

# 香港物業報告

## Hong Kong Property Review

# 2012



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

### 2012

本报告回顾 2011 年香港物业市场的活动，  
并预测 2012 及 2013 年的楼宇落成量

A review of the Hong Kong property market for the year 2011  
with forecast of completions for 2012 and 2013

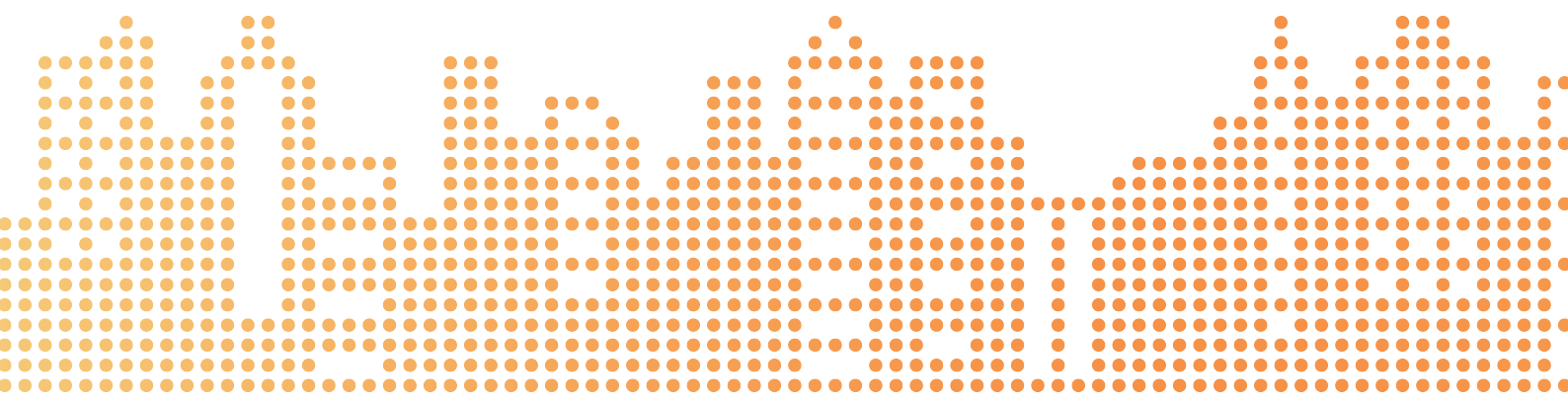


差饷物业估价署  
Rating and Valuation Department

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2012 年 4 月

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April 2012



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分层工厂大厦	工贸大厦	特殊厂房	货仓
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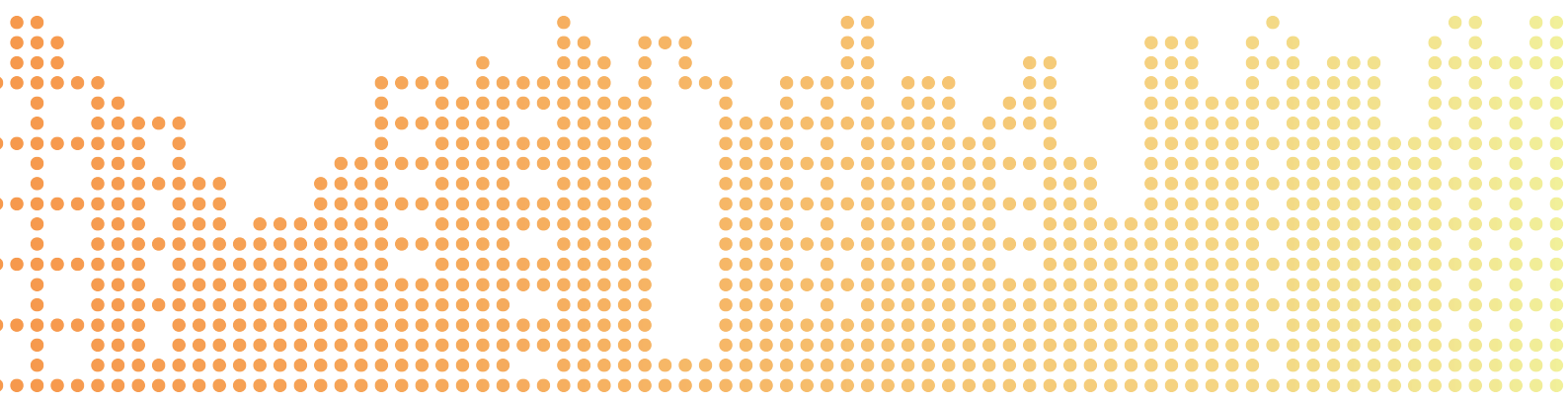
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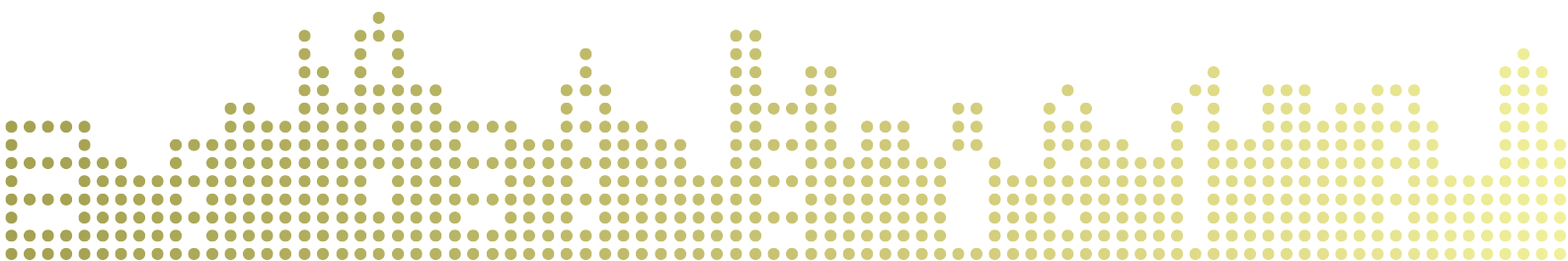




# 序言 Foreword







《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。本署并借著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：[www.rvd.gov.hk](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 [www.rvd.gov.hk](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。

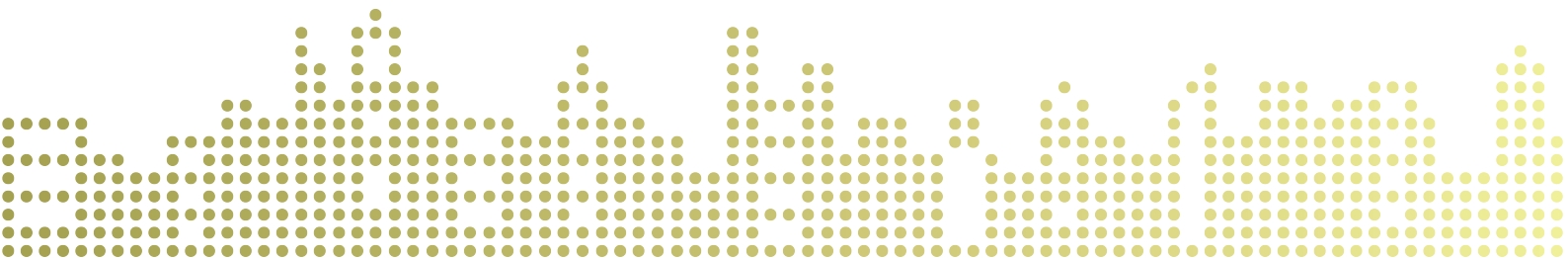
有关本报告所用词汇的定义及各项数字的计算方法，可参阅64至75页的「技术附注」。

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







# 综 观

Overview



2011年，当市场仍忧虑美国经济放缓和欧债危机深化之际，本港经济继续复苏，全年实质增长达5%。年中失业率下降至13年来的低位3.2%；经过银行和金融界新一轮裁员之后，最后一季失业率略为反弹至3.3%。随著经济增长，基本通胀率由2010年的1.7%，大幅上升至5.3%。

经济基调良好，物业市场保持畅旺，各类型物业的售价均录得显著升幅，2月份住宅物业售价超越1997年高位。通胀率攀升，促使投资者投资物业保值。由于政府推出进一步措施冷却过热的物业市场，物业售价上升的趋势下半年开始出现放缓迹象，加上本地银行数度调高按揭利率，环球经济日益不稳定，亦令市场情绪变得相当审慎。

在环球经济前景不明朗，以及持续超低利率环境下，财政司司长宣读《二〇一二至一三财政年度政府财政预算案》演词时，亦预警经济有下行风险，并需面对经济增长率低于过去的平均增幅。

The economic recovery continued in 2011 and the economy expanded by 5% in real terms for the whole year amid lingering fears of a slowdown of the US economy and the deepening European debt crisis. Unemployment rate slid to a 13-year low of 3.2% in mid-2011 though it rebounded slightly to 3.3% in the last quarter when firms in banking and financial sector made new round of lay-off. Accompanying with the economic growth, underlying inflation rose to 5.3%, rising significantly from 1.7% for 2010.

Supported by sound economic fundamentals, the property market remained buoyant and prices recorded substantial gains across the board with residential property prices surpassing the 1997-peak in February. As inflation rate climbed, investors were also propelled to see property investments as an inflation hedge. The rising trend began to show sign of moderation and sentiment turned much cautious since the second half of the year as the Government rolled out further measures to cool the overheated property market. The successive hikes in mortgage rates by the local banks and the heightened uncertainties surrounding the global economy also fuelled the cautious sentiment.

Against the backdrop of uncertain global economic outlook and persisting exceptionally low interest rate environment, the Financial Secretary in delivering his 2012-13 Budget Speech also sounded a cautious note on the downturn risks for the economy and the need to brace for below average growth rate.







## 住宅物业

住宅物业市场畅旺，但下半年售价整固，成交宗数亦呈现下降，这反映政府稳定楼市措施、银行调高按揭利率，以及经济增长放缓的综合效应。2011年买卖合约登记总数按年下跌38%至不足85 000宗，为2007年以来最低的数字。一、二手市场成交宗数较一年前分别大幅下挫20%和40%。另一方面，投机活动有所减少。2011年每月录得平均74宗确认人转售，相比2010年11月推出额外印花税之前的12个月内，每月平均个案为320宗。为确保住宅物业市场健康平稳发展，政府继续推出措施，增加住宅供应、遏抑物业炒卖活动、防止按揭信贷过度扩张，以及确保物业市场保持透明。

房屋用地供应方面，政府在2011-12年度卖地计划中指定52幅为住宅用地，并主动出售土地，回应市场对住宅用地的殷切需求。为增加中小型单位供应，政府以招标方式出售两幅设有限制规定的市区用地。6月份香港金融管理局（下称「金管局」）进一步收紧高价物业的按揭贷款安排，将价值700万元或以上物业的按揭成数，调低10个百分点到五至六成。倘用作偿还按揭贷款的收入并非来自香港，最高按揭成数再下调至少一成。自推出收紧信贷措施之后，价值500万元或以上物业的成交宗数下半年跌了38%。银行自3月开始接连调高与香港银行同业拆息挂钩的按揭利率。由于以最优惠贷款利率为基准的按揭，每月还款额较为稳定，令借款人回复选择此类传统按揭。金管局的调查显示，12月份批出的住宅按揭贷款个案中，约90%借款人选择以最优惠贷款利率为基准的按揭安排，而年初时的百分比为6%。

## Residential

The residential property market was buoyant but transaction volume shrank in tandem with price consolidation in the second half, reflecting the combined effect of Government's stabilising measures, banks' moves to increase mortgage rates and slowdown of economic growth. The total number of sale and purchase agreement registrations in 2011 fell 38% year on year to below 85 000, a level not seen since 2007. Primary and secondary market transactions plunged by 20% and 40% respectively over a year earlier. On the other hand, speculative activities abated. There were on average 74 sub-sale cases per month in 2011, compared to the monthly average of 320 cases in the 12 months before the introduction of Special Stamp Duty in November 2010. To ensure the healthy and stable development of the residential market, the Government continued with measures targeting at increasing flat supply, curbing property speculation, preventing excessive expansion in mortgage lending and ensuring transparency in the property market.

On housing land supply, the Government designated 52 residential sites in the 2011-12 Land Sale Programme and has initiated land sale in a proactive manner in response to the market's keen demand for residential sites. To increase the supply of small and medium-sized flats, the Government sold by tender two urban sites carrying flat size requirements. In June, the Hong Kong Monetary Authority (HKMA) further lowered the loan-to-value ratio by 10 percentage points to 50%-60% for properties with a value of \$7 million or above to tighten mortgage lending for high-end properties. The cap would be lowered by at least another 10 percentage points if the mortgage payment was not supported by domestic income. Following the credit-tightening measures, transaction of properties worth \$5 million or above saw a decline of 38% in the latter half of the year. Banks successively raised their HIBOR-linked mortgage rates since March and the upward adjustments shifted people's preference back to traditional mortgages priced with reference to the best lending rates, which would offer a more stable monthly repayment than the HIBOR. Surveys conducted by HKMA revealed that of the residential mortgage loans approved in December, about 90% of the borrowers chose prime-based mortgages compared to 6% at the beginning of the year.



继2010年经历四年以来的高位之后，2011年住宅落成量跌至9 450个单位，入住量增加42%至11 400个单位。因此，年底空置量下降至47 920个单位，相当于总存量的4.3%。预计2012和2013年分别约有11 890和14 930个单位落成。一手市场供应稳定，截至12月底，预计落成和将发展项目合共提供约62 000个单位，可在未来三至四年间出售。

住宅售价连升九季之后，下半年出现调整，2011年最后一季的整体售价指数较2010年同期高出12%。租金随著楼价上扬，但升势到第三季逐渐放缓；第四季录得的租金指数，较一年前上涨8%。楼价在第三季下跌，因而推高了回报率。

## 写字楼

由于愈来愈多投资者和企业设立办事处，写字楼楼面的需求不断增加。新注册本地公司数目创新高，达148 000家，在港设立营业地点的外国公司数目亦较2010年为多。经济稳健增长和写字楼楼面供应有限，以致写字楼租金上升，其中尤以中区为甚。部分须控制成本的租户续约时面对租金大幅增加，因此需要另觅地方，或将后勤部门迁往非核心地区，以节省租金成本。写字楼租金上涨，加上有利的营商环境，亦推高售价。为确保有足够土地供应作写字楼发展用途，政府将14幅商业/商贸用地纳入卖地计划，其中五幅指定为政府主动推售的土地。此外，政府公布发展九龙东成另一商业区的计划，将纾缓传统商业中心区的压力，以及维持长远增长。

Residential completions in 2011 lowered to 9 450 units, after hitting a four-year high in 2010. Take-up increased by 42% to 11 400 units. As a result, vacancy at the year end decreased to 47 920 units, or 4.3% of total stock. It was estimated that about 11 890 units and 14 930 units will be completed in 2012 and 2013 respectively. Supply in the primary market remained stable. As at end of December, it was estimated that around 62 000 unsold units in completed developments or committed projects would be available in the coming three to four years.

Residential prices have seen a correction in the second half of the year after rising consecutively for nine quarters. The overall price index for the final quarter of 2011 was 12% higher than the same period in 2010. Rents rose alongside prices but the rising trend tapered in the third quarter with the rental index in the fourth quarter showing an increase of 8% when compared with a year ago. Falling prices in the third quarter had also pushed up the yields.

## Office

Demand for office space kept rising as more investors and corporations set up offices. The number of local companies newly registered hit record high of some 148 000 and foreign companies establishing a place of business in Hong Kong grew from 2010. Office rents have been on the rise particularly in Central amid solid economic growth and limited supply of floor space. Some cost-cautious tenants who faced with hefty rental increase upon lease renewal have started looking for alternative office accommodation or relocating the back-office to non-core districts in order to save rental cost. Rental appreciation together with favourable business environment also lifted prices. To ensure there was adequate supply of land for office development, the Government included 14 commercial/business sites in the Land Sale Programme, of which five sites were designated for government-initiated sales. In addition, the Government announced plan to transform and develop Kowloon East into another business district to ease pressure on the traditional central business district and sustain long term growth.



2011年的写字楼落成量为155 200平方米，较2010年的水平上升25%。甲级写字楼落成量为125 500平方米，全部位于非核心地区；乙级写字楼落成量则为29 700平方米。整体使用量微跌至285 400平方米，空置量亦下降1.5个百分点至6.5%，相当于700 300平方米。

Office completions in 2011 were 155 200 m<sup>2</sup>, up 25% on 2010 level. Grade A space completions amounted to 125 500 m<sup>2</sup>, all in non-core districts, and Grade B completions were 29 700 m<sup>2</sup>. Overall take-up reduced slightly to 285 400 m<sup>2</sup>. Vacancy also decreased by 1.5 percentage points to 6.5%, equivalent to 700 300 m<sup>2</sup>.



2012年落成量预计维持在相若水平达153 300平方米，2013年则微跌至116 300平方米。2012年落成的甲级写字楼楼面面积约为105 100平方米，主要集中于非核心地区，中区和湾仔提供的楼面面积，合共约占预计供应量的30%。2013年甲级写字楼的落成量下降至95 400平方米，全部位于非核心地区。预计2012和2013年落成的乙级写字楼，分别约为48 200和17 700平方米，丙级写字楼则到2013年才有3 200平方米落成。

Completions are estimated to remain at similar level of 153 300 m<sup>2</sup> in 2012 and drop slightly to 116 300 m<sup>2</sup> in 2013. Grade A space completions in 2012 will be around 105 100 m<sup>2</sup>, predominantly in non-core districts, and Central and Wan Chai will provide in total around 30% of the anticipated supply. Completions of Grade A office in 2013 will slide to 95 400 m<sup>2</sup>, with all being found in non-core districts. Grade B space forecast completions are about 48 200 m<sup>2</sup> in 2012 and 17 700 m<sup>2</sup> in 2013, whereas Grade C sub-sector will only see 3 200 m<sup>2</sup> coming on stream in 2013.

写字楼售价在首六个月劲升之后，出现放缓迹象。2011年第四季的销售较过去一年同期上涨20%。租金不断上扬，第二季重回环球金融危机前的高位。尽管临近年底时升幅收窄，第四季整体租金按年增加16%。市场回报率首三季颇为平稳，到最后一季随售价下调而有所改善。

Office prices showed sign of easing after posting strong gain in the first six months. Prices in the last quarter of 2011 increased 20% when compared with the same period a year ago. Rents rose uninterruptedly and, in the second quarter, returned to the peak prior to the global financial crisis. Although the rate of growth tailed off towards the end of the year, rents grew 16% overall year on year in the fourth quarter. Market yields were fairly stable during the first three quarters and edged up in the final quarter against falling prices.



## 商业楼宇

2011年落成的商业楼宇楼面面积为42 200平方米，较2010年的水平下跌35%。使用量录得约6 500平方米的负数，空置量则维持在总存量的8%，相当于859 200平方米。2012年的落成量预计急增至111 000平方米，2013年则减至51 700平方米的较低水平。

## Commercial

Completions of commercial space in 2011 were 42 200 m<sup>2</sup>, 35% lower than the level in 2010. Take-up turned negative, about 6 500 m<sup>2</sup>, and vacancy stayed at 8% of stock, amounting to 859 200 m<sup>2</sup>. It is estimated that completions will rise sharply to 111 000 m<sup>2</sup> in 2012 and then reduce to lower level of 51 700 m<sup>2</sup> in 2013.

## 零售业楼宇

受到本地和旅客消费畅旺带动，零售业继续表现理想，销售值与销售量按年分别激增25%和18%。失业率自2009年年中持续下降，就业前景乐观，加上经济强劲增长和政府推出一系列纾困措施，产生财富效应，消费信心得到支持。旅客消费仍是增长的主要动力，2011年访港旅客人数首次突破4 000万，中国内地仍属最大的客源，占访港旅客总人数的67%。因应内地旅客的强大需求，大型环球零售商和本地珠宝品牌商开展扩充计划，积极在传统购物区物色地方开设新店，甚至不惜付出较高价钱，以图在兴旺的中国旅客市场分一杯羹。

## Retail

On the back of buoyant local consumption and tourist spending, the retail sector continued to fare well, exhibiting strong year-on-year growth of 25% and 18% in sales value and volume respectively. Employment prospect looked promising as the unemployment rate has kept declining since mid-2009. Together with strong economic growth and the series of relief measures by the Government, the wealth effect rendered support to consumer confidence. Tourist spending continued to be the main engine of growth. Visitor arrivals in 2011 broke the 40 million mark for the first time and Mainland China remained the largest visitor source, accounting for 67% of total arrivals. Counting on the robust demand of Mainland visitors, large global retailers and local jewellery brands embarked on expansion plan and actively acquired space for their new shops in traditional shopping area, even at a premium, in an attempt to capture the flourishing Chinese market.

