

# 香港物業報告

## Hong Kong Property Review

# 2011



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 2011

本报告回顾 2010 年香港物业市场的活动，  
并预测 2011 及 2012 年的楼宇落成量  
A review of the Hong Kong property market for the year 2010  
with forecast of completions for 2011 and 2012

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2011 年 4 月  
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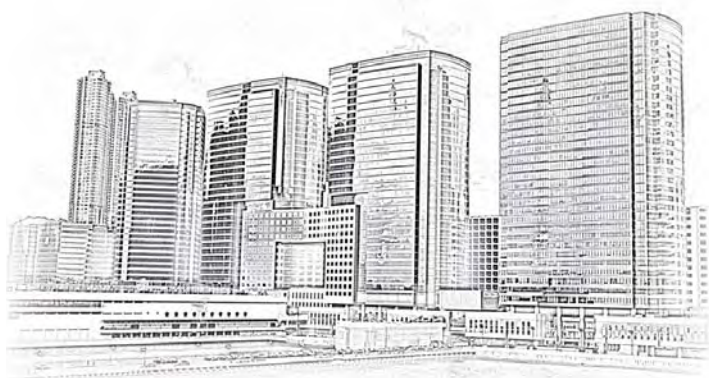


差饷物业估价署  
Rating and Valuation Department

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# 序言 Foreword



私人写字楼 Private Office



私人住宅 Private Domestic

私人商业楼宇 Private Commercial



私人工业楼宇 Private Industrial



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

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

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

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

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

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

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

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

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

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

有关本报告所用词汇的定义及各项数字的计算方法，可参阅64至75页的「技术附注」。

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

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

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



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# 综观 Overview







经历全球金融危机之后，香港经济自2009年第二季开始复苏，并走出阴霾。2010年本地生产总值连续四季录得增长，实质增幅达6.8%，与前一年录得的2.7%减幅形成强烈对比。经济复苏令就业市场改善，最后一季的失业率降至4%。资金继续流入香港，息率持续在低水平徘徊。由于租金回报普遍较借贷成本高，通胀率又有上升趋势，因此物业买卖对投资者的吸引力与日俱增。至于信贷方面，银行一方面积极向买家提供信贷服务；另一方面，由于买家多选择以香港银行同业拆息为基准的按揭，12月新批出的按揭有九成均属此类贷款，按揭市场因而产生变化。

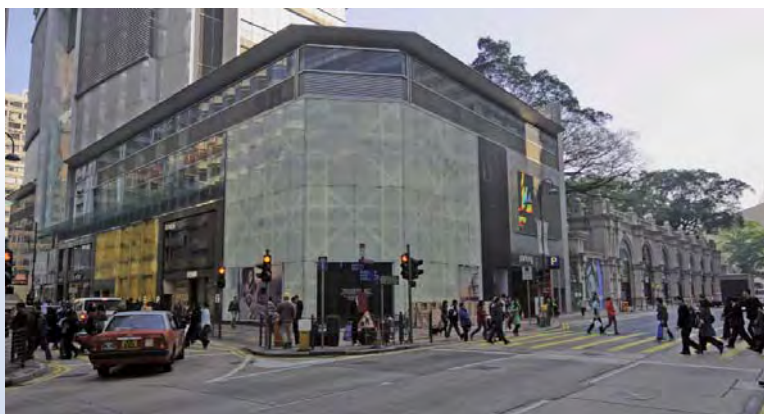
由于资金充裕，利率低企，加上预期住宅售价将会飙升，因此住宅市场气氛继续蓬勃，交投畅旺。增长势头更延伸至非住宅物业市场，各类型物业的售价和租金全部录得双位数增幅。

虽然2010年楼市一直畅旺，但美国的货币政策、振兴经济措施或利率或会有变，加上如欧元区债务危机等的其他因素，均加深了人们对市场下跌风险的关注。

The Hong Kong economy has emerged from the global financial crisis following a rebound in the second quarter of 2009. GDP grew for four straight quarters in 2010 and expanded by 6.8% in real terms against a 2.7% contraction a year earlier. Job market improved alongside economic recovery and unemployment rate slid to 4% for the three months to December. Capital continued to flow in and interest rates hover at low levels. As rental yields were in general higher than the cost of borrowing and inflation rate looked set to rise, property purchase became increasingly attractive to investors. Banks were proactive in offering credit facilities to purchasers and the mortgage market has undergone changes with more people choosing the HIBOR-based mortgages, which made up 90% of newly approved mortgage loans in December.

Driven by abundant liquidity, low interest rates and people's expectation of price hikes, the residential market continued to prosper with increased transaction volumes. The growth momentum also spread to the non-domestic sector which saw both prices and rents posting double-digit gains across the board.

While the property market remained bullish throughout 2010, there is growing concern about downside risks centred around changes in monetary policy, stimulus package or interest rates from the United States, among with other reasons such as Eurozone debt crisis.





## 住宅物业

住宅市场继续畅旺，发展商推出新盘时定价进取。土地注册处登记的买卖协议宗数达135 778份，是1997年以来最高。价格超过1 000万元的物业买卖宗数亦同时飙升31%。年内，政府推出连串措施，确保住宅市场健康稳定发展。这些措施主要针对四方面，包括增加住宅供应、打击炒风、预防按揭借贷过度增长，以及提高市场透明度。单位供应方面，政府在市场主导的勾地表制度以外，主动推出土地出售。年内共有11幅土地以拍卖方式售出，其中三幅由政府主动推出。拍卖成绩显示市场对市区土地需求甚殷，以及发展商对市场前景（尤其是豪宅市场）相当乐观。为增加中小型单位的供应，政府推出一幅位于元朗的土地招标，并限制单位面积和数目。政府各项收紧措施令投机炒卖活动收敛，涉及确认人转让的宗数亦大幅减少。为打击住宅物业短炒活动，政府在2月提高价值2 000万元以上物业的印花税，又于11月开征「额外印花税」，业主如在买入物业后24个月内转手，该项交易必须缴纳5%至15%的额外印花税，持货期愈短税率愈高。另外，针对有指内地资金推高楼市，政府修订自2003年起推出的资本投资者入境计划，暂时将房地产由计划下的投资资产类别中剔除。香港金融管理局亦采取连串措施，收紧按揭借贷，将特定价位物业的贷款与估值比率减为五成至六成。

## Residential

The residential market remained buoyant and developers were upbeat over prices in launching domestic units on the market. The total number of sale and purchase agreements lodged with the Land Registry amounted to 135 778, the highest level since 1997. Concurrently, there was an upsurge of 31% in transaction of property worth \$10 million or above. During the year the Government rolled out a string of measures to ensure the healthy and stable development of the residential market. These measures targeted at four directions, namely increasing flat supply, combating property speculation, preventing excessive expansion in mortgage lending and enhancing transparency in the market. On flat supply, the Government supplemented the market-driven Application List system by government-initiated land sale, and a total of 11 sites were sold by auction, of which three were initiated by the Government. The auction results signified the acute demand for urban sites and developers' optimism about the market, in particular the luxury sector. A site in Yuen Long with restrictions on the size and number of units was also put up for tender in a bid to increase the supply of small and medium-sized units. The tightening measures have been effective at reining in speculative activities and the number of confirmor cases reduced significantly. Apart from increasing the stamp duty for properties valued over \$20 million in February, the Government imposed Special Stamp Duty in November, at 5-15%, on properties resold within 24 months, to discourage short-term sales of residential properties. The shorter the holding period, the higher would be the rate. Amid concerns that Mainland funds have pushed up property prices, the Government removed real estate temporarily from the investment asset classes under the Capital Investment Entrant Scheme implemented since 2003. Separately, the Hong Kong Monetary Authority took successive steps to tighten mortgage lending and lower the loan-to-value ratio to 50-60% for properties at specified range of values.



2010年的住宅落成量约为13 410个单位，较2009年多87%。入住量缩减28%，共8 030个单位，令年底的空置量增至51 530个单位，相当于总存量的4.7%。预计2011及2012年分别约有10 670和13 700个单位落成。一手市场供应稳定，预计已落成或已落实的发展项目合共提供约59 000个未出售单位，数量与过去四年一手市场销售数字总和相若。

资金充裕加上利率偏低，令住宅价格不断急升，年内屡创新高。2010年最后一季的整体售价较前一年增加22%。租金在2009年下半年录得显著升幅后，至2010年首季整固，升势至第二季加速，整体租金在第四季按年升幅累积至17%。年内回报率保持平稳。

## 写字楼

由于营商环境改善，重新在港开设业务或计划扩充本地业务的企业有所增加。去年公司注册处本地企业注册的数字创新高，在本港开设业务的外地企业数目亦见上升。虽然2009年全球经济衰退，但中国一枝独秀，经济不断增长，因而吸引不少跨国企业到香港设立地区总部，希望借着《内地及香港更紧密经贸关系安排》的优势进入内地市场。同时，香港亦成为内地企业进军海外市场的跳板。年内市场对写字楼的需求殷切，令空置率下降，租务市场得到支持。投资者预期租金上升，亦在写字楼市场寻求投资机会。

Completions in 2010 were around 13 410 units, 87% higher than the level in 2009. Take-up reduced by 28% to 8 030 units, leading to an increase in the year-end vacancy. Vacancy increased to 51 530 units, or 4.7% of total stock. It is estimated that about 10 670 units and 13 700 units will be completed in 2011 and 2012 respectively. Supply in the primary market is stable and it is estimated that some 59 000 unsold units will become available from completed developments or committed projects, on a par with the primary sales in the past four years combined.

Against a background of abundant liquidity and low interest rates, residential prices spiralled upwards and climbed to new highs over the course of the year. The overall prices in the last quarter of 2010 were 22% higher than the level of previous year. Rents rose at measured pace and consolidated in the first quarter of 2010 after seeing substantial gain in the second half of 2009. The pace accelerated in the second quarter and overall rents accumulated 17% growth year on year in the fourth quarter. Yields remained fairly stable throughout the year.

## Office

In the light of the improving business environment, more companies came back or planned for expansion. While local companies registered with the Companies Registry hit record high last year, foreign companies setting up business in Hong Kong grew in number as well. Despite the global economic downturn in 2009, China's economy continued to grow and attracted multinational corporations to set up regional base in Hong Kong to take advantage of the preferential access to the Mainland market under the Closer Economic Partnership Arrangement. Mainland enterprises also looked upon Hong Kong as springboard for them to tap into overseas markets. Demand for office space was strong over the course of the year, thus pushing down the vacancy and rendering support to the leasing market. Investors also looked for investment opportunities in office market in anticipation of rental appreciation.

2010年写字楼落成量回落至124 100平方米，较2009年的水平下降18%。甲级写字楼占整体供应量的93%，全部来自非核心地区。由于经济好转，整体使用量回复正数，升至339 100平方米。使用量回升令空置率明显下跌至8%，达到859 700平方米。

未来两年落成量预计分别维持在151 500平方米和114 200平方米的水平。新落成楼面未来会继续集中在非核心地区，而中环和上环预计在2011及2012年分别占新落成量的20%和14%。

写字楼售价的升势由2009年延续至2010年，售价节节上升，各级写字楼均录得可观的增幅，2010年第四季售价较2009年第四季上升了24%。租金年内稳步上扬，而由于年初空置率高企，甲级写字楼租金在第一季只是温和上升。整体租金在最后一季上升13%，但仍未回到2008年金融危机前的高位。市场回报率则保持稳定。

Office completions in 2010 dwindled to 124 100 m<sup>2</sup>, down 18% on the 2009 level. Grade A space accounted for 93% of the overall total, with all coming from non-core districts. Overall take-up turned positive and rebounded to 339 100 m<sup>2</sup> on the back of improving economic condition. With an improved take-up, vacancy decreased markedly to 8%, equivalent to 859 700 m<sup>2</sup>.

Completions in coming two years are expected to stay at 151 500 m<sup>2</sup> in 2011 and 114 200 m<sup>2</sup> in 2012. While non-core districts will continue to dominate the scene and provide the bulk of the forecast completions in the years to come, Central and Sheung Wan will likely produce 20% of the anticipated space in 2011 and 14% in 2012.

The growth sustained in 2009 extended into 2010 and gathered momentum with prices registering hefty gains across all sub-sectors. Prices in the fourth quarter were 24% above the 2009 last quarter level. Rents picked up steadily though Grade A office showed modest growth in first quarter due in part to the high vacancy at the beginning of the year. The overall rents grew 13% in the last quarter and had yet to return to the peak prior to the financial crisis in 2008. Market yields held steady through the year.



## 商业楼宇

2010年商业楼宇的落成量为64 600平方米，较2009年减少23%。使用量为134 700平方米，空置率维持于总存量的7.9%，即844 300平方米。预计2011年的落成量会下跌至56 900平方米，但2012年则回升至103 100平方米。

## 零售业楼宇

由于经济蓬勃增长，就业情况改善，加上物业和股票市场同时造好，带来财富效应，令消费者消费信心大增，因此年内零售销售价量齐升。访港旅客数字创新高，较2009年增加22%，旅客总消费额亦上升了33%；其中内地旅客继续是增长的火车头，占旅客总人数的63%。港元兑大部分外币呈弱势，外围经济逐渐复苏，以及内地扩大深圳居民个人游计划的范围，都造就了访港旅游业表现强劲。零售销售畅旺，吸引零售商扩充营业，使零售业楼宇的售价和租金同时上升。另一方面，国际知名品牌有见中国经济不断增长，也积极在传统购物区扩展，务求进军中国市场。

零售业楼宇年内售价继续向上，2010年第四季较2009年第四季飙升28%；租金亦同时上扬，较前一年上调10%。由于售价上升速度较租金的为快，因此年内市场回报率缓缓下滑。

## Commercial

Completions of commercial space in 2010 were 64 600 m<sup>2</sup>, 23% lower than the level in 2009. Take-up was 134 700 m<sup>2</sup> and vacancy held steady at 7.9% of stock, amounting to 844 300 m<sup>2</sup>. Completions are expected to drop to 56 900 m<sup>2</sup> in 2011 and then rise to 103 100 m<sup>2</sup> in 2012.

## Retail

Retail sales grew in value and volume during the year as consumers gained confidence to spend, thanks to the robust economic growth, improving employment prospect and the wealth effect brought by rallies in the stock and property markets. Visitor arrivals hit a historic high, up 22% on 2009, and total spending by tourists rose by 33%. Mainland China continued to be the growth driver, with visitors accounting for 63% of total arrivals. The strong performance in inbound tourism was attributable to the strengthening of most currencies against the Hong Kong dollar, the gradual recovery of most economies and the expansion of the scope of the Individual Visit Scheme for Shenzhen residents. The rebound in retail sales has lured retailers to expand, lending support to price and rental growth. International brands also actively sought space in traditional shopping area to tap into the Chinese market in view of the sustained growth in Mainland China.

Prices of retail properties continued its upward curve, recording significant growth of 28% in the fourth quarter of 2010 against the last quarter of 2009. Rents rose in tandem with prices and showed 10% growth from a year earlier. Market yield slid gently through the year as prices went up at a faster rate than rents.



## 工业楼宇

释放旧工业大厦潜力的措施在2010年4月1日正式实施，新措施为期三年。截至2010年12月底，地政总署就有关活化政策分别收到30宗要求改装整幢工厦作非工业用途的申请和九宗重建申请。工业楼宇年内成交活跃，与前一年相比交投飙升48%。

分层工厂大厦的落成量在2010年明显上升至20 600平方米，使用量约为260 700平方米，年底时空置率下跌至总存量的6.7%。落成量方面，2011年预计升至38 200平方米，2012年则再有40 100平方米的新落成量。2010年最后一季的售价较前一年同期急升30%；租金同样向上，但下半年升幅收窄，按年增长10%。回报率在第三、四季轻微下跌。

2010年并无工贸大厦落成，使用量为10 300平方米，以致空置量较2009年的为低。2010年底的空置量跌至50 800平方米，相当于总存量的8.6%。落成量偏低的情况持续，预计2011和2012年均不会有新供应。

2010年亦没有新的货仓落成，这分类的楼宇预计在2011年有72 200平方米左右楼面面积落成，2012年则有121 800平方米落成量。

## Industrial

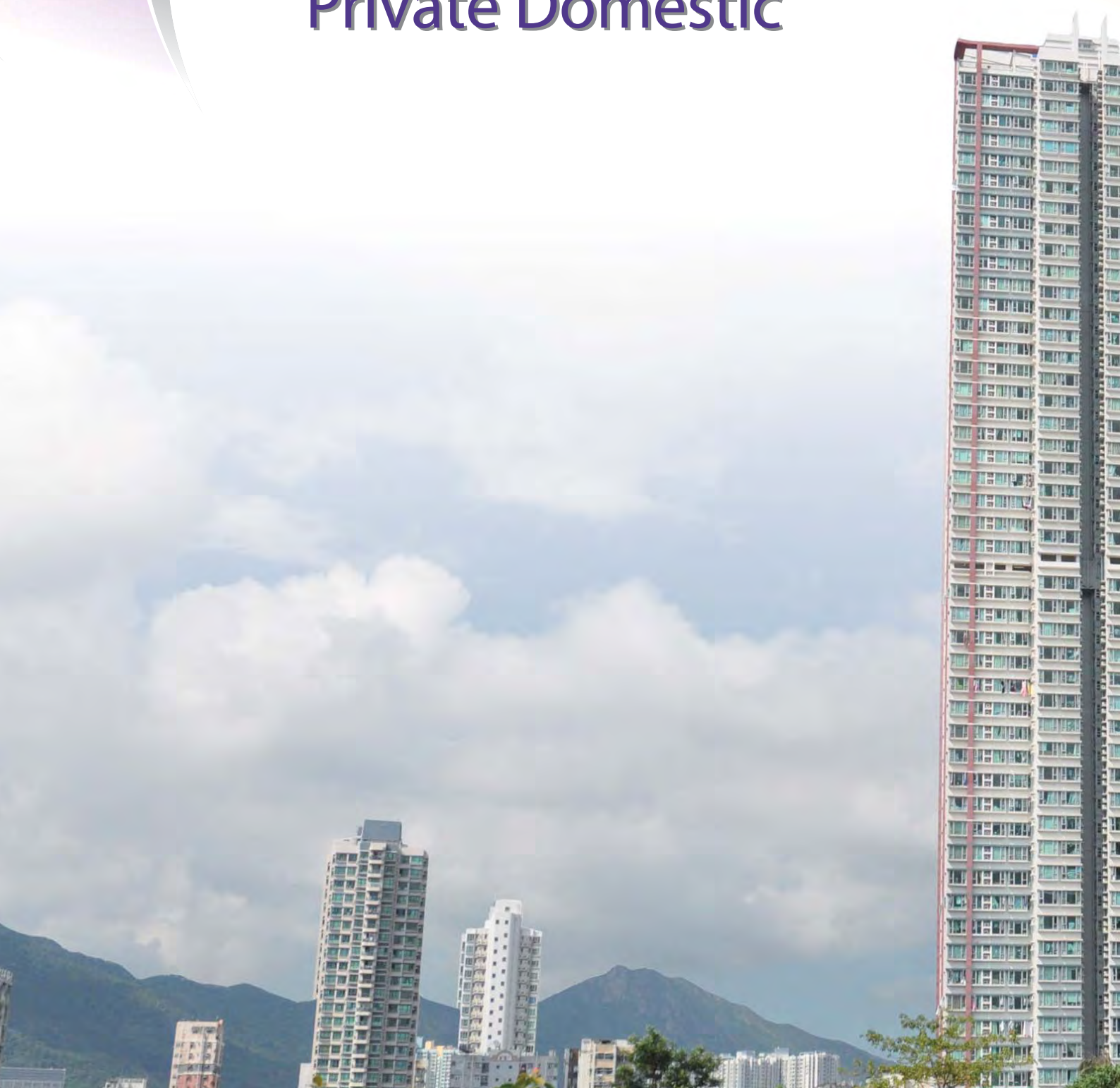
The measures to release the potential of old industrial buildings were formally implemented on 1 April 2010, to be effective for three years. Up to the end of December, the Lands Department has received in total 30 applications for wholesale conversion to non-industrial uses and nine applications for redevelopment under the revitalization policy. Buying activities intensified and the number of transactions increased distinctly by 48% when compared to previous year.

Completions of **flatted factories** in 2010 increased noticeably to 20 600 m<sup>2</sup>. Take-up was about 260 700 m<sup>2</sup>, and vacancy at the year end declined to 6.7% of stock. 2011 is expected to see completions rising to 38 200 m<sup>2</sup>, and another 40 100 m<sup>2</sup> industrial space will be completed in 2012. Prices went up sharply and soared 30% in the fourth quarter compared to a year earlier. Rents were headed in similar direction though the rate of growth slowed down in the second half of the year, registering 10% gain year on year over the same period. The yield also edged down slightly in the last two quarters.

There were no **industrial/office** completions in 2010 and the take up of 10 300 m<sup>2</sup> led to a drop in vacancy relative to 2009. The vacancy at the end of 2010 fell to 50 800 m<sup>2</sup>, representing 8.6% of stock. Again, there is unlikely to be any new supply in 2011 and 2012.

There were also no **storage** completions in 2010. It is estimated there will be some 72 200 m<sup>2</sup> coming on stream in 2011 and 121 800 m<sup>2</sup> in 2012.

# 私人住宅 Private Domestic





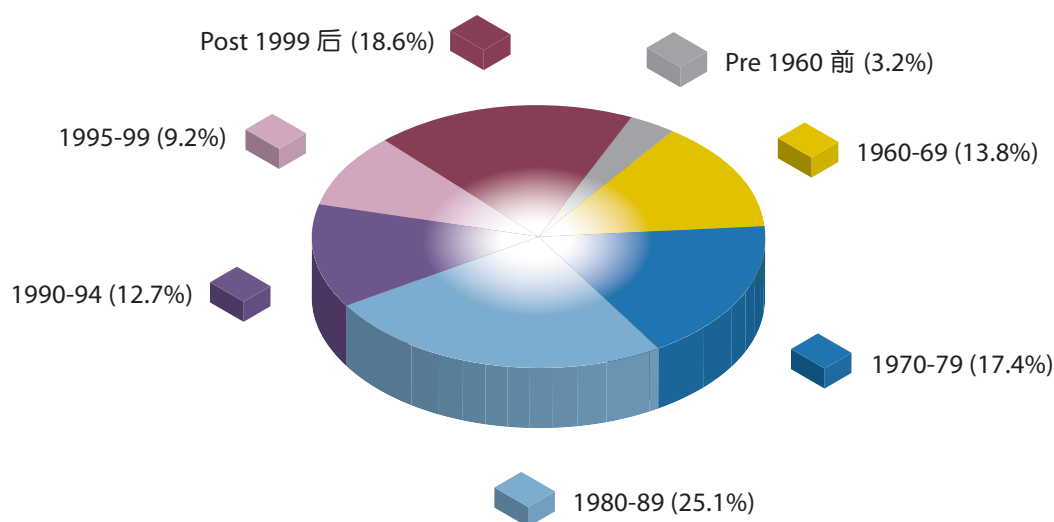




这类别包括设有煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。2010年底的整体总存量为1 102 900个单位。图表显示按楼龄分类的总存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2010, the overall stock was 1 102 900 units. The chart shows stock distribution by age.

按楼龄分类的总存量  
Stock Distribution by Age



私人住宅落成量连续两年录得低于10 000个单位的水平后，于2010年掉头急升至约13 410个，当中新界占66%，九龙占26%，余下的8%位于港岛。按地区计，元朗的新单位落成量最多，占整体落成量的27%，其次是沙田和黄大仙区，分别占整体落成量的21%和16%。

After dropping below the 10 000 level for two consecutive years, completions of private domestic units rebounded sharply to some 13 410 units in 2010. By region, about 66% were in the New Territories, 26% in Kowloon and the remaining 8% on Hong Kong Island. On district basis, Yuen Long provided the highest number of new units, at 27% of the overall completions, followed by Sha Tin at 21% and Wong Tai Sin at 16%.

2010 年的入住量减少 28% 至 8 030 个单位，相当于年内落成量 60%，因此年底的空置量上升至 51 530 个单位，相当于总存量的 4.7%，其中约 5 900 个空置单位（即 11%）由于仍未获发满意纸或转让同意书而未能入住。

预计 2011 年的落成量将稍为下调至 10 670 个单位，但于 2012 年将回升至 13 700 个。2011 年约有 75% 的新供应位于新界，14% 来自九龙。按地区计，将军澳及沙田分别提供 34% 和 25% 的新落成单位。2012 年市区的住宅落成量占新供应的比例或会增至 42%，而按地区计，元朗及沙田将分别占该年总预测落成量的 22% 和 14%。

Take-up in 2010 reduced by 28% to 8 030 units, equivalent to 60% of the completions in the year. As a result, vacancy at the year end was driven up to 51 530 units, or 4.7% of the total stock. About 5 900 (11%) of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

In the coming years, completions are expected to drop moderately to 10 670 units in 2011 and then bounce back to 13 700 units in 2012. In 2011, about 75% of the new supply would be situated in the New Territories and 14% in Kowloon. District-wise, Tseung Kwan O and Sha Tin will contribute about 34% and 25% of the new units respectively. The share of urban area in domestic completions will probably increase in 2012 to some 42%. Among all districts, Yuen Long and Sha Tin will account for 22% and 14% of the forecast completions in 2012.

