188)	23 117	10 621	
2009	1	97	105	71	(21 427)	22 102	12 062	
	2	103	103	71	(16 906)	21 885	10 985	
	3	99	103	72	(20 482)	19 711	11 179	
	4	98	100	65	(19 462)	23 479	11 036	
	5	87	100	66	20 850	25 481	12 236	
	6	93	105	69	22 183	23 712	12 293	
	7	93	102	70	26 644	24 253	12 147	
	8 *	97	103	73	24 329	24 057	12 103	
	9 *	96	103	71	26 663	25 195	12 983	
	10 *	103	105	65	25 641	26 151	13 634	
	11 *	109	108	71	25 112	25 422	13 731	
	12 *	100	116	71	29 695	26 662	13 677	

^{*} 临时数字

Average rents and prices are in respect of upper floor units only.

^() 表示少于 20 宗交易。

^[]表示 2009 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 2009.

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

Year / Month Rents Prices 2001 95.4 91.2 2002 90.3 32.0 2003 74.8 71.7 2004 77.3 38.6 2005 82.6 125.0 2006 91.0 155.5 2007 100.5 199.5 2008 7. 9 110.3 23.9 2009 1. 3 98.7 216.1 2008 7. 9 10.57 217.9 2009 1. 3 98.7 22.9 10 - 12 105.7 22.9 2008 7. 9 9 99.2 22.9 10 - 12 * 102.7 23.9 2008 7. 9 9 99.2 22.9 2009 1. 3 25.9 2009 1. 4 . 6 97.7 22.9 2009 1. 2 . 9 196.3 23.9 2009 1. 3 25.9 29.9 2008 7 9 19.9 1	年 / 月	租金	售价	
2001	Year / Month			
2002 82.7 74.8 2003 74.9 71.7 2004 73.3 88.6 2005 82.6 125.0 2006 190.0 158.5 2007 100.5 199.5 2008 199.6 216.1 2009 7 - 9 110.3 244.7 2009 1 - 3 98.7 196.3 4 - 6 97.7 205.1 7 - 9 * 199.2 122.9 10 - 12 * 110.7 239.9 2008 7 199.2 122.9 10 - 12 * 10.5 11.7 252.9 2008 8 110.9 243.2 9 9 10.9 243.2 237.9 10 109.3 228.6 11 105.6 199.0 193.9 2009 1 10.8 19.7 11 100.8 19.3 19.3 20 3 97.5 19.9	2000	95.4	91.2	
2003 74,9 77.7 88.6 2005 82,6 125.0 158.5 2006 91.0 158.5 199.5 2007 100.5 199.5 199.5 2008 109.3 235.9 226.0 2009 10.12 10.57 216.1 2009 1.3 98.7 205.1 4.6 97.7 205.1 222.9 10.12* 102.7 239.9 2008 7 91.0 222.9 10.12* 102.7 239.9 2008 7 102.7 239.9 2008 7 102.7 239.9 2009 1.1 10.2 23.9 2009 1.1 10.9 245.2 9 10.9 245.2 9 10.9 245.2 9 10.9 245.2 11 10.5 219.0 12 10.3 20.0 2009 1 10.0 10.0 10 10.3 20.0	2001			
2004 77.3 88.6 2005 82.6 125.0 2006 91.0 158.5 2007 100.5 199.5 2008 199.5 225.9 2009 * 99.6 216.1 2008 * 99.2 217.9 2009 * 9* 196.3 4 * .6 97.7 205.1 7 * .9 * .99.2 222.9 10 * .12 * 102.7 239.9 2008 * 7 111.7 252.9 8 110.9 243.2 9 109.8 237.9 10 109.3 228.6 11 100.8 219.0 12 102.3 206.0 2009 * 1 100.8 198.1 4 97.8 197.0 4 97.8 197.0 4 97.8 197.0 5 97.9 205.7 6 97.4 212.2 7 <td></td> <td></td> <td></td> <td></td>				
2005 82.6 125.0 2006 91.0 158.5 2007 100.5 199.5 2008 109.3 235.9 2009 216.1 244.7 2008 7 - 9 110.8 244.7 10 - 12 105.7 217.9 2009 1 - 3 98.7 205.1 7 - 9 * 99.2 222.9 10 - 12 * 100.7 239.9 2008 7 111.7 252.9 8 110.9 243.2 9 109.8 237.9 10 109.3 228.6 11 105.6 219.0 12 102.3 206.0 2009 1 19.3 19.1 10 109.8 237.9 10 109.3 226.0 2009 1 19.1 19.1 2 297.9 19.9 19.9 3 97.5 19.0 4				
2006 91.0 158.5 2007 100.5 199.5 2008 ** 99.6 216.1 2008 ** 10.0 12.1 2008 ** 10.1 217.9 2009 ** 1 - 3 98.7 4 - 6 97.7 205.1 7 - 9 * 99.2 222.9 10 - 12 * 102.7 239.9 2008 ** 7 111.7 252.9 8 110.9 243.2 9 10.98 237.9 10 10.93 228.6 11 10.56 219.0 12 102.3 206.0 2009 ** 1 100.8 198.1 2 9.7 193.9 3 97.5 193.9 4 97.8 197.3 5 97.9 193.9 4 97.8 197.5 6 97.4 212.2 7 8.8 99.0 8 *	2004	77.3	88.6	
2007 100.5 199.5 2008 200.8 100.3 235.9 2008 7 - 9 110.8 244.7 2009 1 - 3 98.7 217.9 2009 1 - 3 98.7 205.1 7 - 9 * 99.2 222.9 10 - 12 * 102.7 239.9 2008 7 111.7 252.9 8 110.9 243.2 9 109.8 237.9 10 109.8 237.9 10 109.3 228.6 11 105.6 219.0 12 97.9 193.9 4 97.8 197.0 4 97.8 197.0 4 97.8 197.0 4 97.8 197.0 4 97.8 197.0 4 97.8 197.0 4 97.8 197.0 4 97.8 197.0 5 97.9 205.7 6 97.4 212.2 8 * 9				