由于零售业表现蓬勃，年内零售业楼宇的售价和租金呈现持续上升趋势。2011年第四季的售价较过去一年最后一季跃升19%，租金与前一年同期相比上升9%。市场回报率连续八个季度录得跌幅后，年内保持平稳。

Supported by a vibrant retail sector, the rising trend of prices and rents of retail properties persisted throughout the year. Prices surged 19% in the fourth quarter of 2011 when compared with the last quarter in previous year and rents leapt 9% over the corresponding period. Market yield was held steady throughout the year after declining for eight straight quarters.



## 工业楼宇

释放旧工业大厦潜力的措施由2010年4月起实施，原定为期三年，现已延长至2016年3月31日。2010年4月1日至2011年12月31日期间，地政总署接获55宗改装整幢工业大厦作其他许可用途的特别豁免书申请。尽管有关措施鼓励改装整幢现有工业大厦，但改装成本高昂，令一些投资者却步。这类楼宇的成交增加，售价亦向上，相信是由于工业楼宇的投资回报较其他类型物业更为吸引。政府将收紧信贷措施扩大至涵盖非住宅物业后，购买意欲稍为转弱。

2011年**分层工厂大厦**的落成量明显增至32 400平方米，使用量约为84 700平方米，年底空置量降至总存量的6%。2012年的落成量或会增至48 200平方米，2013年则再有26 800平方米新落成量。年初分层工厂大厦的售价急升，但第三季销售步伐减慢。2011年第四季的售价较去年同期飙升27%，升幅大多出现于首六个月内，租金则上涨8%。随著售价整固，下半年回报率保持平稳。

2011年没有**工贸大厦**落成。使用量为2 200平方米，令2011年年底空置量稍为下降至总存量的8.2%，相当于48 600平方米。预计2012和2013年均不会有新供应。

2011年落成的**货仓**楼面面积约为73 000平方米，预计2012年的落成量约有124 300平方米，2013年则为56 300平方米。

## Industrial

The measures to release the potential of old industrial buildings, to be effective for three years from April 2010, have been extended to 31 March 2016. During the period from 1 April 2010 to 31 December 2011, the Lands Department received 55 applications for special waiver for conversion of the entire buildings to other permitted uses. While the measures encourage wholesome conversion of existing industrial buildings, the high conversion cost has also kept some investors on the sideline. This sub-market has seen increased transactions and price hikes probably because industrial property provided more attractive return to investors relative to other types of properties. Buying sentiment weakened somewhat when the Government extended the credit-tightening measures to cover non-domestic properties.

Completions of **flatted factories** in 2011 increased noticeably to 32 400 m<sup>2</sup>. Take-up was about 84 700 m<sup>2</sup>, and vacancy at the year end edged down to 6% of stock. Completions in 2012 will likely increase to 48 200 m<sup>2</sup>, and another 26 800 m<sup>2</sup> industrial space will be completed in 2013. Prices of flatted factories rose at a brisk pace as the year began but sales momentum retreated in the third quarter. Prices soared 27% in the fourth quarter of 2011 against the same period in previous year, with most of the gain occurring in the first six months, whereas rents grew 8%. The yield stabilised in the second half of the year following price consolidation.

There were no **industrial/office** completions in 2011. Against a take-up of 2 200 m<sup>2</sup>, the vacancy at the end of 2011 fell slightly to 8.2% of stock, equivalent to 48 600 m<sup>2</sup>. Again, there is unlikely to be any new supply in 2012 and 2013.

There were about 73 000 m<sup>2</sup> **storage** space completed in 2011. It is estimated that there will be some 124 300 m<sup>2</sup> coming on stream in 2012 and 56 300 m<sup>2</sup> in 2013.









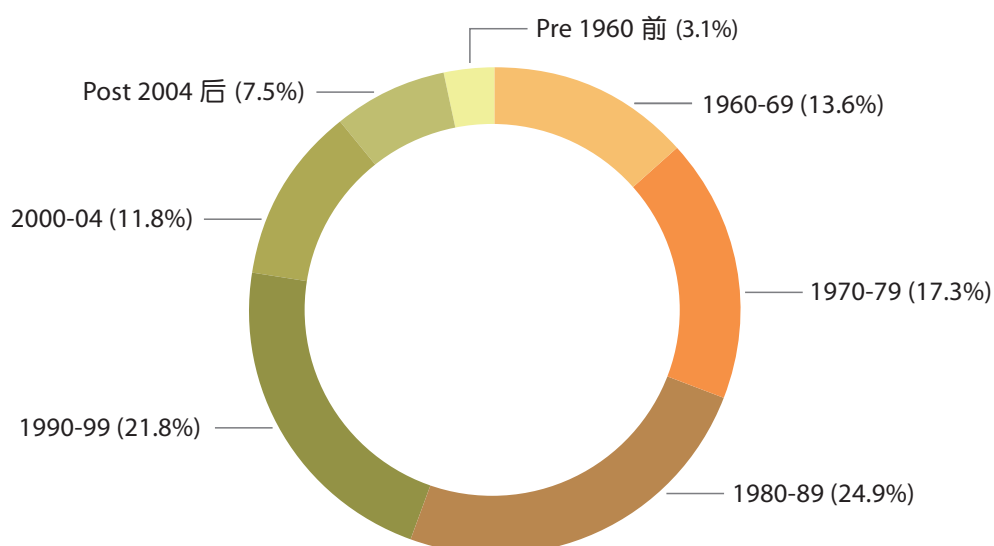
# 私人住宅

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。2011年底的整体总存量为1 110 600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 2011, the overall stock was 1 110 600 units. The chart shows stock distribution by age.

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



2011年私人住宅落成量跌至9 450个单位，较2010年的水平下降30%。新界仍属最大的供应来源，占落成量的72%，余下的有17%位于九龙，港岛则占11%。按地区计，沙田的新单位落成量最多，占整体落成量的29%，其次为将军澳的26%，以及油尖旺的12%。

Completions in 2011 dropped to 9 450 units, down by 30% from 2010 level. Again, the New Territories provided the largest supply, accounting for 72% of the completions, and the remainder came from Kowloon at 17% and Hong Kong Island at 11%. District-wise, Sha Tin contributed the largest share of new units, at 29% of the overall completions, followed by Tseung Kwan O at 26% and Yau Tsim Mong at 12%.



2011年的入住量激增42%至11 400个单位，超过年内落成量逾20%，因此年底的空置量减少7%至47 920个单位，相当于总存量的4.3%，其中约3 800个空置单位由于仍未获发满意纸或转让同意书而未能入住。

Take-up of the year surged by 42% to 11 400 units, exceeding the completions by over 20%. As a result, vacancy at the year end decreased by 7% to 47 920 units which was equivalent to 4.3% of the total stock. About 3 800 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.



预计2012年的落成量升至11 890个单位，2013年更增至14 930个。虽然2012年的新供应量主要仍来自新界，但市区的供应量会涨至46%。按地区计，沙田(16%)、油尖旺(13%)、大埔(11%)和屯门(11%)合共占总预测落成量的一半。2013年的新供应量集中在新界，主要分布于将军澳和元朗。

Completions are expected to rise to 11 890 units in 2012 and increase further to 14 930 units in 2013. Though the new supply in 2012 still largely comes from the New Territories, supply in urban areas will increase to 46%. On district basis, Sha Tin (16%), Yau Tsim Mong (13%), Tai Po (11%) and Tuen Mun (11%) altogether account for half of the forecast completions. New supply in 2013 will be concentrated in the New Territories and mainly distributed in Tseung Kwan O and Yuen Long.

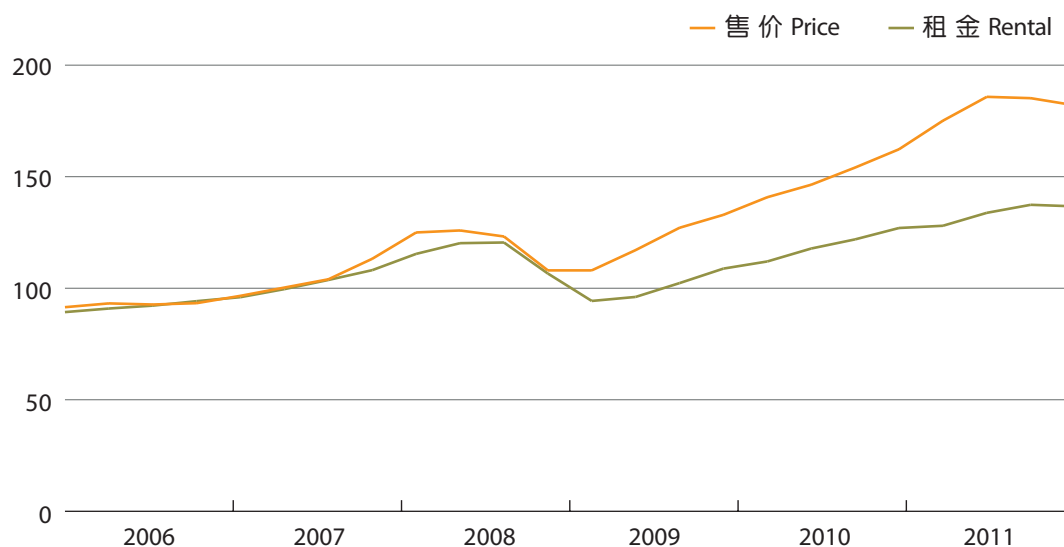


2011年上半年二手楼宇市场的售价继续急升，下半年则开始滑落。整体而言，最后一季的售价仍较前一年增长12%。经过三季连续上升，到第四季租金稳固下来，惟仍较前一年同期增加8%。

Prices in the secondary market continued to escalate in the first half of 2011 but started to edge down in the second half. Overall, prices in the last quarter still registered a 12% gain from a year earlier. After rising consecutively for three quarters, rents entered into consolidation in the last quarter but still saw an 8% increase over the same period last year.

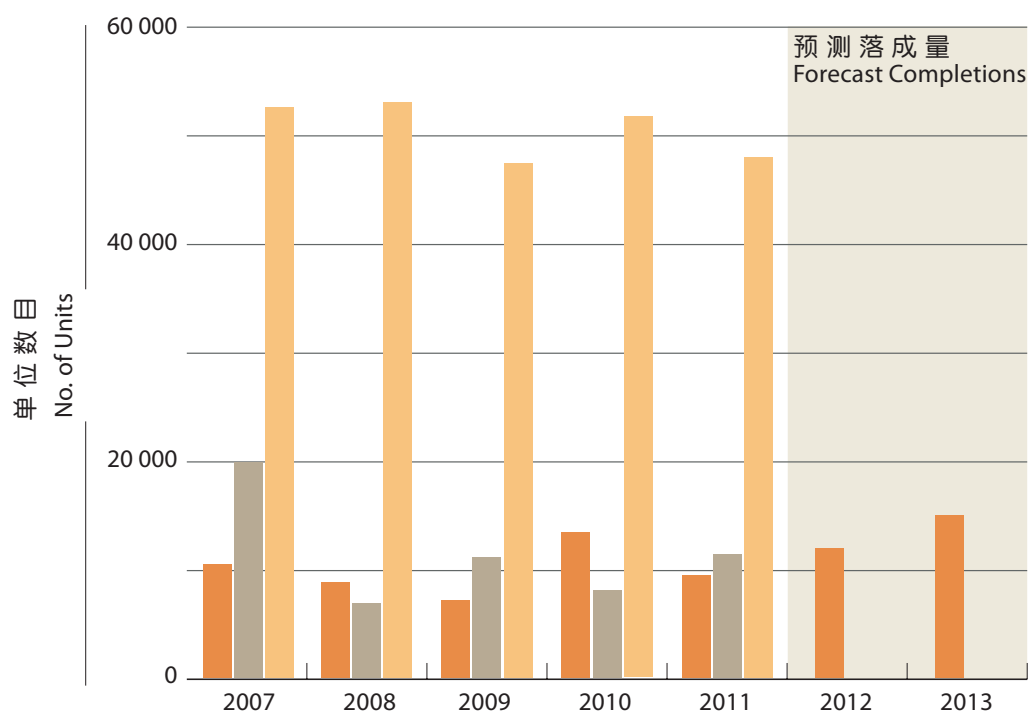


## 售价及租金指数 Price and Rental Indices





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



	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	10 470	8 780	7 160	13 410	9 450	11 890 <sup>#</sup>	14 930 <sup>#</sup>
入住量 Take-up	19 850	6 890	11 090	8 030	11 400		
空置量 Vacancy	52 470	52 940	47 350	51 530	47 920		
% <sup>+</sup>	4.9	4.9	4.3	4.7	4.3		

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

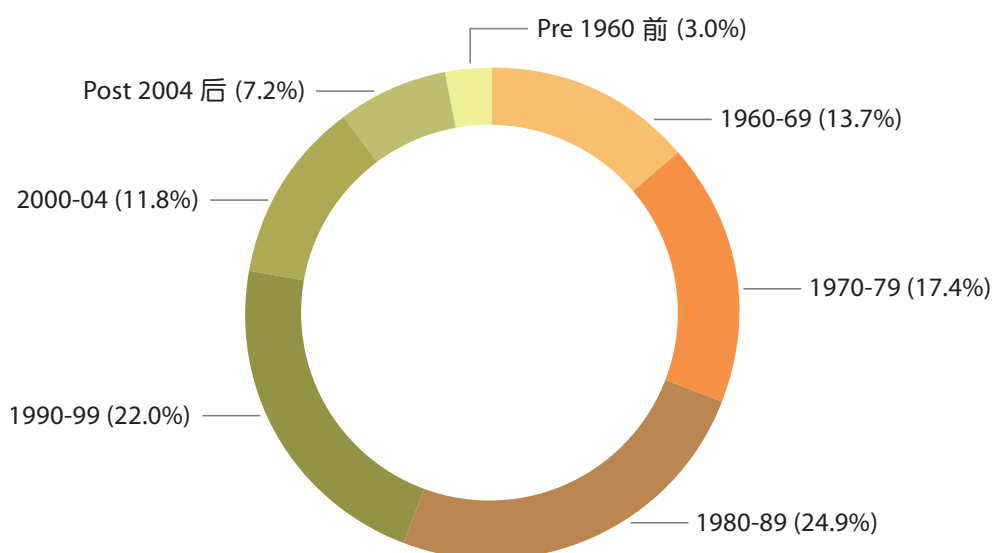
# 预测数字  
Forecast figures



此分类包括实用面积为100平方米以下的单位。2011年底的总存量为1 027 100个单位，占私人住宅总存量的92%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of less than 100 m<sup>2</sup>. Stock at the end of 2011 was 1 027 100 units which accounted for 92% 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



2011年落成的单位约有8 320个，其中77%位于新界，沙田和将军澳合共占此分类总落成量逾60%。按单位面积计算，B类单位占新供应量的55%，C、A类单位则分别占37%和8%。

There were about 8 320 units completed in 2011, of which 77% were located in the New Territories. Sha Tin and Tseung Kwan O together contributed over 60% of the total completions in this sub-sector. In terms of flat size, class B units accounted for 55% of the new supply while the shares of class C and class A units were 37% and 8% respectively.



2011 年的入住量较前一年飙升 86% 至 10 770 个单位，年底空置量因而跌至约 40 000 个单位，占此分类总存量的 3.9%。

Take-up in 2011 soared by 86% to 10 770 units. Consequently, vacancy at the year end declined to around 40 000 units, or 3.9% of the stock in this sub-sector.



至于未来两年的供应方面，预计 2012 和 2013 年分别约有 8 870 和 13 590 个单位落成。有别于 2011 年，2012 年市区的供应量比重较大，达到 49%。按地区计，沙田占新供应量的 18%，其次为油尖旺的 15%。2013 年的新单位供应再次集中于新界，占总落成量的 88%，将军澳和元朗合共提供过半数新单位。

As regards supply in the following two years, around 8 870 and 13 590 units are forecast to be completed in 2012 and 2013 respectively. In contrast to 2011, a larger share of supply, at 49%, will be found in the urban areas in 2012. Down to district level, Yau Tsim Mong will provide 15% of the new supply, following Sha Tin's 18%. In 2013, focus will again be on the New Territories where 88% of the new units are situated. Tseung Kwan O and Yuen Long altogether contribute more than half of the supply.

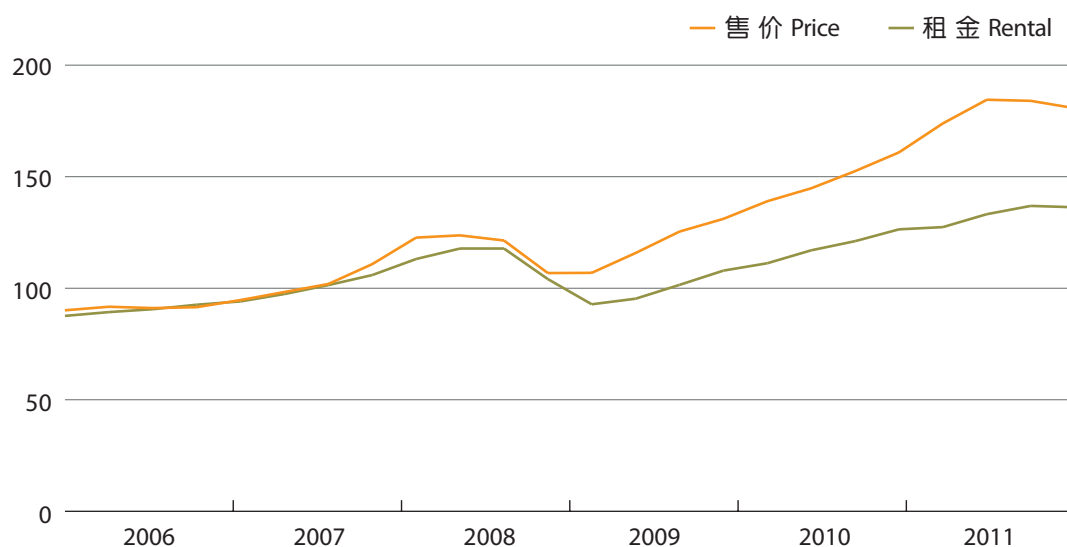


年内首季这类单位售价超越1997年的高峰，并徘徊于高位至第三季，到第四季开始下跌。上半年价格升幅显著，以致第四季的售价较前一年高出12%。首三季的租金亦持续攀升，最后一季租金较去年同期增长8%。

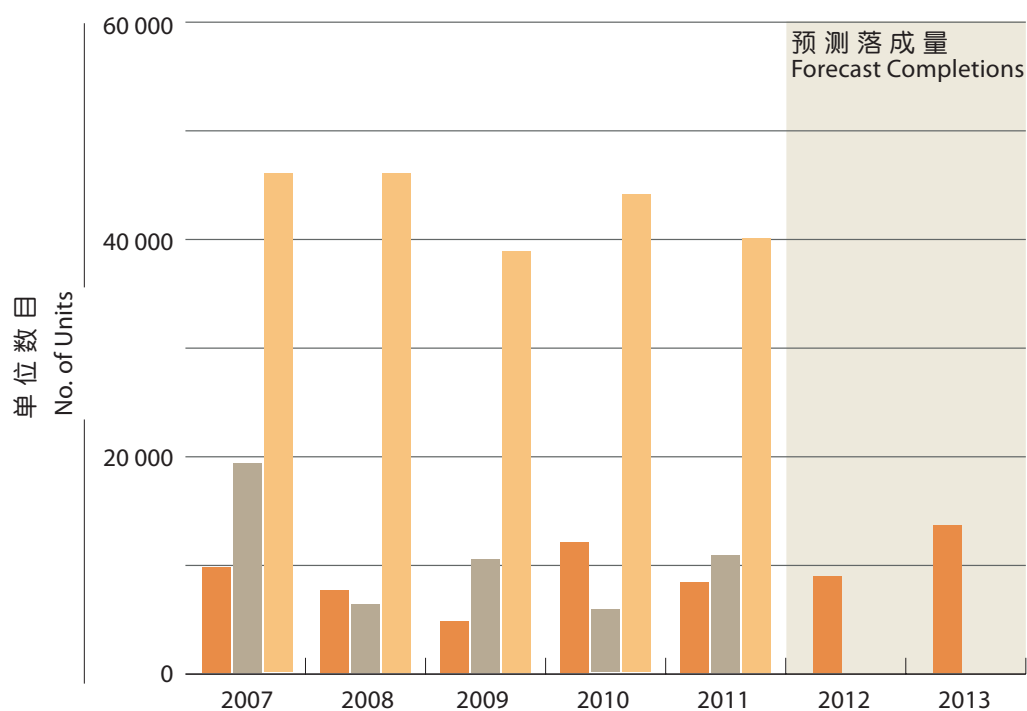
Surpassing the 1997-peak in the first quarter, prices hovered at high levels until the third quarter and began to fall in the last quarter. As a result of the notable rise in the first half, price level in the last quarter was 12% higher than a year earlier. Rents also climbed uninterruptedly in the first three quarters and registered a growth of 8% in the last quarter over the corresponding quarter in last year.