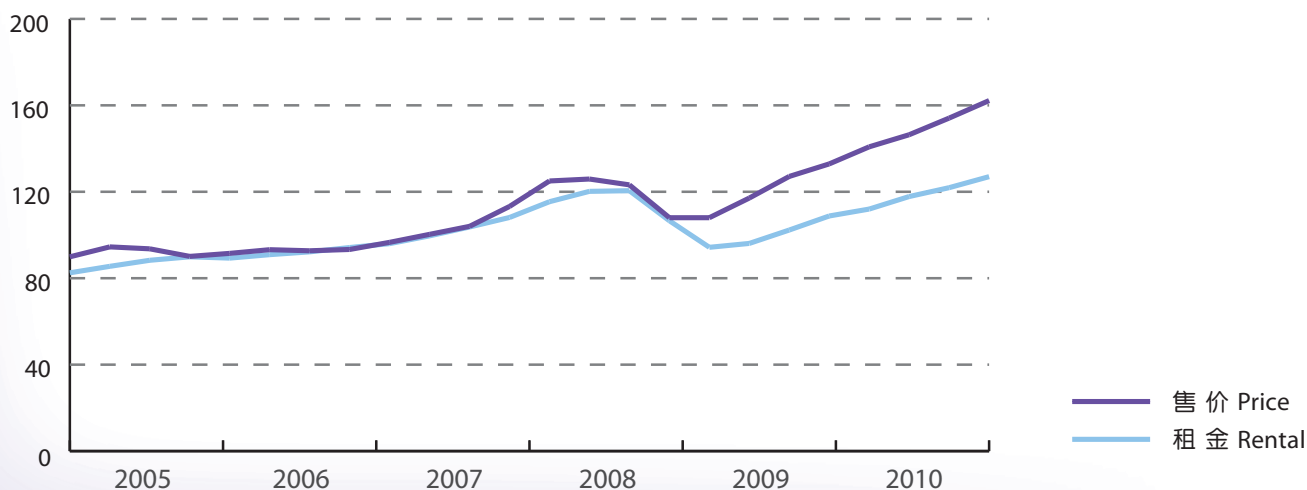


2010年二手楼宇市场的售价延续2009年的升势，整体售价指数更是一季比一季高，第四季的售价较一年前飙升22%。2010年的租金市场亦稳步上扬，第四季的租金指数升势虽稍为放缓，但仍录得17%的显著按年升幅。

Sustaining the rising momentum from 2009, prices in the secondary market continued to surge in 2010 with the overall price index exhibiting successive quarter-to-quarter increases in the year. Overall, prices in the last quarter soared 22% from a year earlier. Rents also rose steadily throughout 2010 and the rental index in the last quarter registered a less rapid yet substantial 17% growth year on year.

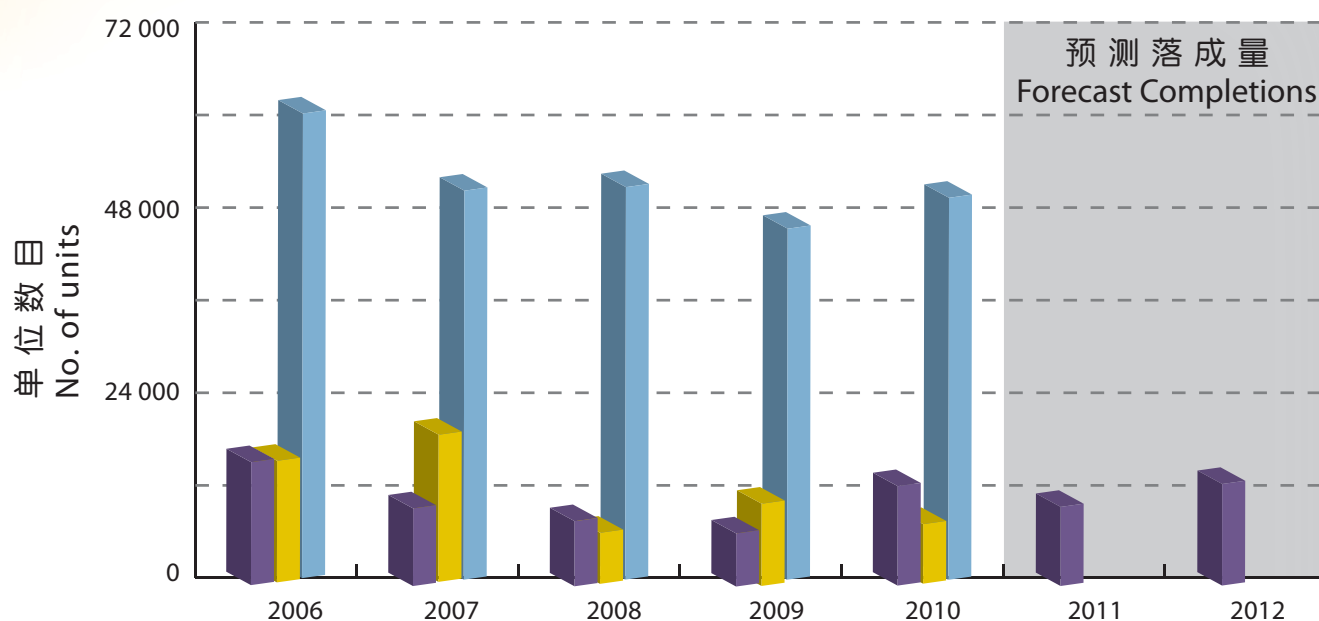


售价及租金指数  
Price and Rental Indices





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



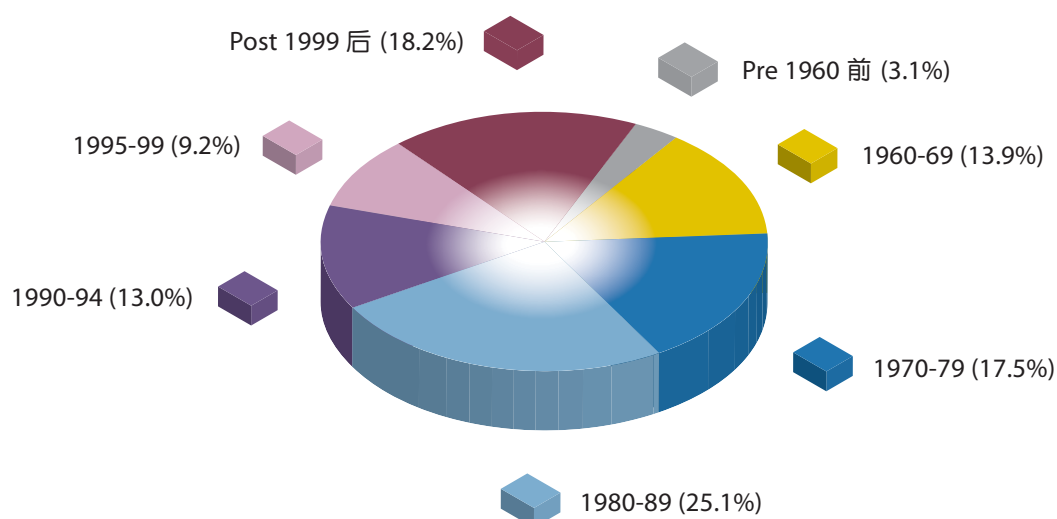
单位数目  
No. of Units

	2006	2007	2008	2009	2010	2011	2012
落成量 Completions	16 580	10 470	8 780	7 160	13 410	10 670 <sup>#</sup>	13 700 <sup>#</sup>
入住量 Take-up	16 400	19 850	6 890	11 090	8 030		
空置量 Vacancy	62 670	52 470	52 940	47 350	51 530		
% <sup>+</sup>	5.9	4.9	4.9	4.3	4.7		
<sup>+</sup> 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.							
<sup>#</sup> 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。2010年底的总存量为1 020 200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 100m<sup>2</sup>. Stock at the end of 2010 was 1 020 200 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



2010年落成的单位约有11 970个，其中72%位于新界，22%坐落九龙，6%在港岛。按地区计，超过一半新供应单位来自元朗和沙田。按单位面积计算，B类单位继续占最大部分，占此分类新落成单位的56%；如以整体落成量计，则占50%。

About 11 970 units were completed in 2010, of which 72% were located in the New Territories, 22% in Kowloon and 6% on Hong Kong Island. On district level, over half of the supply came from Yuen Long and Sha Tin. On flat size front, Class B units continued to contribute the most, accounting for 56% of the completions in this sub-sector or 50% of the total new completions in 2010.

2010年的入住量较前一年减少44%至5 790个单位。年底空置量因而增至43 960个单位，占此分类总存量的4.3%。

2011和2012年预计分别约有9 450及10 840个单位落成。这两年的新落成单位均集中于新界，但比重将由占2011年预测总落成量的80%，减至2012年的60%。2011和2012年供应较多的地区分别为将军澳及元朗。

Take-up in 2010 slashed by 44% from 2009 to 5 790 units, resulting in an increase in the year-end vacancy at 4.3% of the stock in this sub-sector, amounting to 43 960 units.

About 9 450 and 10 840 units are estimated to be completed in 2011 and 2012 respectively. New supply will mainly come from the New Territories in both years, but its share will diminish from 80% of the estimated completions in 2011 to 60% in 2012. Districts with relatively higher supply in 2011 and 2012 are Tseung Kwan O and Yuen Long respectively.



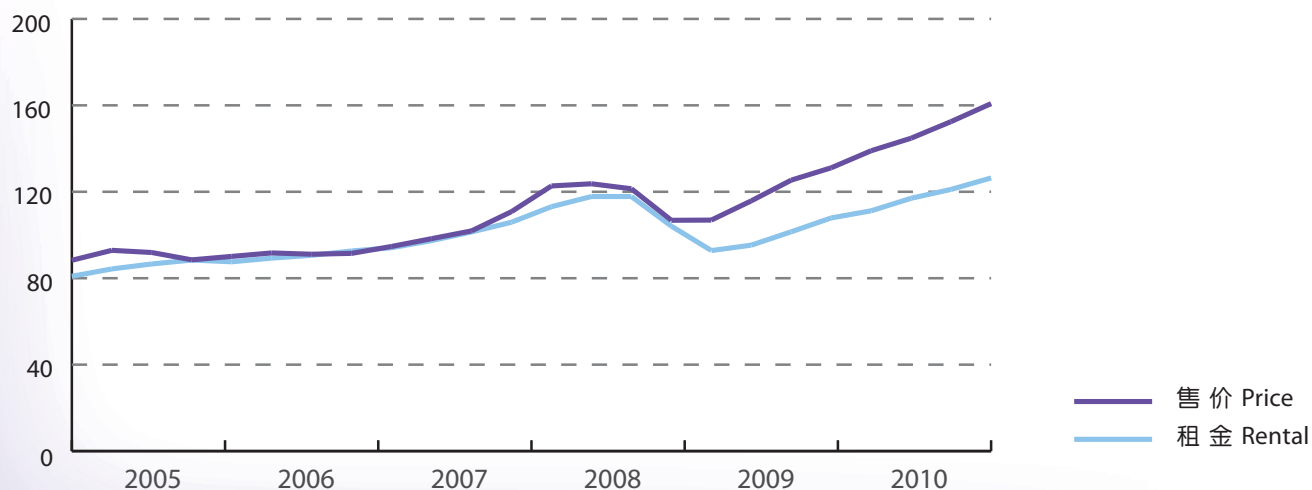


2010年，这类单位的销情仍属畅旺，价格在四个季度内节节上升，至第四季按年升幅达到23%。租金亦逐季攀升，第四季较去年上升17%，升幅相对温和。

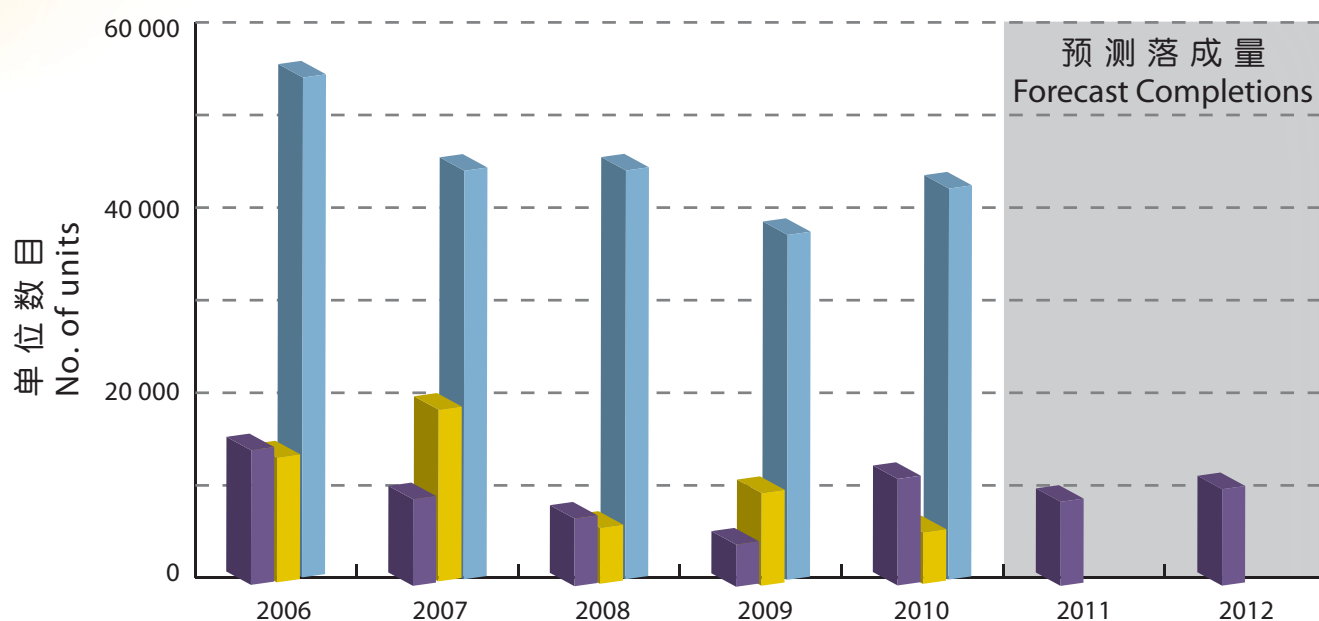
Sales market in this sub-sector continued to be buoyant in 2010 with prices escalating throughout the four quarters. The prices finished with a year-on-year increase of 23% in the fourth quarter. Rents also climbed consecutively from the first to the last quarter and registered a relatively moderate growth of 17% in the fourth quarter when compared with a year earlier.



售价及租金指数  
Price and Rental Indices



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



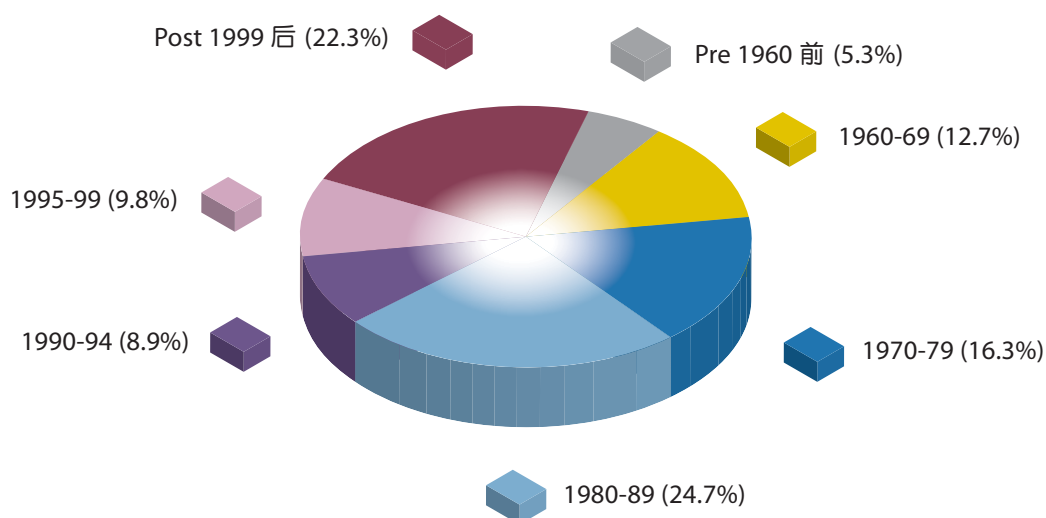
单位数目  
No. of Units

	2006	2007	2008	2009	2010	2011	2012
落成量 Completions	15 130	9 730	7 600	4 740	11 970	9 450 <sup>#</sup>	10 840 <sup>#</sup>
入住量 Take-up	14 040	19 300	6 290	10 420	5 790		
空置量 Vacancy	56 190	45 920	45 950	38 770	43 960		
% <sup>+</sup>	5.7	4.6	4.6	3.8	4.3		
<p>+ 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock.</p> <p># 预测数字 Forecast figures</p>							

此分类包括实用面积为100平方米或以上的单位。2010年底的总存量为82 700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 100m<sup>2</sup> or above. Stock at the end of 2010 was 82 700 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



2010年共有1 440个单位落成，逾半位于九龙，单是黄大仙已占落成量的27%，其次为南区，比例达25%。

Among the 1 440 units completed in 2010, over half of them were located in Kowloon. Wong Tai Sin alone accounted for 27% of the completions, followed by Southern district at 25%.



2010年的入住量显著上升至2 240个单位，远超年内的落成量。年底空置单位因此减至7 570个，相当于这分类总存量的9.2%。

预计2011年的落成量减为1 220个单位，到2012年则回升至2 860个。2011年的新供应将平均分布于港岛、九龙和新界区，而2012年则有一半新单位坐落新界。

Take-up in this sub-sector surged markedly to 2 240 units in 2010, far exceeding completions in the year. The year-end vacancy therefore decreased to 7 570 units, representing 9.2% of the stock in this sub-sector.

Completions is forecast to edge down to 1 220 units in 2011 before rising to 2 860 units in 2012. New supply in this sub-sector would be distributed evenly among the three geographical regions in 2011, while half of the completions in 2012 will be situated in the New Territories.

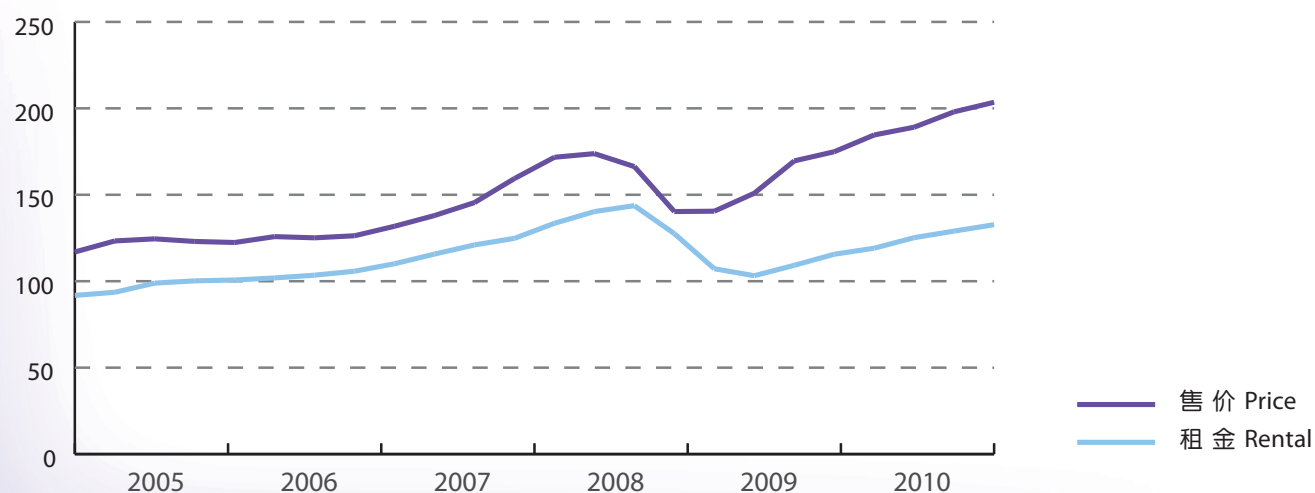


这类单位的售价在2010年首季已超越1997年的高位，余下三季迭创新高。最后一季的售价指数比前一年上升16%。年内租金亦呈现持续升势，第四季的租金与2009年同期相比，增幅达15%。

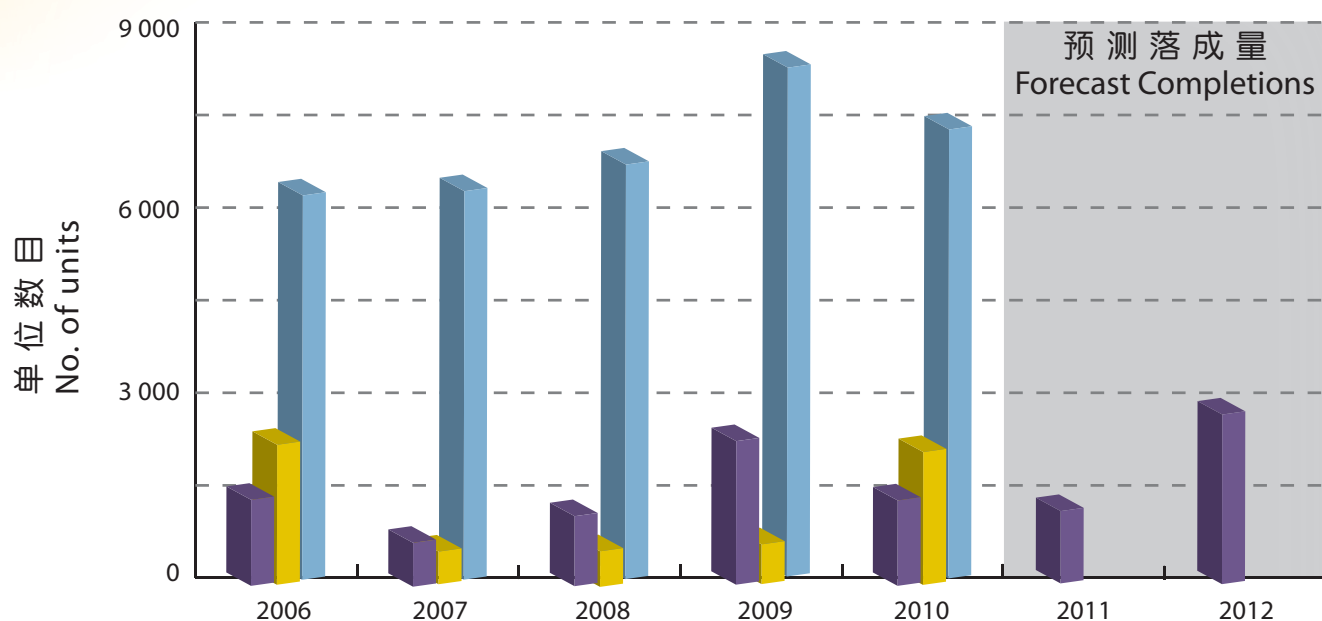
Surpassing the 1997 peak in the first quarter of 2010, prices in this sub-sector continued to achieve new highs in the rest of the year. In the last quarter, the price index registered an increase of 16% over a year earlier. Rents also displayed a persistent rising trend in 2010 with the fourth quarter recording a growth of 15% over the corresponding quarter in 2009.