2008		91.0		
2009 ** 99.6 216.1 2008 7 - 9 10 - 12 110.8 244.7 2009 1 - 3 98.7 196.3 4 - 6 97.7 205.1 7 - 9 9 99.2 222.9 10 - 12 * 102.7 239.9 2008 8 8 110.9 239.9 2008 9 109.8 237.9 10 109.3 237.9 10 109.3 228.6 11 105.6 219.0 12 2009 12 102.3 206.0 2009 2 1 100.8 198.1 2 2 97.9 193.9 193.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 8 * 99.0 225.2 9 * 100 * 100.2 10 * 100.7 223.7 10 * 100.1 223.7 11 * 100.1 223.7				
2008 7 - 9 110.8 244.7 10 - 12 105.7 217.9 2009 1 - 3 98.7 196.3 4 - 6 97.7 205.1 7 - 9 * 99.2 222.9 10 - 12 * 102.7 239.9 2008 7 111.7 252.9 8 110.9 243.2 9 109.8 237.9 10 109.3 228.6 11 105.6 219.0 12 102.3 206.0 2009 1 100.8 198.1 2 97.9 193.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5				
10 - 12 105.7 217.9	2009 *	99.6	216.1	
10 - 12 105.7 217.9	2008 7 - 9	110.8	244.7	
4 - 6 977 205.1 7 - 9 * 99.2 222.9 10 - 12 * 102.7 239.9 2008 7 111.7 252.9 8 110.9 243.2 9 109.8 237.9 10 109.3 228.6 11 105.6 2190 12 102.3 206.0 2009 1 100.8 198.1 2 97.9 193.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5				
4 - 6 977 205.1 7 - 9 * 99.2 222.9 10 - 12 * 102.7 239.9 2008 7 111.7 252.9 8 110.9 243.2 9 109.8 237.9 10 109.3 228.6 11 105.6 2190 12 102.3 206.0 2009 1 100.8 198.1 2 97.9 193.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5	2009 1 - 3	98.7	196.3	
7 - 9 * 99.2 222.9 10 - 12 * 102.7 239.9 2008 7 111.7 252.9 8 110.9 243.2 9 109.8 237.9 10 109.3 228.6 11 105.6 219.0 12 102.3 206.0 2009 1 100.8 198.1 2 97.9 193.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5	4 - 6			
10 - 12 * 102.7 239.9 2008 7 111.7 252.9 8 110.9 243.2 9 109.8 237.9 10 109.3 228.6 11 105.6 219.0 12 102.3 260.0 2009 1 100.8 198.1 2 97.9 193.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5				
8 110.9 243.2 9 109.8 237.9 10 109.3 228.6 11 105.6 219.0 12 102.3 206.0 2009 1 100.8 198.1 2 97.9 193.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5				
8 110.9 243.2 9 109.8 237.9 10 109.3 228.6 11 105.6 219.0 12 102.3 206.0 2009 1 100.8 198.1 2 97.9 193.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5	2008 7	111.7	252.9	
9 1098 237.9 10 1093 228.6 11 105.6 219.0 12 102.3 206.0 2009 1 100.8 198.1 2 97.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 221.7 11 * 102.1				
10 109.3 228.6 11 105.6 219.0 12 102.3 206.0 2009 1 100.8 198.1 2 97.9 193.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 221.7 11 * 102.1 242.5				
11 105.6 219.0 12 102.3 206.0 2009 1 100.8 198.1 2 97.9 193.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5				
12 102.3 206.0 2009 1 100.8 198.1 2 97.9 193.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5				
2 97.9 193.9 3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5				
3 97.5 197.0 4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5	2009 1	100.8	198.1	
4 97.8 197.3 5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5	2	97.9	193.9	
5 97.9 205.7 6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5	3	97.5	197.0	
6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5	4	97.8	197.3	
6 97.4 212.2 7 98.3 216.1 8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5	5	97.9	205.7	
8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5	6			
8 * 99.0 223.2 9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5	7	98.3	216.1	
9 * 100.2 229.3 10 * 101.7 231.7 11 * 102.1 242.5		* 99.0		
10 * 101.7 231.7 11 * 102.1 242.5				
11 * 102.1 242.5		* 101.7		
	11	* 102.1		