## 售价及租金指数 Price and Rental Indices



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



	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	9 730	7 600	4 740	11 970	8 320	8 870 <sup>#</sup>	13 590 <sup>#</sup>
入住量 Take-up	19 300	6 290	10 420	5 790	10 770		
空置量 Vacancy	45 920	45 950	38 770	43 960	40 000		
% <sup>+</sup>	4.6	4.6	3.8	4.3	3.9		

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

# 预测数字  
Forecast figures

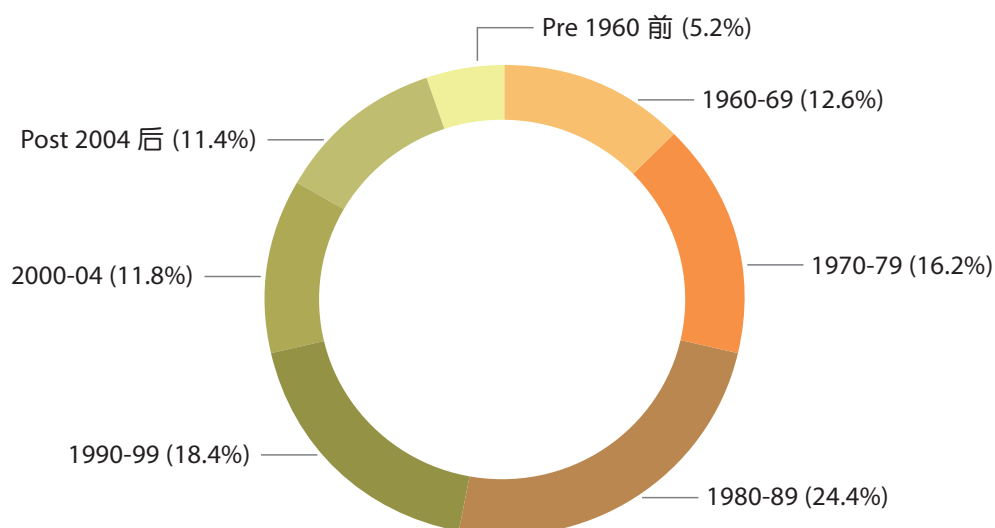




此分类包括实用面积为100平方米或以上的单位。2011年底的总存量为83 500个单位，占私人住宅总存量的8%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of 100 m<sup>2</sup> or above. Stock at the end of 2011 was 83 500 units, representing 8% 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



2011年共有1 130个单位落成，平均分布于港岛、九龙和新界。年内湾仔、油尖旺和屯门这三个地区相对供应较多此类单位。

1 130 units were completed in 2011. They were distributed evenly on Hong Kong Island, Kowloon and the New Territories. Wan Chai, Yau Tsim Mong and Tuen Mun were the three districts with relatively high supply in the year.

按2010年偏高的入住量计算，2011年急降72%至630个单位。由于落成量超过入住量，年底空置单位增至7 920个，相当于这分类总存量的9.5%。

Take-up in this sub-sector plummeted by 72%, over the high base in 2010, to 630 units in 2011. With completions outstripping take-up, the year-end vacancy increased to 7 920 units or 9.5% of the stock in this sub-sector.



预计2012年的落成量明显升至3 020个单位，到2013年则下调至1 340个。未来两年的新供应量集中于新界，按地区计大埔提供最多单位，2012和2013年均约占新单位落成量的三分之一。

Completions are anticipated to surge markedly to 3 020 units in 2012 and then plunge back to 1 340 units in 2013. New supply in coming two years will be concentrated in the New Territories. Tai Po tops the list of supply at district level, accounting for about one - third of the new units in both 2012 and 2013.

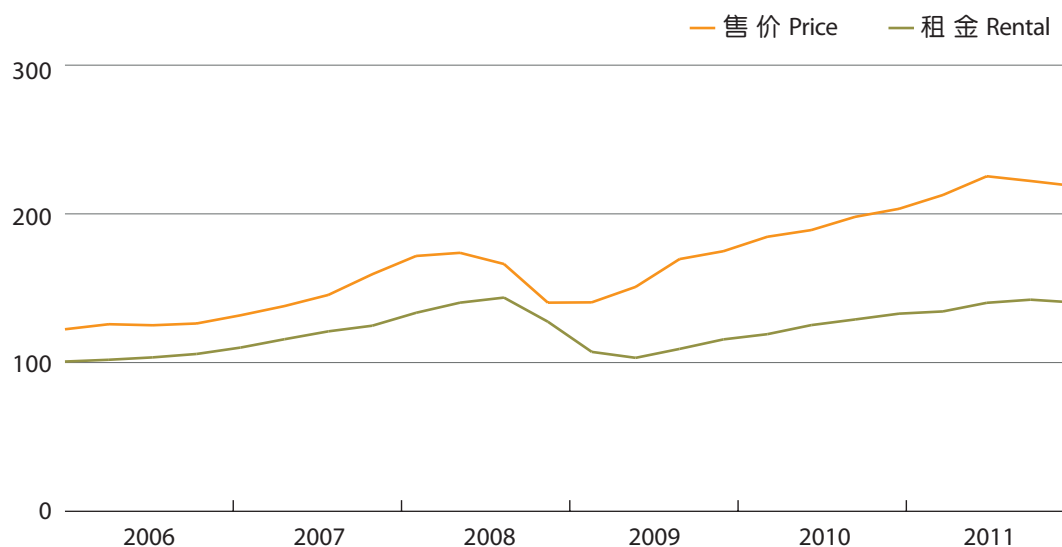


2011年第二季这类单位的售价创出新高，下半年稍为回落。年内首三季租金温和地上升，到第四季开始整固。整体来说，售价和租金与2010年最后一季相比，增幅分别为8%和6%。

Reaching a new high in the second quarter, prices in this sub-sector saw a slight decline in the second half of 2011. Rents rose relatively modestly in the first three quarters before consolidating in the last quarter. Overall, prices and rents exhibited an 8% and 6% increase respectively in the final quarter over a year earlier.

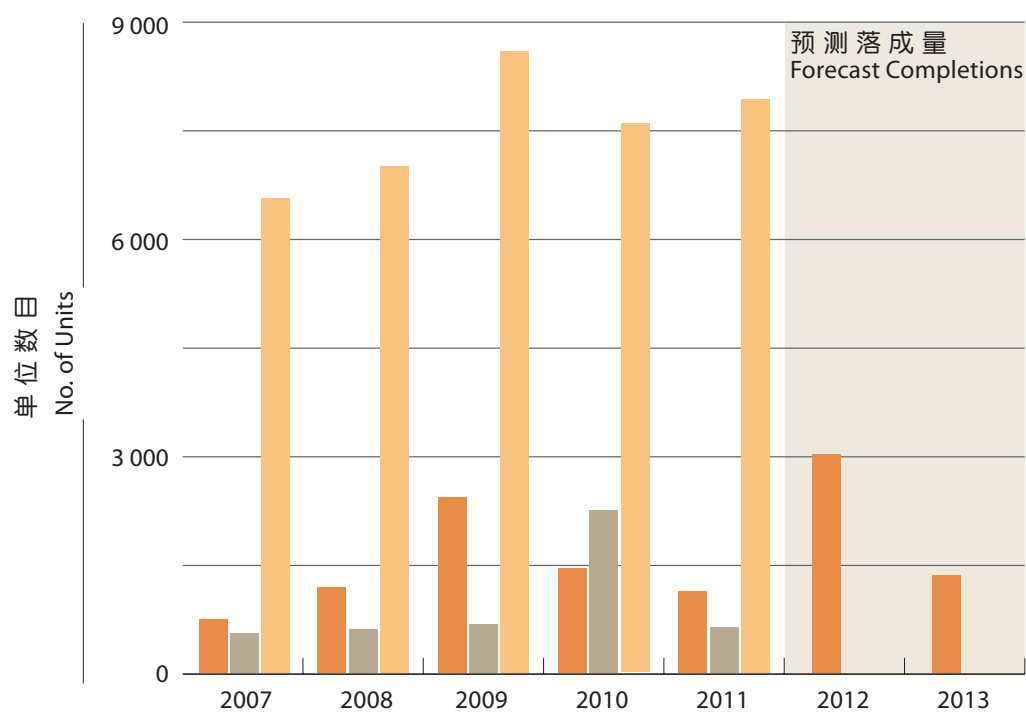


## 售价及租金指数 Price and Rental Indices





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



	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	740	1 180	2 420	1 440	1 130	3 020 <sup>#</sup>	1 340 <sup>#</sup>
入住量 Take-up	550	600	670	2 240	630		
空置量 Vacancy	6 550	6 990	8 580	7 570	7 920		
% <sup>+</sup>	8.4	8.8	10.5	9.2	9.5		

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

# 预测数字  
Forecast figures







# 私人 写字 楼

Private  
Office



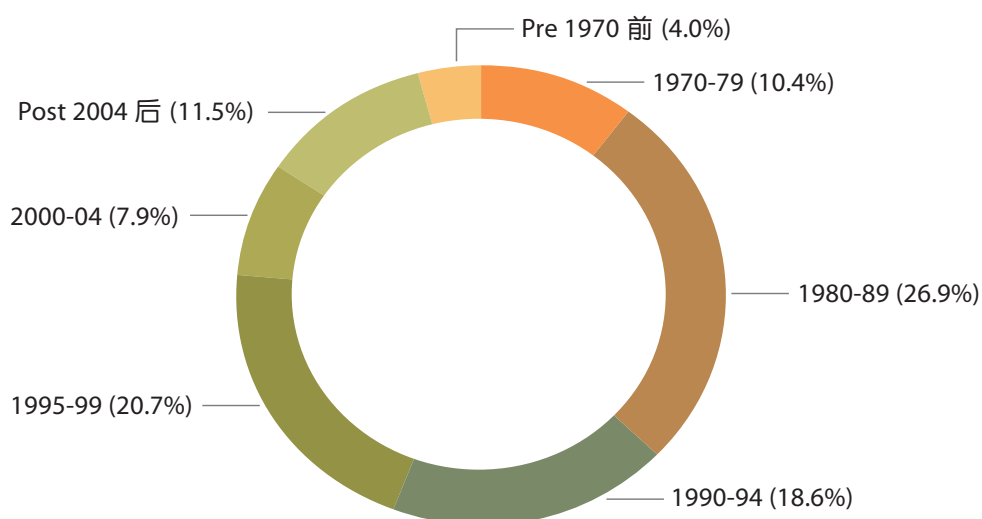




2011 年底私人写字楼的总存量为 10 782 100 平方米，当中甲级写字楼占 63%，乙级写字楼占 23%，丙级写字楼则占 14%。2011 年底，位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积，共占总存量的 58%。图表显示按楼龄分类的各级写字楼总存量。

The total stock of private offices at the end of 2011 amounted to 10 782 100 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 2011. The chart shows the total stock of all offices by age.

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



2011 年私人写字楼的落成量为 155 200 平方米，较 2010 年超出 25%。甲级写字楼的落成量为 125 500 平方米，相当于总供应量的 81%。

Office completions in 2011 were 155 200 m<sup>2</sup>, exceeding the 2010 level by 25%. Completions of Grade A space amounted to 125 500 m<sup>2</sup>, equivalent to 81% of the total supply.

年内写字楼的使用量录得 285 400 平方米，较前一年减少 16%。年底的空置量跌至 700 300 平方米，相当于总存量的 6.5%。

A take-up of 285 400 m<sup>2</sup> was recorded for the year, a reduction of 16% from the preceding year. Vacancy at the year-end continued to drop to 700 300 m<sup>2</sup>, representing 6.5% of the total stock.



预计 2012 年的落成量维持在相若水平达 153 300 平方米，2013 年则回落至 116 300 平方米。2012 年的新供应量当中，近 73% 位于非核心地区，这比例到 2013 年更升至 90%。预计 2012 和 2013 年落成的甲级写字楼，分别占该年总供应量的 69% 和 82%。

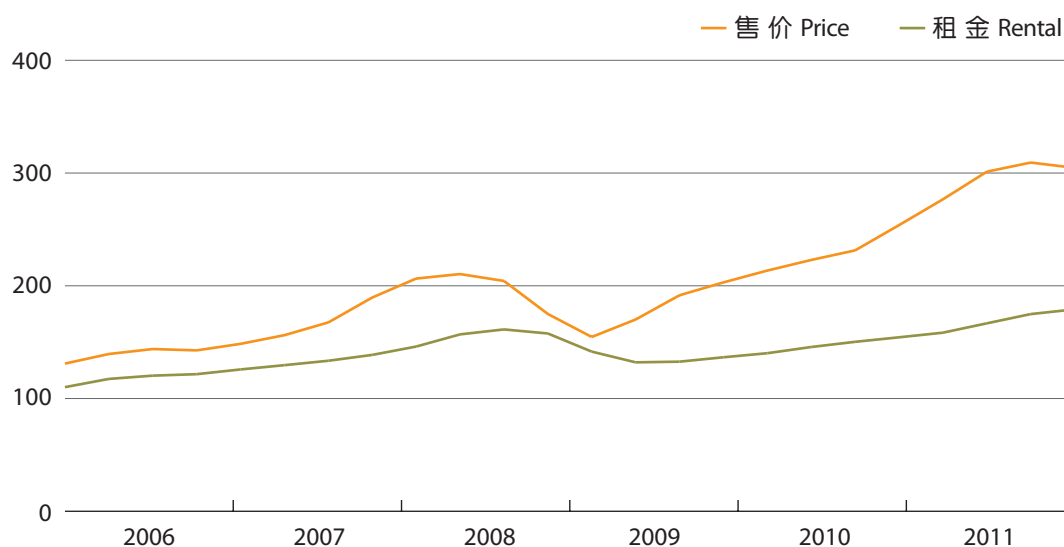
Completions are expected to remain at similar level of 153 300 m<sup>2</sup> in 2012 and then fall to 116 300 m<sup>2</sup> in 2013. In 2012, almost 73% of the new supply will be located in non-core districts and the share will increase further to 90% in 2013. It is also anticipated that Grade A office completions will account for 69% and 82% of the total supply in 2012 and 2013 respectively.

年内首两季售价急速向上，但第四季开始下滑。2011年第四季的临时售价指数，较2010年同期增加20%。年内租金稳步上扬，临时租金指数录得16%按年升幅。

Prices rose abruptly in the first two quarters but started to decline in the fourth quarter. The provisional price index for the fourth quarter of 2011 exhibited an increase of 20% over the same period in 2010. Rents went up steadily during the year and the provisional rental index showed a 16% growth year on year.

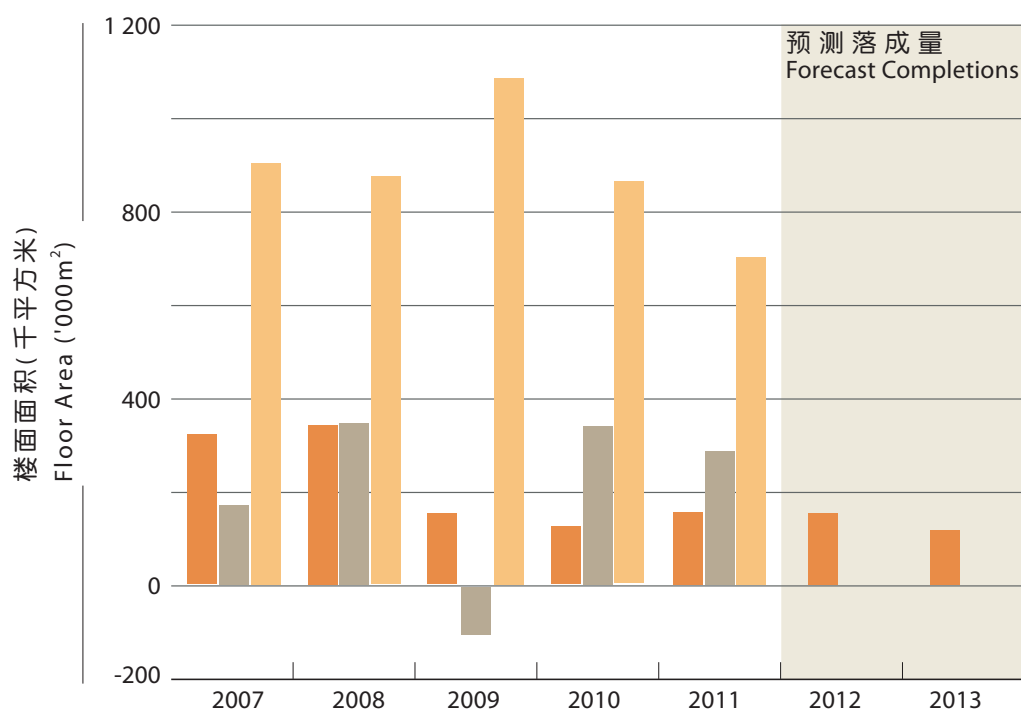


## 售价及租金指数 Price and Rental Indices





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



	楼面积(千平方米) Floor Area ('000m <sup>2</sup> )						
	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	320	341	151	124	155	153 <sup>#</sup>	116 <sup>#</sup>
使用量 Take-up	170	345	-101	339	285		
空置量 Vacancy	901	873	1 083	860	700		
% <sup>+</sup>	8.9	8.4	10.3	8.0	6.5		

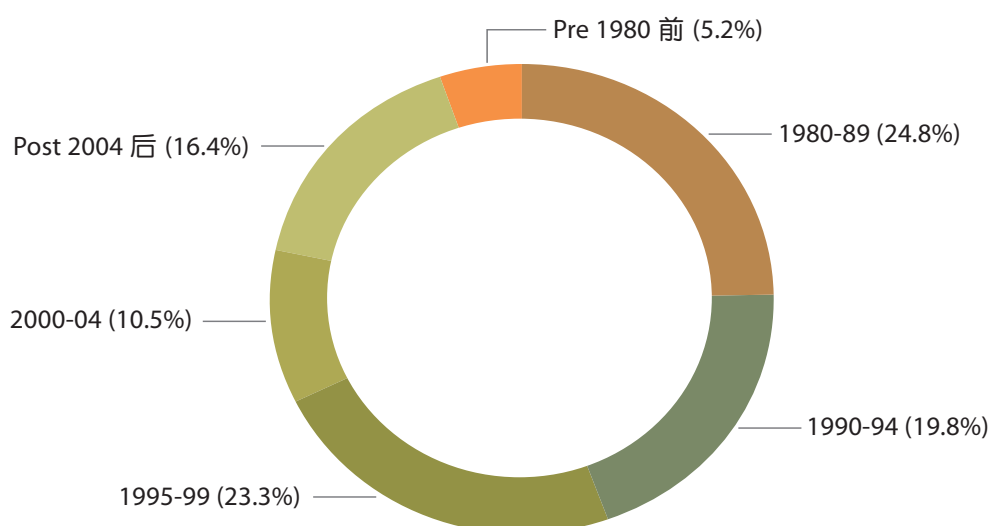
+ 年底空置量占总存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 预测数字  
Forecast figures

2011年底甲级写字楼的总存量为6 817 500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 2011 stood at 6 817 500 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，九龙与新界分别占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125 500平方米，较2010年增加9%，新的发展项目全部位于非核心地区，例如南区(40%)和观塘(55%)。

Completions of Grade A offices were 125 500 m<sup>2</sup>, an increase of 9% from 2010. All of the new developments were located in non-core districts such as Southern district (40%) and Kwun Tong (55%).