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

	2006	2007	2008	2009	2010	2011	2012
落成量 Completions	1 450	740	1 180	2 420	1 440	1 220 <sup>#</sup>	2 860 <sup>#</sup>
入住量 Take-up	2 360	550	600	670	2 240		
空置量 Vacancy	6 480	6 550	6 990	8 580	7 570		
% <sup>+</sup>	8.4	8.4	8.8	10.5	9.2		
<sup>+</sup> 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.							
<sup>#</sup> 预测数字 Forecast figures							



# 私人写字楼 Private Office



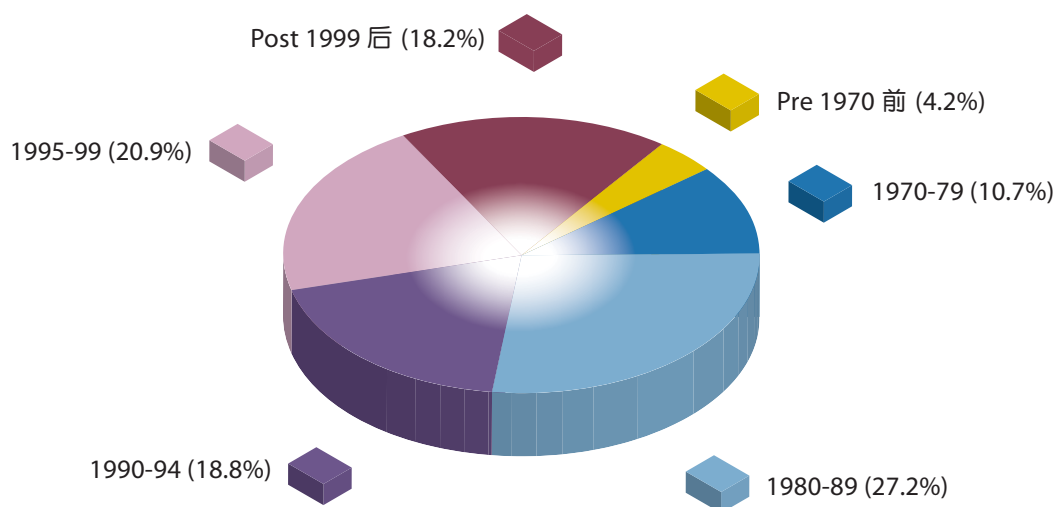




2010年底私人写字楼的总存量为10 689 000平方米，当中甲级写字楼占63%，乙级写字楼占23%，丙级写字楼则占14%。2010年底，位于上环、中区、湾仔、铜锣湾和尖沙咀等核心地区的写字楼，共占总存量的58%。图表显示按楼龄分类的各级写字楼总存量。

The total stock of private offices at the end of 2010 amounted to 10 689 000 m<sup>2</sup>, comprising 63% Grade A, 23% Grade B and 14% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 58% of the total stock at the end of 2010. The chart shows the total stock of all offices by age.

### 按楼龄分类的总存量 Stock Distribution by Age



2010年私人写字楼的落成量为124 100平方米，较2009年下跌18%。甲级写字楼的落成量为115 200平方米，相当于总供应量的93%。

Office completions in 2010 were 124 100 m<sup>2</sup>, a decline of 18% from the 2009 level. Completions of Grade A space amounted to 115 200 m<sup>2</sup>, equivalent to 93% of total supply.



年内写字楼的使用量回复正数，使用的面积达339 100平方米，远远超出落成量，年底的空置量因而跌至859 700平方米，相当于总存量的8%。

预计2011年的落成量达151 500平方米，2012年则会回落至114 200平方米。2011年的新供应当中，接近80%来自非核心地区，而2012年核心地区的新供应比例或会上升至41%。预计在2011和2012年落成的甲级写字楼将分别占该年总供应量的80%和42%。

Overall take-up turned positive to 339 100 m<sup>2</sup>, much higher than the completions. Vacancy at the year-end therefore reduced to 859 700 m<sup>2</sup>, representing 8% of the total stock.

Completions are expected to rise to 151 500 m<sup>2</sup> in 2011 but fall to 114 200 m<sup>2</sup> in 2012. In 2011, almost 80% of the new supply will be in non-core districts. The share contributed by core districts will likely increase to 41% in 2012. It is also anticipated that Grade A office completions will account for 80% and 42% of total supply in 2011 and 2012 respectively.

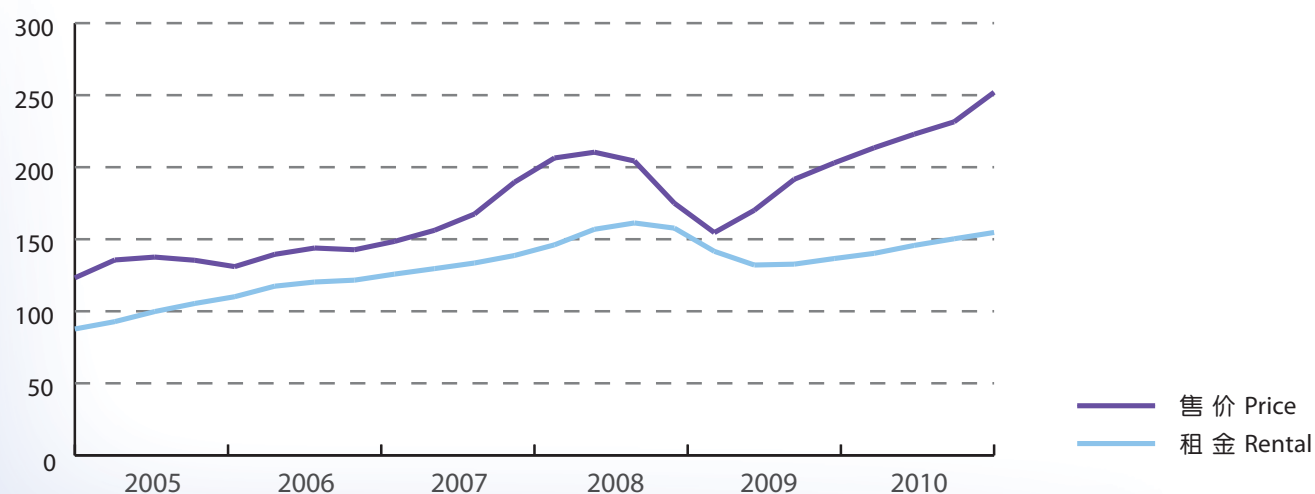


年内售价和租金均稳步向上，但售价的升幅较为明显。2010年第四季的临时售价指数显示，售价较前一年同期增加24%。租金亦逐季攀升，但步伐较售价为慢。与2009年同期相比，2010年最后一季的临时租金指数录得13%按年升幅。

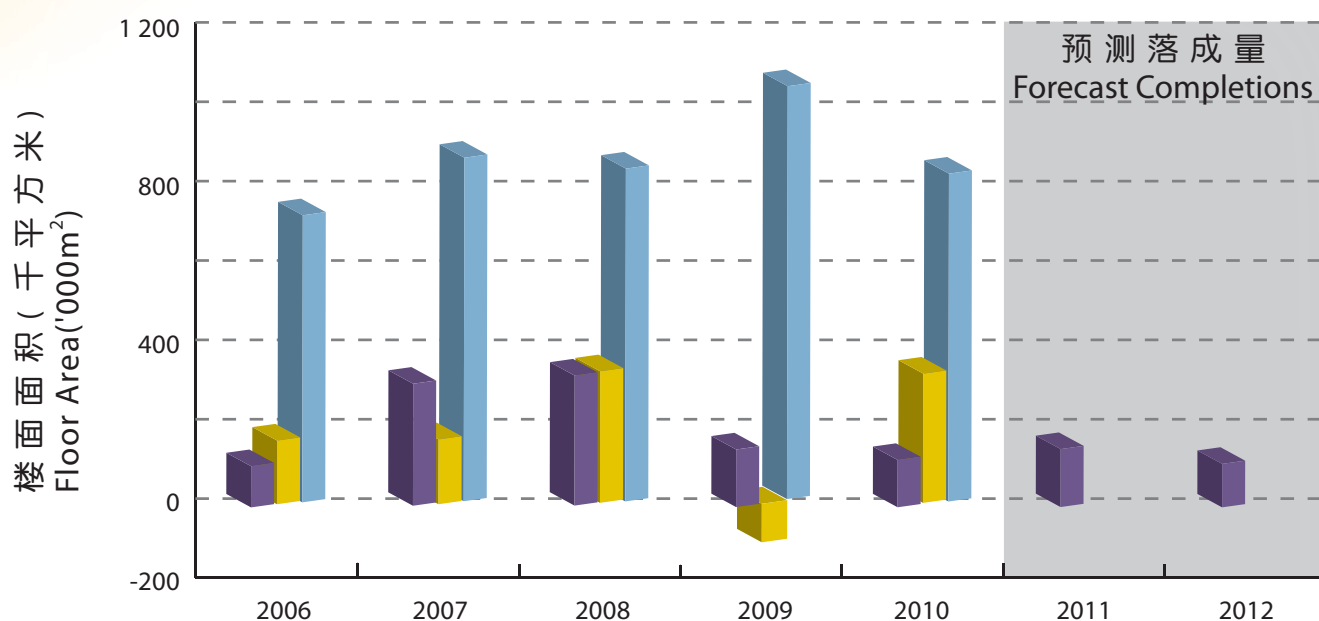
Both prices and rents edged up steadily over the year but the appreciation in prices was more noticeable. The provisional price index for the fourth quarter of 2010 showed an increase of 24% over the same period in 2009. Rents also climbed from quarter to quarter, albeit at a slower pace. The provisional rental index for the last quarter of 2010 registered a year-on-year growth of 13% compared with 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 ('000m<sup>2</sup>)

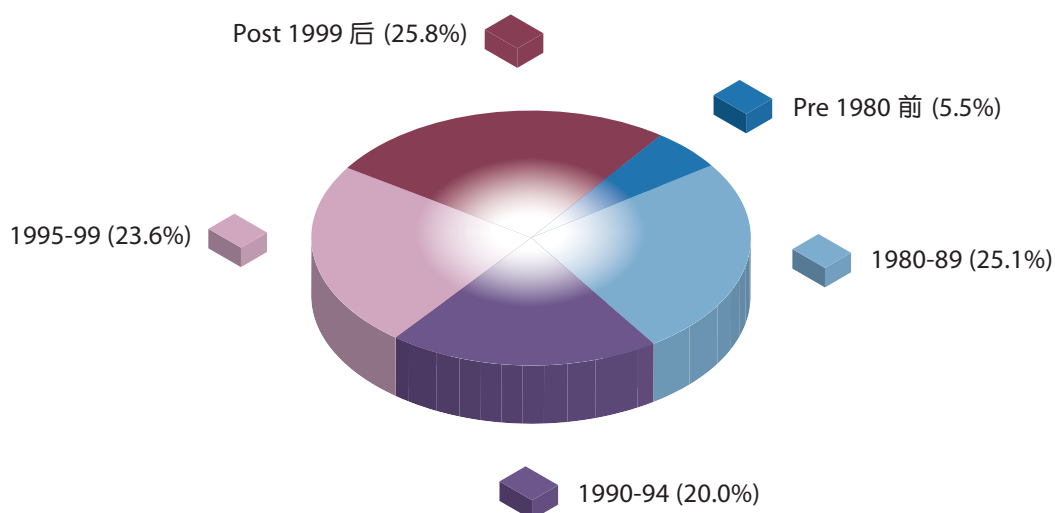
	2006	2007	2008	2009	2010	2011	2012
落成量 Completions	108	320	341	151	124	152 <sup>#</sup>	114 <sup>#</sup>
使用量 Take-up	167 <sup>^</sup>	170	345	-101	339		
空置量 Vacancy	753	901	873	1 083	860		
% <sup>+</sup>	7.7	8.9	8.4	10.3	8.0		
<sup>^</sup> 使用量数字是经过调整，以反映在年内级别的重新分类、楼宇的改建或总存量因落成量以外因素的增加。 The take-up figures had been adjusted to reflect regardings, building conversions or additional stock other than arising from new completions.							
<sup>+</sup> 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.							
<sup>#</sup> 预测数字 Forecast figures							



2010 年底甲级写字楼的总存量为 6 744 000 平方米，占各级写字楼总存量的 63%。图表显示按楼龄分类的甲级写字楼总存量。

Stock of Grade A office space at the end of 2010 stood at 6 744 000 m<sup>2</sup>, representing 63% of the total office stock. The chart shows the distribution of stock in this grade by age.

### 按楼龄分类的总存量 Stock Distribution by Age



总存量中有 54% 位于港岛，九龙及新界分别占 36% 和 10%。

Hong Kong Island accounted for 54% of the stock, while the shares for Kowloon and the New Territories were 36% and 10% respectively.

甲级写字楼的落成量为 115 200 平方米，较 2009 年减少 11%，新的发展项目全部位于油尖旺、观塘和东区。

Completions of Grade A offices were 115 200 m<sup>2</sup>, down 11% on 2009. All of the new developments were located in Yau Tsim Mong, Kwun Tong and Eastern districts.

2010年的使用量回升，使用面积达292 000平方米，为落成量的两倍以上。整体空置量减至576 000平方米，相当于甲级写字楼总存量的8.5%，而位于核心地区空置量约占34%。

预计2011年的落成量增至121 800平方米，但至2012年则骤降为48 400平方米。2011年的供应大多来自观塘和南区，约占预测落成量的95%；2012年的新供应约71%位于中区和湾仔，其余29%则来自观塘。

Take-up in 2010 rebounded to 292 000 m<sup>2</sup>, more than double the completions level. Overall vacancy decreased to 576 000 m<sup>2</sup>, representing 8.5% of Grade A stock. About 34% of the vacant space was found in core districts.

It is forecast that completions will increase to 121 800 m<sup>2</sup> in 2011 and then plunge to 48 400 m<sup>2</sup> in 2012. Kwun Tong and Southern districts will dominate the scene in 2011 by providing some 95% of the estimated completions. In 2012, around 71% of the new supply will be located in Central and Wan Chai, while the remaining 29% will be coming from Kwun Tong.

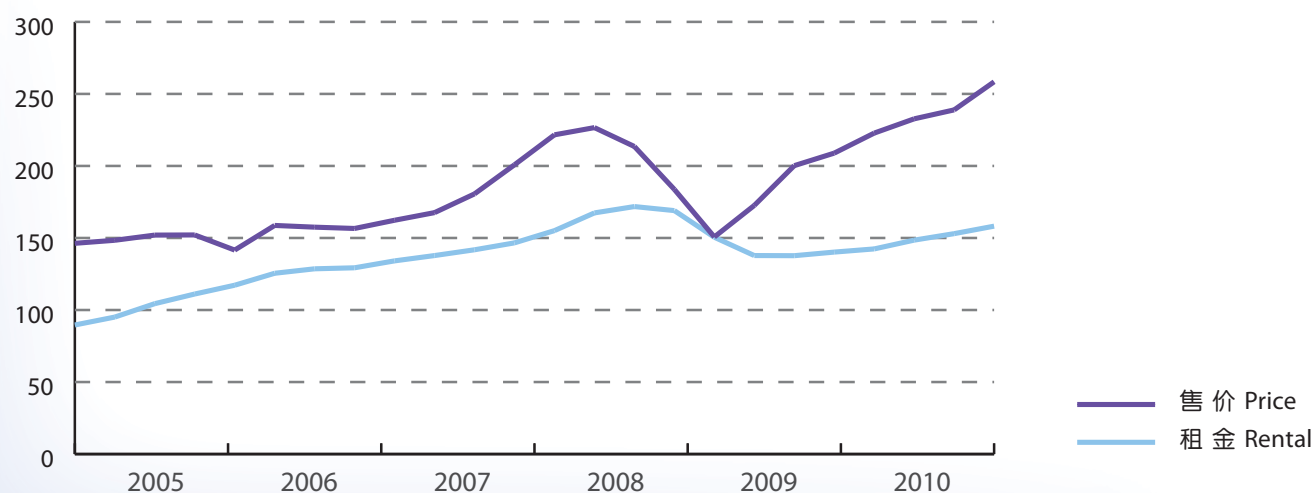


这分类售价的上升动力在第三季减弱，但到第四季时再次急升；最后一季的临时售价指数显示，售价比前一年同期上调24%。租金全年均稳步向上，但仍低于金融海啸之前的水平。2010年第四季的整体租金指数，较2009年同期增长13%。

The rising momentum of prices in this sub-sector tailed off in the third quarter but escalated again in the last quarter before the year drew to a close. The provisional price index for the final quarter of 2010 was 24% higher than the corresponding period in 2009. Rents also moved up steadily throughout the year but were still some way below the pre-crisis level. The provisional rental index for the fourth quarter of 2010 gained 13% above that of the previous year.

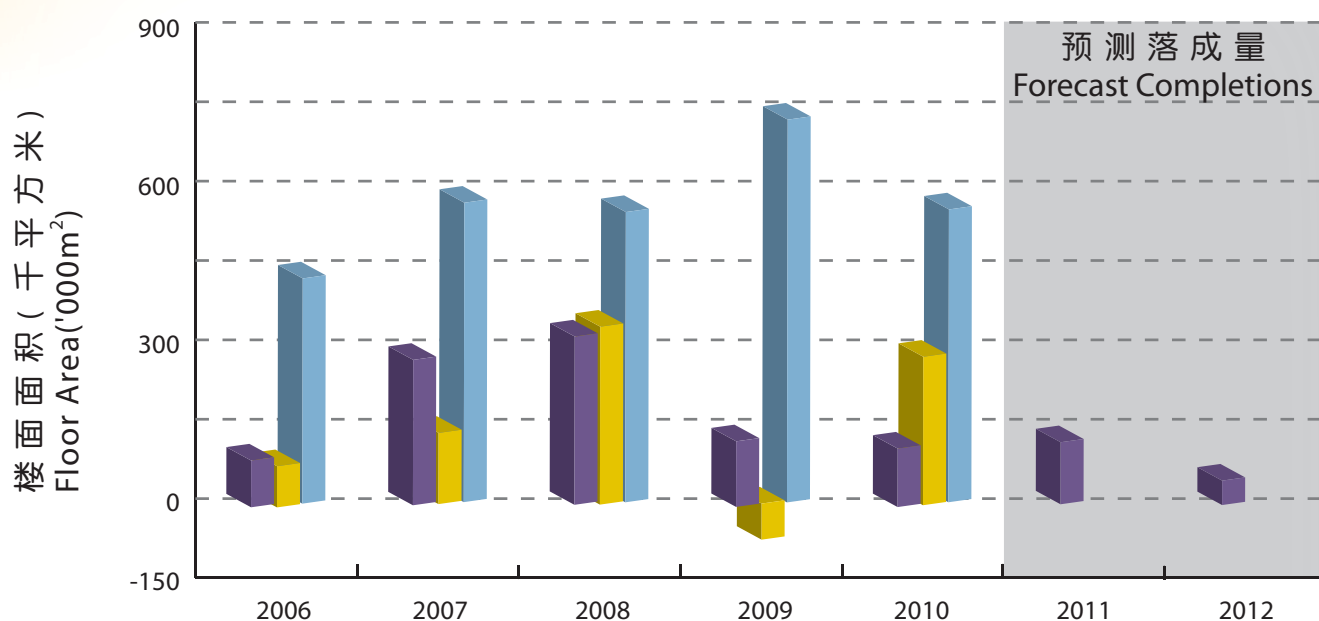


售价及租金指数  
Price and Rental Indices





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



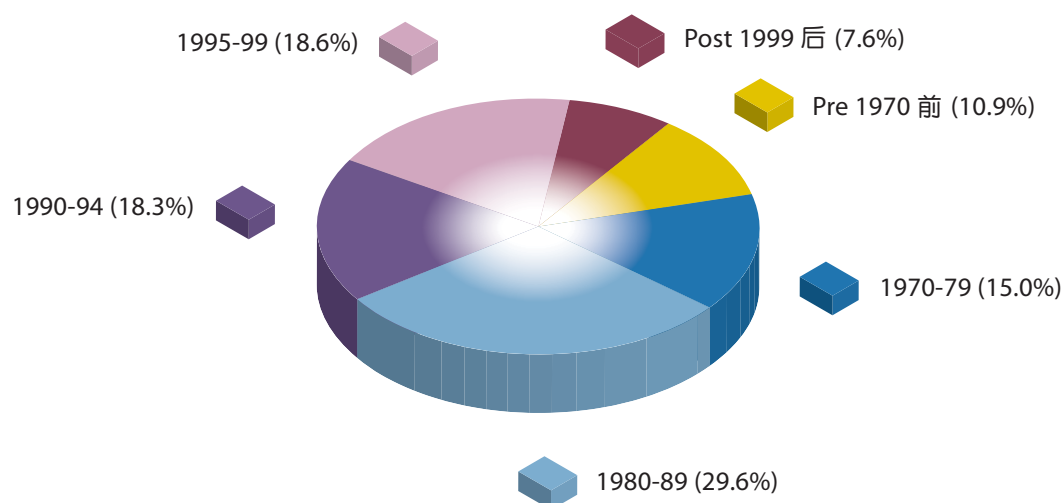
楼面面积 (千平方米)  
Floor Area ('000m<sup>2</sup>)

	2006	2007	2008	2009	2010	2011	2012
落成量 Completions	92	286	331	129	115	122 <sup>#</sup>	48 <sup>#</sup>
使用量 Take-up	81	140	350	-71	292		
空置量 Vacancy	443	589	571	753	576		
% <sup>+</sup>	7.6	9.7	8.9	11.5	8.5		
<p><sup>+</sup> 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock.</p> <p><sup>#</sup> 预测数字 Forecast figures</p>							

2010 年底乙级写字楼的总存量为 2 424 700 平方米，占各级写字楼总存量的 23%。图表显示按楼龄分类的乙级写字楼总存量。

At the end of 2010, stock of Grade B offices was 2 424 700 m<sup>2</sup>, representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

### 按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的 63%，九龙及新界分别占 34% 和 3%。

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

2010 年乙级写字楼的落成量跌至 7 400 平方米，为 2009 年的 38% 左右，全部坐落深水埗。

Grade B office completions fell to 7 400 m<sup>2</sup> in 2010, about 38% of the completions in 2009. All the completions were located in Sham Shui Po.

年内的使用量呈正数，使用的面积为29 000平方米，远高于年内的落成量。年底的空置量因而降至173 200平方米，相当于乙级写字楼总存量的7.1%。

预计2011及2012年的落成量分别为29 700和60 900平方米，2011年落成的乙级写字楼全部来自上环及中区。2012年的预计供应量中，约54%坐落港岛，其余46%位于观塘。

A positive take-up of 29 000 m<sup>2</sup> was recorded, well above completions in the year. As a result, vacancy at the year end fell to 173 200 m<sup>2</sup>, or 7.1% of Grade B stock.

It is estimated that completions will be 29 700 m<sup>2</sup> and 60 900 m<sup>2</sup> in 2011 and 2012 respectively. The entire supply of 2011 is expected to come from Sheung Wan and Central. For 2012, Hong Kong Island will provide 54% of the anticipated supply, while the remaining 46% will be located in Kwun Tong.



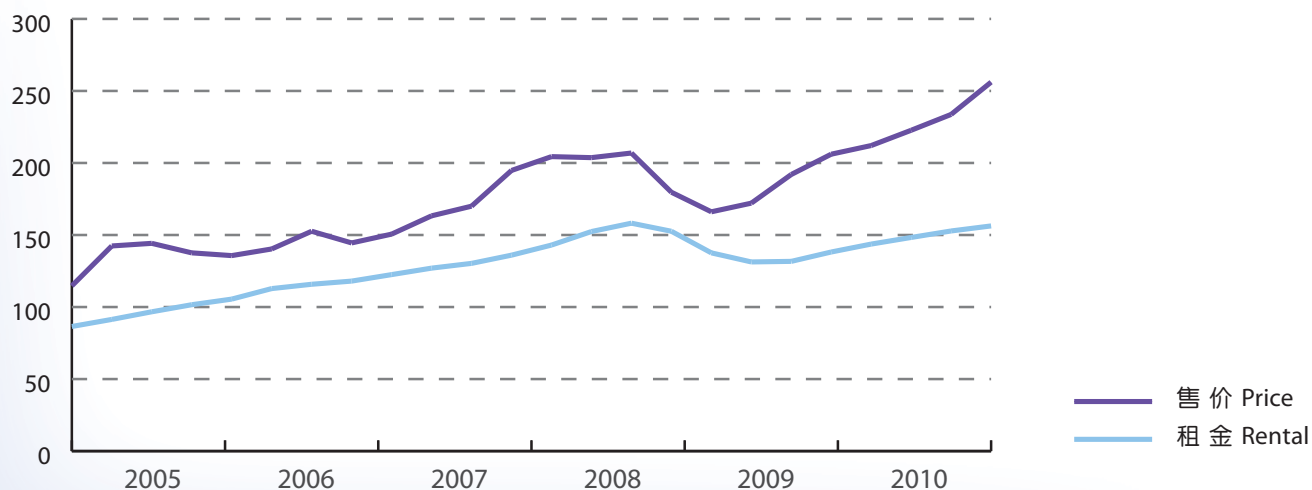


这分类的售价继续上升，第四季尤为明显。2010年最后一季的临时售价指数显示，售价较前一年跳升24%。年内租金的升势持续，但步伐温和，第四季的租金录得13%按年增幅。

Prices continued to rise with marked increase in the fourth quarter. The provisional price index for the fourth quarter of 2010 leaped 24% from the previous year. The rising trend of rents also persisted throughout the year but at a modest pace, showing a year-on-year growth of 13% in the fourth quarter.