^{*} 临时数字

^{*} Provisional figures

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 Di		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]		[71 平方米 m²] [106 平方米 m²] [57 平方米 m²]		[70 平方米 m²] [80 平方米 m²		[83 平方米 m²]	
年 / Year /	月 Month						
2008		36 904	43 274	40 973	15 855	19 408	26 564
2009 *		37 251	41 832	38 369	15 082	17 875	25 969
2008	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	(35 447)	-	41 995	18 945	15 825	(35 714)
	10	(39 795)	(52 091)	38 158	17 264	15 602	(19 745)
	11	(34 679)	(20 242)	45 110	15 242	25 949	(21 635)
	12	(42 455)	35 498	37 069	(18 220)	14 871	(21 314)
2009	1	-	(32 449)	(43 765)	15 435	11 376	(28 068)
	2	-	-	30 577	9 373	19 380	(28 246)
	3	(36 894)	(39 750)	31 701	(13 333)	16 355	(23 846)
	4	-	41 209	36 481	13 959	13 080	(18 340)
	5	(36 294)	43 657	39 722	12 671	17 532	(28 626)
	6	(29 308)	40 046	35 673	14 004	18 218	27 462
	7	42 402	42 571	38 782	14 823	18 424	25 046
	8 *	(32 993)	41 473	38 304	14 912	16 643	24 087
	9 *	37 247	38 505	39 764	13 225	19 514	25 429
	10 *	39 875	50 656	38 525	17 901	19 820	27 038
	11 *	(34 083)	39 727	45 477	19 327	18 198	25 948
	12 *	37 107	46 301	39 251	16 682	17 890	29 089

- * 临时数字
- () 表示少于5宗交易。
- []表示 2009 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 2009.
- No transaction record received by this Department.

Developments analysed are those built since 1992.

Average prices are in respect of upper floor units only.

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

地区	District	2008 年底总存量 Stock at year end	2009 年落成 量 Completions	落成量占 2008 年总存量的百分率 Completions as a % of 2008 Stock	2009 年底总存量 Stock at year end	2009 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
东区	Eastern	47 300	-	-	47 200	6 700	14.2
南区	Southern	5 900	-	-	5 900	700	11.9
港岛	HONG KONG	53 200	-	-	53 100	7 400	13.9
油尖旺	Yau Tsim Mong	9 700	-	-	9 500	500	5.3
深水埗	Sham Shui Po	132 100	-	-	132 000	13 400	10.2
九龙城	Kowloon City	5 200	-	-	5 200	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	1 500	5.3
观塘	Kwun Tong	230 600	-	-	229 900	23 100	10.0
九龙	KOWLOON	405 900	-	-	404 900	38 500	9.5
葵青	Kwai Tsing	90 100	-	-	89 800	11 100	12.4
荃湾	Tsuen Wan	21 700	-	-	21 200	800	3.8
北区	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	38 700	-	-	38 400	3 300	8.6
新界	NEW TERRITORIES	157 000	-	-	155 900	15 200	9.7
<i>全港</i>	OVERALL	616 100	-	-	613 900	61 100	10.0

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

地区	District	2009 年落成量	预测落成量 Forecast Comp	letions
		Completions	[2010]	[2011]
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	KOWLOON	-	-	-
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
北区	North	-	-	-
沙田	Sha Tin	-	-	-
新界	NEW TERRITORIES	-	-	-
<i>全港</i>	OVERALL	-	-	

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

年		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	
Year	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	
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	
2009	-	-	-	613 900	61 100	10.0	61 100	10.0	

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

					17571
地区	District	2008 年底总存量 Stock at year end	2009 年落成量 Completions	落成量占 2008 年总存量的百分率 Completions as a % of 2008 Stock	2009 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	33 100	-	-	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	319 200	-	-	282 800
九龙	KOWLOON	421 800	-	-	385 400
葵青	Kwai Tsing	163 100	-	-	130 200
荃湾	Tsuen Wan	207 300	-	-	197 900
屯门	Tuen Mun	177 400	-	-	177 200
元朗	Yuen Long	527 400	-	-	529 400
北区	North	117 200	-	-	117 200
大埔	Tai Po	735 300	-	-	706 100
沙田	Sha Tin	158 100	-	-	158 100
西贡	Sai Kung	334 600	-	-	338 800
离岛	Islands	79 900	-	-	79 400
新界	NEW TERRITORIES	2 500 300	-	-	2 434 300
全港	OVERALL	3 027 100	-	-	2 924 700

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

					半刀木 m
地区	District	2009 年落成量	预测落成量 Fored	ast Completions	
ARICA	District	Completions	[2010]	[2011]	
中西区	Central and Western	-	-	-	
湾仔	Wan Chai	-	-	-	
东区	Eastern	-	-	-	
南区	Southern	-	-	-	
港岛	HONG KONG	-	-	-	
油尖旺	Yau Tsim Mong	-	-	-	
深水埗	Sham Shui Po	-	-	-	
九龙城	Kowloon City	-	-	-	
黄大仙	Wong Tai Sin	-	-	-	
观塘	Kwun Tong	-	-	-	
九龙	KOWLOON	-	-	-	
葵青	Kwai Tsing	-	-	-	
荃湾	Tsuen Wan	-	-	-	
屯门	Tuen Mun	-	-	-	
元朗	Yuen Long	-	1 500	24 300	
北区	North	-	-	-	
大埔	Tai Po	-	34 700	-	
沙田	Sha Tin	-	-	-	
西贡	Sai Kung	-	-	17 500	
离岛	Islands	-	-	-	
新界	NEW TERRITORIES	-	36 200	41 800	
全港	OVERALL	-	36 200	41 800	