2011年的使用量达233 700平方米，远超年内的落成量。整体空置量减至448 000平方米，相当于甲级写字楼总存量的6.6%，其中约29%位处核心地区。

Take-up in 2011 was 233 700 m<sup>2</sup>, far exceeding the completions of the year. Overall vacancy decreased to 448 000 m<sup>2</sup>, representing 6.6% of Grade A stock. About 29% of the vacant space was found in core districts.



预计2012年的落成量轻微下跌至105 100平方米，2013年更进一步减至95 400平方米。虽然2012年的供应量仍集中于非核心地区，中区和湾仔将占预计落成量的30%。2013年的新供应量全部来自非核心地区，观塘约占整体落成量的56%。

It is forecast that completions will reduce slightly to 105 100 m<sup>2</sup> in 2012 and further to 95 400 m<sup>2</sup> in 2013. While the supply in 2012 will still be concentrated in non-core districts, Central and Wan Chai will be providing some 30% of the estimated completions. In 2013, all the new supply will come from non-core districts with Kwun Tong accounting for about 56% of the overall completions.



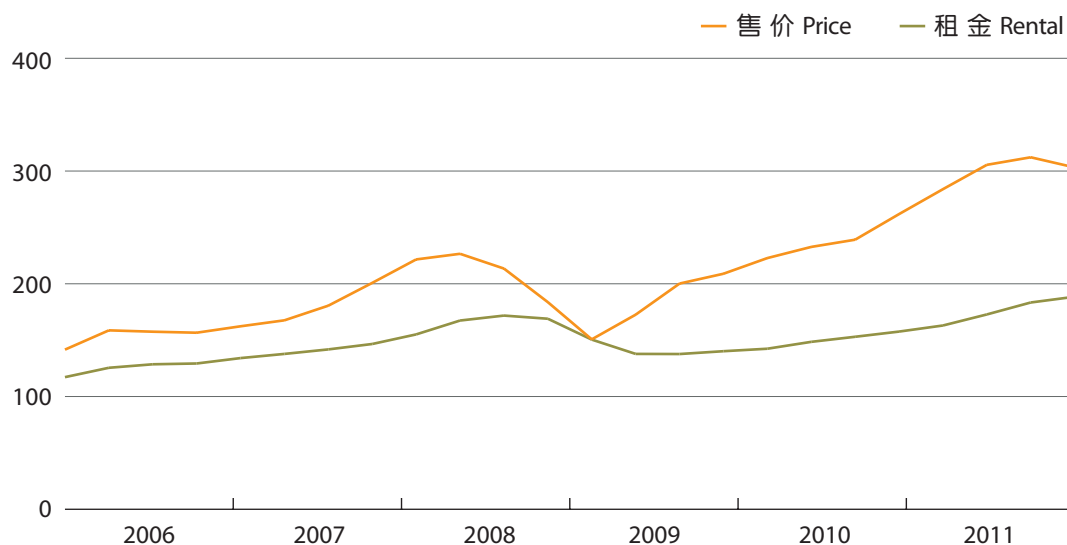


这分类的售价拾级而上，至第三季到达高峰后掉头向下。第四季的临时售价指数比前一年同期上调16%。租金落后于售价，升势持续至最后一季，录得20%的按年增长。

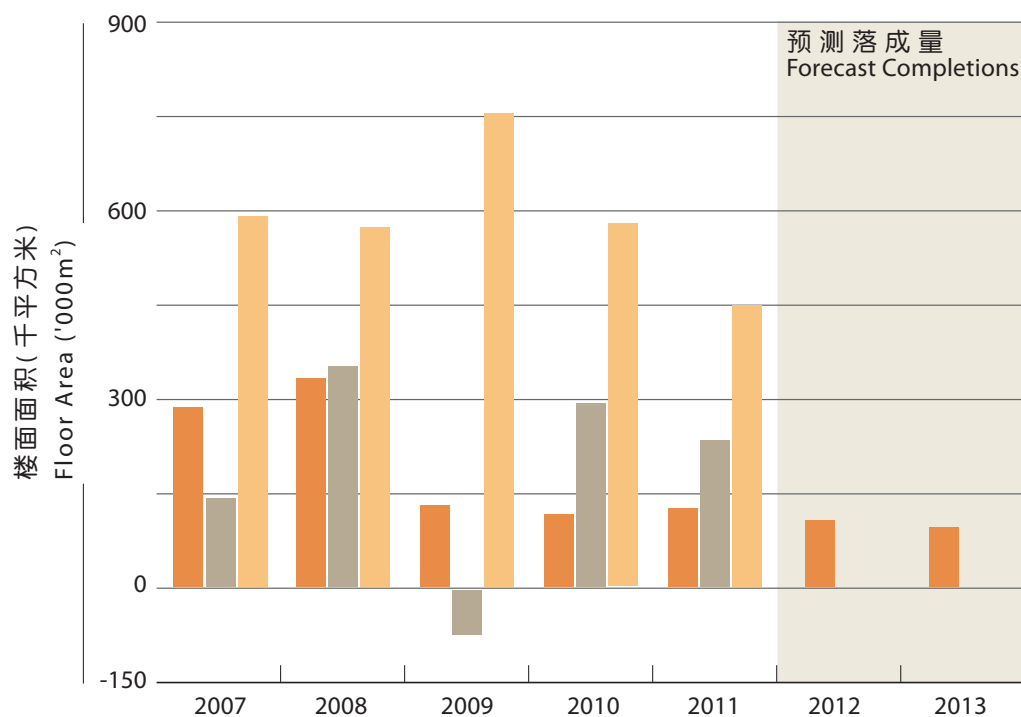
Prices of Grade A office continued to spiral and retreated after reaching a peak in the third quarter. The provisional price index for the fourth quarter of 2011 increased by 16% over the same period a year ago. Lagging behind prices, rents continued the upward trend in the final quarter, achieving a year-on-year gain of 20%.



## 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> )						
	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	286	331	129	115	125	105 <sup>#</sup>	95 <sup>#</sup>
使用量 Take-up	140	350	-71	292	233		
空置量 Vacancy	589	571	753	576	448		
% <sup>+</sup>	9.7	8.9	11.5	8.5	6.6		

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

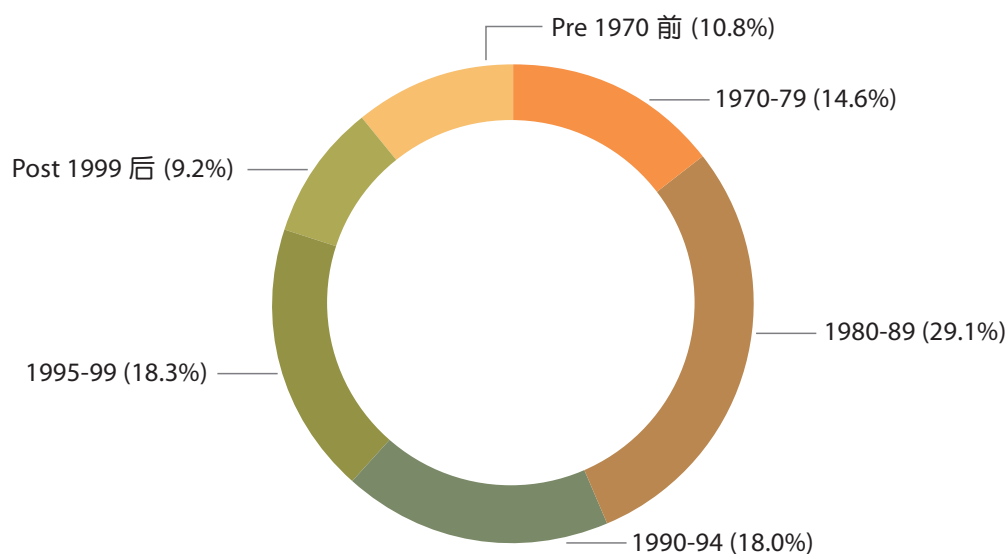
# 预测数字  
Forecast figures



2011 年底乙级写字楼的总存量为 2 461 000 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 2011, stock of Grade B offices was 2 461 000 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 64%，九龙与新界分别占 33% 和 3%。

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

2011 年乙级写字楼的落成量大幅升至 29 700 平方米，约为 2010 年的四倍，全部坐落中西区。

Grade B office completions rose significantly to 29 700 m<sup>2</sup> in 2011, about four times the completions in 2010. All the completions were located in Central and Western district.



年内的使用量上升36%，使用的面积为39 500平方米。空置量降至161 400平方米，相当于乙级写字楼总存量的6.6%。

Take-up in 2011 increased 36% to 39 500 m<sup>2</sup> and vacancy fell to 161 400 m<sup>2</sup>, or 6.6% of Grade B stock.



预计2012和2013年的落成量分别为48 200和17 700平方米。2012年落成的乙级写字楼当中，预料约69%位于港岛，主要坐落东区和南区，另有20%来自观塘。2013年的预计供应量主要位于观塘和中西区，分别占新落成量的47%和45%左右。

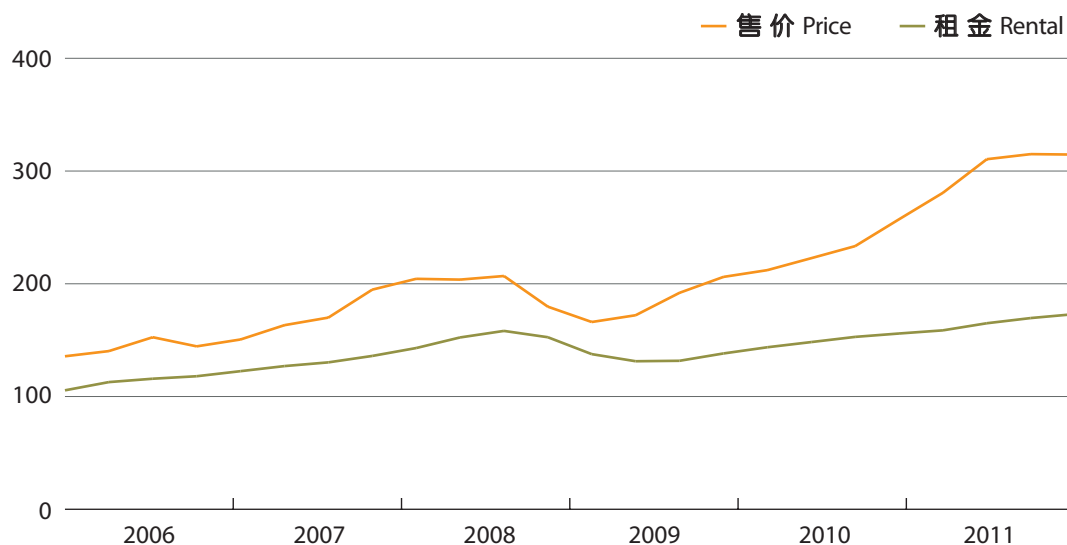
It is estimated that completions will be 48 200 m<sup>2</sup> and 17 700 m<sup>2</sup> in 2012 and 2013 respectively. In 2012, about 69% of the anticipated new supply will be located on Hong Kong Island, largely in Eastern and Southern districts, and another 20% will come from Kwun Tong. For 2013, it is expected that Kwun Tong and Central and Western districts will provide the major supply, accounting for about 47% and 45% of the new completions respectively.

这分类的售价首两季有明显增幅，但下半年上升乏力。2011年最后一季整体售价指数，较2010年同期上升22%，另一方面，租金年内维持温和升势，并录得11%按年增长。

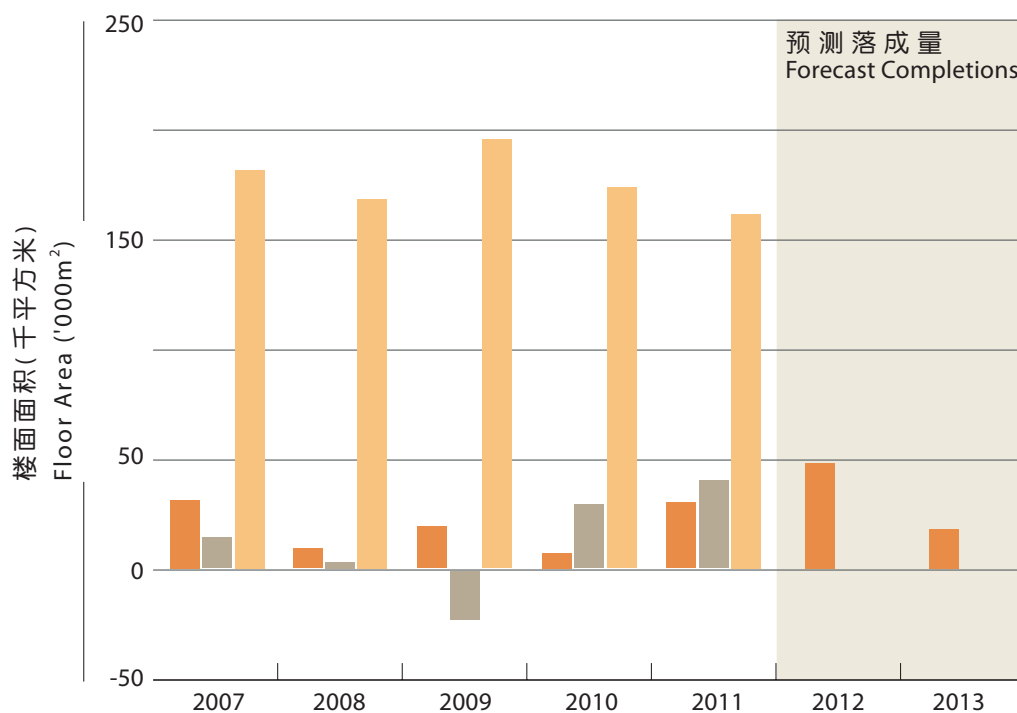
Prices recorded significant growth in the first two quarters but lost momentum in the second half. The overall price index in the last quarter of 2011 was up by 22% from the corresponding period of 2010. On the other hand, rents edged up modestly throughout the year and registered a year-on-year gain of 11%.



## 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> )						
	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	31	9	19	7	30	48 <sup>#</sup>	18 <sup>#</sup>
使用量 Take-up	14	3	-22	29	40		
空置量 Vacancy	181	168	195	173	161		
% <sup>+</sup>	7.3	6.9	8.0	7.1	6.6		

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

# 预测数字  
Forecast figures

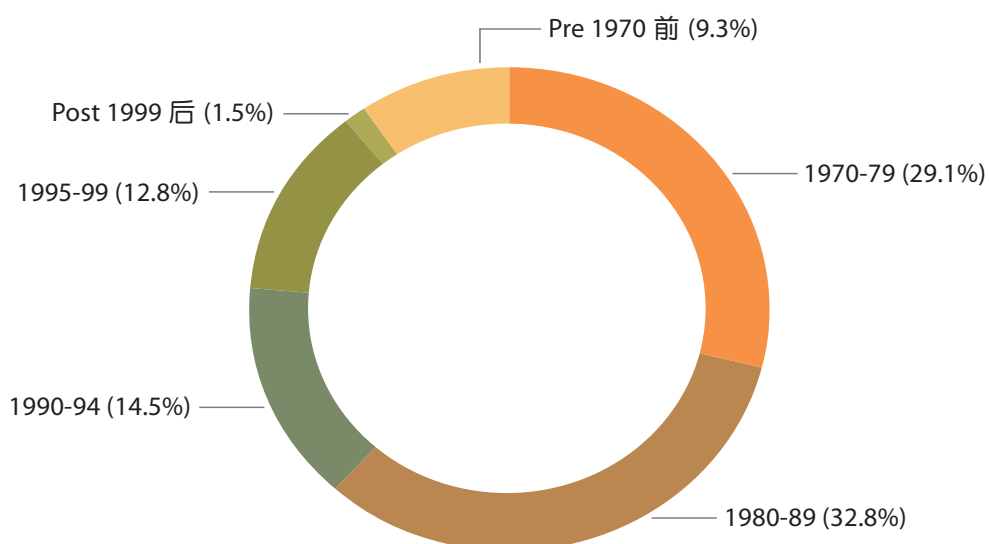




2011 年底丙级写字楼的总存量为 1 503 600 平方米，占各级写字楼总存量的 14%。图表显示按楼龄分类的丙级写字楼总存量。

Stock of Grade C offices was 1 503 600 m<sup>2</sup> at the end of 2011, 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，九龙与新界分别占 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.

2011 年并无丙级写字楼落成。

There were no completions in 2011.

年内使用量达 12 200 平方米。空置量跌至 6%，相等于 90 900 平方米，当中约 75% 位于核心地区。

With a take-up of 12 200 m<sup>2</sup>, vacancy of Grade C office declined to 6%, equivalent to 90 900 m<sup>2</sup>. About 75% of the vacant space was found in the core districts.



这分类在 2012 年将没有新供应，而到 2013 年则有 3 200 平方米楼面面积落成，主要来自中西区。

There will unlikely be any new space produced in this sub-sector in 2012, while 3 200 m<sup>2</sup> will be provided in 2013, mainly from Central and Western district.

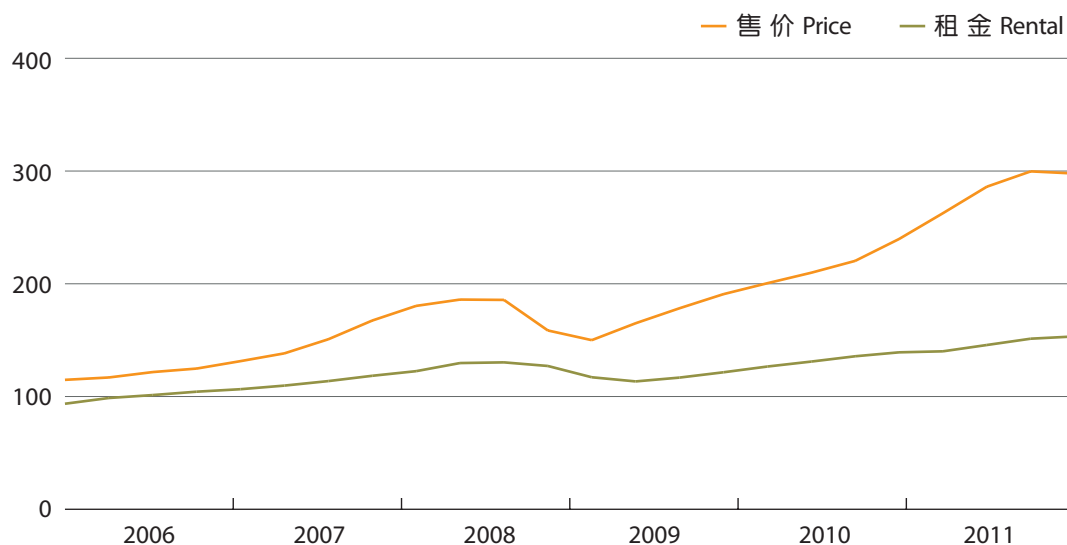


丙级写字楼与其他分类的售价同步上扬，至第四季温和下跌。与前一年比较，最后一季的价格上升24%。租金亦跟随升势向上，但第四季开始呈现稳固。2011年最后一季的整体租金与2010年同期相比，增加了10%。

Prices of Grade C office rose in line with other sub-sectors and declined mildly in the last quarter before the year drew to a close. The final quarter of 2011 registered an increase of 24% from that of the previous year. Rents also followed a rising trend but began to stabilise in the fourth quarter. When comparing the last quarter of 2011 to the corresponding period of 2010, the overall increase in rents was 10%.