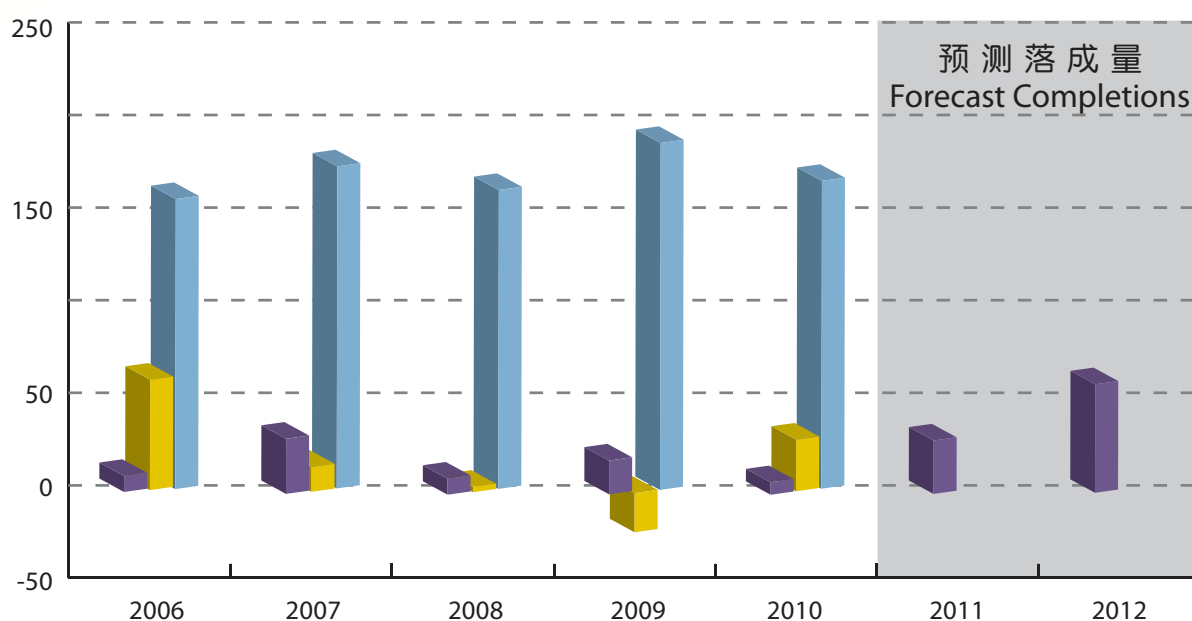


售价及租金指数  
Price and Rental Indices



# 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('000m<sup>2</sup>)



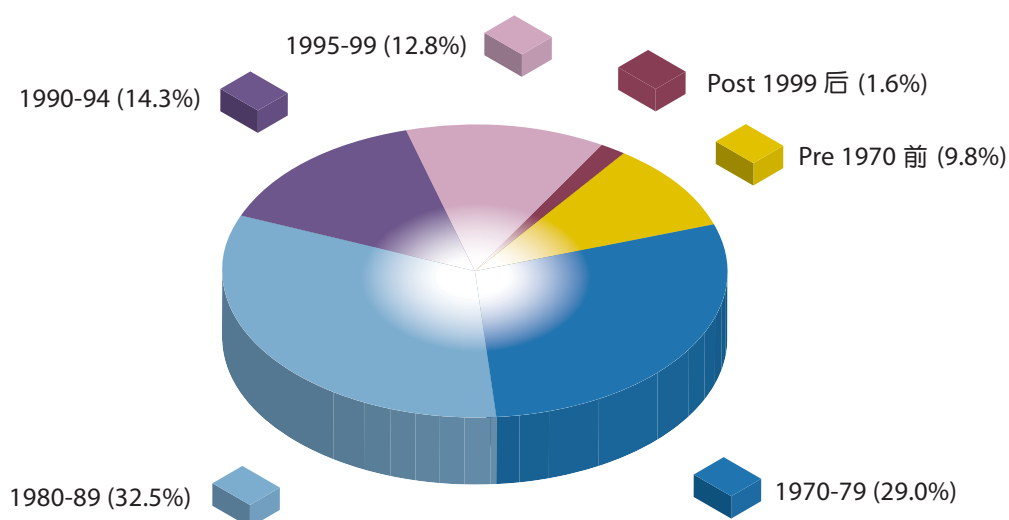
楼面面积(千平方米)  
Floor Area('000m<sup>2</sup>)

	2006	2007	2008	2009	2010	2011	2012
落成量 Completions	9	31	9	19	7	30 <sup>#</sup>	61 <sup>#</sup>
使用量 Take-up	62 <sup>^</sup>	14	3	-22	29		
空置量 Vacancy	163	181	168	195	173		
% <sup>+</sup>	6.7	7.3	6.9	8.0	7.1		
<sup>^</sup> 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 regardings, building conversions or additional stock other than arising from new completions.							
<sup>+</sup> 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.							
<sup>#</sup> 预测数字 Forecast figures							

2010 年底丙级写字楼的总存量为 1 520 300 平方米，占各级写字楼总存量的 14%。图表显示按楼龄分类的丙级写字楼总存量。

Stock of Grade C offices was 1 520 300 m<sup>2</sup> at the end of 2010, representing 14% of the total office stock. The chart shows the distribution of stock in this grade by age.

### 按楼龄分类的总存量 Stock Distribution by Age



总存量的 66% 位于港岛，九龙及新界分别占 32% 和 2%。

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

2010 年丙级写字楼的落成量跌至 1 500 平方米，全部位于湾仔。

Completions in 2010 fell to 1 500 m<sup>2</sup>, all being located in Wan Chai.



年内使用量达18 100平方米。由于使用量远超落成量，空置量跌至110 500平方米，相当于总存量的7.3%。

预计2011年并没有新供应，而2012年丙级写字楼的落成量为4 900平方米。新供应全部位于港岛，当中65%坐落上环和中区。

Take-up in 2010 was up to 18 100 m<sup>2</sup>. As take-up far exceeded completions, total vacancy declined to 110 500 m<sup>2</sup>, or 7.3% of Grade C stock.

There will unlikely be any new space in 2011, but this sub-sector will see completions of 4 900 m<sup>2</sup> coming on stream in 2012. The new supply will be entirely on Hong Kong Island, of which 65% will be in Sheung Wan and Central.

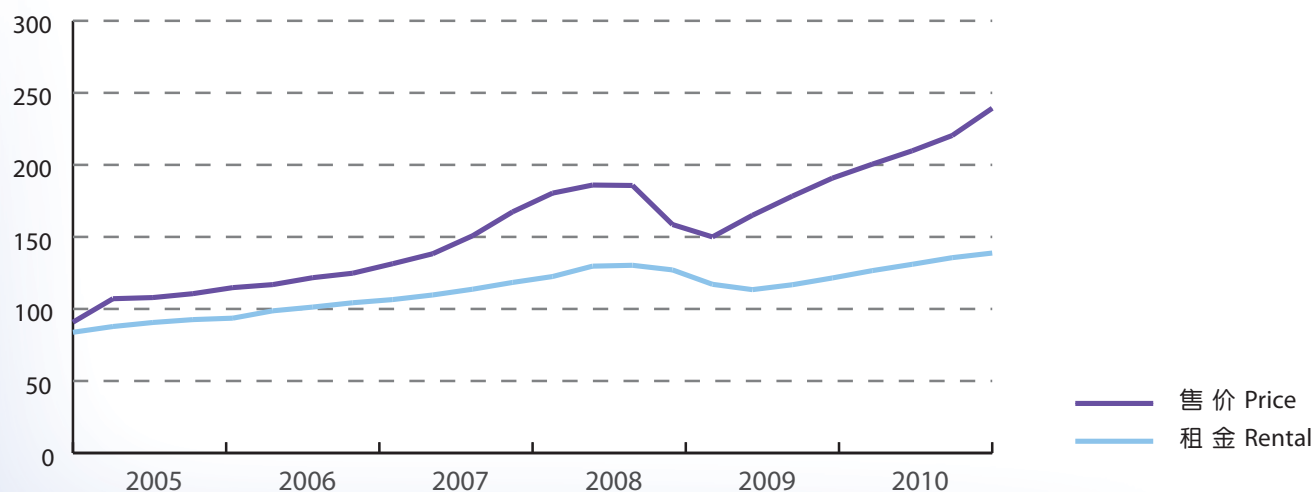


这分类的表现与甲级和乙级写字楼相若，售价和租金全年均持续趋升，但销售市场较租赁为佳。2010年第四季的临时售价和租金指数比去年同期分别增加25%和14%。

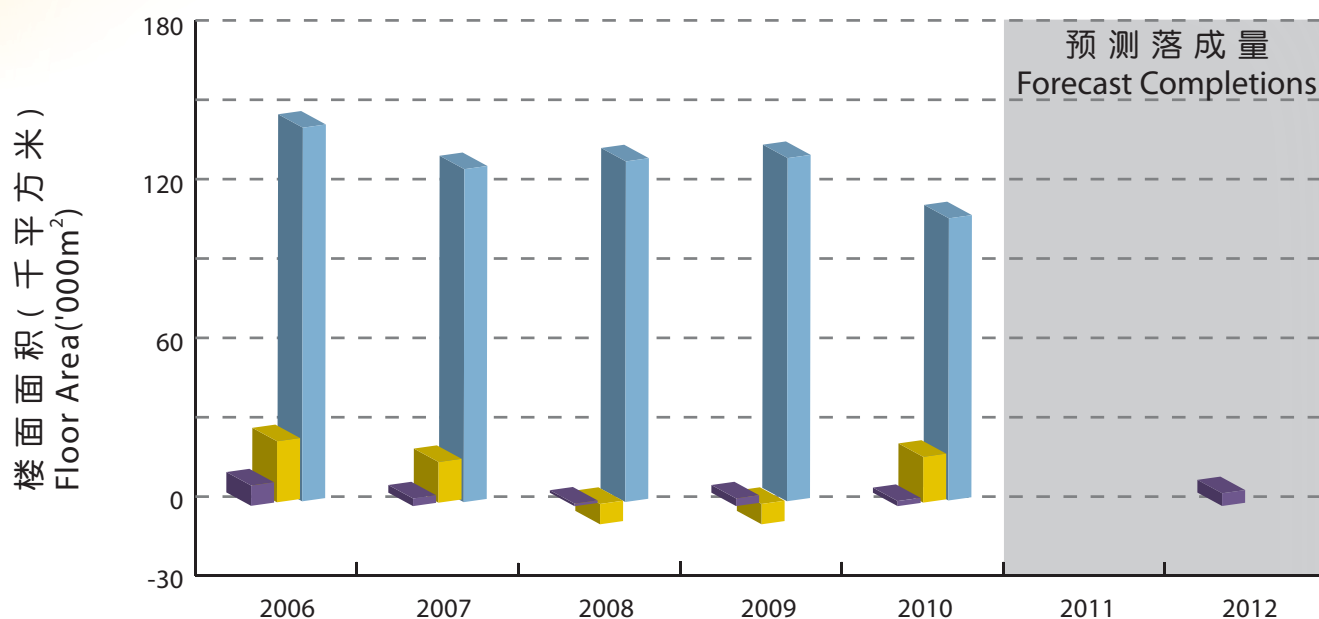
Similar to Grade A and B offices, sales of this sub-sector performed better than the leasing in 2010 though the rising trend of both prices and rents persisted throughout the year. The provisional price and rental indices for the fourth quarter of 2010 increased by 25% and 14% respectively over the same period of a 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 ('000m<sup>2</sup>)

	2006	2007	2008	2009	2010	2011	2012
落成量 Completions	8	3	1	3	2	0 <sup>#</sup>	5 <sup>#</sup>
使用量 Take-up	24	16	-8	-8	18		
空置量 Vacancy	147	131	134	135	111		
% <sup>+</sup>	9.3	8.4	8.6	8.9	7.3		
<p><sup>+</sup> 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock.</p> <p><sup>#</sup> 预测数字 Forecast figures</p>							



# 私人商业楼宇 Private Commercial







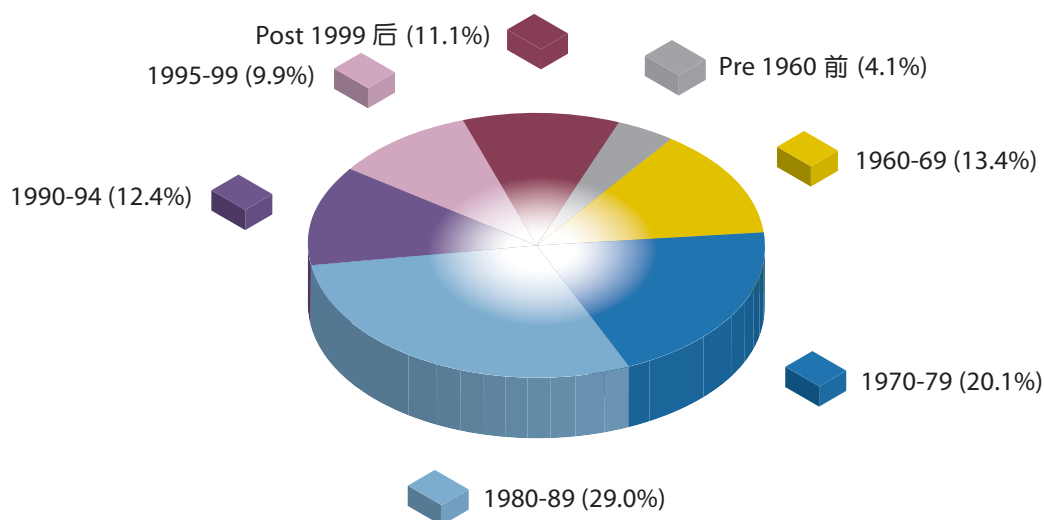
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

这类物业在2010年底的总存量为10 744 200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 2010 was 10 744 200 m<sup>2</sup>, with 29% of the total space on Hong Kong Island, 41% in Kowloon and 30% in the New Territories. Distribution of the total stock by age is shown in the chart.

### 按楼龄分类的总存量 Stock Distribution by Age



2010年的落成量为64 600平方米，较2009年减少23%，当中约66%位于九龙，油尖旺占总供应量的37%。

Completions in 2010 were 64 600 m<sup>2</sup>, 23% lower than the 2009 level. About 66% of the completions were in Kowloon, with Yau Tsim Mong accounting for 37% of total new supply.



2010年的使用量显著上升至134 700平方米，为年内落成量的两倍，因此空置量减少至844 300平方米，占总存量的7.9%。商场铺位及楼上商业单位占整体空置量60%。

2011年的落成量预计减至56 900平方米，到2012年则大幅升至103 100平方米。2011年的新供应当中，约78%来自南区、油尖旺和西贡。至2012年，大约45%落成量位于九龙，港岛则占30%。

Take-up in 2010 increased significantly to 134 700 m<sup>2</sup>, doubled the new supply in the year. Vacancy therefore decreased to 844 300 m<sup>2</sup>, representing 7.9% of total stock. The share of vacancy from arcade shops and upper floor commercial space was 60% of the total.

Completions are forecast to reduce to 56 900 m<sup>2</sup> in 2011 and then rise substantially to 103 100 m<sup>2</sup> in 2012. About 78% of the new supply in 2011 will be found in Southern district, Yau Tsim Mong and Sai Kung. In 2012, Kowloon will contribute about 45% of the new completions while Hong Kong Island will account for 30%.

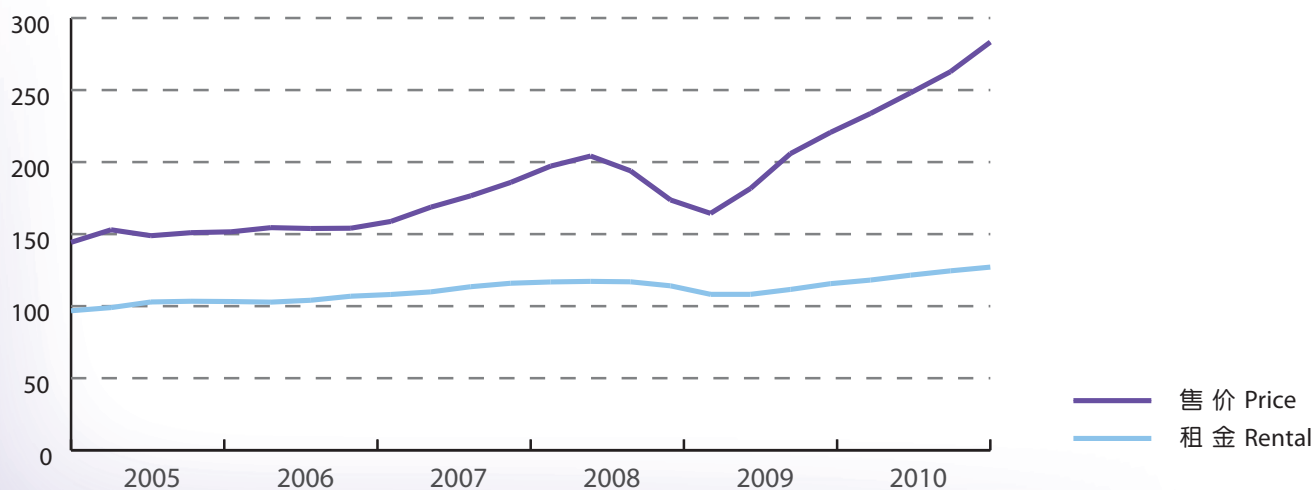


年内的售价和租金稳步上扬，价格升幅跑赢租金。2010年第四季整体的零售物业价格较前一年同期急升28%，同期的租金则趋升10%。

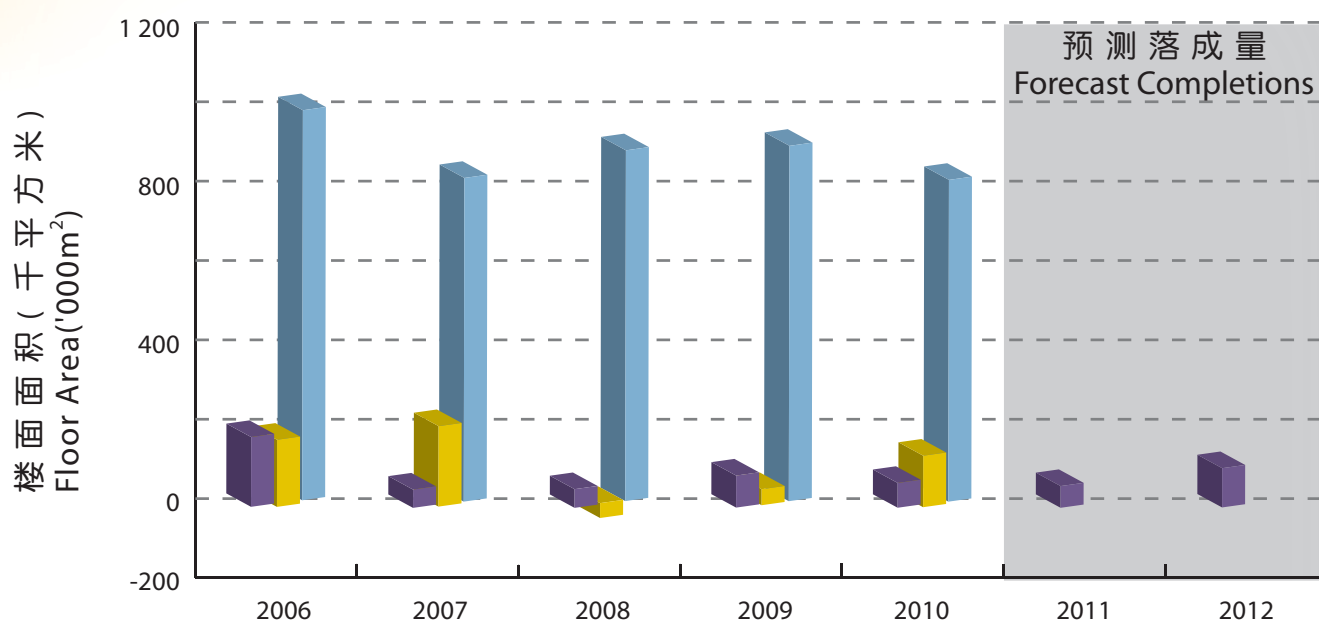
Prices and rents rose steadily over the course of the year, with prices outperforming the rents. Overall prices of retail properties in the last quarter of 2010 surged 28% when compared to the same period in previous year. Rents edged up 10% over the corresponding period.



售价及租金指数  
Price and Rental Indices



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



楼面面积 (千平方米)  
Floor Area ('000m<sup>2</sup>)

	2006	2007	2008	2009	2010	2011	2012
落成量 Completions	183	48	49	84	65	57 <sup>#</sup>	103 <sup>#</sup>
使用量 Take-up	176 <sup>^</sup>	211	-39	42	135		
空置量 Vacancy	1 023	849	920	932	844		
% <sup>+</sup>	9.8	8.1	8.7	8.7	7.9		
<sup>^</sup> 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.  <sup>+</sup> 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.  <sup>#</sup> 预测数字 Forecast figures							



# 私人工业楼宇 Private Industrial







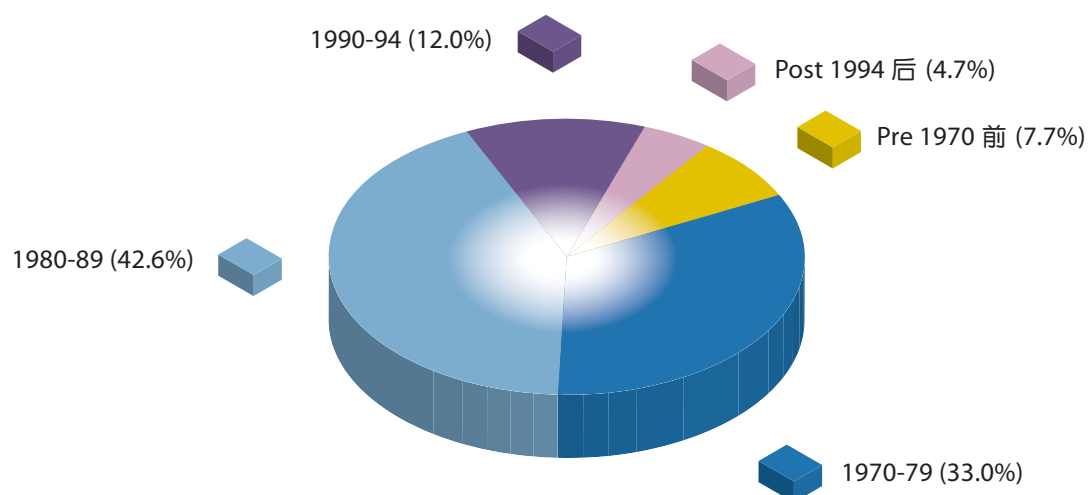
这类别包括分层工厂大厦及其附属写字楼。

这类物业在2010年底的总存量为17 231 000平方米，平均分布于市区和新界。按楼龄分类的总存量详见图表。

This category comprises flatted factories and ancillary office accommodation.

At the end of 2010, stock in this sector was 17 231 000 m<sup>2</sup>, which was evenly distributed between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

### 按楼龄分类的总存量 Stock Distribution by Age



2010年的落成量为20 600平方米，主要来自一个位于荃湾的发展项目。

Completions in 2010 amounted to 20 600 m<sup>2</sup>, coming chiefly from a project in Tsuen Wan.

年内使用量为正数，达260 700平方米，空置量则下跌至1 145 900平方米，相当于总存量的6.7%，约有59%的空置面积位于观塘、葵青和荃湾这三个地区。

2011年的落成量预计为38 200平方米，其中深水埗及葵青区分别占68%和21%。2012年会有40 100平方米的楼面面积落成，而荃湾再次提供大部分楼面面积。

A positive take-up of 260 700 m<sup>2</sup> was recorded and vacancy fell to 1 145 900 m<sup>2</sup>, representing 6.7% of stock. About 59% of the vacant space was found in Kwun Tong, Kwai Tsing and Tsuen Wan.

Completions in 2011 are expected to increase to 38 200 m<sup>2</sup>, of which 68% will be located in Sham Shui Po and 21% in Kwai Tsing. In 2012, new supply of 40 100 m<sup>2</sup> will be coming on stream and again Tsuen Wan will provide the bulk of total space.



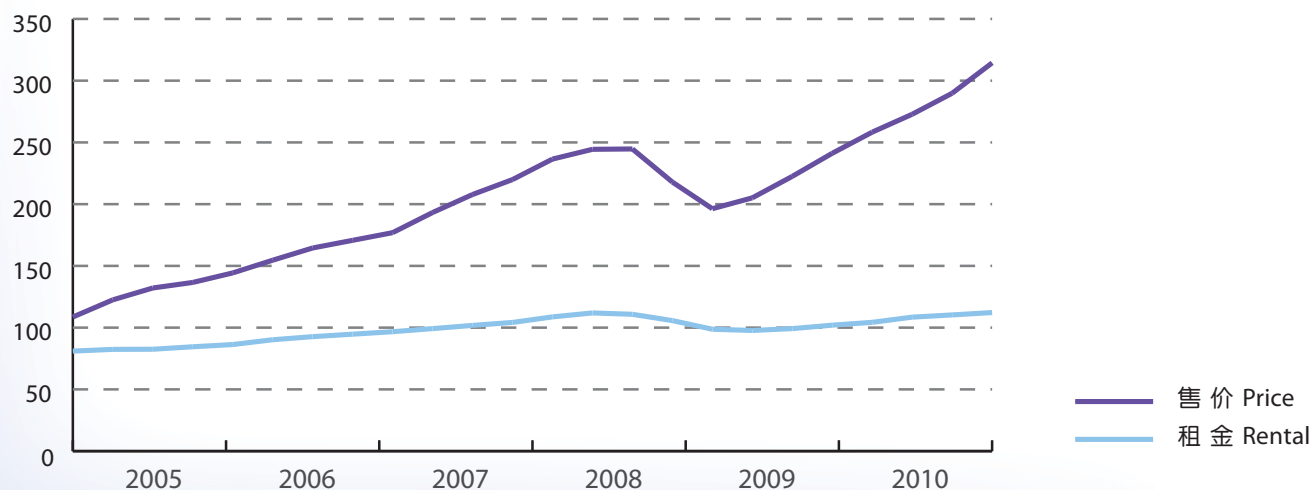


分层工厂大厦的售价在2010年持续向上，录得可观的升幅。第四季的临时售价指数按年增加30%。另一方面，租金也呈上升趋势，但幅度远较售价温和，第四季的临时租金指数与2009年同期比较升了10%。

Prices rose continually during the year and posted considerable gain. The provisional price index for the fourth quarter finished 30% higher than the same period in previous year. Rents also followed an upward trend but the rate of growth was much milder. The provisional rental index for the final quarter was up by 10% relative to 2009 level.