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 m²

							平
地区	District	2008 年底总存量 Stock at year end	2009 年落成量 Completions	落成量占 2008 年总存置的百分率 Completions as a % of 2008 Stock	2009 年底总存量 Stock at year end	2009 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	24 600	-	-	24 600	-	-
湾仔	Wan Chai	-	-	_		-	_
东区	Eastern	95 800	-	-	95 800	20 400	21.3
南区	Southern	29 900	-	-	29 900	300	1.0
港岛	HONG KONG	150 300	-	-	150 300	20 700	13.8
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 700	-	-	142 700	8 500	6.0
九龙城	Kowloon City	115 900	-	-	115 900	13 500	11.6
黄大仙	Wong Tai Sin	-	-	-	1 500	-	-
观塘	Kwun Tong	275 600	-	-	276 900	22 100	8.0
九龙	KOWLOON	534 200	-	-	537 000	44 100	8.2
葵青	Kwai Tsing	1 362 300	-	-	1 365 500	31 700	2.3
荃湾	Tsuen Wan	442 600	-	-	443 400	29 400	6.6
屯门	Tuen Mun	142 900	-	-	142 400	700	0.5
元朗	Yuen Long	116 200	-	-	119 500	-	-
北区	North	113 500	-	-	113 500	2 600	2.3
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	453 500	-	-	453 500	17 100	3.8
西贡	Sai Kung	7 600	-	-	7 600	-	-
离岛	Islands	94 500	-	-	94 400	31 000	32.8
新界	NEW TERRITORIES	2 733 700	-	-	2 740 400	112 500	4.1
<i>全港</i>	OVERALL	3 418 200	-	-	3 427 700	177 300	5.2

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

					半刀木 m
地区	District	2009 年落成量	预测落成量 Fore	cast Completions	
NG ICA	District	Completions	[2010]	[2011]	
中西区	Central and Western	-	-	-	
湾仔	Wan Chai	-	-	-	
东区	Eastern	-	-	-	
南区	Southern	-	-	-	
港岛	HONG KONG	-	-	-	
油尖旺	Yau Tsim Mong	-	-	-	
深水埗	Sham Shui Po	-	-	-	
九龙城	Kowloon City	-	-	-	
黄大仙	Wong Tai Sin	-	-	-	
观塘	Kwun Tong	-	-	-	
九龙	KOWLOON	-	-	-	
葵青	Kwai Tsing	-	-	-	
荃湾	Tsuen Wan	-	-	46 300	
屯门	Tuen Mun	-	-	-	
元朗	Yuen Long	-	-	-	
北区	North	-	-	1 700	
大埔	Tai Po	-	-	-	
沙田	Sha Tin	-	-	-	
西贡	Sai Kung	-	-	-	
离岛	Islands	-	-	-	
新界	NEW TERRITORIES	-	-	48 000	
全港	OVERALL	-	-	48 000	

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

年	年内落成楼宇 年 In Buildings Completed during the Year				整体空置量 Overall Vacancy			
Year	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
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
2009	-	-	-	3 427 700	177 300	5.2	177 300	5.2

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

回报百分率 % return 住宅 Domestic 年 月 Year / Month Α В C D Ε 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 4.1 3.7 3.5 2008 4.8 3.0 2009 * 4.2 3.5 3.1 2.8 2.5 2008 7 - 9 4.9 4.2 3.8 3.7 3.1 10 - 12 5.0 4.2 3.9 3.8 3.4 2009 3 4.6 3.6 3.4 3.2 2.9 4 -6 4.3 3.5 3.1 2.8 2.5 3.5 2.7 7 - 9 4.1 3.0 2.4 10 - 12 * 4.1 3.6 3.1 2.8 2.4 2008 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 4.1 4.0 3.7 12 4.8 3.9 3.7 3.6 3.1 2009 4.7 3.7 3.4 3.3 3.0 2 4.6 3.7 3.4 3.2 2.9 3 4.5 3.6 3.3 3.1 2.8 2.9 4 4.3 3.5 3.2 2.5 5 3.5 3.0 2.9 4.3 2.4 6 4.2 3.5 3.0 2.8 2.5 7 4.1 3.4 3.1 2.7 2.5 2.7 8 4.0 3.5 3.0 2.3 9 4.1 3.6 3.0 2.7 2.3 10 4.1 3.6 3.0 2.7 2.4 11 * 4.2 3.7 3.1 2.8 2.5 12 * 2.5 4.1 3.6 3.0 2.8