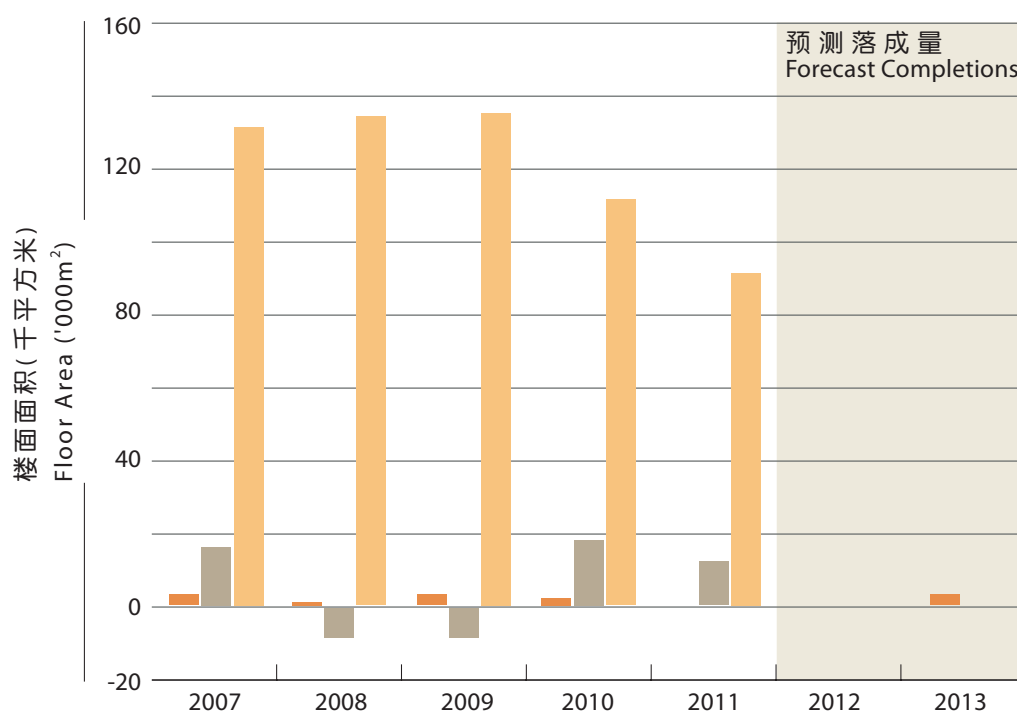


## 售价及租金指数 Price and Rental Indices





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



	楼面面积(千平方米) Floor Area ('000m <sup>2</sup> )						
	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	3	1	3	2	0	0 <sup>#</sup>	3 <sup>#</sup>
使用量 Take-up	16	-8	-8	18	12		
空置量 Vacancy	131	134	135	111	91		
% <sup>+</sup>	8.4	8.6	8.9	7.3	6.0		

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

# 预测数字  
Forecast figures









# 私人商业楼宇

Private  
Commercial





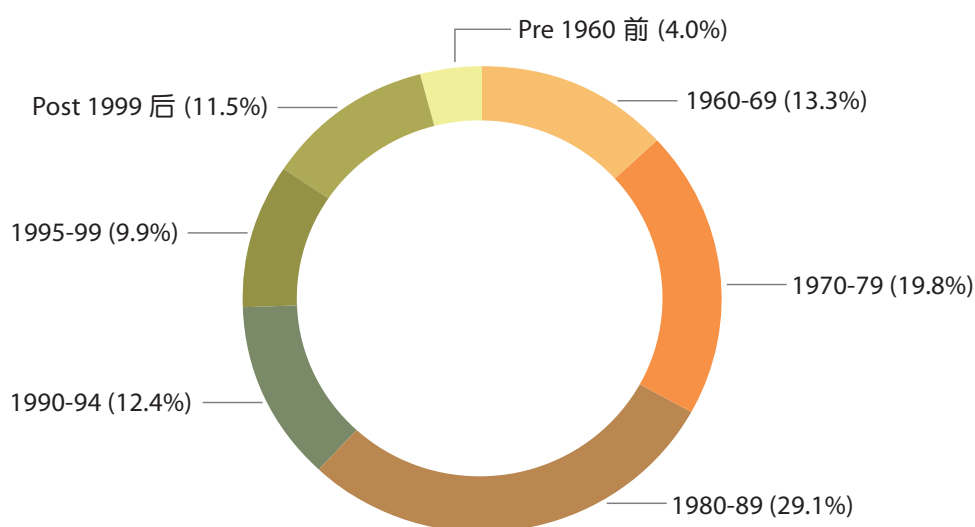
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

2011年底这类物业的总存量为10 791 900平方米，其中30%在港岛，41%坐落九龙，29%位于新界。按楼龄分类的总存量详见图表。

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

Stock in this sector at the end of 2011 was 10 791 900 m<sup>2</sup>, with 30% of the total space on Hong Kong Island, 41% in Kowloon and 29% 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



2011年的落成量为42 200平方米，较2010年减少35%，平均分布于三个区域。按地区计，西贡的落成量最多，占32%，其次为占27%的油尖旺。

Completions in 2011 were 42 200 m<sup>2</sup>, down by 35% from 2010 level. The new supply spread evenly among the three geographical areas. On district basis, Sai Kung provided the largest completions at 32%, followed by Yau Tsim Mong at 27%.

2011年的使用量录得负数，达6 500平方米。整体空置率维持在8%，与前一年的水平相若，商场铺位及楼上商业单位占整体空置量的56%。

A negative take-up of 6 500 m<sup>2</sup> was recorded for the year. Overall vacancy stayed at 8%, similar to last year's level. The share of vacancy from arcade shops and upper floor commercial space was 56% of the total.



由于多个大型发展项目落成，2012年的落成量预计大幅上升至111 000平方米，主要来自湾仔、油尖旺和屯门，合共占预测落成量的54%。2013年的供应量约为51 700平方米，近半来自港岛，另有30%位于新界。

Due to the completion of several large developments, completions are forecast to rise markedly to 111 000 m<sup>2</sup> in 2012. The main source of supply will be from Wan Chai, Yau Tsim Mong and Tuen Mun, providing about 54% of the estimated completions. The supply in 2013 will be around 51 700 m<sup>2</sup>, of which almost half will come from Hong Kong Island and 30% from the New Territories.

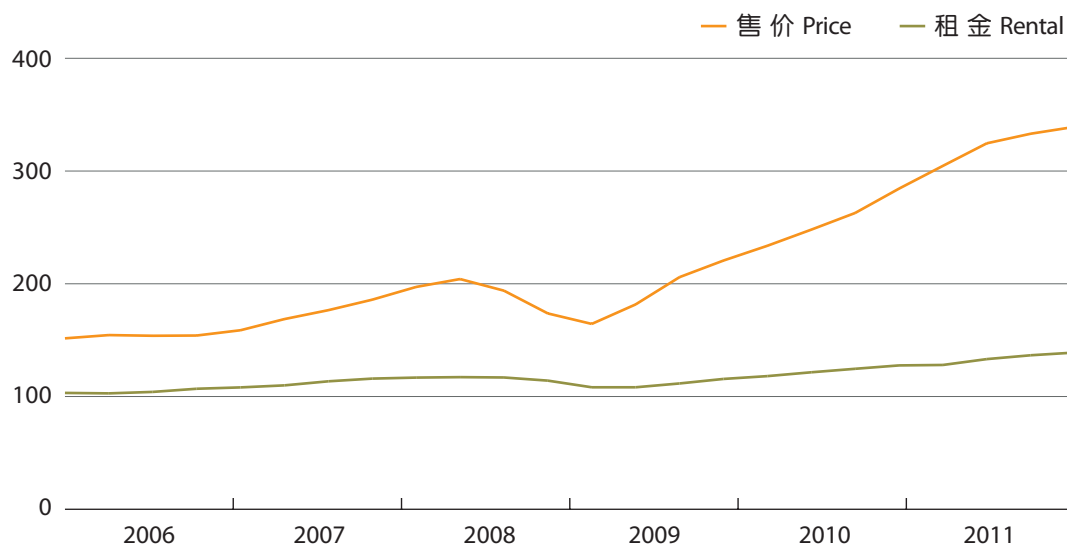


2011年这类物业的销售市场较租务市场兴旺，年内售价不断上扬，第四季录得按年涨幅达19%，同期的租金则上升9%。

Sales market outperformed the leasing market in 2011. Prices rose continuously over the course of the year, registering a year-on-year gain of 19% in the fourth quarter while rents increased by 9% over the same period.

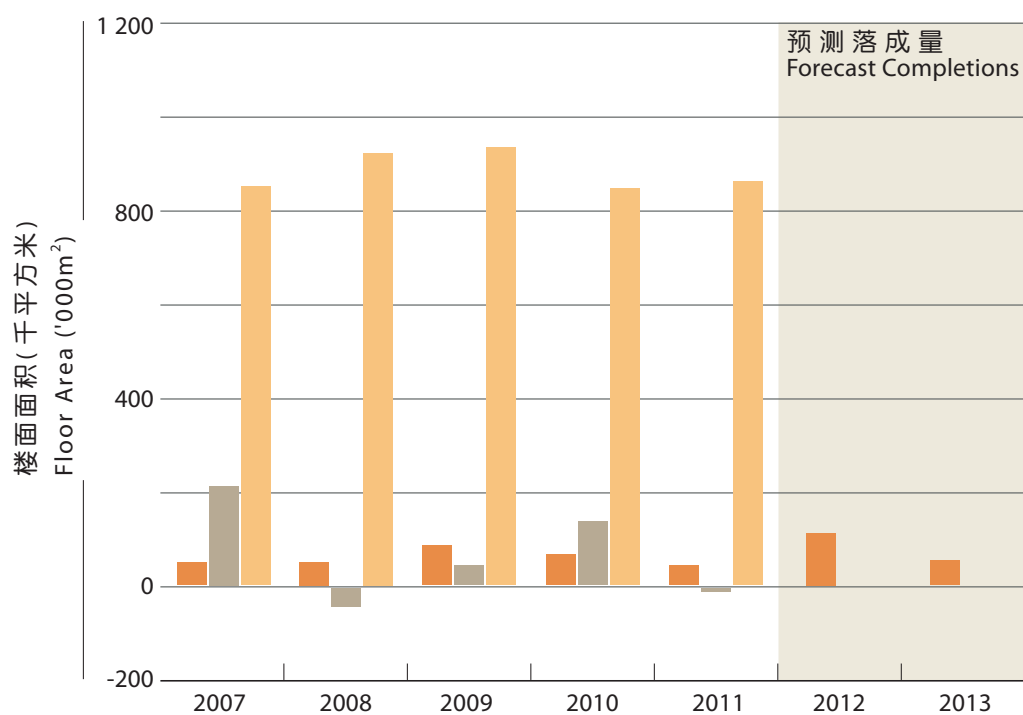


## 售价及租金指数 Price and Rental Indices





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



	楼面积(千平方米) Floor Area ('000m <sup>2</sup> )						
	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	48	49	84	65	42	111 <sup>#</sup>	52 <sup>#</sup>
使用量 Take-up	211	-39	42	135	-7		
空置量 Vacancy	849	920	932	844	859		
% <sup>+</sup>	8.1	8.7	8.7	7.9	8.0		

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

# 预测数字  
Forecast figures









# 私人工业楼宇

Private  
Industrial





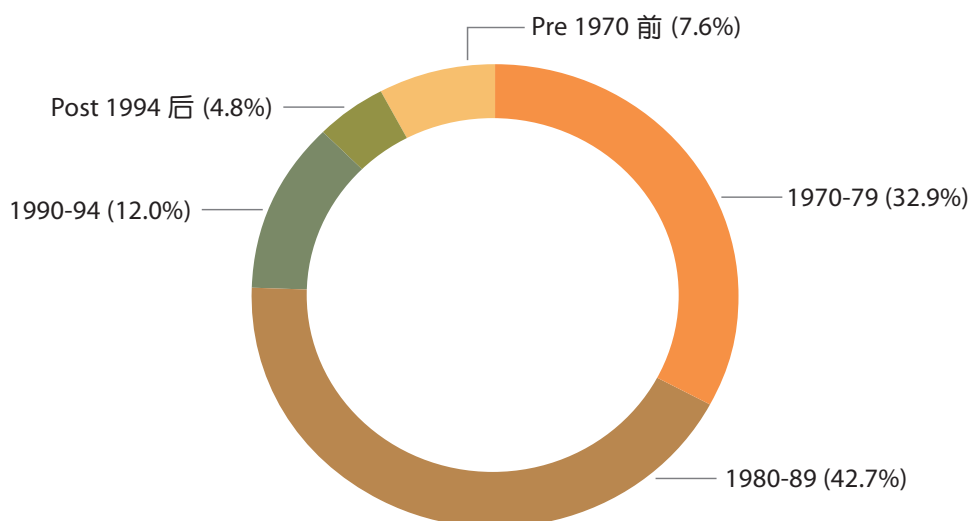
这类别包括分层工厂大厦及其附属写字楼。

2011 年底这类物业的总存量为 17 182 500 平方米，平均分布于市区和新界。按楼龄分类的总存量详见图表。

This category comprises flatted factories and ancillary office accommodation.

At the end of 2011, stock in this sector was 17 182 500 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



2011 年的落成量为 32 400 平方米，较 2010 年增加 57%。新落成量大多来自深水埗，共占 86%，余下的 14% 则位于油尖旺。

Completions in 2011 amounted to 32 400 m<sup>2</sup>, up 57% on 2010 level. Majority of the new supply came from Sham Shui Po, amounting to 86%, whereas the remaining 14% were from Yau Tsim Mong.

年内使用量达84 700平方米，远超落成量。空置面积跌至1 035 700平方米，相等于总存量的6%。观塘、葵青和荃湾这三个地区录得最高的空置量，占空置总面积的58%。

Take-up was 84 700 m<sup>2</sup>, well above the completions. Vacancy fell to 1 035 700 m<sup>2</sup> equivalent to 6% of stock. Kwun Tong, Kwai Tsing and Tsuen Wan recorded the highest vacancy and accounted for 58% of the total vacant area.



2012年的新落成量预计约为48 200平方米，其中75%位于荃湾。2013年另有26 800平方米工厦楼面落成，主要来自葵青。

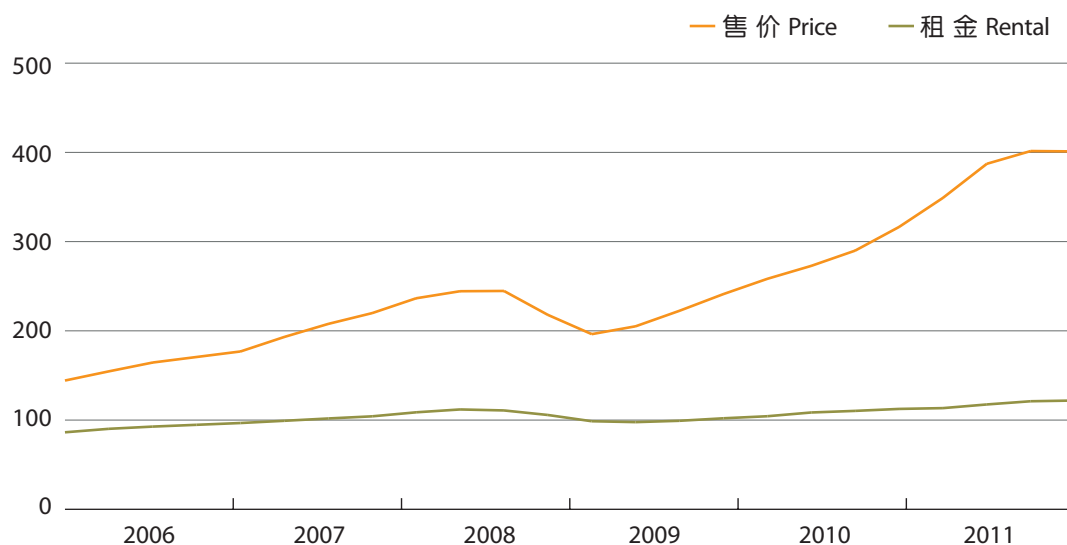
New space of some 48 200 m<sup>2</sup> is forecast to be completed in 2012, of which 75% will be located in Tsuen Wan. Another 26 800 m<sup>2</sup> industrial space mainly from Kwai Tsing will be coming on stream in 2013.

分层工厂大厦的售价首三季均上调，到临近年底时才稳定下来。首六个月升幅显著，第四季临时售价指数较前一年同期增加27%。租金亦是逐季攀升，惟上升步伐较售价慢，第四季的临时租金指数与2010年同期比较升了8%。

Prices went up in the first three quarters but stabilised towards the end of the year. With noticeable growth in the first six months, the provisional price index for the fourth quarter finished 27% higher than the same period of a year earlier. Rents also climbed from quarter to quarter, albeit at a slower pace. The provisional rental index for the final quarter increased 8% over the corresponding period.

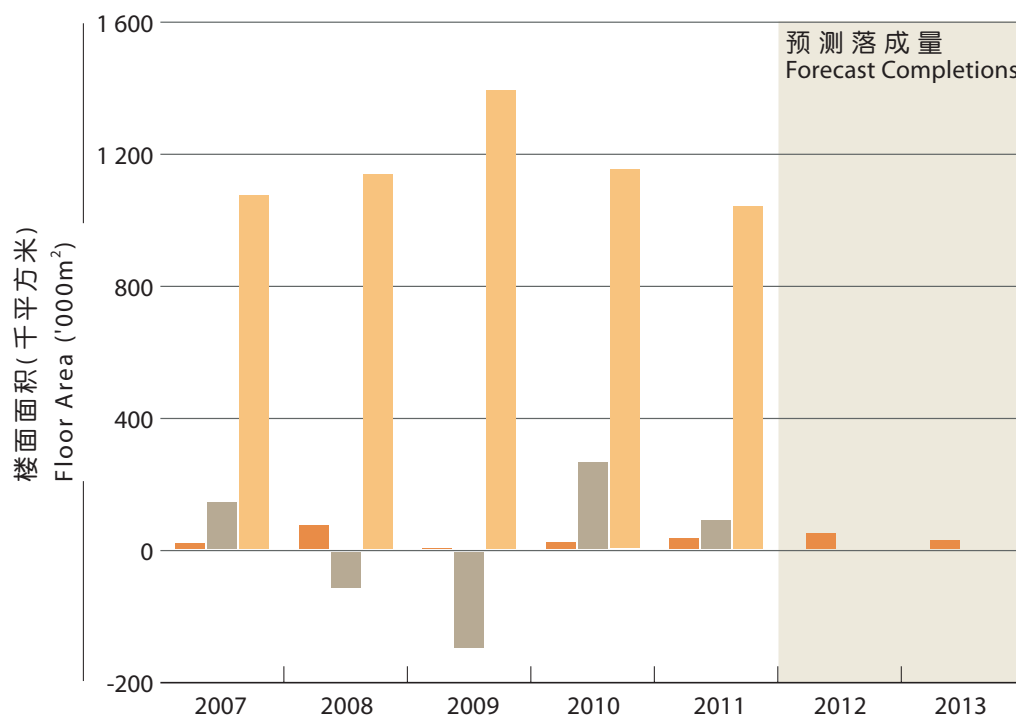


## 售价及租金指数 Price and Rental Indices





## 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> )						
	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	16	70	3	21	32	48 <sup>#</sup>	27 <sup>#</sup>
使用量 Take-up	141	-107	-290	261	85		
空置量 Vacancy	1 070	1 134	1 388	1 146	1 036		
% <sup>+</sup>	6.2	6.5	8.0	6.7	6.0		

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

# 预测数字  
Forecast figures



这类别包括设计作工贸用途，并为此取得占用许可证的楼宇。

2011年底的总存量达591 100平方米，大部分位于市区，其中深水埗和观塘共占总楼面面积的60%以上。

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

The 2011 year-end stock stood at 591 100 m<sup>2</sup>, with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 60% of the total space.