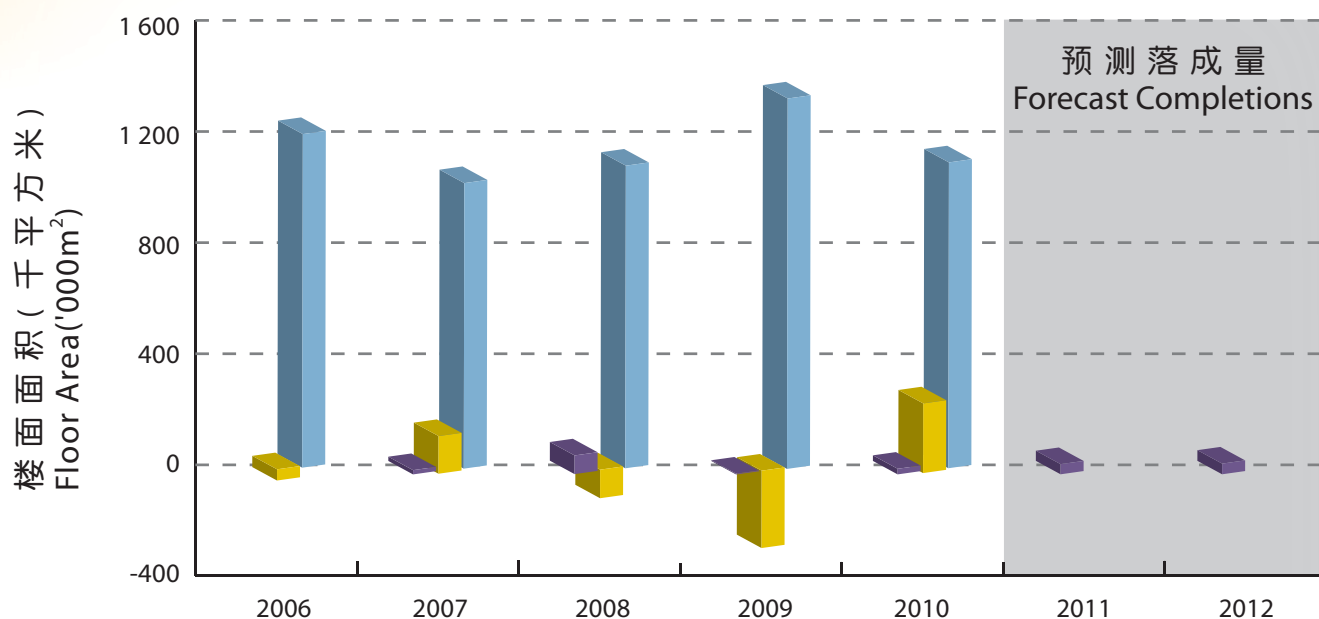


售价及租金指数  
Price and Rental Indices





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



楼面面积 (千平方米)  
Floor Area ('000m<sup>2</sup>)

	2006	2007	2008	2009	2010	2011	2012
落成量 Completions	0	16	70	3	21	38 <sup>#</sup>	40 <sup>#</sup>
使用量 Take-up	-42	141	-107	-290	261		
空置量 Vacancy	1 250	1 070	1 134	1 388	1 146		
% <sup>+</sup>	7.2	6.2	6.5	8.0	6.7		
<p><sup>+</sup> 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock.</p> <p><sup>#</sup> 预测数字 Forecast figures</p>							

这类别包括设计作工贸用途，并为此取得占用许可证的楼宇。

2010年底的总存量达591 200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61%以上。

2010年并无新的工贸大厦落成。使用量达10 300平方米，空置率跌至总存量的8.6%，即50 800平方米，约有83%的空置面积集中在东区、观塘和葵青这三个地区。

预测此类楼宇在未来两年均不会有新供应。

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

The 2010 year-end stock stood at 591 200 m<sup>2</sup>, with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 61% of the total space.

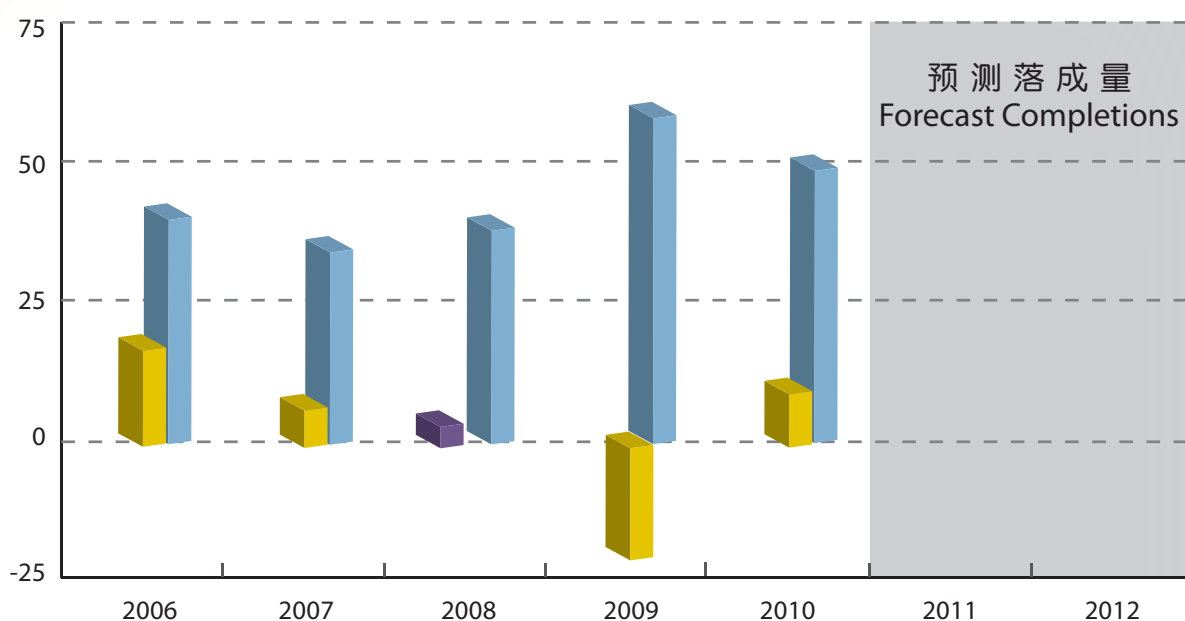
There was no new supply in 2010. With a take-up of 10 300 m<sup>2</sup>, vacancy rate dropped to 8.6% of stock, equivalent to 50 800 m<sup>2</sup>. Approximately 83% of the vacant space was found in Eastern district, Kwun Tong and Kwai Tsing.

No new supply would likely be forthcoming in 2011 and 2012.



# 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('000m<sup>2</sup>)



楼面面积(千平方米)  
Floor Area('000m<sup>2</sup>)

	2006	2007	2008	2009	2010	2011	2012
落成量 Completions	0	0	4	0	0	0 <sup>#</sup>	0 <sup>#</sup>
使用量 Take-up	18	7	0	-21	10		
空置量 Vacancy	42	36	40	61	51		
% <sup>+</sup>	6.9	5.8	6.5	10.0	8.6		
<p><sup>+</sup> 年底空置量占总存量的百分率。 Vacancy at the end of the year as a percentage of stock.</p> <p><sup>#</sup> 预测数字 Forecast figures</p>							

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

这类物业在2010年底的总存量为2 905 800平方米，其中新界占83%。

2010年会有三个新发展项目落成，共提供21 000平方米楼面面积，落成量中约93%来自大埔。

预计2011年的新供应量为37 400平方米，其中约65%位于西贡；至于2012年，预计在新界会有36 300平方米的楼面面积供应。

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 2 905 800 m<sup>2</sup> at the end of 2010, of which around 83% came from the New Territories.

Three new developments providing 21 000 m<sup>2</sup> floor space were completed in 2010. About 93% of the completions were from Tai Po.

New space of 37 400 m<sup>2</sup> are forecast to be available in 2011, with approximately 65% coming from Sai Kung, while another 36 300 m<sup>2</sup> in the New Territories are expected to be completed in 2012.





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

2010年底的总存量为3 415 700平方米，其中约有80%位于新界，主要集中于葵青、荃湾和沙田，占整体楼面面积的66%。

2010年没有新供应，空置量下跌至106 700平方米，相当于总存量的3.1%。

2011年的落成量预计会跃升至72 200平方米，2012年更达121 800平方米，新供应全部来自新界。

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 3 415 700 m<sup>2</sup> at the end of 2010. 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 2010. Vacancy reduced to 106 700 m<sup>2</sup>, or 3.1% of stock.

It is estimated that completions will bounce to 72 200 m<sup>2</sup> in 2011 and further to 121 800 m<sup>2</sup> in 2012. All the new supply will be found in the New Territories.



# 技术附注 Technical Notes









## 1. 报告年度

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

## 2. 范围

本报告的调查对象涵盖全港私人楼宇。

## 3. 区域及地区

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

## 4. 物业类别

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

## 1. Review Period

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

## 2. Scope of the Review

The Review covers private building developments throughout the territory.

## 3. Areas and Districts

The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts as shown in the Appendix and on 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 私人住宅单位，是指各自设有专用的煮食设施和浴室（及 / 或厕所）的独立居住单位，并按楼面面积细分如下：

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.7 私人工贸大厦是设计或获证明作工贸用途的楼面面积。

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

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

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

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

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

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

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

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

## 5. 楼面面积

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

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

## 6. 楼宇总存量

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

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

## 7. 落成量

7.1 私人楼宇的落成量是指获发占用许可证的楼宇数量。

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

## 5. Floor Areas

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

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

## 6. Stock

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

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

## 7. Completions

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



7.2 各类物业的落成量并不包括上文第4段所述的公营房屋落成量。

## 8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价记录中删除的私人楼宇数量。

## 9. 预测数量

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

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

9.3 上文第4段所述的公营房屋发展项目并不包括在内。

## 10. 空置量

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

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

## 8. Demolition

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

## 9. Forecast

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

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

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

## 10. Vacancies

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

10.2 所有楼宇的空置量，都是在年底进行楼宇普查后计算出来的，但在2009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2009年前落成并已评估差饷的住宅楼宇，其空置量是根据抽样调查该等楼宇3%的单位所得结果来推算的。

## 11. 入住量／使用量

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

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

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

## 12. 平均租金和售价

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

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2009, 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 2009, a projection of vacancies is made from the result of a 3% random sample survey of such units.

## 11. Take-up

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

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

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

## 12. Average Rents and Prices

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

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

12.3 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

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

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

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

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

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

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

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

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

### 13. 租金和售价指数

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

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

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

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

### 13. Rental and Price Indices

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

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



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

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

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

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

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

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

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

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

## 14. 较受欢迎屋苑的售价指数

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

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

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

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

## 14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in Sale and Purchase Agreements. Developments selected for analysis 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2010年的权数是根据2009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 2010, the weights are based on the number of transactions effected in 2009.

## 15. 落成后使用方式

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

## 15. Mode of Occupation after Completion

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

## 16. 物业市场回报率

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

## 16. Property Market Yields

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

## 17. 楼宇买卖

住宅楼宇买卖的统计数字来自土地注册处，是根据在有关时期内送交土地注册处作登记的住宅楼宇买卖合同而编制。至于非住宅楼宇的买卖统计数字，本署是根据土地注册处的交易记录及税务局用以厘定印花税的交易资料加以分析。与土地注册处的住宅楼宇买卖统计数字不同，每段有关时期的非住宅楼宇买卖统计数字，是根据买卖合约的签署日期（如没有买卖合约，则根据转让契约的签署日期），而非送交土地注册处登记的日期。

## 17. Sales Transactions

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

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PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

类别 Class	面积 Size Range [平方米 m <sup>2</sup> ]	2010 年度总存量 Stock at year end	2010 年底空置数目 No. Vacant at year end	空置百分率 % Vacant	单位数目 No. of units
A	<20.0	9 326	351 879	2.7	9 592
	20 - 39.9	342 553			
B	40 - 69.9	538 439	538 439	4.5	24 389
C	70 - 99.9	129 921	129 921	7.7	9 977
D	100 - 159.9	58 521	58 521	7.6	4 467
E	160 - 199.9	11 989	24 149	12.9	3 109
	200 - 279.9	9 391			
	>279.9	2 769			
所有类别 ALL CLASSES		1 102 909	1 102 909	4.7	51 534

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

地区	District	2009 年底总存量 Stock at year end	2010 年落成量 Completions	落成量占 2009 年总存量的百分率 Completions as a % of 2009 Stock	2010 年底总存量 Stock at year end	2010 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	92 660	115	0.1	92 551	4 719	5.1
湾仔	Wan Chai	61 448	254	0.4	61 606	2 122	3.4
东区	Eastern	127 480	-	-	127 152	3 418	2.7
南区	Southern	41 140	764	1.9	41 901	3 183	7.6
港岛	HONG KONG	322 728	1 133	0.4	323 210	13 442	4.2
油尖旺	Yau Tsim Mong	108 997	1 066	1.0	109 897	7 539	6.9
深水埗	Sham Shui Po	72 925	149	0.2	72 981	2 291	3.1
九龙城	Kowloon City	100 887	59	0.1	100 774	3 344	3.3
黄大仙	Wong Tai Sin	15 999	2 148	13.4	18 146	2 272	12.5
观塘	Kwun Tong	47 746	-	-	47 750	2 681	5.6
九龙	KOWLOON	346 554	3 422	1.0	349 548	18 127	5.2
葵青	Kwai Tsing	35 484	-	-	35 483	840	2.4
荃湾	Tsuen Wan	74 711	552	0.7	75 263	2 414	3.2
屯门	Tuen Mun	54 794	42	0.1	54 835	1 554	2.8
元朗	Yuen Long	62 346	3 630	5.8	65 976	4 572	6.9
北区	North	26 458	16	0.1	26 474	1 735	6.6
大埔	Tai Po	28 550	79	0.3	28 626	837	2.9
沙田	Sha Tin	70 173	2 841	4.0	73 006	5 092	7.0
西贡	Sai Kung	46 428	1 690	3.6	48 100	1 824	3.8
离岛	Islands	22 388	-	-	22 388	1 097	4.9
新界	NEW TERRITORIES	421 332	8 850	2.1	430 151	19 965	4.6
全港	OVERALL	1 090 614	13 405	1.2	1 102 909	51 534	4.7

2010 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 2009 年底总存量计算。  
2010 Stock figures are derived from the latest rating record,  
and not from the 2009 Stock figures shown here.

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

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底各类单位总存量 Stock by Class at year end					单位数目 No. of units
				A	B	C	D	E	
2006	港岛	635	1 687	106 147	136 555	38 188	25 737	15 377	322 004
	九龙	405	5 964	124 785	161 650	38 116	14 694	2 610	341 855
	新界	8	8 928	119 523	221 293	45 100	14 347	4 776	405 039
	全港	1 048	16 579	350 455	519 498	121 404	54 778	22 763	1 068 898
2007	港岛	466	863	106 304	137 126	38 227	25 871	15 515	323 043
	九龙	343	1 185	125 272	162 186	38 442	14 908	2 627	343 435
	新界	17	8 423	120 019	227 228	46 048	14 557	4 913	412 765
	全港	826	10 471	351 595	526 540	122 717	55 336	23 055	1 079 243
2008	港岛	901	1 517	106 043	136 877	38 697	26 006	15 414	323 037
	九龙	515	2 751	126 039	163 392	38 637	14 967	2 507	345 542
	新界	-	4 508	119 982	229 528	47 317	15 169	5 347	417 343
	全港	1 416	8 776	352 064	529 797	124 651	56 142	23 268	1 085 922
2009	港岛	957	1 255	105 642	137 082	38 655	25 924	15 425	322 728
	九龙	668	1 824	126 128	163 218	38 561	15 933	2 714	346 554
	新界	34	4 078	119 981	231 783	48 040	15 657	5 871	421 332
	全港	1 659	7 157	351 751	532 083	125 256	57 514	24 010	1 090 614
2010	港岛	768	1 133	105 804	136 979	38 635	26 217	15 575	323 210
	九龙	398	3 422	126 231	164 230	39 951	16 441	2 695	349 548
	新界	21	8 850	119 844	237 230	51 335	15 863	5 879	430 151
	全港	1 187	13 405	351 879	538 439	129 921	58 521	24 149	1 102 909

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

年 Year	区域 Area	拆卸量 Demolition					总数 Total	落成量 Completions					总数 Total
		A	B	C	D	E		A	B	C	D	E	
2006	港岛	152	91	274	88	30	635	175	922	306	217	67	1 687
	九龙	98	135	152	14	6	405	864	3 235	1 073	658	134	5 964
	新界	-	-	-	3	5	8	562	6 507	1 488	197	174	8 928
	全港	250	226	426	105	41	1 048	1 601	10 664	2 867	1 072	375	16 579
2007	港岛	101	234	51	45	35	466	373	256	111	19	104	863
	九龙	27	234	61	16	5	343	256	414	197	292	26	1 185
	新界	-	-	-	1	16	17	400	6 518	1 208	169	128	8 423
	全港	128	468	112	62	56	826	1 029	7 188	1 516	480	258	10 471
2008	港岛	380	311	94	13	103	901	243	399	660	117	98	1 517
	九龙	123	282	87	9	14	515	628	1 821	233	50	19	2 751
	新界	-	-	-	-	-	-	-	2 677	932	556	343	4 508
	全港	503	593	181	22	117	1 416	871	4 897	1 825	723	460	8 776
2009	港岛	302	365	150	107	33	957	130	585	344	69	127	1 255
	九龙	80	392	185	9	2	668	226	271	136	976	215	1 824
	新界	15	11	3	-	5	34	17	2 142	889	485	545	4 078
	全港	397	768	338	116	40	1 659	373	2 998	1 369	1 530	887	7 157
2010	港岛	169	400	106	85	8	768	159	229	269	311	165	1 133
	九龙	85	142	80	86	5	398	346	1 106	1 196	723	51	3 422
	新界	-	-	-	5	16	21	184	5 407	3 069	148	42	8 850
	全港	254	542	186	176	29	1 187	689	6 742	4 534	1 182	258	13 405



表 Table 5

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

年 Year	A	B	C	D	E	总数 Total	单位数目 No. of units
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	
2010	689	6 742	4 534	1 182	258	13 405	

\* 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 Class	面积 Size Range [平方米 m²]	单位数目 No. of units							
		2010					总数 Total		
		2006	2007	2008	2009	港岛 Hong Kong		九龙 Kowloon	新界 New Territories
A	<20.0	72	21	2	-	13	-	-	13
	20 - 39.9	1 529	1 008	869	373	146	346	184	676
B	40 - 69.9	10 664	7 188	4 897	2 998	229	1 106	5 407	6 742
C	70 - 99.9	2 867	1 516	1 825	1 369	269	1 196	3 069	4 534
D	100 - 159.9	1 072	480	723	1 530	311	723	148	1 182
E	160 - 199.9	243	82	327	602	109	30	26	165
	200 - 279.9	93	131	61	221	47	16	1	64
	>279.9	39	45	72	64	9	5	15	29
所有类别	ALL CLASSES	16 579	10 471	8 776	7 157	1 133	3 422	8 850	13 405

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

地区		2010 年各类单位落成量 Completions by Class					预测落成量 Forecast Completions		单位数目 No. of units
District	A	B	C	D	E	总数 Total	[2011]	[2012]	
中西区	13	70	30	2	-	115	454	593	
湾仔	145	-	2	74	33	254	340	390	
东区	-	-	-	-	-	-	317	108	
南区	1	159	237	235	132	764	46	461	
港岛	159	229	269	311	165	1 133	1 157	1 552	
油尖旺	192	133	395	342	4	1 066	1 096	1 501	
深水埗	96	-	53	-	-	149	-	604	
九龙城	-	-	13	21	25	59	393	958	
黄大仙	58	973	735	360	22	2 148	-	968	
观塘	-	-	-	-	-	-	-	120	
九龙	346	1 106	1 196	723	51	3 422	1 489	4 151	
葵青	-	-	-	-	-	-	-	-	
荃湾	40	365	136	6	5	552	13	5	
屯门	-	-	20	10	12	42	499	1 265	
元朗	58	2 643	857	72	-	3 630	907	3 006	
北区	-	-	-	-	16	16	-	253	
大埔	-	1	30	47	1	79	-	1 369	
沙田	86	1 382	1 354	13	6	2 841	2 701	1 909	
西贡	-	1 016	672	-	2	1 690	3 615	1	
离岛	-	-	-	-	-	-	294	189	
新界	184	5 407	3 069	148	42	8 850	8 029	7 997	
全港	689	6 742	4 534	1 182	258	13 405	10 675	13 700	

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

地区	District	[2011]					总数 Total	[2012]					总数 Total
		A	B	C	D	E		A	B	C	D	E	
中西区	Central and Western	67	237	23	51	76	454	45	274	5	243	26	593
湾仔	Wan Chai	-	48	48	221	23	340	264	100	16	6	4	390
东区	Eastern	135	134	43	5	-	317	55	49	4	-	-	108
南区	Southern	-	4	4	9	29	46	-	23	26	319	93	461
港岛	HONG KONG	202	423	118	286	128	1 157	364	446	51	568	123	1 552
油尖旺	Yau Tsim Mong	287	295	214	288	12	1 096	414	734	99	234	20	1 501
深水埗	Sham Shui Po	-	-	-	-	-	-	220	166	216	2	-	604
九龙城	Kowloon City	209	65	45	68	6	393	302	186	134	297	39	958
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	864	-	104	-	968
观塘	Kwun Tong	-	-	-	-	-	-	-	117	-	3	-	120
九龙	KOWLOON	496	360	259	356	18	1 489	936	2 067	449	640	59	4 151
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	13	13	-	-	-	4	1	5
屯门	Tuen Mun	-	108	161	159	71	499	36	962	169	24	74	1 265
元朗	Yuen Long	169	681	40	17	-	907	464	1 639	722	94	87	3 006
北区	North	-	-	-	-	-	-	-	-	-	211	42	253
大埔	Tai Po	-	-	-	-	-	-	-	132	621	538	78	1 369
沙田	Sha Tin	-	1 705	954	20	22	2 701	-	788	805	280	36	1 909
西贡	Sai Kung	-	2 513	1 058	37	7	3 615	-	-	-	1	-	1
离岛	Islands	-	-	206	80	8	294	-	-	189	-	-	189
新界	NEW TERRITORIES	169	5 007	2 419	313	121	8 029	500	3 521	2 506	1 152	318	7 997
全港	OVERALL	867	5 790	2 796	955	267	10 675	1 800	6 034	3 006	2 360	500	13 700



私人住宅 - 各区洋房总存量及落成量  
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

地区	District	2009 年底总存量 Stock at year end	2010 年落成量 Completions	落成量占 2009 年总存量的百分率 Completions as a % of 2009 Stock	2010 年底总存量 Stock at year end	单位数目 No. of units
中西区	Central and Western	479	-	-	-	479
湾仔	Wan Chai	296	2	0.7	-	297
东区	Eastern	1	-	-	-	-
南区	Southern	1 644	18	1.1	1 659	1 659
港岛	HONG KONG	2 420	20	0.8	2 435	2 435
油尖旺	Yau Tsim Mong	43	-	-	43	43
深水埗	Sham Shui Po	72	-	-	71	71
九龙城	Kowloon City	451	2	0.4	454	454
黄大仙	Wong Tai Sin	1	-	-	1	1
观塘	Kwun Tong	-	-	-	-	-
九龙	KOWLOON	567	2	0.4	569	569
葵青	Kwai Tsing	3	-	-	2	2
荃湾	Tsuen Wan	114	4	3.5	118	118
屯门	Tuen Mun	319	12	3.8	330	330
元朗	Yuen Long	7 735	-	-	7 735	7 735
北区	North	582	16	2.7	598	598
大埔	Tai Po	2 403	-	-	2 396	2 396
沙田	Sha Tin	629	4	0.6	633	633
西贡	Sai Kung	1 945	2	0.1	1 927	1 927
离岛	Islands	750	-	-	750	750
新界	NEW TERRITORIES	14 480	38	0.3	14 489	14 489
全港	OVERALL	17 467	60	0.3	17 493	17 493

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。  
2010 年底总存量是按最新的差餉估价记录计算出来，  
并不是根据这里列出的 2009 年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.  
2010 Stock figures are derived from the latest rating record,  
and not from the 2009 Stock figures shown here.