^{*} 临时数字

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

回报百分率 % return

	写字楼	Office		
年 / 月	甲级	乙级	分层工厂大厦 Flatted Factories **	零售业楼宇 Retail
Year / Month	Grade A	Grade B		
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
2009 *	3.8	4.2	5.5	3.9
2008 7 - 9	4.2	4.7	5.7	4.3
10 - 12	4.8	5.2	6.0	4.7
2009 1 - 3	5.2	5.1	6.3	4.7
4 - 6	4.0	4.5	5.8	4.2
7 - 9*	3.5	4.0	5.5	3.9
10 - 12 *	3.4	3.9	5.2	3.7
2008 7	4.2	4.6	5.6	4.2
8	4.5	4.6	5.7	4.3
9	3.9	4.9	5.8	4.5
10	4.6	5.0	6.0	4.6
11	4.7	5.4	5.9	4.8
12	5.1	5.2	6.2	4.7
2009 1	5.3	4.9	6.3	4.7
2	5.1	5.1	6.3	4.7
3	5.1	5.2	6.2	4.6
4	4.6	4.8	6.1	4.4
5	3.9	4.6	5.9	4.2
6	3.6	4.3	5.6	4.1
7	3.6	4.1	5.6	4.0
8 *	3.4	4.1	5.5	3.9
9 *	3.4	3.9	5.4	3.7
10 *	3.5	3.9	5.4	3.7
11 *	3.4	3.9	5.2	3.8
12 *	3.4	4.0	5.2	3.8

^{*} 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)
2007	123 575	434 033
2008	95 931	343 827
2009	115 092	425 840
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
2009 1 - 3	16 464	55 194
4 - 6	35 449	120 716
7 - 9	35 558	140 717
10 - 12	27 621	109 213
2009 1	4 875	16 124
2	4 487	13 622
3	7 102	25 448
4	9 856	31 580
5	11 788	39 423
6	13 805	49 713
7	12 023	43 567
8	11 250	40 987
9	12 285	56 163
10	9 300	36 334
11	9 213	38 154
12	9 108	34 725

资料来源:土地注册处

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

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

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

买卖合约数目 No. of Agreements

总数

	成交金额(芒	万元	
Range	e of Considerat	ion (\$	million)

少于1 1 至少于 2 2 至少于3 Total 3 至少于 5 5 至少于 10 10 或以上 Less than 1 1 to less than 2 2 to less than 3 3 to less than 5 5 to less than 10 10 or over 年 月 数目 数目 数目 数目 数目 数目 % Year / Month No. % No. No. % No. % No. No. % 45 457 37 17 2007 20 461 17 21 386 18 483 15 11 106 9 6 682 5 123 575 4 658 2008 11 018 11 36 784 38 17 273 18 16 664 17 9 534 10 5 95 931 9 43 085 37 21 836 19 19 9 2009 10 603 22 168 10 699 6 701 115 092 2008 1 - 3 3 686 10 13 024 35 6 442 17 7 766 21 4 3 3 9 12 1 660 36 917 4 - 6 3 324 12 10 625 39 4817 17 4 391 16 9 1 781 27 533 2 5 9 5 6 7 - 9 2 238 12 7 851 42 20 2 907 15 8 3 18 792 3 726 1 428 642 10 - 12 1 770 14 5 284 42 2 288 18 1 600 13 1 172 9 575 5 12 689 2009 1 - 3 2 247 14 6 674 41 3 074 19 2 486 15 1 083 7 900 5 16 464 3 327 9 37 19 21 9 4 - 6 12 943 6 7 6 4 7 434 3 296 1 685 5 35 449 7 - 9 2 882 8 7 12 786 36 6 5 5 8 18 7 189 20 3 657 10 2 486 35 558 10 - 12 2 147 8 10 682 39 5 440 20 5 059 18 2 663 10 1 630 6 27 621 2009 643 13 1 928 40 995 20 748 15 303 6 258 5 4 875 2 1 842 41 852 19 14 7 4 487 650 14 644 326 173 4 3 41 15 6 7 7 102 954 13 2 904 1 227 17 1 094 454 469 1 045 11 3 605 37 1914 19 2 154 22 720 7 418 9 856 5 9 9 1 085 4 702 40 2 3 7 8 20 1 938 16 1 099 586 5 11 788 6 1 197 9 34 2 472 18 3 342 24 11 5 13 805 4 6 3 6 1 477 681 37 7 1 067 9 4 467 2 3 1 7 19 2 3 3 8 19 1 199 10 635 5 12 023 8 8 893 3 796 34 1 880 17 2 709 24 1 472 13 500 4 11 250 9 922 8 4 523 37 2 3 6 1 19 2 142 17 986 8 1 351 11 12 285 10 8 40 20 17 7 9 300 755 3 721 1 849 1 573 790 8 612 11 708 8 3 660 40 1 855 20 1 581 17 814 9 595 6 9 213 8 12 684 3 301 36 1 736 19 1 905 21 1 059 12 423 5 9 108

资料来源:土地注册处 有关数字来白图表 50。

Figures are derived from Table 50.