2011年并无新的工贸大厦落成。

使用量为2 200平方米，空置率跌至总存量的8.2%，即48 600平方米。超过50%的空置面积位于东区和观塘。

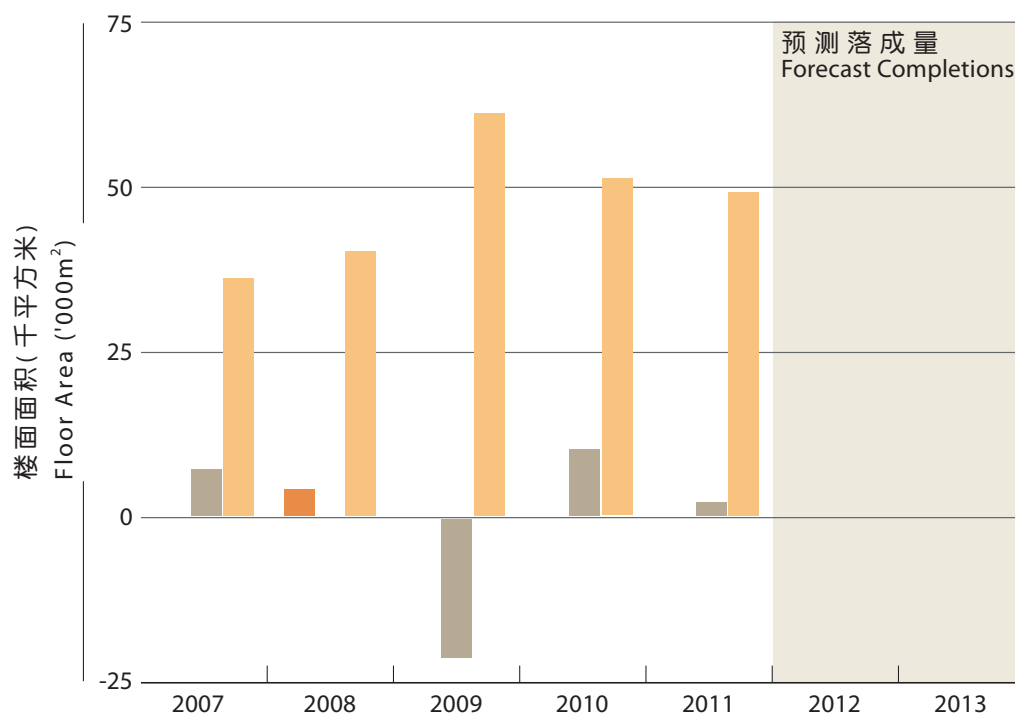
预测未来两年此类楼宇不会有新供应。

There was no new supply in 2011.

With a take-up of 2 200 m<sup>2</sup>, vacancy rate fell to 8.2% of stock, at 48 600 m<sup>2</sup>. Over 50% of the vacant space was found in the Eastern district and Kwun Tong.

No new supply will likely be forthcoming in 2012 and 2013.

## 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> )						
	2007	2008	2009	2010	2011	2012	2013
落成量 Completions	0	4	0	0	0	0 <sup>#</sup>	0 <sup>#</sup>
使用量 Take-up	7	0	-21	10	2		
空置量 Vacancy	36	40	61	51	49		
% <sup>+</sup>	5.8	6.5	10.0	8.6	8.2		

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

# 预测数字  
Forecast figures



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

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



2011年底这类物业的总存量为2 914 400平方米，其中新界占84%。

The stock in this sector was 2 914 400 m<sup>2</sup> at the end of 2011, of which, 84% came from the New Territories.

2011年有五个新发展项目落成，共提供31 300平方米楼面面积，其中三个项目位于西贡，约占新落成量的60%。

Five new developments with 31 300 m<sup>2</sup> floor space were completed in 2011. Three of them, accounting for approximately 60% of the newly completed space, were in Sai Kung.

预计2012和2013年的新供应量分别为56 800和60 200平方米，全部来自新界，大部分位于西贡，分别占该两年总供应量的49%和64%。

New space of 56 800 m<sup>2</sup> and 60 200 m<sup>2</sup> are forecast to be available in 2012 and 2013 respectively. All the new supply will be in the New Territories with the majority coming from Sai Kung, accounting for 49% and 64% of the total new space in 2012 and 2013 respectively.

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

2011 年底的总存量为 3 472 700 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%。

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 3 472 700 m<sup>2</sup> at the end of 2011. 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.



2011 年的落成量为 73 000 平方米；空置量增至 131 000 平方米，相当于总存量的 3.8%。

2012 年的新落成量预计达 124 300 平方米，全部来自新界，其中约 99% 位于葵青。2013 年的新供应量为 56 300 平方米，全部来自荃湾。

Completions in 2011 amounted to 73 000 m<sup>2</sup>. Vacancy increased to 131 000 m<sup>2</sup>, or 3.8% of stock.

New space of 124 300 m<sup>2</sup> is forecast to be available in the New Territories in 2012, with approximately 99% located in Kwai Tsing; while 56 300 m<sup>2</sup> new supply, all from Tsuen Wan, will be coming on stream in 2013.

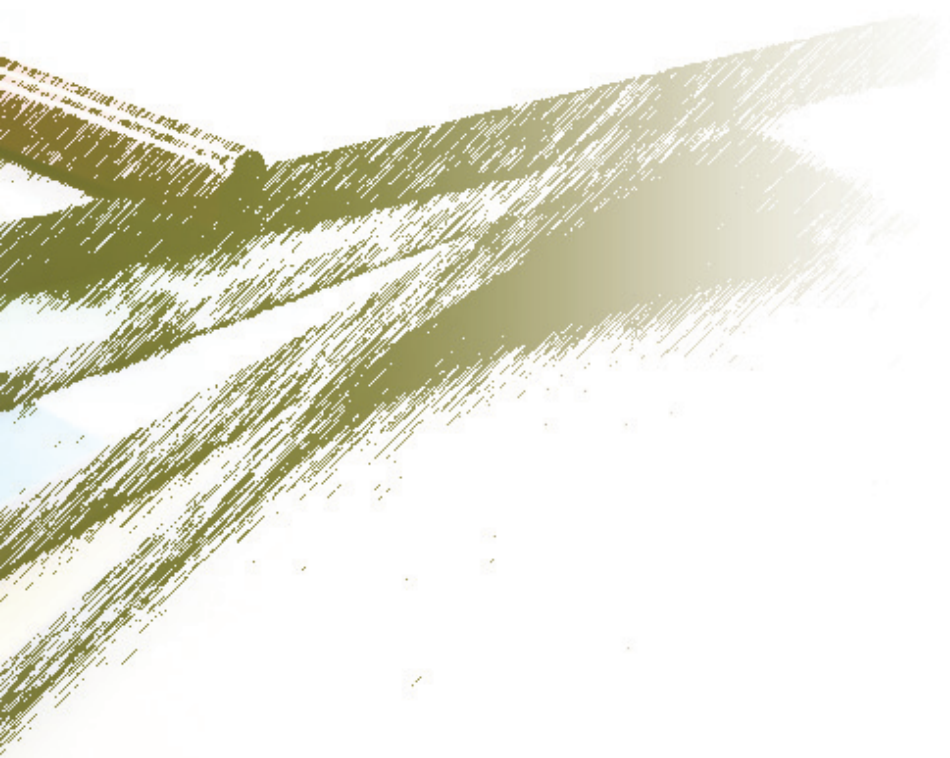






# 技术 附注

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，包括露台及工作平台，但不包括楼梯、升降机槽、渠管及大堂等公用地方。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 utility platforms but excluding common areas such as stairs, lift shafts, pipe ducts and lobbies. 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2010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2010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 2010, 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 2010, 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**一概而论视之为该时段中在价值方面的整体变化。尤其是加上括号的数字，表示交易数量有限，使用这些数字时应特别小心。相对而言，租金与售价指数能较准确地反映价值的转变。

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

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

12.4 Average prices are based on an analysis of transactions scrutinised by the Department for stamp duty purposes. The following types of transactions are excluded : those considered to be unacceptable for stamp duty purposes, those involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies, and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed, 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。

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

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

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

### 13. 租金和售价指数

### 13. Rental and Price Indices

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

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

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

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



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

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

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

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

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

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

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

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



## 14. 较受欢迎屋苑的售价指数

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

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

## 14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in Sale and Purchase Agreements. Developments selected for analysis from 2007 onwards are slightly different from those of previous years, and include:

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

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

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





14.2 楼宇样本中每个物业组别的成分指数，是根据物业的售价除以有关物业的应课差饷租值所得的结果计算出来。每个物业组别的综合指数是成分指数的加权平均数，而2011年的权数是根据2010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 2011, the weights are based on the number of transactions effected in 2010.

## 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），而并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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# Plans





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PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

单位数目 No. of units					
类别 Class	面积 Size Range [平方米 m <sup>2</sup> ]	2011 年底总存量 Stock at year end		2011 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
A	<20.0	9 246	352 056	8 067	2.3
	20 - 39.9	342 810			
B	40 - 69.9	542 381	542 381	21 739	4.0
C	70 - 99.9	132 600	132 600	10 188	7.7
D	100 - 159.9	59 156	59 156	5 443	9.2
E	160 - 199.9	12 153	24 368	2 478	10.2
	200 - 279.9	9 418			
	>279.9	2 797			
所有类别	ALL CLASSES	1 110 561	1 110 561	47 915	4.3

表 Table 2

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

		单位数目 No. of units					
地区	District	2010 年底总存量 Stock at year end	2011 年落成量 Completions	落成量占 2010 年总存量的百分率 Completions as a % of 2010 Stock	2011 年底总存量 Stock at year end	2011 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	92 551	376	0.4	92 264	4 446	4.8
湾仔	Wan Chai	61 606	337	0.5	61 834	3 185	5.2
东区	Eastern	127 152	317	0.2	127 445	3 396	2.7
南区	Southern	41 901	39	0.1	41 803	2 074	5.0
<b>港岛</b>	<b>HONG KONG</b>	<b>323 210</b>	<b>1 069</b>	<b>0.3</b>	<b>323 346</b>	<b>13 101</b>	<b>4.1</b>
油尖旺	Yau Tsim Mong	109 897	1 087	1.0	110 359	6 788	6.2
深水埗	Sham Shui Po	72 981	-	-	72 861	1 364	1.9
九龙城	Kowloon City	100 774	510	0.5	101 127	5 240	5.2
黄大仙	Wong Tai Sin	18 146	-	-	18 136	1 061	5.9
观塘	Kwun Tong	47 750	-	-	47 751	1 164	2.4
<b>九龙</b>	<b>KOWLOON</b>	<b>349 548</b>	<b>1 597</b>	<b>0.5</b>	<b>350 234</b>	<b>15 617</b>	<b>4.5</b>
葵青	Kwai Tsing	35 483	-	-	35 483	516	1.5
荃湾	Tsuen Wan	75 263	-	-	75 253	1 546	2.1
屯门	Tuen Mun	54 835	459	0.8	55 293	1 689	3.1
元朗	Yuen Long	65 976	907	1.4	66 888	2 841	4.2
北区	North	26 474	-	-	26 475	784	3.0
大埔	Tai Po	28 626	-	-	28 627	437	1.5
沙田	Sha Tin	73 006	2 700	3.7	75 721	6 063	8.0
西贡	Sai Kung	48 100	2 447	5.1	50 538	3 364	6.7
离岛	Islands	22 388	270	1.2	22 703	1 957	8.6
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>430 151</b>	<b>6 783</b>	<b>1.6</b>	<b>436 981</b>	<b>19 197</b>	<b>4.4</b>
<b>全港</b>	<b>OVERALL</b>	<b>1 102 909</b>	<b>9 449</b>	<b>0.9</b>	<b>1 110 561</b>	<b>47 915</b>	<b>4.3</b>

2011 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 2010 年底总存量计算。

2011 Stock figures are derived from the latest rating record, and not from the 2010 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

单位数目 No. of units

年 Year	区域 Area	Area	拆卸量	落成量	年底各类单位总存量 Stock by Class at year end					总数 Total
			Demolition	Completions	A	B	C	D	E	
2007	港岛	Hong Kong	466	863	106 304	137 126	38 227	25 871	15 515	323 043
	九龙	Kowloon	343	1 185	125 272	162 186	38 442	14 908	2 627	343 435
	新界	New Territories	17	8 423	120 019	227 228	46 048	14 557	4 913	412 765
	<b>全港</b>	<b>OVERALL</b>	<b>826</b>	<b>10 471</b>	<b>351 595</b>	<b>526 540</b>	<b>122 717</b>	<b>55 336</b>	<b>23 055</b>	<b>1 079 243</b>
2008	港岛	Hong Kong	901	1 517	106 043	136 877	38 697	26 006	15 414	323 037
	九龙	Kowloon	515	2 751	126 039	163 392	38 637	14 967	2 507	345 542
	新界	New Territories	-	4 508	119 982	229 528	47 317	15 169	5 347	417 343
	<b>全港</b>	<b>OVERALL</b>	<b>1 416</b>	<b>8 776</b>	<b>352 064</b>	<b>529 797</b>	<b>124 651</b>	<b>56 142</b>	<b>23 268</b>	<b>1 085 922</b>
2009	港岛	Hong Kong	957	1 255	105 642	137 082	38 655	25 924	15 425	322 728
	九龙	Kowloon	668	1 824	126 128	163 218	38 561	15 933	2 714	346 554
	新界	New Territories	34	4 078	119 981	231 783	48 040	15 657	5 871	421 332
	<b>全港</b>	<b>OVERALL</b>	<b>1 659</b>	<b>7 157</b>	<b>351 751</b>	<b>532 083</b>	<b>125 256</b>	<b>57 514</b>	<b>24 010</b>	<b>1 090 614</b>
2010	港岛	Hong Kong	768	1 133	105 804	136 979	38 635	26 217	15 575	323 210
	九龙	Kowloon	398	3 422	126 231	164 230	39 951	16 441	2 695	349 548
	新界	New Territories	21	8 850	119 844	237 230	51 335	15 863	5 879	430 151
	<b>全港</b>	<b>OVERALL</b>	<b>1 187</b>	<b>13 405</b>	<b>351 879</b>	<b>538 439</b>	<b>129 921</b>	<b>58 521</b>	<b>24 149</b>	<b>1 102 909</b>
2011	港岛	Hong Kong	781	1 069	105 680	136 986	38 677	26 284	15 719	323 346
	九龙	Kowloon	874	1 597	126 463	164 141	40 194	16 727	2 709	350 234
	新界	New Territories	11	6 783	119 913	241 254	53 729	16 145	5 940	436 981
	<b>全港</b>	<b>OVERALL</b>	<b>1 666</b>	<b>9 449</b>	<b>352 056</b>	<b>542 381</b>	<b>132 600</b>	<b>59 156</b>	<b>24 368</b>	<b>1 110 561</b>



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

单位数目 No. of units

年 Year	区域 Area	拆卸量 Demolition							落成量 Completions						
		A	B	C	D	E	总数 Total		A	B	C	D	E	总数 Total	
2007	港岛 Hong Kong	101	234	51	45	35	466		373	256	111	19	104	863	
	九龙 Kowloon	27	234	61	16	5	343		256	414	197	292	26	1 185	
	新界 New Territories	-	-	-	1	16	17		400	6 518	1 208	169	128	8 423	
	<b>全港 OVERALL</b>	<b>128</b>	<b>468</b>	<b>112</b>	<b>62</b>	<b>56</b>	<b>826</b>		<b>1 029</b>	<b>7 188</b>	<b>1 516</b>	<b>480</b>	<b>258</b>	<b>10 471</b>	
2008	港岛 Hong Kong	380	311	94	13	103	901		243	399	660	117	98	1 517	
	九龙 Kowloon	123	282	87	9	14	515		628	1 821	233	50	19	2 751	
	新界 New Territories	-	-	-	-	-	-		-	2 677	932	556	343	4 508	
	<b>全港 OVERALL</b>	<b>503</b>	<b>593</b>	<b>181</b>	<b>22</b>	<b>117</b>	<b>1 416</b>		<b>871</b>	<b>4 897</b>	<b>1 825</b>	<b>723</b>	<b>460</b>	<b>8 776</b>	
2009	港岛 Hong Kong	302	365	150	107	33	957		130	585	344	69	127	1 255	
	九龙 Kowloon	80	392	185	9	2	668		226	271	136	976	215	1 824	
	新界 New Territories	15	11	3	-	5	34		17	2 142	889	485	545	4 078	
	<b>全港 OVERALL</b>	<b>397</b>	<b>768</b>	<b>338</b>	<b>116</b>	<b>40</b>	<b>1 659</b>		<b>373</b>	<b>2 998</b>	<b>1 369</b>	<b>1 530</b>	<b>887</b>	<b>7 157</b>	
2010	港岛 Hong Kong	169	400	106	85	8	768		159	229	269	311	165	1 133	
	九龙 Kowloon	85	142	80	86	5	398		346	1 106	1 196	723	51	3 422	
	新界 New Territories	-	-	-	5	16	21		184	5 407	3 069	148	42	8 850	
	<b>全港 OVERALL</b>	<b>254</b>	<b>542</b>	<b>186</b>	<b>176</b>	<b>29</b>	<b>1 187</b>		<b>689</b>	<b>6 742</b>	<b>4 534</b>	<b>1 182</b>	<b>258</b>	<b>13 405</b>	
2011	港岛 Hong Kong	293	350	52	40	46	781		168	447	83	285	86	1 069	
	九龙 Kowloon	277	401	144	47	5	874		468	323	446	344	16	1 597	
	新界 New Territories	-	-	-	1	10	11		-	3 816	2 572	290	105	6 783	
	<b>全港 OVERALL</b>	<b>570</b>	<b>751</b>	<b>196</b>	<b>88</b>	<b>61</b>	<b>1 666</b>		<b>636</b>	<b>4 586</b>	<b>3 101</b>	<b>919</b>	<b>207</b>	<b>9 449</b>	

表 Table 5

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

						单位数目 No. of units
年 Year	A	B	C	D	E	总数 Total
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
2011	636	4 586	3 101	919	207	9 449

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

单位数目 No. of units									
类别 Class	面积 Size Range [平方米 m²]	2007	2008	2009	2010	2011			总数 Total
						港岛 Hong Kong	九龙 Kowloon	新界 New Territories	
A	<20.0	21	2	-	13	-	22	-	22
	20 - 39.9	1 008	869	373	676	168	446	-	614
B	40 - 69.9	7 188	4 897	2 998	6 742	447	323	3 816	4 586
C	70 - 99.9	1 516	1 825	1 369	4 534	83	446	2 572	3 101
D	100 - 159.9	480	723	1 530	1 182	285	344	290	919
E	160 - 199.9	82	327	602	165	55	9	72	136
	200 - 279.9	131	61	221	64	3	5	28	36
	>279.9	45	72	64	29	28	2	5	35
所有类别	ALL CLASSES	10 471	8 776	7 157	13 405	1 069	1 597	6 783	9 449



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

		2011 年各类单位落成量 Completions by Class						预测落成量 Forecast Completions	
地区	District	A	B	C	D	E	总数 Total	[2012]	[2013]
中西区	Central and Western	33	237	11	51	44	376	606	298
湾仔	Wan Chai	-	48	48	218	23	337	605	413
东区	Eastern	135	158	19	5	-	317	108	196
南区	Southern	-	4	5	11	19	39	481	8
<b>港岛</b>	<b>HONG KONG</b>	<b>168</b>	<b>447</b>	<b>83</b>	<b>285</b>	<b>86</b>	<b>1 069</b>	<b>1 800</b>	<b>915</b>
油尖旺	Yau Tsim Mong	257	247	361	212	10	1 087	1 500	-
深水埗	Sham Shui Po	-	-	-	-	-	-	317	806
九龙城	Kowloon City	211	76	85	132	6	510	778	202
黄大仙	Wong Tai Sin	-	-	-	-	-	-	968	-
观塘	Kwun Tong	-	-	-	-	-	-	124	-
<b>九龙</b>	<b>KOWLOON</b>	<b>468</b>	<b>323</b>	<b>446</b>	<b>344</b>	<b>16</b>	<b>1 597</b>	<b>3 687</b>	<b>1 008</b>
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	13	2 164
屯门	Tuen Mun	-	108	135	145	71	459	1 296	1 020
元朗	Yuen Long	-	774	132	1	-	907	388	3 598
北区	North	-	-	-	-	-	-	253	728
大埔	Tai Po	-	-	-	-	-	-	1 351	1 077
沙田	Sha Tin	-	1 321	1 338	19	22	2 700	1 910	-
西贡	Sai Kung	-	1 613	761	65	8	2 447	1 169	4 209
离岛	Islands	-	-	206	60	4	270	21	209
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>-</b>	<b>3 816</b>	<b>2 572</b>	<b>290</b>	<b>105</b>	<b>6 783</b>	<b>6 401</b>	<b>13 005</b>
<b>全港</b>	<b>OVERALL</b>	<b>636</b>	<b>4 586</b>	<b>3 101</b>	<b>919</b>	<b>207</b>	<b>9 449</b>	<b>11 888</b>	<b>14 928</b>