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

年 Year	年内落成楼宇 In Buildings Completed during the Year				其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy		
	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	空置数目 No. Vacant	空置百分率 % of Total Stock	空置数目 No. Vacant	占总存量的百分率 % of Total Stock
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	7 157	6 588	92.0	1 083 457	40 759	3.8	47 347	4.3		
2010	13 405	11 798	88.0	1 089 504	39 736	3.6	51 534	4.7		

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

类别 Class	区域 Area	于 2010 年评估差饷时申报为已入住的单位数目				业主自住 Owner Occupied		出租 Let	
		No. of Units Valued in 2010 and Reported as Wholly Occupied		单位数目 No. of Units	百分率 %	单位数目 No. of Units	百分率 %	单位数目 No. of Units	百分率 %
A	港岛	19		2	10.5			17	89.5
	九龙	77		54	70.1			23	29.9
	新界	27		22	81.5			5	18.5
	全港	123		78	63.4			45	36.6
B	港岛	136		59	43.4			77	56.6
	九龙	687		538	78.3			149	21.7
	新界	3 890		2 487	63.9			1 403	36.1
	全港	4 713		3 084	65.4			1 629	34.6
C	港岛	91		51	56.0			40	44.0
	九龙	106		85	80.2			21	19.8
	新界	1 130		861	76.2			269	23.8
	全港	1 327		997	75.1			330	24.9
D	港岛	2		-	-			2	100.0
	九龙	148		68	45.9			80	54.1
	新界	380		321	84.5			59	15.5
	全港	530		389	73.4			141	26.6
E	港岛	14		1	7.1			13	92.9
	九龙	26		15	57.7			11	42.3
	新界	71		58	81.7			13	18.3
	全港	111		74	66.7			37	33.3
所有类别 All Classes	港岛	262		113	43.1			149	56.9
	九龙	1 044		760	72.8			284	27.2
	新界	5 498		3 749	68.2			1 749	31.8
	全港	6 804		4 622	67.9			2 182	32.1

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

类别 Class  年 / 月 Year / Month		每平方米月租 \$ / m <sup>2</sup> per month											
		A			B			C			D		
		香港 Hong Kong	九龙 Kowloon	新界 New Territories	香港 Hong Kong	九龙 Kowloon	新界 New Territories	香港 Hong Kong	九龙 Kowloon	新界 New Territories	香港 Hong Kong	九龙 Kowloon	新界 New Territories
2009		236	181	137	226	174	126	272	230	142	304	236	182
2010 *		285	204	165	274	217	152	326	277	175	358	287	222
2009	10	269	191	144	250	189	140	292	240	162	314	247	208
	11	253	184	148	250	194	138	296	257	161	333	229	202
	12	246	183	151	248	194	135	299	248	153	330	232	194
2010	1	240	185	151	245	190	134	309	221	150	326	269	199
	2	243	187	151	246	205	140	310	254	169	336	249	205
	3	247	195	157	252	207	144	296	262	163	322	261	205
	4	254	199	159	256	207	145	322	288	169	341	262	219
	5	254	207	162	268	219	150	312	298	171	354	317	236
	6	277	193	162	271	219	153	317	280	178	359	323	218
	7	313	214	161	290	212	155	332	293	174	388	290	224
	8	319	208	173	301	222	156	341	287	187	384	304	233
	9	301	210	168	286	220	160	329	291	179	371	301	246
	10	306	210	178	289	229	159	341	264	181	371	265	237
	11	307	216	176	284	231	159	350	292	184	374	294	208
	12 *	288	215	177	278	235	166	338	271	186	347	279	241

\* 临时数字  
( ) 表示少于 20 宗交易。

\* Provisional figures  
( ) Indicates fewer than 20 transactions.



表 Table 13

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

类别 Class  年 / 月 Year / Month		每平方米售价 \$ / m <sup>2</sup>											
		A			B			C			D		
		香港 Hong Kong	九龙 Kowloon	新界 New Territories	香港 Hong Kong	九龙 Kowloon	新界 New Territories	香港 Hong Kong	九龙 Kowloon	新界 New Territories	香港 Hong Kong	九龙 Kowloon	新界 New Territories
2009		61 832	44 190	39 215	71 459	55 338	39 468	95 288	85 613	49 189	120 617	101 356	57 554
2010 *		75 884	55 659	48 205	86 548	69 726	47 124	113 028	107 486	59 192	147 970	133 693	66 387
2009	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
	11	67 497	47 260	41 732	76 460	55 968	40 883	105 437	85 511	54 337	132 046	91 283	56 809
	12	67 902	50 165	42 951	76 992	63 755	42 098	103 256	99 193	53 097	129 544	108 893	61 169
2010	1	69 915	51 567	44 673	80 597	65 239	43 682	105 598	96 843	55 093	144 721	121 546	58 516
	2	71 338	52 695	44 597	83 889	66 508	43 362	109 116	100 676	54 136	131 446	119 289	60 479
	3	73 059	52 851	44 622	82 777	66 420	44 632	118 839	109 062	55 059	152 694	155 441	61 397
	4	73 358	53 473	45 827	83 377	66 333	44 859	111 255	102 549	56 409	134 693	134 748	59 717
	5	71 391	52 676	45 639	82 166	65 119	44 410	106 500	98 291	55 957	141 382	117 777	66 258
	6	73 768	54 030	48 242	84 890	67 813	47 301	112 683	95 477	58 694	150 137	128 007	70 289
	7	75 519	57 136	49 510	86 947	72 096	49 260	111 011	104 119	61 634	143 810	134 116	67 644
	8	77 872	57 291	49 225	86 904	71 032	48 277	115 850	105 614	61 666	146 137	143 963	69 996
	9	78 139	56 085	48 389	89 152	73 491	47 282	112 005	116 809	61 495	153 345	138 200	69 174
	10	81 186	59 197	51 192	92 810	72 045	49 677	112 177	121 130	63 056	157 443	146 782	71 161
	11	82 571	60 529	52 445	94 796	75 429	50 752	121 249	125 738	63 230	163 083	133 154	72 200
	12 *	83 373	60 158	53 541	91 855	75 950	51 455	120 558	131 466	62 693	174 483	132 394	68 313

\* 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	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
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			102.0	97.8	98.1	105.7	114.2	99.4	108.8	100.4
2010 *			120.7	118.0	117.2	124.0	130.9	118.9	126.5	119.7
2009	10 -	12	109.0	107.6	106.3	112.6	120.6	107.9	115.6	108.8
2010	1 -	3	112.6	110.0	111.6	117.0	122.3	111.2	119.1	112.0
	4 -	6	118.3	116.3	116.0	122.9	129.3	117.0	125.2	117.8
	7 -	9	123.0	120.3	119.0	126.9	132.5	121.1	129.0	121.9
	10 -	12 *	129.1	125.4	122.3	129.2	139.4	126.4	132.7	127.0
2009	10		106.5	105.8	104.5	111.5	117.6	105.9	113.8	106.7
	11		109.6	108.5	106.6	113.6	122.9	108.6	117.1	109.6
	12		111.0	108.6	107.7	112.6	121.2	109.3	115.9	110.1
2010	1		111.5	108.1	110.8	116.2	121.6	109.7	118.3	110.6
	2		112.3	109.0	111.9	117.0	122.4	110.6	119.1	111.5
	3		114.1	112.8	112.1	117.9	122.8	113.2	119.8	113.9
	4		116.0	114.2	115.0	121.7	127.2	115.0	123.7	115.9
	5		119.0	116.6	116.0	122.9	129.3	117.4	125.2	118.2
	6		119.8	118.0	117.0	124.2	131.3	118.6	126.8	119.3
	7		120.7	118.6	117.8	124.4	131.6	119.3	127.0	120.0
	8		123.0	120.3	118.6	127.4	132.2	121.1	129.2	121.9
	9		125.2	121.9	120.6	129.0	133.7	123.0	130.7	123.7
	10		128.1	123.9	122.1	130.1	137.0	125.3	132.5	126.0
	11		129.3	126.1	122.1	130.0	140.5	126.9	133.6	127.5
	12 *		129.8	126.1	122.7	127.6	140.7	127.1	132.1	127.6

\* 临时数字

\* Provisional figures

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

年 Year	/ / 月 Month	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
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		120.3	117.2	135.1	153.4	177.1	119.8	159.0	121.3
2010 *		152.4	144.3	166.1	187.5	215.1	149.3	193.8	150.9
2009	10 - 12	132.2	127.6	149.0	168.8	193.8	131.1	174.9	132.9
2010	1 - 3	141.1	134.8	156.3	178.4	204.5	139.0	184.6	140.8
	4 - 6	147.3	140.3	162.3	183.4	207.4	144.8	189.1	146.4
	7 - 9	155.8	147.5	169.5	191.4	221.2	152.5	198.0	154.1
	10 - 12 *	165.5	154.8	176.5	196.8	227.2	160.8	203.5	162.2
2009	10	130.8	126.5	147.7	168.4	194.3	129.9	174.8	131.7
	11	131.5	127.0	148.8	168.8	193.0	130.5	174.7	132.3
	12	134.2	129.4	150.6	169.2	194.2	133.0	175.2	134.7
2010	1	138.3	132.6	153.4	175.6	199.9	136.5	181.4	138.3
	2	141.4	134.6	155.5	175.6	205.3	139.0	182.6	140.7
	3	143.6	137.2	159.9	184.1	208.3	141.6	189.9	143.4
	4	147.2	140.3	163.5	184.6	209.5	144.9	190.5	146.6
	5	146.7	139.7	161.2	182.6	204.1	144.2	187.8	145.8
	6	148.0	140.8	162.2	183.1	208.7	145.4	188.9	146.9
	7	153.1	144.7	165.8	188.3	218.8	149.7	195.1	151.3
	8	156.9	148.1	170.6	191.2	220.5	153.4	197.6	154.9
	9	157.4	149.6	172.1	194.8	224.2	154.5	201.3	156.1
	10	163.2	152.9	174.1	196.0	225.8	158.7	202.6	160.2
	11	166.6	156.6	178.0	197.8	229.5	162.3	204.8	163.7
	12 *	166.8	155.0	177.3	196.5	226.4	161.5	203.1	162.8

\* 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 Year	月 Month	A, B & C			D & E			所有类别 Overall		
		市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All
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	106.8	121.5	194.5	151.4	176.0	140.8	109.5	124.7
	12	137.8	107.3	122.2	194.9	156.3	178.1	141.7	110.1	125.6
2010	1	141.9	109.5	125.3	202.4	156.3	182.7	146.0	112.3	128.8
	2	144.2	111.8	127.5	205.6	158.0	185.2	148.4	114.5	131.1
	3	145.9	113.9	129.4	207.7	161.2	187.8	150.1	116.7	132.9
	4	148.1	116.8	131.9	213.6	163.2	192.1	152.7	119.6	135.7
	5	148.2	116.1	131.7	212.7	161.6	190.8	152.8	118.8	135.3
	6	148.4	116.6	131.9	211.5	161.8	190.3	152.8	119.3	135.6
	7	152.7	119.8	135.9	215.1	165.6	193.9	157.0	122.8	139.4
	8	155.3	123.3	138.8	219.1	171.6	198.6	159.8	126.2	142.4
	9	157.9	124.5	140.7	226.6	168.6	202.1	162.6	127.2	144.4
	10	160.2	127.0	143.1	229.1	169.6	204.1	164.9	129.8	146.9
	11	164.0	130.2	146.5	232.9	175.8	208.7	168.8	133.1	150.3
	12 *	163.3	130.0	146.1	229.9	173.3	205.9	167.8	132.8	149.7

\* 临时数字  
技术附注第 14 段对「较受欢迎屋苑」有详细说明。

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



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

地区	District	2010 年底总存量 Stock at year end				2010 年底空置量 Amount Vacant at year end				空置百分率 % Vacant				平方米 m <sup>2</sup>
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	
中西区	Central and Western	1 903 400	743 800	604 700	3 251 900	94 100	35 400	49 200	178 700	4.9	4.8	8.1	5.5	
湾仔	Wan Chai	909 000	570 100	314 300	1 793 400	46 600	47 300	30 000	123 900	5.1	8.3	9.5	6.9	
东区	Eastern	741 700	185 400	78 500	1 005 600	59 900	23 400	2 300	85 600	8.1	12.6	2.9	8.5	
南区	Southern	83 100	37 500	10 500	131 100	15 500	100	200	15 800	18.7	0.3	1.9	12.1	
港岛	HONG KONG	3 637 200	1 536 800	1 008 000	6 182 000	216 100	106 200	81 700	404 000	5.9	6.9	8.1	6.5	
油尖旺	Yau Tsim Mong	1 166 400	623 900	413 300	2 203 600	115 300	35 400	22 100	172 800	9.9	5.7	5.3	7.8	
深水埗	Sham Shui Po	157 000	54 200	39 200	250 400	12 400	13 900	1 500	27 800	7.9	25.6	3.8	11.1	
九龙城	Kowloon City	107 500	57 000	20 400	184 900	5 600	2 200	2 800	10 600	5.2	3.9	13.7	5.7	
黄大仙	Wong Tai Sin	-	45 600	1 200	46 800	-	5 900	1 000	6 900	-	12.9	83.3	14.7	
观塘	Kwun Tong	1 006 600	39 200	6 100	1 051 900	170 800	7 000	100	177 900	17.0	17.9	1.6	16.9	
九龙	KOWLOON	2 437 500	819 900	480 200	3 737 600	304 100	64 400	27 500	396 000	12.5	7.9	5.7	10.6	
葵青	Kwai Tsing	112 400	11 400	2 000	125 800	6 300	-	400	6 700	5.6	-	20.0	5.3	
荃湾	Tsuen Wan	88 400	10 300	800	99 500	5 400	400	-	5 800	6.1	3.9	-	5.8	
屯门	Tuen Mun	32 700	-	8 500	41 200	4 300	-	500	4 800	13.1	-	5.9	11.7	
元朗	Yuen Long	9 200	9 800	19 100	38 100	-	200	400	600	-	2.0	2.1	1.6	
北区	North	26 900	-	500	27 400	3 500	-	-	3 500	13.0	-	-	12.8	
大埔	Tai Po	-	5 200	1 200	6 400	-	100	-	100	-	1.9	-	1.6	
沙田	Sha Tin	247 300	16 000	-	263 300	21 300	-	-	21 300	8.6	-	-	8.1	
西贡	Sai Kung	9 000	-	-	9 000	4 600	-	-	4 600	51.1	-	-	51.1	
离岛	Islands	143 400	15 300	-	158 700	10 400	1 900	-	12 300	7.3	12.4	-	7.8	
新界	NEW TERRITORIES	669 300	68 000	32 100	769 400	55 800	2 600	1 300	59 700	8.3	3.8	4.0	7.8	
全港	OVERALL	6 744 000	2 424 700	1 520 300	10 689 000	576 000	173 200	110 500	859 700	8.5	7.1	7.3	8.0	
分区	Sub-districts													
上环	Sheung Wan	230 500	342 000	413 400	985 900	16 600	19 900	28 900	65 400	7.2	5.8	7.0	6.6	
中区	Central	1 607 900	351 000	174 900	2 133 800	77 500	14 200	18 900	110 600	4.8	4.0	10.8	5.2	
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	909 000	570 100	314 300	1 793 400	46 600	47 300	30 000	123 900	5.1	8.3	9.5	6.9	
北角 / 鲗鱼涌	North Point / Quarry Bay	741 700	151 300	60 700	953 700	59 900	15 100	1 700	76 700	8.1	10.0	2.8	8.0	
尖沙咀	Tsim Sha Tsui	811 200	316 500	202 700	1 330 400	54 400	20 200	13 000	87 600	6.7	6.4	6.4	6.6	
油麻地 / 旺角	Yau Ma Tei / Mong Kok	334 200	307 400	210 600	852 200	60 900	15 200	9 100	85 200	18.2	4.9	4.3	10.0	

分区数字已包括在地区数字内。 Sub-district figures have already been included in District figures.

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

地区	District	2009 年底总存量 Stock at year end	2010 年落成量 Completions	落成量占 2009 年总存量的百分率 Completions as a % of 2009 Stock	2010 年底总存量 Stock at year end	2010 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
平方米 m <sup>2</sup>							
中西区	Central and Western	3 257 500	-	-	3 251 900	178 700	5.5
湾仔	Wan Chai	1 790 900	1 500	0.1	1 793 400	123 900	6.9
东区	Eastern	965 900	34 100	3.5	1 005 600	85 600	8.5
南区	Southern	131 100	-	-	131 100	15 800	12.1
港岛	HONG KONG	6 145 400	35 600	0.6	6 182 000	404 000	6.5
油尖旺	Yau Tsim Mong	2 173 200	40 800	1.9	2 203 600	172 800	7.8
深水埗	Sham Shui Po	241 700	7 400	3.1	250 400	27 800	11.1
九龙城	Kowloon City	184 800	-	-	184 900	10 600	5.7
黄大仙	Wong Tai Sin	47 200	-	-	46 800	6 900	14.7
观塘	Kwun Tong	981 400	40 300	4.1	1 051 900	177 900	16.9
九龙	KOWLOON	3 628 300	88 500	2.4	3 737 600	396 000	10.6
葵青	Kwai Tsing	127 700	-	-	125 800	6 700	5.3
荃湾	Tsuen Wan	99 500	-	-	99 500	5 800	5.8
屯门	Tuen Mun	41 200	-	-	41 200	4 800	11.7
元朗	Yuen Long	38 100	-	-	38 100	600	1.6
北区	North	27 200	-	-	27 400	3 500	12.8
大埔	Tai Po	6 400	-	-	6 400	100	1.6
沙田	Sha Tin	246 400	-	-	263 300	21 300	8.1
西贡	Sai Kung	9 000	-	-	9 000	4 600	51.1
离岛	Islands	159 800	-	-	158 700	12 300	7.8
新界	NEW TERRITORIES	755 300	-	-	769 400	59 700	7.8
全港	OVERALL	10 529 000	124 100	1.2	10 689 000	859 700	8.0
分区	Sub-districts						
上环	Sheung Wan	982 500	-	-	985 900	65 400	6.6
中区	Central	2 144 200	-	-	2 133 800	110 600	5.2
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 790 900	1 500	0.1	1 793 400	123 900	6.9
北角 / 鲗鱼涌	North Point / Quarry Bay	914 000	34 100	3.7	953 700	76 700	8.0
尖沙咀	Tsim Sha Tsui	1 333 900	-	-	1 330 400	87 600	6.6
油麻地 / 旺角	Yau Ma Tei / Mong Kok	818 100	40 800	5.0	852 200	85 200	10.0

2010 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 2009 年底总存量计算。  
分区数字已包括在地区数字内。  
2010 Stock figures are derived from the latest rating record, and not from the 2009 Stock figures shown here.  
Sub-district figures have already been included in District figures.

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

年	Year	区域	Area	拆卸量			落成量			年底总存量			平方米	m	
				甲级	乙级	丙级	总数	甲级	乙级	丙级	总数	甲级			乙级
2006		港岛		29 800	-	3 000	32 800	10 100	8 700	7 300	26 100	3 464 200	1 574 200	1 057 700	6 096 100
		九龙		-	18 100	300	18 400	44 500	-	700	45 200	1 781 000	786 100	495 200	3 062 300
		新界		-	-	-	-	36 900	-	-	36 900	554 000	68 500	31 900	654 400
		全港		29 800	18 100	3 300	51 200	91 500	8 700	8 000	108 200	5 799 200	2 428 800	1 584 800	9 812 800
2007		港岛		-	-	1 200	1 200	16 100	4 200	1 300	21 600	3 472 200	1 586 600	1 042 600	6 101 400
		九龙		-	-	800	800	209 300	26 900	-	236 200	1 988 200	810 200	490 800	3 289 200
		新界		-	-	-	-	61 000	-	1 200	62 200	614 500	68 400	33 200	716 100
		全港		-	-	2 000	2 000	286 400	31 100	2 500	320 000	6 074 900	2 465 200	1 566 600	10 106 700
2008		港岛		-	12 500	5 900	18 400	102 600	-	700	103 300	3 563 600	1 566 600	1 034 300	6 164 500
		九龙		-	5 700	-	5 700	175 800	8 700	-	184 500	2 162 700	807 800	488 300	3 458 800
		新界		-	-	-	-	53 300	-	-	53 300	667 900	67 800	33 300	769 000
		全港		-	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
2009		港岛		-	14 500	8 500	23 000	-	-	2 800	2 800	3 588 200	1 546 000	1 011 200	6 145 400
		九龙		18 700	-	500	19 200	128 800	19 400	-	148 200	2 325 700	818 500	484 100	3 628 300
		新界		-	-	-	-	-	-	-	-	655 200	68 000	32 100	755 300
		全港		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
2010		港岛		-	-	8 100	8 100	34 100	-	1 500	35 600	3 637 200	1 536 800	1 008 000	6 182 000
		九龙		-	-	-	-	81 100	7 400	-	88 500	2 437 500	819 900	480 200	3 737 600
		新界		-	-	-	-	-	-	-	-	669 300	68 000	32 100	769 400
		全港		-	-	8 100	8 100	115 200	7 400	1 500	124 100	6 744 000	2 424 700	1 520 300	10 689 000

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

地区	District	2010 年落成量 Completions			预测落成量 Forecast Completions		平方米 m <sup>2</sup>
		甲级 A	乙级 B	丙级 C	总数 Total	[2011] [2012]	
中西区	Central and Western	-	-	-	-	29 700	15 500
湾仔	Wan Chai	-	-	1 500	1 500	-	31 600
东区	Eastern	34 100	-	-	34 100	-	13 400
南区	Southern	-	-	-	-	49 200	11 800
港岛	HONG KONG	34 100	-	1 500	35 600	78 900	72 300
油尖旺	Yau Tsim Mong	40 800	-	-	40 800	-	-
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	40 300	-	-	40 300	66 500	41 900
九龙	KOWLOON	81 100	7 400	-	88 500	66 500	41 900
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	-
全港	OVERALL	115 200	7 400	1 500	124 100	151 500	114 200
分区	Sub-districts						
上环	Sheung Wan	-	-	-	-	10 800	200
中区	Central	-	-	-	-	18 900	15 300
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	1 500	1 500	-	31 600
北角 / 鲗鱼涌	North Point / Quarry Bay	34 100	-	-	34 100	-	1 700
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	40 800	-	-	40 800	-	-

分区数字已包括在地区数字内。  
Sub-district figures have already been included in District figures.

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

地区	District	[2011]				[2012]				平方米 m <sup>2</sup>
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	
中西区	Central and Western	-	29 700	-	29 700	12 300	-	3 200	15 500	
湾仔	Wan Chai	-	-	-	-	22 000	9 600	-	31 600	
东区	Eastern	-	-	-	-	-	11 700	1 700	13 400	
南区	Southern	49 200	-	-	49 200	-	11 800	-	11 800	
港岛	HONG KONG	49 200	29 700	-	78 900	34 300	33 100	4 900	72 300	
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	66 500	-	-	66 500	14 100	27 800	-	41 900	
九龙	KOWLOON	66 500	-	-	66 500	14 100	27 800	-	41 900	
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	-	-	-	-	
全港	OVERALL	121 800	29 700	-	151 500	48 400	60 900	4 900	114 200	
分区	Sub-districts									
上环	Sheung Wan	-	10 800	-	10 800	-	-	200	200	
中区	Central	-	18 900	-	18 900	12 300	-	3 000	15 300	
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	22 000	9 600	-	31 600	
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	-	-	1 700	1 700	
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	-	-	-	
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-	-	-	

分区数字已包括在地区数字内。  
Sub-district figures have already been included in District figures.