Source: The Land Registry

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。

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 Sal			二手买 Secondary		总数 Total No.
年 / 月 Year / Mont	月 数目 Month No.	%	总值 (百万元) Consideration (\$ million)	数目 No.	%	总值 (百万元) Consideration (\$ million)	i otal No.
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
2009	16 161	14	119 222	98 931	86	306 616	115 092
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
2009 1 -	3 1 602	10	14 632	14 862	90	40 562	16 464
4 -	6 6 829	19	34 437	28 620	81	86 279	35 449
7 -	9 5 140	14	42 014	30 418	86	98 702	35 558
10 -	12 2 590	9	28 139	25 031	91	81 073	27 621
2009	1 507	10	4 134	4 368	90	11 990	4 875
	2 232	5	1 653	4 255	95	11 969	4 487
	3 863	12	8 845	6 239	88	16 603	7 102
	4 1 587	16	8 034	8 269	84	23 546	9 856
	5 2 525	21	11 478	9 263	79	27 945	11 788
	6 2717	20	14 925	11 088	80	34 788	13 805
	7 1 307	11	8 574	10 716	89	34 992	12 023
	8 2 301	20	12 865	8 949	80	28 122	11 250
	9 1 532	12	20 575	10 753	88	35 588	12 285
	10 627	7	7 593	8 673	93	28 741	9 300
	11 753	8	10 592	8 460	92	27 561	9 213
	12 1 210	13	9 954	7 898	87	24 771	9 108

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 / Year /	月 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)
2007		4 129	37 714	5 490	38 204	9 072	20 074
2008		2 845	25 001	4 149	33 232	5 741	15 035
2009 *		2 535	22 786	5 388	48 513	5 614	14 417
2008	7 - 9	513	4 374	946	8 525	1 249	3 192
	10 - 12	276	1 613	496	3 634	613	1 205
2009	1 - 3	304	1 483	578	3 700	611	1 399
	4 - 6	613	6 095	1 340	10 376	1 249	2 702
	7 - 9*	751	6 613	1 788	17 181	1 777	4 627
	10 - 12 *	867	8 596	1 682	17 255	1 977	5 689
2008	7	216	2 114	398	3 255	498	1 262
	8	148	1 188	287	3 069	387	983
	9	149	1 072	261	2 201	364	947
	10	96	536	192	957	216	409
	11	76	339	139	1 518	194	392
	12	104	739	165	1 160	203	404
2009	1	91	370	148	849	146	415
	2	68	398	191	1 214	166	290
	3	145	716	239	1 637	299	694
	4	183	1 284	297	1 945	340	665
	5	176	1 641	424	3 655	383	879
	6	254	3 169	619	4 776	526	1 158
	7	236	1 903	590	4 981	564	1 538
	8 *	233	1 640	605	6 230	589	1 628
	9 *	282	3 069	593	5 970	624	1 461
	10 *	279	2 950	482	5 340	546	1 252
	11 *	285	2 211	543	4 153	715	2 348
	12 *	303	3 435	657	7 762	716	2 090

* 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.

区 域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规 划 统 计 小 区 Tertiary Planning Units
港岛	中西区	坚尼地城、石塘咀、	Kennedy Town, Shek Tong Tsui,	111(p), 112, 113, 114, 115, 116,
HONG KONG	CENTRAL AND	西营盘、上环、	Sai Ying Pun, Sheung Wan,	121, 122, 123, 124(p), 134(p),
	WESTERN	中环、金钟、	Central, Admiralty,	141(p), 142, 143(p), 172(p), 173(p),
		半山区、山顶	Mid-levels, Peak	181(p), 182(p)
	湾仔	湾仔、铜锣湾、	Wan Chai, Causeway Bay,	124(p), 131, 132, 133, 134(p), 135,
	WAN CHAI	跑马地、大坑、	Happy Valley, Tai Hang,	140, 143(p), 144, 145, 146(p),
		扫杆埔、渣甸山	So Kon Po, Jardine's Lookout	147(p), 148(p), 149, 151(p), 158(p),
				175(p), 182(p), 183(p), 184, 190(p),
				191(p)
	东区	天后、宝马山、	Tin Hau, Braemar Hill,	146(p), 147(p), 148(p), 151(p), 152,
	EASTERN	北角、鰂鱼涌、	North Point, Quarry Bay,	153, 154, 155, 156, 157, 158(p),
		西湾河、筲箕湾、	Sai Wan Ho, Shau Kei Wan,	161, 162, 163, 164, 165, 166, 167,
		柴湾、小西湾	Chai Wan, Siu Sai Wan	190(p), 194(p), 196(p), 197(p)
	南区	薄扶林、香港仔、	Pok Fu Lam, Aberdeen,	111(p), 141(p), 158(p), 171,
	SOUTHERN	鸭脷洲、黄竹坑、	Ap Lei Chau, Wong Chuk Hang,	172(p), 173(p), 174, 175(p), 176,
		寿臣山、浅水湾、	Shouson Hill, Repulse Bay,	181(p), 182(p), 183(p), 191(p), 192,
		舂磡角、赤柱、	Chung Hom Kok, Stanley,	193, 194(p), 195, 196(p), 197(p),
		大潭、石澳	Tai Tam, Shek O	198
九龙	油尖旺	尖沙咀、油麻地、	Tsim Sha Tsui, Yau Ma Tei,	211, 212, 213(p), 214, 215(p), 216,
KOWLOON	YAU TSIM	西九龙填海区、	West Kowloon Reclamation,	220, 221(p), 222(p), 225, 226(p),
	MONG	京士柏、旺角、	King's Park, Mong Kok,	227(p), 228, 229, 235(p), 236(p),
		大角咀	Tai Kok Tsui	251, 252, 253, 254(p), 255(p),
				267(p), 268(p)