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

		[2012]						[2013]					
地区	District	A	B	C	D	E	总数 Total	A	B	C	D	E	总数 Total
中西区	Central and Western	104	175	74	196	57	606	131	38	22	49	58	298
湾仔	Wan Chai	333	151	78	21	22	605	199	172	1	32	9	413
东区	Eastern	31	74	3	-	-	108	112	83	1	-	-	196
南区	Southern	-	23	37	296	125	481	-	-	-	-	8	8
<b>港岛</b>	<b>HONG KONG</b>	<b>468</b>	<b>423</b>	<b>192</b>	<b>513</b>	<b>204</b>	<b>1 800</b>	<b>442</b>	<b>293</b>	<b>24</b>	<b>81</b>	<b>75</b>	<b>915</b>
油尖旺	Yau Tsim Mong	522	708	133	133	4	1 500	-	-	-	-	-	-
深水埗	Sham Shui Po	263	52	-	2	-	317	52	495	223	34	2	806
九龙城	Kowloon City	144	273	136	180	45	778	22	84	51	35	10	202
黄大仙	Wong Tai Sin	-	656	266	44	2	968	-	-	-	-	-	-
观塘	Kwun Tong	-	123	-	1	-	124	-	-	-	-	-	-
<b>九龙</b>	<b>KOWLOON</b>	<b>929</b>	<b>1 812</b>	<b>535</b>	<b>360</b>	<b>51</b>	<b>3 687</b>	<b>74</b>	<b>579</b>	<b>274</b>	<b>69</b>	<b>12</b>	<b>1 008</b>
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	13	13	-	1 698	416	12	38	2 164
屯门	Tuen Mun	36	906	143	66	145	1 296	-	976	44	-	-	1 020
元朗	Yuen Long	46	220	57	14	51	388	565	1 935	719	249	130	3 598
北区	North	-	-	-	211	42	253	412	303	12	1	-	728
大埔	Tai Po	-	92	211	707	341	1 351	-	100	535	360	82	1 077
沙田	Sha Tin	-	1 037	590	254	29	1 910	-	-	-	-	-	-
西贡	Sai Kung	-	900	267	1	1	1 169	-	2 459	1 535	215	-	4 209
离岛	Islands	-	-	-	17	4	21	-	-	189	-	20	209
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>82</b>	<b>3 155</b>	<b>1 268</b>	<b>1 270</b>	<b>626</b>	<b>6 401</b>	<b>977</b>	<b>7 471</b>	<b>3 450</b>	<b>837</b>	<b>270</b>	<b>13 005</b>
<b>全港</b>	<b>OVERALL</b>	<b>1 479</b>	<b>5 390</b>	<b>1 995</b>	<b>2 143</b>	<b>881</b>	<b>11 888</b>	<b>1 493</b>	<b>8 343</b>	<b>3 748</b>	<b>987</b>	<b>357</b>	<b>14 928</b>

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

		单位数目 No. of units			
地区	District	2010 年底总存量 Stock at year end	2011 年落成量 Completions	落成量占 2010 年总存量的百分率 Completions as a % of 2010 Stock	2011 年底总存量 Stock at year end
中西区	Central and Western	479	3	0.6	482
湾仔	Wan Chai	297	3	1.0	295
东区	Eastern	-	-	-	-
南区	Southern	1 659	1	0.1	1 647
<b>港岛</b>	<b>HONG KONG</b>	<b>2 435</b>	<b>7</b>	<b>0.3</b>	<b>2 424</b>
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	71	-	-	70
九龙城	Kowloon City	454	2	0.4	453
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
<b>九龙</b>	<b>KOWLOON</b>	<b>569</b>	<b>2</b>	<b>0.4</b>	<b>567</b>
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	118	-	-	118
屯门	Tuen Mun	330	30	9.1	359
元朗	Yuen Long	7 735	37	0.5	7 776
北区	North	598	-	-	602
大埔	Tai Po	2 396	-	-	2 397
沙田	Sha Tin	633	35	5.5	668
西贡	Sai Kung	1 927	3	0.2	1 920
离岛	Islands	750	4	0.5	753
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>14 489</b>	<b>109</b>	<b>0.8</b>	<b>14 595</b>
<b>全港</b>	<b>OVERALL</b>	<b>17 493</b>	<b>118</b>	<b>0.7</b>	<b>17 586</b>

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。  
2011 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 2010 年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.  
2011 Stock figures are derived from the latest rating record,  
and not from the 2010 Stock figures shown here.



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

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	空置数目 No. Vacant	占总存量的百分率 % of Total Stock
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
2011	9 449	8 702	92.1	1 101 112	39 213	3.6	47 915	4.3

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

类别 Class	区域 Area	于 2011 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 2011 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 %
A	港岛	Hong Kong	42	8	19.0	34	81.0
	九龙	Kowloon	112	65	58.0	47	42.0
	新界	New Territories	77	50	64.9	27	35.1
	<b>全港</b>	<b>OVERALL</b>	<b>231</b>	<b>123</b>	<b>53.2</b>	<b>108</b>	<b>46.8</b>
B	港岛	Hong Kong	240	88	36.7	152	63.3
	九龙	Kowloon	808	559	69.2	249	30.8
	新界	New Territories	3 717	2 648	71.2	1 069	28.8
	<b>全港</b>	<b>OVERALL</b>	<b>4 765</b>	<b>3 295</b>	<b>69.2</b>	<b>1 470</b>	<b>30.8</b>
C	港岛	Hong Kong	185	102	55.1	83	44.9
	九龙	Kowloon	417	302	72.4	115	27.6
	新界	New Territories	1 563	1 106	70.8	457	29.2
	<b>全港</b>	<b>OVERALL</b>	<b>2 165</b>	<b>1 510</b>	<b>69.7</b>	<b>655</b>	<b>30.3</b>
D	港岛	Hong Kong	42	15	35.7	27	64.3
	九龙	Kowloon	345	263	76.2	82	23.8
	新界	New Territories	41	37	90.2	4	9.8
	<b>全港</b>	<b>OVERALL</b>	<b>428</b>	<b>315</b>	<b>73.6</b>	<b>113</b>	<b>26.4</b>
E	港岛	Hong Kong	15	2	13.3	13	86.7
	九龙	Kowloon	7	5	71.4	2	28.6
	新界	New Territories	28	10	35.7	18	64.3
	<b>全港</b>	<b>OVERALL</b>	<b>50</b>	<b>17</b>	<b>34.0</b>	<b>33</b>	<b>66.0</b>
所有类别 All Classes	港岛	Hong Kong	524	215	41.0	309	59.0
	九龙	Kowloon	1 689	1 194	70.7	495	29.3
	新界	New Territories	5 426	3 851	71.0	1 575	29.0
	<b>全港</b>	<b>OVERALL</b>	<b>7 639</b>	<b>5 260</b>	<b>68.9</b>	<b>2 379</b>	<b>31.1</b>

表 Table 12

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

每平方米月租 \$ / m <sup>2</sup> per month																	
类别 Class			A			B			C			D			E		
年 / 月 Year / Month			港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2010			285	204	166	275	217	152	327	278	174	358	287	223	409	269	233
2011 *			331	241	184	314	241	168	359	288	190	399	299	242	469	294	253
2010	10		306	210	178	289	229	159	341	264	181	371	265	237	415	( 248 )	( 219 )
	11		307	216	176	284	231	159	350	292	184	374	294	208	433	( 314 )	( 210 )
	12		288	211	177	281	235	164	347	277	178	355	276	241	439	( 342 )	( 293 )
2011	1		283	211	175	279	224	156	334	280	177	376	289	241	431	( 277 )	279
	2		291	216	175	298	242	161	345	297	176	375	296	228	435	( 231 )	( 314 )
	3		286	228	179	282	240	166	347	286	183	402	290	223	459	( 306 )	( 235 )
	4		301	224	175	302	242	167	348	303	177	385	286	233	451	( 267 )	185
	5		302	228	180	297	238	161	353	287	191	415	315	238	472	( 272 )	( 259 )
	6		336	236	186	326	235	167	353	293	201	407	323	237	487	( 239 )	241
	7		391	262	185	349	242	169	383	308	198	404	342	257	510	( 342 )	( 279 )
	8		382	262	192	342	246	172	384	285	198	424	267	250	483	( 273 )	277
	9		326	252	188	321	248	174	358	285	192	411	301	267	473	( 339 )	( 249 )
	10		328	278	187	312	247	175	356	274	193	401	297	244	494	( 328 )	( 248 )
	11		313	238	190	308	243	173	363	273	196	384	279	231	429	( 323 )	( 247 )
	12 *		304	231	185	302	234	171	345	263	193	376	293	249	443	( 302 )	( 249 )

\* 临时数字  
( ) 表示少于 20 宗交易。

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



表 Table 13

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

每平方米售价 \$ / m <sup>2</sup>																
类别 Class		A			B			C			D			E		
年 / 月 Year / Month		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2010		75 892	55 661	48 206	86 553	69 728	47 127	113 073	107 486	59 190	147 970	133 704	66 379	207 171	165 494	74 706
2011 *		93 487	67 591	58 085	101 773	81 927	56 305	135 389	123 510	68 022	167 938	154 321	73 227	234 950	214 808	80 178
2010	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	207 071	( 188 902 )	73 163
	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	204 376	( 191 906 )	90 315
	12	83 589	60 213	53 545	91 947	76 007	51 522	121 481	131 466	62 586	174 483	132 642	68 146	191 134	( 113 496 )	( 65 137 )
2011	1	88 425	64 593	55 872	96 477	82 704	55 145	130 410	118 561	65 839	158 303	146 748	66 428	237 098	( 190 591 )	74 493
	2	93 341	67 086	56 885	99 258	84 776	55 747	133 380	131 526	65 710	152 864	159 514	73 155	( 210 663 )	( 202 466 )	( 85 232 )
	3	92 831	66 806	56 940	101 002	81 550	55 104	137 085	124 898	65 728	167 920	158 064	70 720	182 967	( 216 708 )	85 517
	4	95 691	67 904	58 902	102 970	82 955	55 733	139 142	112 319	67 110	170 336	153 754	82 121	258 736	( 235 508 )	88 344
	5	94 814	68 927	60 012	107 177	82 780	58 009	144 823	134 173	70 613	176 320	151 740	77 717	( 231 142 )	( 245 456 )	95 354
	6	95 488	70 519	59 881	107 161	83 304	57 990	145 168	133 438	71 792	174 304	146 017	73 256	268 083	( 177 168 )	96 144
	7	92 824	66 975	58 981	102 284	79 168	55 907	134 378	128 527	68 837	183 469	( 174 554 )	66 047	( 193 049 )	( 342 055 )	( 84 732 )
	8	93 635	68 806	60 696	104 662	79 253	58 198	136 641	109 140	69 884	176 233	195 190	77 204	( 205 358 )	-	( 67 890 )
	9	95 689	69 855	60 330	105 277	84 100	59 065	132 001	118 561	73 209	163 531	158 867	66 970	( 190 163 )	( 235 128 )	72 685
	10	92 908	67 061	57 048	98 360	78 920	56 175	130 082	126 239	69 378	163 511	( 142 576 )	74 351	( 313 450 )	( 173 473 )	63 328
	11	96 360	67 230	55 957	102 518	79 009	54 988	124 811	125 456	66 533	( 181 435 )	144 605	77 990	( 247 469 )	( 91 343 )	61 234
	12 *	93 255	66 842	56 323	100 197	77 293	53 636	126 428	108 372	65 966	169 269	136 224	67 288	( 285 808 )	( 210 245 )	( 50 456 )

\* 临时数字  
( ) 表示少于 20 宗交易。  
- 本署没有成交个案。

\* Provisional figures  
( ) Indicates fewer than 20 transactions.  
- No transaction record received by this Department.

私人住宅 - 各类单位租金指数  
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
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	117.1	124.1	130.9	118.9	126.5	119.7
2011 *		137.0	131.9	128.0	136.0	145.7	133.4	139.3	134.0
2010	10 - 12	129.0	125.4	122.0	129.4	139.5	126.4	132.9	127.0
2011	1 - 3	129.8	126.5	123.2	132.0	139.1	127.4	134.4	128.0
	4 - 6	136.0	132.3	127.7	137.4	145.6	133.2	140.2	133.8
	7 - 9	141.3	134.7	131.1	138.2	150.2	136.9	142.3	137.4
	10 - 12 *	140.9	134.2	129.9	136.3	148.0	136.3	140.4	136.7
2010	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	129.5	126.1	121.7	128.2	141.1	126.9	132.6	127.4
2011	1	128.7	124.7	121.2	130.3	138.5	125.8	133.1	126.4
	2	128.7	126.6	123.2	131.9	137.8	127.0	133.9	127.6
	3	131.9	128.3	125.1	133.7	141.1	129.3	136.2	129.9
	4	133.5	130.2	125.4	134.4	145.3	130.9	138.1	131.5
	5	136.1	131.5	126.4	138.8	143.1	132.7	140.3	133.3
	6	138.5	135.2	131.3	139.1	148.4	136.0	142.3	136.6
	7	141.2	134.7	131.3	138.6	150.0	136.8	142.5	137.3
	8	141.2	135.0	131.2	138.3	150.6	137.0	142.5	137.5
	9	141.5	134.5	130.9	137.6	150.0	136.8	141.8	137.3
	10	142.4	134.8	130.3	136.2	150.7	137.2	141.2	137.6
	11	141.1	134.6	130.3	136.6	146.3	136.6	140.0	136.9
	12 *	139.3	133.2	129.0	136.1	146.9	135.1	139.9	135.5

\* 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
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		152.5	144.4	166.2	187.5	215.0	149.3	193.8	150.9
2011 *		187.3	173.8	193.8	213.3	241.7	180.8	219.7	182.0
2010	10 - 12	165.6	154.9	176.6	196.7	227.0	160.9	203.4	162.3
2011	1 - 3	180.1	167.0	187.7	207.6	231.1	173.9	212.7	175.1
	4 - 6	191.3	177.1	198.0	218.9	248.2	184.5	225.3	185.8
	7 - 9	190.2	177.1	196.9	215.3	245.4	184.0	222.1	185.2
	10 - 12 *	187.5	173.8	192.5	211.4	242.0	180.7	218.7	182.0
2010	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	167.0	155.1	177.7	196.2	225.7	161.6	202.7	163.0
2011	1	173.9	161.7	181.4	205.2	228.1	168.1	210.2	169.5
	2	181.4	168.3	189.7	207.0	230.2	175.2	212.1	176.4
	3	185.0	171.1	191.9	210.6	234.9	178.3	215.8	179.5
	4	189.3	174.5	194.0	216.7	242.4	182.0	222.2	183.3
	5	191.1	177.4	199.3	219.8	245.3	184.6	225.3	185.9
	6	193.5	179.5	200.7	220.3	257.0	186.8	228.4	188.1
	7	190.0	177.3	198.8	218.5	249.4	184.1	225.5	185.5
	8	189.8	176.4	195.1	215.4	241.0	183.3	221.2	184.5
	9	190.8	177.7	196.8	212.1	245.7	184.5	219.7	185.6
	10	189.2	174.4	194.7	214.2	243.1	181.9	220.9	183.2
	11	186.9	174.4	191.8	211.1	239.2	180.7	217.9	182.0
	12 *	186.4	172.6	191.1	208.8	243.8	179.5	217.2	180.8

\* 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 / 月 Year / Month	A, B & C			D & E			所有类别 Overall			
	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	
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
2011	1	169.9	135.7	152.3	235.5	173.0	209.1	174.2	138.4	155.8
	2	174.1	141.0	157.0	235.8	178.4	211.2	178.3	143.7	160.3
	3	180.8	144.6	162.1	244.2	181.7	217.7	185.2	147.2	165.6
	4	182.3	146.1	163.6	247.6	183.2	220.4	186.7	148.6	167.1
	5	185.2	148.7	166.3	250.3	190.8	225.0	189.7	151.5	169.9
	6	186.2	149.9	167.4	256.1	188.8	227.7	190.9	152.7	171.1
	7	186.6	147.2	166.3	251.5	188.3	224.8	191.0	149.9	169.8
	8	182.3	147.7	164.4	248.8	189.8	223.6	186.9	150.4	168.0
	9	182.8	147.7	164.7	247.0	186.6	221.4	187.3	150.4	168.2
	10	181.5	145.9	163.0	240.4	188.9	218.2	185.5	148.7	166.5
	11	177.6	143.8	160.1	237.6	187.2	215.9	181.7	146.7	163.6
	12 *	175.4	142.3	158.3	239.7	179.1	214.1	179.8	145.0	161.6

\* 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

平方米 m<sup>2</sup>

地区	District	2011 年底总存量 Stock at year end				2011 年底空置量 Amount Vacant at year end				空置百分率 % Vacant			
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	1 903 300	773 000	591 100	3 267 400	71 000	57 100	31 800	159 900	3.7	7.4	5.4	4.9
湾仔	Wan Chai	908 600	571 500	312 000	1 792 100	24 400	36 600	26 100	87 100	2.7	6.4	8.4	4.9
东区	Eastern	738 500	189 300	78 100	1 005 900	33 300	16 600	2 300	52 200	4.5	8.8	2.9	5.2
南区	Southern	133 500	37 500	10 500	181 500	53 900	-	100	54 000	40.4	-	1.0	29.8
<b>港岛</b>	<b>HONG KONG</b>	<b>3 683 900</b>	<b>1 571 300</b>	<b>991 700</b>	<b>6 246 900</b>	<b>182 600</b>	<b>110 300</b>	<b>60 300</b>	<b>353 200</b>	<b>5.0</b>	<b>7.0</b>	<b>6.1</b>	<b>5.7</b>
油尖旺	Yau Tsim Mong	1 146 600	618 100	413 000	2 177 700	56 000	30 000	24 300	110 300	4.9	4.9	5.9	5.1
深水埗	Sham Shui Po	156 400	54 100	39 200	249 700	5 600	9 400	1 300	16 300	3.6	17.4	3.3	6.5
九龙城	Kowloon City	107 400	55 000	20 400	182 800	6 900	1 900	3 400	12 200	6.4	3.5	16.7	6.7
黄大仙	Wong Tai Sin	-	45 600	1 200	46 800	-	1 900	-	1 900	-	4.2	-	4.1
观塘	Kwun Tong	1 060 800	49 000	6 100	1 115 900	152 500	4 000	-	156 500	14.4	8.2	-	14.0
<b>九龙</b>	<b>KOWLOON</b>	<b>2 471 200</b>	<b>821 800</b>	<b>479 900</b>	<b>3 772 900</b>	<b>221 000</b>	<b>47 200</b>	<b>29 000</b>	<b>297 200</b>	<b>8.9</b>	<b>5.7</b>	<b>6.0</b>	<b>7.9</b>
葵青	Kwai Tsing	112 300	11 300	2 000	125 600	4 300	1 400	300	6 000	3.8	12.4	15.0	4.8
荃湾	Tsuen Wan	88 200	10 300	800	99 300	5 900	200	-	6 100	6.7	1.9	-	6.1
屯门	Tuen Mun	32 800	-	8 500	41 300	500	-	900	1 400	1.5	-	10.6	3.4
元朗	Yuen Long	9 200	9 800	19 000	38 000	-	-	400	400	-	-	2.1	1.1
北区	North	26 900	-	500	27 400	900	-	-	900	3.3	-	-	3.3
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	253 400	16 000	-	269 400	17 300	-	-	17 300	6.8	-	-	6.4
西贡	Sai Kung	9 000	-	-	9 000	5 300	-	-	5 300	58.9	-	-	58.9
离岛	Islands	130 600	15 300	-	145 900	10 200	2 300	-	12 500	7.8	15.0	-	8.6
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>662 400</b>	<b>67 900</b>	<b>32 000</b>	<b>762 300</b>	<b>44 400</b>	<b>3 900</b>	<b>1 600</b>	<b>49 900</b>	<b>6.7</b>	<b>5.7</b>	<b>5.0</b>	<b>6.5</b>
<b>全港</b>	<b>OVERALL</b>	<b>6 817 500</b>	<b>2 461 000</b>	<b>1 503 600</b>	<b>10 782 100</b>	<b>448 000</b>	<b>161 400</b>	<b>90 900</b>	<b>700 300</b>	<b>6.6</b>	<b>6.6</b>	<b>6.0</b>	<b>6.5</b>
分区	Sub-districts												
上环	Sheung Wan	230 000	353 700	405 100	988 800	8 100	22 300	21 200	51 600	3.5	6.3	5.2	5.2
中区	Central	1 608 200	368 500	169 500	2 146 200	62 900	30 100	8 500	101 500	3.9	8.2	5.0	4.7
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	908 600	571 500	312 000	1 792 100	24 400	36 600	26 100	87 100	2.7	6.4	8.4	4.9
北角 / 鲗鱼涌	North Point / Quarry Bay	738 500	153 800	60 300	952 600	33 300	9 700	1 600	44 600	4.5	6.3	2.7	4.7
尖沙咀	Tsim Sha Tsui	791 200	316 800	202 600	1 310 600	34 400	15 500	12 700	62 600	4.3	4.9	6.3	4.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	334 400	301 300	210 400	846 100	21 600	14 500	11 600	47 700	6.5	4.8	5.5	5.6