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

年 Year	年内落成楼宇 In Buildings Completed during the Year				其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy		
	总楼面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	空置量 Amount Vacant	空置百分率 % of Total Stock	平方米 m <sup>2</sup>
2006	108 200	94 100	87.0	9 704 600	658 700	6.8	752 800		7.7	
2007	320 000	279 100	87.2	9 786 700	622 000	6.4	901 100		8.9	
2008	341 100	240 600	70.5	10 051 200	632 400	6.3	873 000		8.4	
2009	151 000	148 900	98.6	10 378 000	933 900	9.0	1 082 800		10.3	
2010	124 100	108 700	87.6	10 564 900	751 000	7.1	859 700		8.0	

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

级别 Grade [ 平均面积 ] [Average size]		每平方米月租 \$ / m <sup>2</sup> per month											
		甲 A [ 270 平方米 m <sup>2</sup> ]				乙 B [ 86 平方米 m <sup>2</sup> ]				丙 C [ 45 平方米 m <sup>2</sup> ]			
		上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	油麻地 / 旺角	上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	油麻地 / 旺角	尖沙咀	油麻地 / 旺角
年 / 月 Year / Month		Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Yau Ma Tei/ Mong Kok	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Yau Ma Tei/ Mong Kok	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok
2009		533	743	464	310	387	238	478	321	238	282	297	226
2010 *		609	765	481	324	478	272	523	353	251	308	328	251
2009	7	533	794	465	298	( 494 )	227	430	326	244	259	371	220
	8	473	699	426	338	394	233	460	312	258	277	301	235
	9	458	732	490	315	392	254	489	319	233	283	330	227
	10	489	700	459	322	( 317 )	216	507	332	235	271	297	223
	11	416	773	475	311	( 392 )	261	476	328	218	300	287	234
	12	614	739	437	( 322 )	( 310 )	252	477	347	258	310	280	251
2010	1	582	710	457	312	516	268	475	327	256	257	287	233
	2	( 572 )	685	451	309	( 503 )	275	499	350	244	289	339	236
	3	577	771	463	329	( 409 )	261	533	346	234	318	331	237
	4	652	735	462	297	343	262	522	334	251	310	296	245
	5	582	764	460	329	429	282	527	371	248	292	311	260
	6	646	801	493	299	453	247	500	347	244	303	311	247
	7	652	766	497	374	527	274	527	365	270	339	376	251
	8	647	791	476	306	439	284	493	350	261	304	336	257
	9 *	( 636 )	830	489	327	576	249	563	363	257	324	349	259
	10 *	494	819	522	317	695	300	546	371	248	301	343	269
	11 *	523	764	478	361	( 350 )	281	564	359	255	333	330	264
	12 *	669	796	529	325	445	299	549	363	( 270 )	325	334	257

\* 临时数字  
( ) 表示少于 5 宗交易。  
[ ] 表示 2010 年内所分析单位的平均面积。

\* Provisional figures  
( ) Indicates fewer than 5 transactions.  
[ ] Indicates average size of the units analysed during 2010.

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

級 別 Grade [ 平均面积 ] [Average size]	甲 A [ 178 平方米 m <sup>2</sup> ]										乙 B [ 64 平方米 m <sup>2</sup> ]										丙 C [ 36 平方米 m <sup>2</sup> ]										每平方米售价 \$ / m <sup>2</sup>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
	上 环		中 区		湾仔 / 铜锣湾		北角 / 鲗鱼涌		油麻地 / 旺角		尖沙咀		上 环		中 区		湾仔 / 铜锣湾		北角 / 鲗鱼涌		油麻地 / 旺角		尖沙咀		上 环		中 区		湾仔 / 铜锣湾			北角 / 鲗鱼涌		油麻地 / 旺角																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	Yau Ma Tei / Mong Kok	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok		Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay	Central	Sheung Wan	Yau Ma Tei / Mong Kok	Tsim Sha Tsui	North Point / Quarry Bay	Wan Chai / Causeway Bay

\* 临时数字  
( ) 表示少于 5 宗交易。  
[ ] 表示 2010 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 2010.  
- 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)

年 Year	/ / 月 Month	租金 Rents				售价 Prices			
		甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall
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		141.5	134.7	117.2	135.7	183.1	184.1	171.0	179.8
2010 *		150.5	150.3	133.0	147.7	238.2	231.2	217.5	230.0
2009	7 - 9	137.7	131.7	116.8	132.7	200.2	192.0	178.3	191.6
	10 - 12	140.2	138.2	121.5	136.6	208.9	206.1	190.8	203.0
	1 - 3	142.4	143.7	126.6	140.2	222.8	212.1	200.5	213.5
	4 - 6	148.5	148.3	131.0	145.7	232.7	222.7	209.8	222.9
2009	7 - 9 *	153.0	152.8	135.6	150.3	238.9	233.7	220.4	231.5
	10 - 12 *	158.2	156.3	138.8	154.7	258.4	256.1	239.3	252.0
	7	137.0	129.8	115.7	131.6	191.5	185.5	175.9	185.2
	8	137.7	130.9	115.7	132.3	203.7	188.5	176.0	191.7
2010	9	138.3	134.4	119.0	134.1	205.3	202.0	183.0	198.0
	10	138.9	135.1	119.5	134.7	205.3	205.0	188.5	200.4
	11	140.6	138.0	120.6	136.6	( 206.7 )	205.3	190.1	201.5
	12	141.0	141.4	124.5	138.4	214.7	207.9	193.8	207.0
2010	1	141.4	141.7	126.1	139.0	216.5	210.2	197.9	209.5
	2	141.9	143.9	126.5	140.0	( 224.6 )	212.6	200.2	214.4
	3	143.8	145.4	127.1	141.6	227.2	213.4	203.5	216.7
	4	146.1	146.7	129.9	143.7	232.3	215.9	209.1	221.1
2010	5	148.8	148.6	131.5	146.0	233.8	223.0	209.6	223.5
	6	150.5	149.7	131.7	147.3	( 232.0 )	229.2	210.8	224.2
	7	151.5	150.8	134.0	148.6	236.2	229.4	211.3	226.2
	8	152.1	152.7	136.0	149.8	239.9	235.4	220.6	232.5
2010	9 *	155.5	154.8	136.7	152.4	240.7	236.3	229.2	235.7
	10 *	156.3	154.0	138.3	152.9	256.7	248.5	236.9	248.1
	11 *	158.0	157.6	140.7	155.2	258.5	259.0	240.2	253.2
	12 *	160.2	157.2	137.4	155.9	259.9	260.9	240.7	254.6

\* 临时数字  
( ) 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)

年 Year	/ / 月 Month	上环 / 中区 Sheung Wan / Central	租金 Rents 湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售价 Prices 核心地区 # Core Districts #
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		187.6	146.8	124.4	197.2
2010 *		197.2	151.6	133.0	258.2
2009	7 - 9	177.8	140.7	121.7	215.8
	10 - 12	180.9	143.1	123.7	228.6
2010	1 - 3	184.1	144.6	125.8	245.7
	4 - 6	191.4	148.8	131.2	249.0
	7 - 9 *	201.6	152.9	136.2	256.0
	10 - 12 *	211.6	159.9	138.7	282.2
2009	7	178.3	140.6	120.2	207.3
	8	178.5	138.5	123.0	216.9
	9	176.6	143.1	122.0	223.2
	10	180.2	142.1	122.3	226.8
	11	180.5	142.5	123.8	( 229.0 )
	12	181.9	144.7	124.9	230.1
2010	1	181.8	144.4	125.5	241.7
	2	184.9	144.2	125.1	247.3
	3	185.5	145.3	126.9	248.1
	4	186.4	145.4	130.2	248.6
	5	192.3	150.3	130.4	250.3
	6	195.6	150.6	133.0	248.2
	7	199.3	151.5	135.3	251.8
	8	202.6	151.4	135.8	253.3
	9 *	202.8	155.8	137.6	262.9
	10 *	203.4	158.0	139.2	269.8
	11 *	215.2	159.9	137.5	286.5
	12 *	216.2	161.8	139.3	290.3

# 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

地区	District	2009 年底总存量 Stock at year end	2010 年落成量 Completions	落成量占 2009 年总存量的百分率 Completions as a % of 2009 Stock	2010 年底总存量 Stock at year end	2010 年底空置量 Amount Vacant at year end	空置百分率 % Vacant	平方米 m <sup>2</sup>
中西区	Central and Western	1 144 400	100	0.0 +	1 140 300	66 900	5.9	
湾仔	Wan Chai	1 015 700	4 200	0.4	1 016 100	76 100	7.5	
东区	Eastern	758 900	1 200	0.2	759 800	30 600	4.0	
南区	Southern	209 100	1 000	0.5	240 800	18 600	7.7	
港岛	HONG KONG	3 128 100	6 500	0.2	3 157 000	192 200	6.1	
油尖旺	Yau Tsim Mong	2 063 900	24 200	1.2	2 078 500	177 600	8.5	
深水埗	Sham Shui Po	702 500	900	0.1	696 300	44 500	6.4	
九龙城	Kowloon City	711 300	-	-	713 200	70 700	9.9	
黄大仙	Wong Tai Sin	292 800	13 800	4.7	309 000	70 000	22.7	
观塘	Kwun Tong	612 400	3 500	0.6	623 500	47 400	7.6	
九龙	KOWLOON	4 382 900	42 400	1.0	4 420 500	410 200	9.3	
葵青	Kwai Tsing	341 300	-	-	341 800	22 400	6.6	
荃湾	Tsuen Wan	507 800	600	0.1	499 200	47 500	9.5	
屯门	Tuen Mun	396 200	-	-	397 200	36 700	9.2	
元朗	Yuen Long	451 400	11 700	2.6	463 100	43 000	9.3	
北区	North	214 500	-	-	215 400	16 400	7.6	
大埔	Tai Po	228 900	-	-	228 400	14 400	6.3	
沙田	Sha Tin	452 700	-	-	454 500	24 400	5.4	
西贡	Sai Kung	268 200	-	-	270 600	13 000	4.8	
离岛	Islands	291 800	3 400	1.2	296 500	24 100	8.1	
新界	NEW TERRITORIES	3 152 800	15 700	0.5	3 166 700	241 900	7.6	
全港	OVERALL	10 663 800	64 600	0.6	10 744 200	844 300	7.9	

2010 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 2009 年底总存量计算。  
+ 少于 0.05%

2010 Stock figures are derived from the latest rating record,  
and not from the 2009 Stock figures shown here.  
+ Below 0.05%

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

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
2006	港岛	12 100	10 900	3 088 200
	九龙	14 500	127 900	4 265 300
	新界	-	44 000	3 042 000
	全港	26 600	182 800	10 395 500
2007	港岛	5 500	5 700	3 101 000
	九龙	5 000	19 400	4 301 800
	新界	-	22 900	3 080 700
	全港	10 500	48 000	10 483 500
2008	港岛	9 300	8 200	3 117 800
	九龙	8 200	23 300	4 353 600
	新界	-	17 800	3 116 400
	全港	17 500	49 300	10 587 800
2009	港岛	10 800	5 000	3 128 100
	九龙	15 500	66 000	4 382 900
	新界	3 600	12 700	3 152 800
	全港	29 900	83 700	10 663 800
2010	港岛	10 700	6 500	3 157 000
	九龙	6 600	42 400	4 420 500
	新界	-	15 700	3 166 700
	全港	17 300	64 600	10 744 200

平方米 m<sup>2</sup>

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

地区	District	2010 年落成量 Completions	预测落成量 Forecast Completions	
			[2011]	[2012]
中西区	Central and Western	100	4 000	3 600
湾仔	Wan Chai	4 200	4 200	26 200
东区	Eastern	1 200	400	1 200
南区	Southern	1 000	14 300	-
港岛	HONG KONG	6 500	22 900	31 000
油尖旺	Yau Tsim Mong	24 200	16 800	15 000
深水埗	Sham Shui Po	900	-	2 900
九龙城	Kowloon City	-	1 300	6 900
黄大仙	Wong Tai Sin	13 800	-	14 300
观塘	Kwun Tong	3 500	600	7 300
九龙	KOWLOON	42 400	18 700	46 400
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	600	-	-
屯门	Tuen Mun	-	400	19 800
元朗	Yuen Long	11 700	200	-
北区	North	-	-	-
大埔	Tai Po	-	-	1 700
沙田	Sha Tin	-	200	4 200
西贡	Sai Kung	-	13 300	-
离岛	Islands	3 400	1 200	-
新界	NEW TERRITORIES	15 700	15 300	25 700
全港	OVERALL	64 600	56 900	103 100

平方米 m<sup>2</sup>

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

年 Year	年内落成楼宇 In Buildings Completed during the Year				其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy		
	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	
2006	182 800		168 500		92.2		10 212 700		1 022 600	
										9.8
2007	48 000		44 600		92.9		10 435 500		849 100	
										8.1
2008	49 300		48 500		98.4		10 538 500		920 100	
										8.7
2009	83 700		74 500		89.0		10 580 100		931 700	
										8.7
2010	64 600		45 100		69.8		10 679 600		844 300	
										7.9

平方米 m<sup>2</sup>

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

区域 Area [平均面积] [Average size]	租金 Rents (每平方米月租 \$ / m <sup>2</sup> per month)			售价 Prices (每平方米售价 \$ / m <sup>2</sup> )		
	港岛 Hong Kong [ 53 平方米 m <sup>2</sup> ]	九龙 Kowloon [ 50 平方米 m <sup>2</sup> ]	新界 New Territories [ 46 平方米 m <sup>2</sup> ]	港岛 Hong Kong [ 49 平方米 m <sup>2</sup> ]	九龙 Kowloon [ 42 平方米 m <sup>2</sup> ]	新界 New Territories [ 28 平方米 m <sup>2</sup> ]
年 / 月 Year / Month						
2009	1 079	1 073	855	294 149	250 032	153 702
2010 *	1 243	1 173	937	299 233	290 136	192 287
2009	7	987	874	301 793	296 837	150 624
8	1 150	1 097	898	220 790	245 223	166 445
9	1 135	1 145	903	317 224	244 638	148 861
10	1 168	1 154	908	380 750	261 410	153 675
11	1 212	1 321	915	274 385	229 718	161 215
12	1 056	1 230	844	294 867	245 258	178 292
2010	1	972	747	283 893	256 572	158 098
2	985	1 001	856	374 744	209 436	187 398
3	1 395	1 222	975	284 753	319 197	195 321
4	1 027	1 049	889	226 829	271 703	215 611
5	1 266	1 097	935	242 536	301 993	183 090
6	1 332	1 202	926	310 642	251 814	194 599
7	1 440	1 194	996	234 583	285 980	201 656
8	1 262	1 137	982	408 475	265 753	167 272
9 *	1 345	1 323	996	272 891	296 466	199 173
10 *	1 241	1 250	990	278 524	298 111	186 060
11 *	1 191	1 382	945	398 529	391 052	194 357
12 *	1 308	1 285	925	265 120	284 287	225 363

\* 临时数字

[ ] 表示 2010 年内所分析单位的平均面积。

\* Provisional figures

[ ] Indicates average size of the units analysed during 2010.





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

地区	District	2009 年底总存量 Stock at year end	2010 年落成量 Completions	落成量占 2009 年总存量的百分率 Completions as a % of 2009 Stock	2010 年底总存量 Stock at year end	2010 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	94 300	-	-	94 300	19 100	20.3
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 325 600	-	-	1 327 100	39 500	3.0
南区	Southern	766 400	-	-	735 700	86 300	11.7
港岛	HONG KONG	2 186 300	-	-	2 157 100	144 900	6.7
油尖旺	Yau Tsim Mong	301 400	-	-	298 900	18 500	6.2
深水埗	Sham Shui Po	1 061 500	-	-	1 050 400	72 900	6.9
九龙城	Kowloon City	857 900	-	-	856 600	35 100	4.1
黄大仙	Wong Tai Sin	815 900	-	-	815 500	46 300	5.7
观塘	Kiurun Tong	3 322 700	-	-	3 292 200	270 000	8.2
九龙	KOWLOON	6 359 400	-	-	6 313 600	442 800	7.0
葵青	Kwai Tsing	3 296 300	-	-	3 298 000	188 400	5.7
荃湾	Tsuen Wan	2 202 300	17 500	0.8	2 219 700	214 400	9.7
屯门	Tuen Mun	1 474 600	-	-	1 474 700	69 200	4.7
元朗	Yuen Long	204 100	-	-	204 100	6 100	3.0
北区	North	282 600	3 100	1.1	285 700	29 600	10.4
大埔	Tai Po	151 600	-	-	151 600	10 400	6.9
沙田	Sha Tin	1 117 200	-	-	1 116 600	35 900	3.2
西贡	Sai Kung	9 000	-	-	9 000	4 000	44.4
离岛	Islands	900	-	-	900	200	22.2
新界	NEW TERRITORIES	8 738 600	20 600	0.2	8 760 300	558 200	6.4
全港	OVERALL	17 284 300	20 600	0.1	17 231 000	1 145 900	6.7

2010 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 2009 年底总存量计算。  
2010 Stock figures are derived from the latest rating record, and not from the 2009 Stock figures shown here.

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

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
2006	港岛	27 300	-	2 220 300
	九龙	20 400	-	6 418 900
	新界	16 900	-	8 757 300
	全港 OVERALL	64 600	-	17 396 500
2007	港岛	-	-	2 219 000
	九龙	55 400	14 200	6 373 400
	新界	-	1 500	8 754 200
	全港 OVERALL	55 400	15 700	17 346 600
2008	港岛	7 400	-	2 204 700
	九龙	46 100	62 900	6 389 400
	新界	58 900	6 600	8 779 900
	全港 OVERALL	112 400	69 500	17 374 000
2009	港岛	11 100	-	2 186 300
	九龙	10 700	-	6 359 400
	新界	17 400	3 000	8 738 600
	全港 OVERALL	39 200	3 000	17 284 300
2010	港岛	-	-	2 157 100
	九龙	2 000	-	6 313 600
	新界	-	20 600	8 760 300
	全港 OVERALL	2 000	20 600	17 231 000

平方米 m<sup>2</sup>

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

		平方米 m <sup>2</sup>		
地区	District	2010 年落成量 Completions	预测落成量 [2011]	预测落成量 [2012]
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	-	4 300	-
深水埗	Sham Shui Po	-	25 800	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	KOWLOON	-	30 100	-
葵青	Kwai Tsing	-	8 100	-
荃湾	Tsuen Wan	17 500	-	36 300
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	3 100	-	3 800
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	20 600	8 100	40 100
全港	OVERALL	20 600	38 200	40 100

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

年 Year	年内落成楼宇 In Buildings Completed during the Year						其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy		
	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	
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	
2010	20 600	20 600	100.0				17 210 400	1 125 300	6.5	1 145 900	6.7	

平方米 m<sup>2</sup>



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

区域 Area [平均面积] [Average size]	租金 Rents (每平方米月租 \$ / m <sup>2</sup> per month)			售价 Prices (每平方米售价 \$ / m <sup>2</sup> )		
	港岛 Hong Kong [ 177 平方米 m <sup>2</sup> ]	九龙 Kowloon [ 144 平方米 m <sup>2</sup> ]	新界 New Territories [ 157 平方米 m <sup>2</sup> ]	港岛 Hong Kong [ 119 平方米 m <sup>2</sup> ]	九龙 Kowloon [ 112 平方米 m <sup>2</sup> ]	新界 New Territories [ 125 平方米 m <sup>2</sup> ]
年 / 月 Year / Month						
2009	97	104	70	24 335	24 831	12 614
2010 *	105	114	75	30 937	32 010	16 107
2009	93	102	70	26 644	24 253	12 147
8	98	103	73	24 010	24 081	12 125
9	96	103	72	26 750	25 386	12 924
10	104	106	66	25 379	26 329	13 730
11	105	107	73	24 977	25 681	13 674
12	99	117	76	30 445	27 591	13 747
2010	98	107	70	28 768	27 328	14 369
2	109	111	73	29 884	28 037	13 709
3	106	112	74	27 923	29 048	15 189
4	104	112	71	26 733	31 288	15 732
5	104	111	73	30 061	32 394	14 357
6	104	117	78	30 003	30 353	15 452
7	109	117	75	29 409	31 056	15 892
8	101	115	74	30 560	31 718	16 465
9 *	101	114	80	31 595	32 832	17 195
10 *	104	114	76	32 578	32 260	17 698
11 *	116	120	77	30 371	36 820	17 649
12 *	113	123	77	38 613	36 118	17 201

\* 临时数字  
[ ] 表示 2010 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 average size of the units analysed during 2010.  
Average rents and prices are in respect of upper floor units only.

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

年 Year	/ /	月 Month	租金 Rents	售价 Prices
2001			90.3	82.0
2002			82.7	74.8
2003			74.9	71.7
2004			77.3	88.6
2005			82.6	125.0
2006			91.0	158.5
2007			100.5	199.5
2008			109.3	235.9
2009			99.4	216.3
2010 *			108.8	283.8
2009		7 - 9	99.2	222.5
		10 - 12	102.0	241.2
2010		1 - 3	104.3	258.3
		4 - 6	108.5	272.8
		7 - 9 *	110.3	289.8
		10 - 12 *	112.2	314.4
2009		7	98.3	216.1
		8	99.1	223.0
		9	100.1	228.5
		10	101.4	232.5
		11	101.5	243.0
		12	103.1	248.0
2010		1	103.2	255.3
		2	104.4	259.3
		3	105.3	260.4
		4	107.2	269.6
		5	109.0	271.6
		6	109.3	277.1
		7	110.0	280.8
		8	110.4	288.7
		9 *	110.6	300.0
		10 *	112.1	304.4
		11 *	112.5	315.6
		12 *	112.1	323.1

\* 临时数字

上述指数只就楼上单位计算。

\* Provisional figures

The indices are in respect of upper floor units only.

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

地区 District [平均面积] [Average size]		东区 Eastern [ 84 平方米 m <sup>2</sup> ]	深水埗 Sham Shui Po [ 109 平方米 m <sup>2</sup> ]	观塘 Kwun Tong [ 57 平方米 m <sup>2</sup> ]	葵青 Kwai Tsing [ 64 平方米 m <sup>2</sup> ]	荃湾 Tsuen Wan [ 126 平方米 m <sup>2</sup> ]	沙田 Sha Tin [ 81 平方米 m <sup>2</sup> ]	每平方米售价 \$ / m <sup>2</sup>
年 / 月 Year / Month								
2009		36 841	41 934	38 356	14 978	18 387	25 697	
2010 *		42 848	46 514	48 727	20 916	23 615	32 447	
2009	7	42 402	42 571	38 782	14 823	18 424	25 046	
	8	( 32 993 )	41 473	38 578	14 912	16 643	24 087	
	9	37 247	38 505	40 370	13 225	19 514	25 429	
	10	39 875	51 874	38 525	18 270	19 820	27 038	
	11	( 34 083 )	40 770	45 477	19 327	19 222	24 937	
	12	35 411	46 301	38 212	15 042	20 704	28 845	
2010	1	32 805	39 340	46 250	21 723	19 881	27 749	
	2	47 193	( 45 082 )	42 158	14 523	20 765	( 22 824 )	
	3	38 927	41 393	48 707	23 374	20 078	33 529	
	4	( 36 261 )	50 216	46 567	19 111	23 162	32 203	
	5	49 747	( 45 690 )	47 653	17 616	25 524	( 38 674 )	
	6	48 575	47 011	47 384	18 485	23 577	29 239	
	7	( 63 854 )	( 52 541 )	46 806	20 416	25 523	28 605	
	8	36 275	48 599	47 688	25 036	26 395	33 840	
	9 *	( 44 984 )	( 53 636 )	46 576	22 415	23 822	33 861	
	10 *	38 348	( 55 606 )	47 764	19 759	25 151	34 078	
	11 *	( 35 990 )	48 552	51 918	20 855	22 899	37 259	
	12 *	55 609	48 718	58 581	20 933	23 556	( 37 346 )	

\* 临时数字  
( ) 表示少于 5 宗交易。  
[ ] 表示 2010 年内所分析单位的平均面积。  
所分析的楼宇是于 1992 年或之后建成。  
平均售价只以楼上单位的售价计算。

\* Provisional figures  
( ) Indicates fewer than 5 transactions.  
[ ] Indicates average size of the units analysed during 2010.  
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	2009 年底总存量 Stock at year end	2010 年落成量 Completions	落成量占 2009 年总存量的百分率 Completions as a % of 2009 Stock	2010 年底总存量 Stock at year end	2010 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
东区	Eastern	47 200	-	-	47 200	9 100	19.3
南区	Southern	5 900	-	-	5 900	500	8.5
港岛	HONG KONG	53 100	-	-	53 100	9 600	18.1
油尖旺	Yau Tsim Mong	9 500	-	-	9 500	1 000	10.5
深水埗	Sham Shui Po	132 000	-	-	131 400	5 000	3.8
九龙城	Kowloon City	5 200	-	-	5 200	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	700	2.5
观塘	Kwun Tong	229 900	-	-	229 600	22 200	9.7
九龙	KOWLOON	404 900	-	-	404 000	28 900	7.2
葵青	Kwai Tsing	89 800	-	-	89 800	11 100	12.4
荃湾	Tsuen Wan	21 200	-	-	21 200	200	0.9
北区	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	38 400	-	-	16 600	1 000	6.0
新界	NEW TERRITORIES	155 900	-	-	134 100	12 300	9.2
全港	OVERALL	613 900	-	-	591 200	50 800	8.6

2010 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 2009 年底总存量计算。

2010 Stock figures are derived from the latest rating record, and not from the 2009 Stock figures shown here.

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

		平方米 m <sup>2</sup>	
地区	District	2010 年落成量 Completions	预测落成量 Forecast Completions
		[2011]	[2012]
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	-	-
全港	OVERALL	-	-