⁽p) = part 部分

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
九龙	深水埗	美孚、荔枝角、	Mei Foo, Lai Chi Kok,	221(p), 254(p), 255(p), 260(p),
KOWLOON	SHAM	长沙湾、深水埗、	Cheung Sha Wan, Sham Shui Po,	261(p), 262, 263, 264, 265, 266,
	SHUI PO	石硖尾、又一村、	Shek Kip Mei, Yau Yat Tsuen,	267(p), 268(p), 269(p), 271(p),
		大窝坪、昂船洲	Tai Wo Ping, Stonecutters Island	320(p), 327(p), 328(p), 761(p)
	九龙城	红磡、土瓜湾、	Hung Hom, To Kwa Wan,	213(p), 215(p), 222(p), 226(p),
	KOWLOON	马头角、马头围、	Ma Tau Kok, Ma Tau Wai,	227(p), 231, 232, 233, 234, 235(p),
	CITY	启德、九龙城、	Kai Tak, Kowloon City,	236(p), 237, 241, 242, 243, 244,
		何文田、九龙塘、	Ho Man Tin, Kowloon Tong,	245, 246, 247, 268(p), 271(p), 272,
		笔架山	Beacon Hill	282(p), 283(p), 285, 286(p), 761(p)
	黄大仙	新蒲岗、黄大仙、	San Po Kong, Wong Tai Sin,	280(p), 281(p), 282(p), 283(p), 284,
	WONG	东头、横头磡、	Tung Tau, Wang Tau Hom,	286(p), 287(p), 288(p), 289, 761(p)
	TAI SIN	乐富、钻石山、	Lok Fu, Diamond Hill,	
		慈云山、牛池湾	Tsz Wan Shan, Ngau Chi Wan	
	观塘	坪石、九龙湾、	Ping Shek, Kowloon Bay,	280(p), 286(p), 287(p), 288(p), 290,
	KWUN TONG	牛头角、佐敦谷、	Ngau Tau Kok, Jordan Valley,	291, 292, 293(p), 294, 295, 297(p),
		观塘、秀茂坪、	Kwun Tong, Sau Mau Ping,	298(p), 831(p), 833(p), 835(p)
		蓝田、油塘、	Lam Tin, Yau Tong,	
		鲤鱼门	Lei Yue Mun	
新界	葵青	葵涌、青衣	Kwai Chung, Tsing Yi	260(p), 261(p), 269(p), 310(p),
NEW	KWAI TSING			320(p), 321(p), 324(p), 326(p),
TERRITORIES				327(p), 328(p), 329, 350, 351,
				733(p), 761(p)
	荃湾	荃湾、梨木树、	Tsuen Wan, Lei Muk Shue,	310(p), 321(p), 322, 323, 324(p),
	TSUEN WAN	汀九、深井、	Ting Kau, Sham Tseng,	325, 326(p), 327(p), 331, 332,
		青龙头、马湾、	Tsing Lung Tau, Ma Wan,	333(p), 334, 335, 336(p), 340(p),
		欣澳	Sunny Bay	413(p), 531(p), 724(p), 731(p),
				732(p), 733(p), 961(p), 971(p),
				972(p), 973(p), 974, 975

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	大機涌、扫管笏、 屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	333(p), 336(p), 340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441(p), 442(p), 512(p), 519(p), 522(p), 531(p), 951(p)
	元朗 YUEN LONG	洪水桥、厦村、 流浮山、天水围、 元朗、新田、 落马洲、锦田、 石岗、八乡	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 441(p), 442(p), 510, 511, 512(p), 513, 514, 515, 516, 517, 518, 519(p), 521, 522(p), 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610, 621(p), 622(p), 724(p)
	北区 NORTH	粉岭、联和墟、 上水、石湖墟、 沙头角、鹿颈、 乌蛟腾	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	542(p), 543(p), 544(p), 545(p), 546(p), 621(p), 622(p), 623, 624, 625, 626, 627, 628, 629, 631(p), 632, 634(p), 641, 642, 651, 652, 653, 711(p), 712(p)
	大埔 TAI PO	大埔墟、大埔、 大埔滘、大尾等、 船湾、樟木头、 企岭下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 533(p), 631(p), 633, 634(p), 711(p), 712(p), 720, 721, 722, 723, 724(p), 725, 726, 727, 728, 729(p), 732(p), 741(p), 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 822(p), 824(p)
	沙田 SHA TIN	大围、沙田、 火炭、马料水、 乌溪沙、马鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	261(p), 281(p), 282(p), 310(p), 327(p), 724(p), 729(p), 731(p), 732(p), 733(p), 741(p), 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)

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
新界	西贡	清水湾、西贡、	Clear Water Bay, Sai Kung,	293(p), 296, 297(p), 298(p), 741(p),
NEW	SAI KUNG	大网仔、将军澳、	Tai Mong Tsai, Tseung Kwan O,	742(p), 744(p), 761(p), 762(p), 811,
TERRITORIES		坑口、调景岭、	Hang Hau, Tiu Keng Leng,	812, 813, 814, 815, 820, 821,
		马游塘	Ma Yau Tong	822(p), 823, 824(p), 825, 826, 827,
				828, 829, 831(p), 832, 833(p), 834,
				835(p), 836, 837, 838, 839
	离岛	长洲、坪洲、	Cheung Chau, Peng Chau,	911, 912, 913, 920, 931, 932, 933,
	ISLANDS	大屿山	Lantau Island	934, 941, 942, 943, 944, 950,
		(包括东涌)、	(including Tung Chung),	951(p), 961(p), 962, 963, 971(p),
		南丫岛	Lamma Island	972(p), 973(p), 976

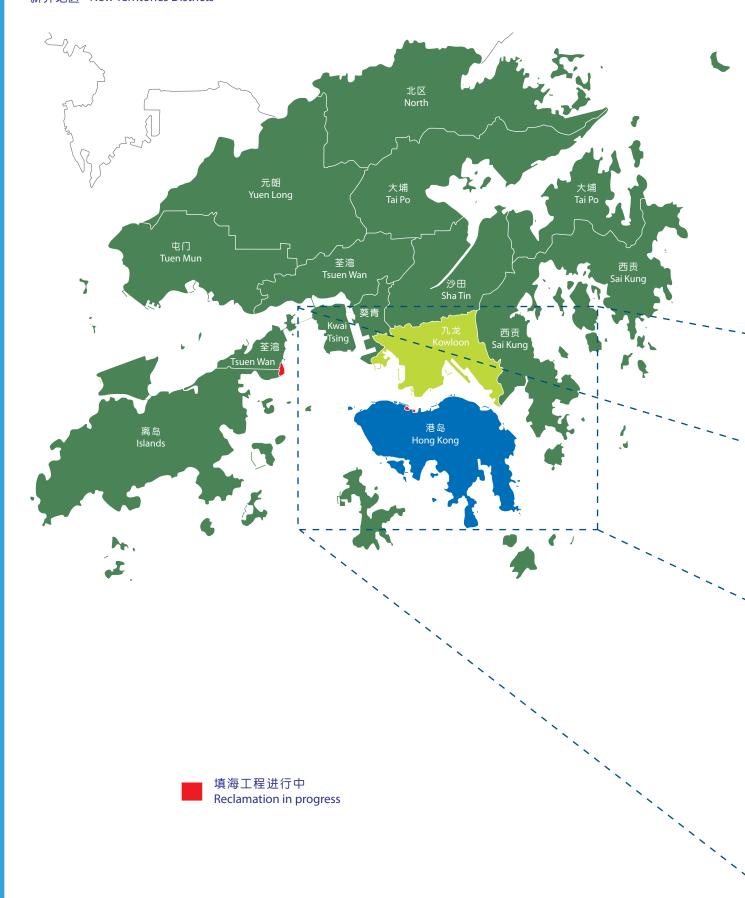
⁽p) = part 部分

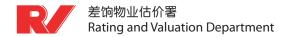
写字楼分区 OFFICE SUB-DISTRICTS

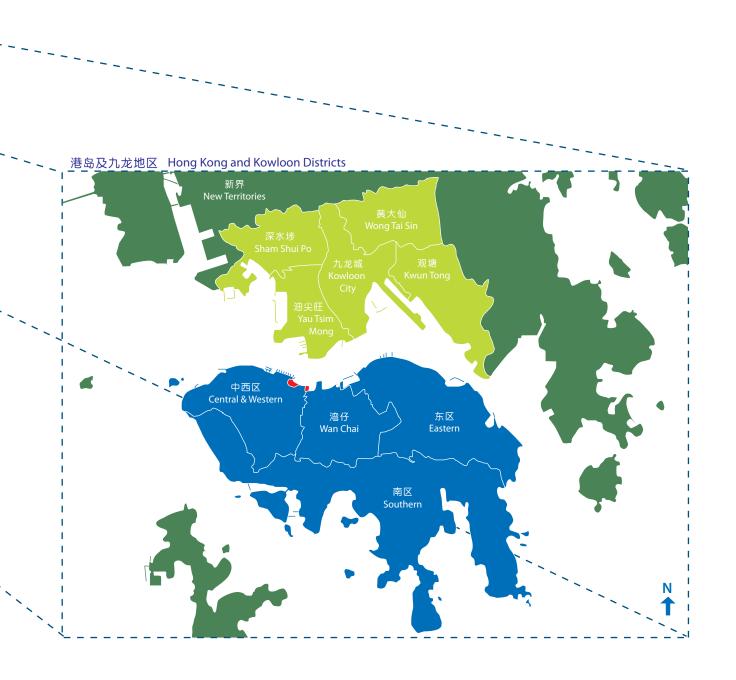
规划统计小区

		700 700 700 FT
写字楼的分区	Sub-districts for Offices	Tertiary Planning Units
1.77	a	
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124(p), 134(p)
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	124(p), 131, 132, 133, 134(p), 135, 144(p), 145, 146(p), 147(p), 148(p), 149
北角/鰂鱼涌	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(p), 222(p), 225, 226(p), 227(p), 228, 229, 251, 252, 253, 254(p)

新界地区 New Territories Districts









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