表 Table 42

私人工商大廈 - 整體空置趨勢  
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

年 Year	年內落成樓宇 In Buildings Completed during the Year				其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy		
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	空置量 Amount Vacant	空置百分率 % of Total Stock	平方米 m <sup>2</sup>
2006	-	-	-	612 800	42 400	6.9	42 400	42 400	6.9	
2007	-	-	-	613 100	35 500	5.8	35 500	35 500	5.8	
2008	4 300	4 300	100.0	611 800	35 500	5.8	39 800	39 800	6.5	
2009	-	-	-	613 900	61 100	10.0	61 100	61 100	10.0	
2010	-	-	-	591 200	50 800	8.6	50 800	50 800	8.6	

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

地区	District	2009 年底总存量 Stock at year end	2010 年落成量 Completions	落成量占 2009 年总存量的百分率 Completions as a % of 2009 Stock	2010 年底总存量 Stock at year end	平方米 m <sup>2</sup>
中西区	Central and Western	-	-	-	-	-
湾仔	Wan Chai	-	-	-	-	-
东区	Eastern	7 900	-	-	7 900	7 900
南区	Southern	97 100	-	-	97 100	97 100
港岛	HONG KONG	105 000	-	-	105 000	105 000
油尖旺	Yau Tsim Mong	-	-	-	-	-
深水埗	Sham Shui Po	33 100	-	-	33 100	33 100
九龙城	Kowloon City	34 600	-	-	34 600	34 600
黄大仙	Wong Tai Sin	34 900	-	-	34 900	34 900
观塘	Kwun Tong	282 800	-	-	279 800	279 800
九龙	KOWLOON	385 400	-	-	382 400	382 400
葵青	Kwai Tsing	130 200	-	-	130 200	130 200
荃湾	Tsuen Wan	197 900	-	-	197 600	197 600
屯门	Tuen Mun	177 200	-	-	177 200	177 200
元朗	Yuen Long	529 400	1 400	0.3	530 800	530 800
北区	North	117 200	-	-	117 200	117 200
大埔	Tai Po	706 100	19 600	2.8	682 000	682 000
沙田	Sha Tin	158 100	-	-	158 100	158 100
西贡	Sai Kung	338 800	-	-	345 900	345 900
离岛	Islands	79 400	-	-	79 400	79 400
新界	NEW TERRITORIES	2 434 300	21 000	0.9	2 418 400	2 418 400
全港	OVERALL	2 924 700	21 000	0.7	2 905 800	2 905 800

2010 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 2009 年底总存量计算。

2010 Stock figures are derived from the latest rating record, and not from the 2009 Stock figures shown here.

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

		2010 年落成量 Completions		预测落成量 Forecast Completions		平方米 m <sup>2</sup>
地区	District			[2011]	[2012]	
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	1 400		8 000	19 700	
北区	North	-		200	-	
大埔	Tai Po	19 600		4 900	13 800	
沙田	Sha Tin	-		-	-	
西贡	Sai Kung	-		24 300	2 800	
离岛	Islands	-		-	-	
新界	NEW TERRITORIES	21 000		37 400	36 300	
全港	OVERALL	21 000		37 400	36 300	

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

地区	District	2009 年底总存量 Stock at year end	2010 年落成量 Completions	落成量占 2009 年总存量的百分率 Completions as a % of 2009 Stock	2010 年底总存量 Stock at year end	2010 年底空置量 Amount Vacant at year end	空置百分率 % Vacant	平方米 m <sup>2</sup>
中西区	Central and Western	24 600	-	-	24 600	-	-	
湾仔	Wan Chai	-	-	-	-	-	-	
东区	Eastern	95 800	-	-	95 800	6 800	7.1	
南区	Southern	29 900	-	-	29 900	1 500	5.0	
港岛	HONG KONG	150 300	-	-	150 300	8 300	5.5	
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	
深水埗	Sham Shui Po	142 700	-	-	142 200	1 500	1.1	
九龙城	Kowloon City	115 900	-	-	115 900	7 900	6.8	
黄大仙	Wong Tai Sin	1 500	-	-	1 500	1 500	100.0	
观塘	Kwun Tong	276 900	-	-	263 000	19 700	7.5	
九龙	KOWLOON	537 000	-	-	522 600	30 600	5.9	
葵青	Kwai Tsing	1 365 500	-	-	1 368 700	17 600	1.3	
荃湾	Tsuen Wan	443 400	-	-	443 400	30 400	6.9	
屯门	Tuen Mun	142 400	-	-	142 400	400	0.3	
元朗	Yuen Long	119 500	-	-	119 500	2 900	2.4	
北区	North	113 500	-	-	113 500	-	-	
大埔	Tai Po	600	-	-	600	-	-	
沙田	Sha Tin	453 500	-	-	452 900	5 600	1.2	
西贡	Sai Kung	7 600	-	-	7 400	-	-	
离岛	Islands	94 400	-	-	94 400	10 900	11.5	
新界	NEW TERRITORIES	2 740 400	-	-	2 742 800	67 800	2.5	
全港	OVERALL	3 427 700	-	-	3 415 700	106 700	3.1	

2010 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 2009 年底总存量计算。

2010 Stock figures are derived from the latest rating record, and not from the 2009 Stock figures shown here.

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

		2010 年落成量 Completions		预测落成量 Forecast Completions		平方米 m <sup>2</sup>
地区	District			[2011]	[2012]	
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	-		46 300	120 300	
荃湾	Tsuen Wan	-		-	-	
屯门	Tuen Mun	-		-	-	
元朗	Yuen Long	-		11 200	-	
北区	North	-		14 700	1 500	
大埔	Tai Po	-		-	-	
沙田	Sha Tin	-		-	-	
西贡	Sai Kung	-		-	-	
离岛	Islands	-		-	-	
新界	NEW TERRITORIES	-		72 200	121 800	
全港	OVERALL	-		72 200	121 800	



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

平方米 m <sup>2</sup>										
年 Year	年内落成楼宇 In Buildings Completed during the Year				其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy		
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	空置百分率 % of Total Stock		
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		
2010	-	-	-	3 415 700	106 700	3.1	106 700	3.1		

平方米 m<sup>2</sup>

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

年 / 月 Year / Month		住宅 Domestic				回报率 % return
		A	B	C	D	E
2001		6.3	5.3	5.4	5.4	5.0
2002		6.1	5.1	5.1	5.0	4.7
2003		6.2	5.2	4.8	4.6	4.3
2004		5.3	4.3	4.0	3.7	3.3
2005		5.0	4.1	3.7	3.4	3.0
2006		5.3	4.2	3.8	3.5	3.2
2007		5.1	4.2	3.7	3.5	3.0
2008		4.8	4.1	3.7	3.5	3.0
2009		4.2	3.5	3.1	2.8	2.5
2010 *		4.0	3.5	3.1	2.8	2.5
2009	7 - 9	4.1	3.5	3.0	2.7	2.4
	10 - 12	4.1	3.6	3.1	2.7	2.4
2010	1 - 3	4.0	3.5	3.1	2.7	2.3
	4 - 6	4.1	3.6	3.1	2.8	2.5
	7 - 9	4.0	3.5	3.1	2.8	2.4
	10 - 12 *	3.9	3.5	3.0	2.8	2.5
2009	7	4.1	3.4	3.1	2.7	2.5
	8	4.0	3.5	3.0	2.7	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	3.6	3.1	2.8	2.5
	12	4.1	3.6	3.1	2.7	2.4
2010	1	4.0	3.5	3.1	2.7	2.4
	2	4.0	3.4	3.1	2.7	2.3
	3	4.0	3.5	3.0	2.6	2.3
	4	4.0	3.5	3.1	2.8	2.5
	5	4.1	3.6	3.1	2.8	2.6
	6	4.1	3.6	3.1	2.8	2.6
	7	4.0	3.5	3.1	2.8	2.4
	8	4.0	3.5	3.0	2.8	2.4
	9	4.0	3.5	3.1	2.8	2.4
	10	4.0	3.5	3.1	2.8	2.5
	11	3.9	3.5	3.0	2.8	2.5
	12 *	3.9	3.5	3.0	2.7	2.5

\* 临时数字

\* Provisional figures

私人物业市场回报率 - 写字楼、分層工厂大廈及零售業樓宇  
PRIVATE PROPERTY MARKET YIELDS - OFFICE, FLATTED FACTORIES AND RETAIL

年 / 月 Year / Month			写字楼 Office		分层工厂大厦 Flatted Factories**		零售业楼宇 Retail		回报百分率 % return
			甲级 Grade A	乙级 Grade B					
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		
2010 *			3.2	3.8	4.7		3.4		
2009	7 - 9		3.5	4.1	5.5		3.8		
	10 - 12		3.4	4.0	5.2		3.7		
2010	1 - 3		3.2	4.0	5.0		3.6		
	4 - 6		3.3	3.9	4.9		3.5		
	7 - 9 *		3.3	3.9	4.7		3.4		
	10 - 12 *		3.2	3.6	4.4		3.2		
2009	7		3.6	4.1	5.6		4.0		
	8		3.4	4.1	5.5		3.8		
	9		3.4	3.9	5.4		3.7		
	10		3.4	3.9	5.4		3.7		
	11		3.4	4.0	5.1		3.7		
	12		3.3	4.0	5.1		3.7		
2010	1		3.3	4.0	5.0		3.7		
	2		3.2	4.0	5.0		3.6		
	3		3.2	4.0	4.9		3.5		
	4		3.2	4.0	5.0		3.5		
	5		3.3	3.9	5.0		3.5		
	6		3.3	3.9	4.9		3.5		
	7		3.3	3.9	4.9		3.4		
	8		3.3	3.8	4.8		3.4		
	9 *		3.3	3.9	4.6		3.3		
	10 *		3.1	3.7	4.6		3.3		
	11 *		3.2	3.6	4.4		3.2		
	12 *		3.2	3.6	4.3		3.2		

\* 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 - 楼宇买卖合同数目及总值  
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)
2008	95 931	343 827
2009	115 092	425 840
2010	135 778	560 686
2009	1 - 3	55 194
	4 - 6	120 716
	7 - 9	140 717
	10 - 12	109 213
2010	1 - 3	125 290
	4 - 6	129 127
	7 - 9	162 589
	10 - 12	143 680
2010	1	36 154
	2	40 778
	3	48 358
	4	53 283
	5	42 848
	6	32 996
	7	52 181
	8	69 224
	9	41 184
	10	44 947
	11	58 831
	12	39 902

资料来源：土地注册处

数字源自在有关期间递交土地注册处注册的住宅楼宇买卖合同。这些数字一般显示递交注册前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同。统计数字并不包括居者有其屋、私人机构参建居屋及租者置其屋计划的住宅买卖，除非有关单位转售限制期届满并已缴付补价。

Source : The Land Registry

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

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

		成交金额 (百万元) Range of Consideration (\$ million)												买卖合同数目 No. of Agreements
年 Year	月 Month	少于 1 Less than 1		1 至少于 2 1 to less than 2		2 至少于 3 2 to less than 3		3 至少于 5 3 to less than 5		5 至少于 10 5 to less than 10		10 或以上 10 or over		总数 Total
		数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	
2008		11 018	11	36 784	38	17 273	18	16 664	17	9 534	10	4 658	5	95 931
2009		10 603	9	43 085	37	21 836	19	22 168	19	10 699	9	6 701	6	115 092
2010		5 203	4	46 078	34	31 613	23	27 371	20	16 714	12	8 799	6	135 778
2009	1 - 3	2 247	14	6 674	41	3 074	19	2 486	15	1 083	7	900	5	16 464
	4 - 6	3 327	9	12 943	37	6 764	19	7 434	21	3 296	9	1 685	5	35 449
	7 - 9	2 882	8	12 786	36	6 558	18	7 189	20	3 657	10	2 486	7	35 558
	10 - 12	2 147	8	10 682	39	5 440	20	5 059	18	2 663	10	1 630	6	27 621
2010	1 - 3	1 720	5	12 218	37	7 116	21	6 825	21	3 594	11	1 776	5	33 249
	4 - 6	1 377	4	11 540	36	7 698	24	5 709	18	4 056	13	2 000	6	32 380
	7 - 9	1 216	3	12 546	33	9 059	24	8 141	21	4 241	11	2 877	8	38 080
	10 - 12	890	3	9 774	30	7 740	24	6 696	21	4 823	15	2 146	7	32 069
2010	1	628	6	4 062	38	2 195	21	2 294	22	1 057	10	420	4	10 656
	2	618	5	4 622	39	2 596	22	2 188	19	1 163	10	546	5	11 733
	3	474	4	3 534	33	2 325	21	2 343	22	1 374	13	810	7	10 860
	4	504	4	4 152	34	2 608	21	2 078	17	1 950	16	944	8	12 236
	5	467	4	4 184	38	2 547	23	1 935	18	1 229	11	652	6	11 014
	6	406	4	3 204	35	2 543	28	1 696	19	877	10	404	4	9 130
	7	412	3	4 291	33	3 031	23	2 793	22	1 532	12	898	7	12 957
	8	389	3	4 731	32	3 444	23	3 190	22	1 608	11	1 337	9	14 699
	9	415	4	3 524	34	2 584	25	2 158	21	1 101	11	642	6	10 424
	10	290	3	2 709	28	2 090	22	1 904	20	1 905	20	654	7	9 552
	11	343	3	4 252	32	3 206	24	2 748	21	1 689	13	951	7	13 189
	12	257	3	2 813	30	2 444	26	2 044	22	1 229	13	541	6	9 328

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

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



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

年 Year	/ /	月 Month	一手买卖 Primary Sales			二手买卖 Secondary Sales			总数 Total No.
			数目 No.	%	总值 (百万元) Consideration (\$ million)	数目 No.	%	总值 (百万元) Consideration (\$ million)	
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
2010			13 646	10	129 703	122 132	90	430 983	135 778
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
2010		1 - 3	3 567	11	24 008	29 682	89	101 282	33 249
		4 - 6	3 978	12	30 846	28 402	88	98 280	32 380
		7 - 9	3 224	8	39 851	34 856	92	122 738	38 080
		10 - 12	2 877	9	34 998	29 192	91	108 683	32 069
2010		1	975	9	5 433	9 681	91	30 721	10 656
		2	564	5	4 143	11 169	95	36 635	11 733
		3	2 028	19	14 432	8 832	81	33 926	10 860
		4	1 975	16	19 177	10 261	84	34 105	12 236
		5	685	6	6 042	10 329	94	36 806	11 014
		6	1 318	14	5 627	7 812	86	27 369	9 130
		7	1 137	9	12 103	11 820	91	40 078	12 957
		8	1 531	10	21 768	13 168	90	47 456	14 699
		9	556	5	5 980	9 868	95	35 204	10 424
		10	1 656	17	15 427	7 896	83	29 520	9 552
		11	747	6	13 974	12 442	94	44 857	13 189
		12	474	5	5 597	8 854	95	34 306	9 328

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，一手和二手卖的总值加起来可能不等于图表 50 的总值。

Source : The Land Registry

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

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

年 Year	/ /	月 Month	写字楼 Office		商业楼宇 Commercial		分层工厂大厦 Flatted Factories	
			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)
2008			2 845	25 001	4 149	33 232	5 741	15 035
2009			2 521	23 242	5 359	48 313	5 554	14 450
2010 *			3 592	34 443	7 633	78 458	8 225	24 319
2009	7 -	9	752	6 628	1 792	17 240	1 780	4 670
	10 -	12	852	9 037	1 649	16 997	1 914	5 680
2010	1 -	3	812	6 750	1 755	17 669	1 685	5 227
	4 -	6	845	6 885	1 727	15 096	1 900	5 295
	7 -	9 *	908	8 312	2 168	22 423	2 149	6 010
	10 -	12 *	1 027	12 496	1 983	23 271	2 491	7 787
2009		7	236	1 903	590	4 981	564	1 538
		8	233	1 640	605	6 243	591	1 640
		9	283	3 084	597	6 016	625	1 493
		10	282	3 033	485	5 441	547	1 245
		11	282	2 464	546	4 207	710	2 360
		12	288	3 540	618	7 348	657	2 075
2010		1	251	2 108	546	4 738	590	2 192
		2	219	1 570	483	4 678	458	1 322
		3	342	3 072	726	8 253	637	1 713
		4	308	2 904	607	4 796	691	2 015
		5	268	1 946	556	5 564	602	1 657
		6	269	2 036	564	4 736	607	1 623
		7	274	2 407	670	5 738	618	1 609
		8	329	2 776	777	8 138	769	1 966
		9 *	305	3 129	721	8 548	762	2 435
		10 *	338	4 383	654	7 973	839	2 533
		11 *	421	4 487	781	9 278	920	3 038
		12 *	268	3 626	548	6 020	732	2 216

\* 临时数字  
这些数字是根据买卖合约的签署日期（如没有买卖合约，则根据转让契约签署日期），而并非提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 (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and **not** the date on which the document is submitted for registration.  
Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises, carparking spaces etc. are not included. Transactions of a whole building or comprising more than one property type are also excluded. Therefore figures presented here, particularly on the consideration, may have been under-reported.

## 各区域及地区 AREAS AND DISTRICTS

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

(p) = part 部分

## 各区域及地区

### AREAS AND DISTRICTS

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

(p) = part 部分

## 各区域及地区 AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
新界 NEW TERRITORIES	屯门 TUEN MUN	大榄涌、扫管笏、 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、大尾笃、 船湾、樟木头、 企岭下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 533(p), 631(p), 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)

(p) = part 部分

### 各区域及地区 AREAS AND DISTRICTS

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

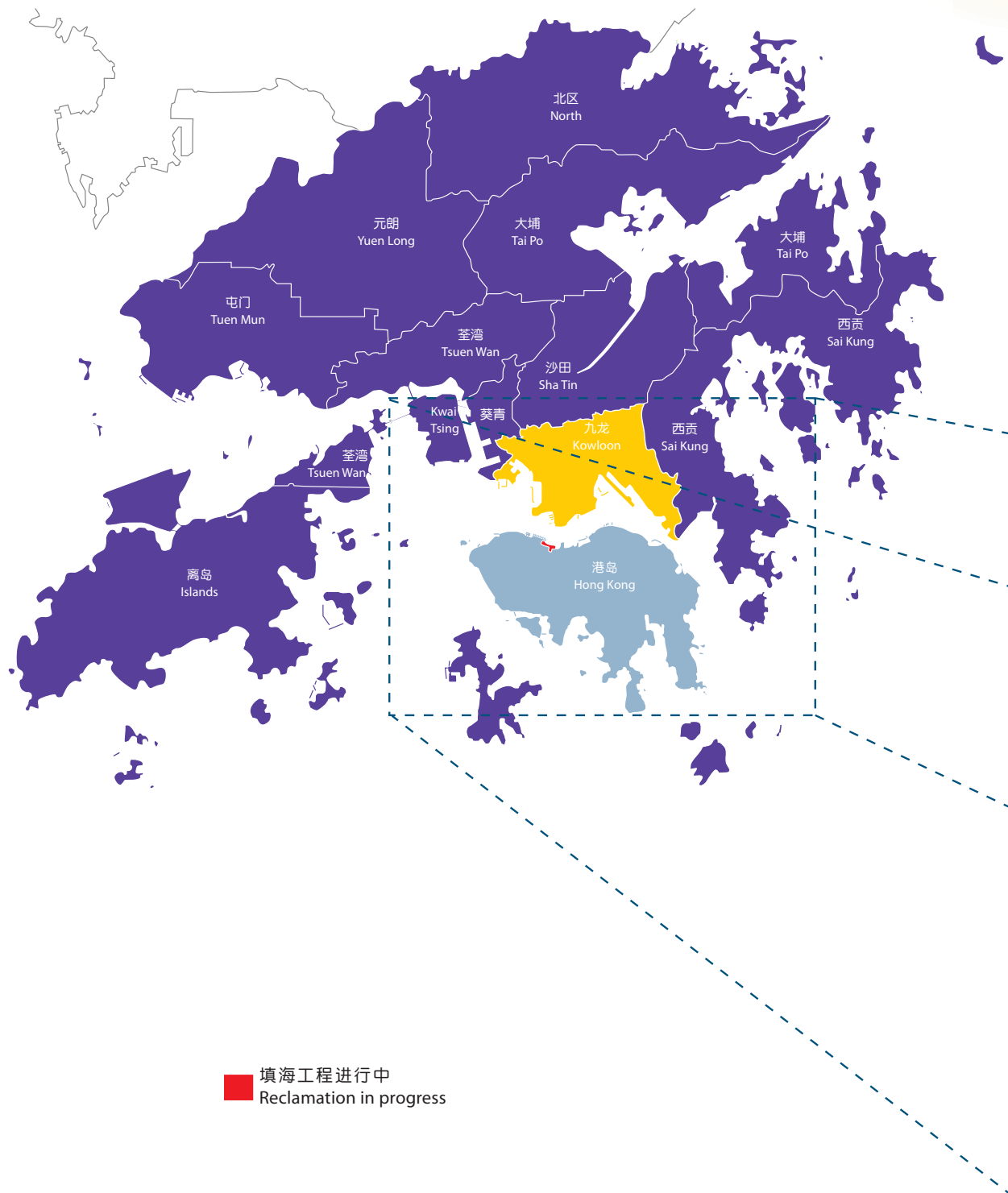
(p) = part 部分

### 写字楼分区 OFFICE SUB-DISTRICTS

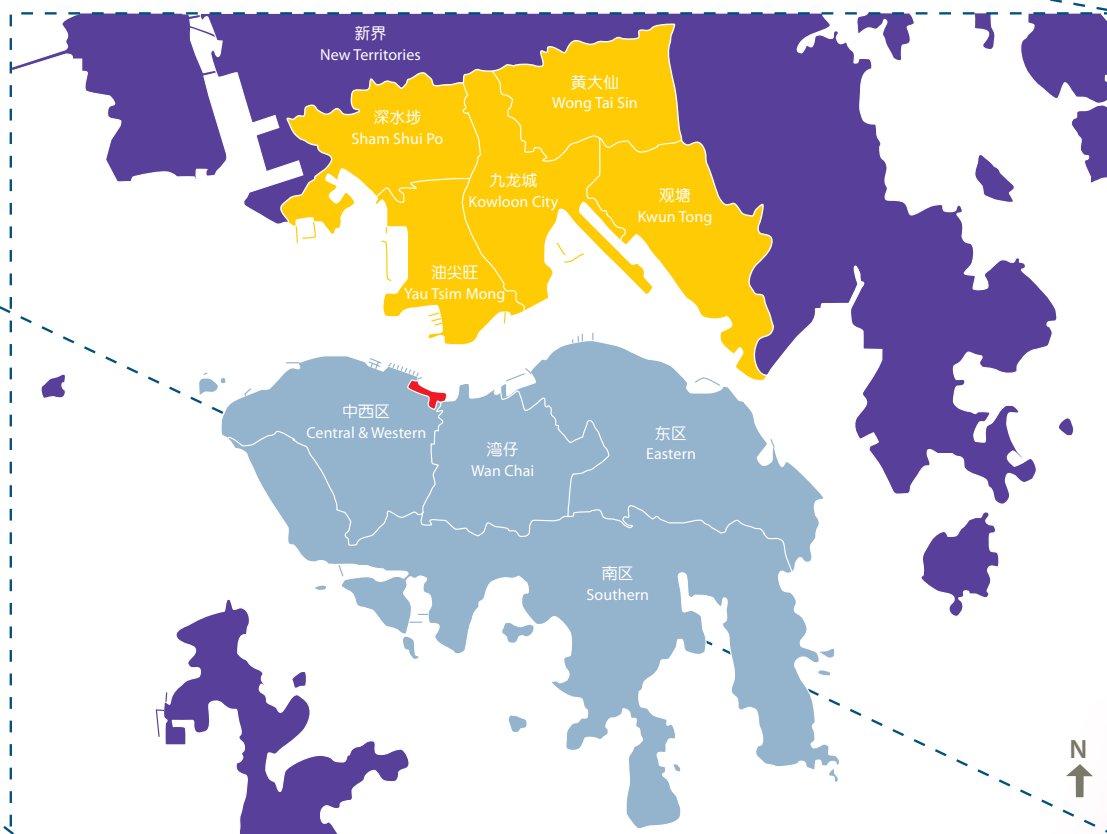
写字楼的分区	Sub-districts for Offices	规划统计小区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124(p), 134(p)
湾仔 / 铜锣湾	Wan Chai/Causeway Bay	124(p), 131, 132, 133, 134(p), 135, 144(p), 145, 146(p), 147(p), 148(p), 149
北角 / 鲗鱼涌	North Point/Quarry Bay	151(p), 152, 153, 154, 155, 156, 157, 158(p)
尖沙咀	Tsim Sha Tsui	211, 212, 213(p), 214, 215, 216
油麻地 / 旺角	Yau Ma Tei/Mong Kok	220, 221(p), 222(p), 225, 226(p), 227(p), 228, 229, 251, 252, 253, 254(p)



## 新界地区 New Territories Districts



港島及九龍地區 Hong Kong and Kowloon Districts



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