分区数字已包括在地区数字内。

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

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

		平方米 m <sup>2</sup>					
地区	District	2010 年底总存量 Stock at year end	2011 年落成量 Completions	落成量占 2010 年总存量的百分率 Completions as a % of 2010 Stock	2011 年底总存量 Stock at year end	2011 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	3 251 900	29 700	0.9	3 267 400	159 900	4.9
湾仔	Wan Chai	1 793 400	-	-	1 792 100	87 100	4.9
东区	Eastern	1 005 600	-	-	1 005 900	52 200	5.2
南区	Southern	131 100	50 500	38.5	181 500	54 000	29.8
<b>港岛</b>	<b>HONG KONG</b>	<b>6 182 000</b>	<b>80 200</b>	<b>1.3</b>	<b>6 246 900</b>	<b>353 200</b>	<b>5.7</b>
油尖旺	Yau Tsim Mong	2 203 600	-	-	2 177 700	110 300	5.1
深水埗	Sham Shui Po	250 400	-	-	249 700	16 300	6.5
九龙城	Kowloon City	184 900	-	-	182 800	12 200	6.7
黄大仙	Wong Tai Sin	46 800	-	-	46 800	1 900	4.1
观塘	Kwun Tong	1 051 900	68 900	6.6	1 115 900	156 500	14.0
<b>九龙</b>	<b>KOWLOON</b>	<b>3 737 600</b>	<b>68 900</b>	<b>1.8</b>	<b>3 772 900</b>	<b>297 200</b>	<b>7.9</b>
葵青	Kwai Tsing	125 800	-	-	125 600	6 000	4.8
荃湾	Tsuen Wan	99 500	-	-	99 300	6 100	6.1
屯门	Tuen Mun	41 200	-	-	41 300	1 400	3.4
元朗	Yuen Long	38 100	-	-	38 000	400	1.1
北区	North	27 400	-	-	27 400	900	3.3
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	263 300	6 100	2.3	269 400	17 300	6.4
西贡	Sai Kung	9 000	-	-	9 000	5 300	58.9
离岛	Islands	158 700	-	-	145 900	12 500	8.6
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>769 400</b>	<b>6 100</b>	<b>0.8</b>	<b>762 300</b>	<b>49 900</b>	<b>6.5</b>
<b>全港</b>	<b>OVERALL</b>	<b>10 689 000</b>	<b>155 200</b>	<b>1.5</b>	<b>10 782 100</b>	<b>700 300</b>	<b>6.5</b>
分区	Sub-districts						
上环	Sheung Wan	985 900	10 800	1.1	988 800	51 600	5.2
中区	Central	2 133 800	18 900	0.9	2 146 200	101 500	4.7
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 793 400	-	-	1 792 100	87 100	4.9
北角 / 鲗鱼涌	North Point / Quarry Bay	953 700	-	-	952 600	44 600	4.7
尖沙咀	Tsim Sha Tsui	1 330 400	-	-	1 310 600	62 600	4.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	852 200	-	-	846 100	47 700	5.6

2011 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 2010 年底总存量计算。  
分区数字已包括在地区数字内。

2011 Stock figures are derived from the latest rating record, and not from the 2010 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

平方米 m<sup>2</sup>

年 Year	区域 Area	拆卸量 Demolition				落成量 Completions				年底总存量 Stock at year end			
		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
2007	港岛 Hong Kong	-	-	1 200	1 200	16 100	4 200	1 300	21 600	3 472 200	1 586 600	1 042 600	6 101 400
	九龙 Kowloon	-	-	800	800	209 300	26 900	-	236 200	1 988 200	810 200	490 800	3 289 200
	新界 New Territories	-	-	-	-	61 000	-	1 200	62 200	614 500	68 400	33 200	716 100
	<b>全港 OVERALL</b>	-	-	<b>2 000</b>	<b>2 000</b>	<b>286 400</b>	<b>31 100</b>	<b>2 500</b>	<b>320 000</b>	<b>6 074 900</b>	<b>2 465 200</b>	<b>1 566 600</b>	<b>10 106 700</b>
2008	港岛 Hong Kong	-	12 500	5 900	18 400	102 600	-	700	103 300	3 563 600	1 566 600	1 034 300	6 164 500
	九龙 Kowloon	-	5 700	-	5 700	175 800	8 700	-	184 500	2 162 700	807 800	488 300	3 458 800
	新界 New Territories	-	-	-	-	53 300	-	-	53 300	667 900	67 800	33 300	769 000
	<b>全港 OVERALL</b>	-	<b>18 200</b>	<b>5 900</b>	<b>24 100</b>	<b>331 700</b>	<b>8 700</b>	<b>700</b>	<b>341 100</b>	<b>6 394 200</b>	<b>2 442 200</b>	<b>1 555 900</b>	<b>10 392 300</b>
2009	港岛 Hong Kong	-	14 500	8 500	23 000	-	-	2 800	2 800	3 588 200	1 546 000	1 011 200	6 145 400
	九龙 Kowloon	18 700	-	500	19 200	128 800	19 400	-	148 200	2 325 700	818 500	484 100	3 628 300
	新界 New Territories	-	-	-	-	-	-	-	-	655 200	68 000	32 100	755 300
	<b>全港 OVERALL</b>	<b>18 700</b>	<b>14 500</b>	<b>9 000</b>	<b>42 200</b>	<b>128 800</b>	<b>19 400</b>	<b>2 800</b>	<b>151 000</b>	<b>6 569 100</b>	<b>2 432 500</b>	<b>1 527 400</b>	<b>10 529 000</b>
2010	港岛 Hong Kong	-	-	8 100	8 100	34 100	-	1 500	35 600	3 637 200	1 536 800	1 008 000	6 182 000
	九龙 Kowloon	-	-	-	-	81 100	7 400	-	88 500	2 437 500	819 900	480 200	3 737 600
	新界 New Territories	-	-	-	-	-	-	-	-	669 300	68 000	32 100	769 400
	<b>全港 OVERALL</b>	-	-	<b>8 100</b>	<b>8 100</b>	<b>115 200</b>	<b>7 400</b>	<b>1 500</b>	<b>124 100</b>	<b>6 744 000</b>	<b>2 424 700</b>	<b>1 520 300</b>	<b>10 689 000</b>
2011	港岛 Hong Kong	-	-	7 200	7 200	50 500	29 700	-	80 200	3 683 900	1 571 300	991 700	6 246 900
	九龙 Kowloon	19 800	2 000	200	22 000	68 900	-	-	68 900	2 471 200	821 800	479 900	3 772 900
	新界 New Territories	-	-	-	-	6 100	-	-	6 100	662 400	67 900	32 000	762 300
	<b>全港 OVERALL</b>	<b>19 800</b>	<b>2 000</b>	<b>7 400</b>	<b>29 200</b>	<b>125 500</b>	<b>29 700</b>	-	<b>155 200</b>	<b>6 817 500</b>	<b>2 461 000</b>	<b>1 503 600</b>	<b>10 782 100</b>

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

平方米 m<sup>2</sup>

地区	District	2011 年落成量 Completions				预测落成量 Forecast Completions	
		甲级 A	乙级 B	丙级 C	总数 Total	[2012]	[2013]
中西区	Central and Western	-	29 700	-	29 700	12 300	10 300
湾仔	Wan Chai	-	-	-	-	29 000	-
东区	Eastern	-	-	-	-	11 700	-
南区	Southern	50 500	-	-	50 500	11 800	15 000
<b>港岛</b>	<b>HONG KONG</b>	<b>50 500</b>	<b>29 700</b>	-	<b>80 200</b>	<b>64 800</b>	<b>25 300</b>
油尖旺	Yau Tsim Mong	-	-	-	-	-	1 900
深水埗	Sham Shui Po	-	-	-	-	-	14 700
九龙城	Kowloon City	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	-	-
观塘	Kwun Tong	68 900	-	-	68 900	43 500	62 100
<b>九龙</b>	<b>KOWLOON</b>	<b>68 900</b>	-	-	<b>68 900</b>	<b>43 500</b>	<b>78 700</b>
葵青	Kwai Tsing	-	-	-	-	39 400	-
荃湾	Tsuen Wan	-	-	-	-	-	-
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北区	North	-	-	-	-	5 600	300
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	6 100	-	-	6 100	-	12 000
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>6 100</b>	-	-	<b>6 100</b>	<b>45 000</b>	<b>12 300</b>
<b>全港</b>	<b>OVERALL</b>	<b>125 500</b>	<b>29 700</b>	-	<b>155 200</b>	<b>153 300</b>	<b>116 300</b>
分区	Sub-districts						
上环	Sheung Wan	-	10 800	-	10 800	-	2 400
中区	Central	-	18 900	-	18 900	12 300	7 900
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	29 000	-
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	1 900
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.

表 Table 21

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

		[2012]				[2013]			
地区	District	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	12 300	-	-	12 300	-	7 900	2 400	10 300
湾仔	Wan Chai	19 400	9 600	-	29 000	-	-	-	-
东区	Eastern	-	11 700	-	11 700	-	-	-	-
南区	Southern	-	11 800	-	11 800	15 000	-	-	15 000
<b>港岛</b>	<b>HONG KONG</b>	<b>31 700</b>	<b>33 100</b>	-	<b>64 800</b>	<b>15 000</b>	<b>7 900</b>	<b>2 400</b>	<b>25 300</b>
油尖旺	Yau Tsim Mong	-	-	-	-	-	1 400	500	1 900
深水埗	Sham Shui Po	-	-	-	-	14 700	-	-	14 700
九龙城	Kowloon City	-	-	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	34 000	9 500	-	43 500	53 700	8 400	-	62 100
<b>九龙</b>	<b>KOWLOON</b>	<b>34 000</b>	<b>9 500</b>	-	<b>43 500</b>	<b>68 400</b>	<b>9 800</b>	<b>500</b>	<b>78 700</b>
葵青	Kwai Tsing	39 400	-	-	39 400	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	-	-
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北区	North	-	5 600	-	5 600	-	-	300	300
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	12 000	-	-	12 000
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>39 400</b>	<b>5 600</b>	-	<b>45 000</b>	<b>12 000</b>	-	<b>300</b>	<b>12 300</b>
<b>全港</b>	<b>OVERALL</b>	<b>105 100</b>	<b>48 200</b>	-	<b>153 300</b>	<b>95 400</b>	<b>17 700</b>	<b>3 200</b>	<b>116 300</b>
分区	Sub-districts								
上环	Sheung Wan	-	-	-	-	-	-	2 400	2 400
中区	Central	12 300	-	-	12 300	-	7 900	-	7 900
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	19 400	9 600	-	29 000	-	-	-	-
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	1 400	500	1 900
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

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	占总存量的百分率 % of Total Stock
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
2011	155 200	129 000	83.1	10 626 900	571 300	5.4	700 300	6.5

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

每平方米月租 \$ / m<sup>2</sup> per month

级 别 Grade [ 平均面积 ] [Average size]		甲 A [293 平方米 m <sup>2</sup> ]						乙 B [88 平方米 m <sup>2</sup> ]						丙 C [44 平方米 m <sup>2</sup> ]					
		上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	尖沙咀	油麻地 / 旺角	上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	尖沙咀	油麻地 / 旺角	上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	尖沙咀	油麻地 / 旺角
年 / Year	月 / Month	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok
2010		609	772	484	322	367	477	273	521	353	251	322	309	234	408	329	282	327	252
2011 *		698	987	571	381	432	547	311	614	394	282	343	328	267	438	363	308	359	285
2010	7	652	766	497	374	366	527	274	527	365	270	312	339	233	405	333	281	376	251
	8	647	791	476	306	372	439	284	493	350	261	346	304	235	403	345	288	336	257
	9 ( 600 )	833	833	485	327	394	576	261	560	362	257	339	324	239	401	358	292	348	260
	10	494	821	525	315	389	695	300	539	371	248	332	299	243	420	347	290	345	266
	11	523	769	484	337	378	( 373 )	285	547	368	255	338	327	262	421	333	307	328	270
	12	674	863	543	319	394	449	292	535	355	260	349	337	239	417	323	279	328	258
2011	1	628	856	505	375	391	( 403 )	288	558	374	188	333	273	265	403	332	283	310	254
	2	764	882	532	338	396	-	269	664	389	279	355	319	250	388	333	302	337	273
	3	621	898	573	345	416	720	299	564	383	270	343	337	257	416	341	292	347	276
	4	754	898	555	345	410	( 570 )	298	615	381	273	335	319	253	420	344	299	330	280
	5	771	1 035	562	393	427	( 477 )	310	585	396	281	340	290	271	462	382	320	340	293
	6	876	954	550	362	426	( 460 )	311	618	403	275	344	334	259	413	355	324	346	271
	7	705	1 054	586	385	456	477	340	626	403	295	348	329	275	458	359	295	418	290
	8	698	1 089	604	387	442	498	343	630	414	293	346	342	283	456	389	320	387	296
	9 *	607	1 143	635	426	464	( 592 )	314	626	402	306	339	328	285	446	413	306	408	296
	10 * ( 399 )	1 006	1 006	590	427	456	( 950 )	316	652	396	310	340	361	287	470	383	315	372	299
	11 *	676	1 038	563	411	457	( 545 )	337	586	403	296	345	359	275	473	375	310	347	298
	12 *	660	1 105	623	440	447	( 404 )	306	621	405	323	349	340	251	478	350	326	349	310

\* 临时数字  
( ) 表示少于 5 宗交易。  
[ ] 表示 2011 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 2011.  
- No transaction record received by this Department.

表 Table 24

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

每平方米售价 \$ / m<sup>2</sup>

级 别 Grade [ 平均面积 ] [Average size]		甲 A [151 平方米 m <sup>2</sup> ]						乙 B [55 平方米 m <sup>2</sup> ]						丙 C [35 平方米 m <sup>2</sup> ]					
		上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	尖沙咀	油麻地 / 旺角	上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	尖沙咀	油麻地 / 旺角	上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	尖沙咀	油麻地 / 旺角
年 / 月 Year / Month		Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok
2010		149 053	221 386	145 639	95 278	134 132	( 193 697 )	83 786	175 740	114 859	66 001	101 804	69 297	74 719	116 558	96 983	74 030	79 404	69 320
2011 *		163 877	299 642	180 338	115 148	161 697	-	105 673	209 256	146 048	82 105	122 215	90 736	94 475	173 017	116 263	97 528	96 454	91 219
2010	7	-	166 188	( 204 234 )	-	130 386	-	92 281	( 134 511 )	( 122 521 )	( 66 419 )	80 674	70 375	72 332	( 129 099 )	101 167	71 814	69 532	67 846
	8	-	223 044	( 169 224 )	( 92 391 )	121 380	-	90 107	( 153 890 )	108 293	( 68 154 )	92 712	80 009	76 575	( 116 331 )	102 369	72 438	71 826	75 330
	9	-	226 059	( 106 280 )	( 95 929 )	129 190	-	( 66 028 )	( 136 873 )	( 119 432 )	( 73 645 )	98 925	74 253	77 325	( 148 732 )	103 722	80 467	78 855	70 847
	10	-	229 812	( 133 794 )	-	150 366	-	( 108 556 )	( 150 943 )	113 428	( 74 639 )	108 501	67 463	83 474	( 108 273 )	96 259	84 275	85 042	74 398
	11	( 400 521 )	257 231	( 198 625 )	-	140 140	-	93 759	( 172 281 )	119 706	( 64 239 )	114 278	65 973	78 100	( 126 773 )	107 060	( 84 248 )	82 225	73 988
	12	-	301 054	( 132 101 )	( 99 995 )	162 424	-	( 48 927 )	( 181 918 )	162 885	( 77 064 )	104 564	83 523	104 894	( 141 281 )	103 472	83 787	83 925	74 652
2011	1	( 136 354 )	276 190	( 112 409 )	( 122 230 )	147 807	-	( 148 355 )	( 165 595 )	122 731	( 77 042 )	123 056	70 930	94 205	( 106 145 )	107 114	84 713	80 916	80 135
	2	( 224 221 )	310 723	( 141 353 )	( 123 657 )	146 599	-	84 741	( 185 826 )	134 967	-	109 559	77 080	97 790	( 139 628 )	113 071	91 674	97 464	84 283
	3	( 144 941 )	278 715	198 399	-	156 741	-	102 932	( 184 458 )	137 545	-	120 469	81 382	89 529	-	108 978	97 648	92 900	88 537
	4	( 109 162 )	288 664	( 191 997 )	( 101 216 )	188 831	-	( 115 054 )	( 354 696 )	160 342	( 63 474 )	109 812	81 307	87 492	( 212 503 )	114 224	96 789	94 063	88 318
	5	-	294 703	( 245 380 )	-	166 830	-	( 90 928 )	( 191 692 )	156 208	( 69 211 )	156 570	86 222	90 957	-	127 646	100 333	86 530	89 708
	6	( 147 040 )	319 982	( 208 060 )	-	162 513	-	( 112 900 )	( 197 719 )	137 979	-	111 757	103 055	91 253	( 247 328 )	118 464	92 516	92 372	97 603
	7	( 287 428 )	304 423	( 161 970 )	( 105 598 )	( 184 807 )	-	( 91 018 )	-	( 208 061 )	-	( 110 834 )	102 234	96 804	-	112 801	102 865	105 942	94 990
	8	( 116 013 )	( 324 789 )	( 132 123 )	( 115 955 )	171 650	-	( 94 677 )	-	( 227 516 )	( 95 923 )	126 213	101 815	100 306	( 199 839 )	( 181 583 )	107 780	102 376	87 841
	9 *	-	( 449 749 )	-	-	( 137 888 )	-	( 108 021 )	( 197 647 )	( 167 804 )	( 85 602 )	108 182	105 344	107 326	( 139 925 )	( 114 454 )	99 739	105 215	107 043
	10 *	-	( 412 445 )	-	-	-	-	( 83 696 )	-	( 151 711 )	( 82 857 )	( 124 934 )	110 394	( 91 996 )	( 180 124 )	118 559	( 88 889 )	99 841	94 908
	11 *	( 163 484 )	-	( 131 010 )	-	( 140 840 )	-	( 123 122 )	-	( 128 026 )	( 94 296 )	123 853	113 888	100 656	( 147 865 )	130 440	( 108 965 )	100 157	100 220
	12 *	-	( 290 838 )	( 262 325 )	-	( 172 359 )	-	( 101 401 )	( 202 723 )	( 150 857 )	( 77 620 )	( 125 056 )	110 273	98 935	( 181 818 )	( 107 658 )	( 92 356 )	108 072	103 023

\* 临时数字  
( ) 表示少于 5 宗交易。  
[ ] 表示 2011 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 2011.  
- 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
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			150.4	150.2	133.1	147.6	239.1	231.4	217.6	230.4
2011 *			176.9	166.6	147.6	169.8	301.2	305.2	286.5	297.9
2010		7 - 9	153.0	152.9	135.7	150.3	239.1	233.4	220.3	231.4
		10 - 12	157.6	155.9	139.2	154.3	261.8	257.2	239.7	253.8
2011		1 - 3	163.0	158.7	140.1	158.4	283.9	280.7	262.6	276.7
		4 - 6	172.8	165.0	145.7	166.7	305.5	310.5	286.1	301.2
		7 - 9 *	183.4	169.6	151.3	174.9	312.2	315.0	299.7	309.3
		10 - 12 *	188.5	173.1	153.3	179.1	303.2	314.6	297.8	304.6
2010		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
		9	155.3	155.2	137.1	152.5	241.1	235.5	229.1	235.6
		10	156.1	153.7	138.2	152.7	258.5	248.5	236.8	248.7
		11	156.7	157.7	141.4	154.6	260.9	258.4	241.2	254.2
		12	160.1	156.2	138.0	155.7	266.0	264.8	241.2	258.4
2011		1	162.0	154.0	139.6	156.5	271.3	267.8	255.2	265.6
		2	163.2	159.8	140.2	158.8	287.6	282.9	265.0	279.5
		3	163.8	162.2	140.5	159.8	292.7	291.5	267.5	284.9
		4	169.5	162.0	144.2	163.7	297.0	303.6	279.4	293.8
		5	173.2	166.6	145.8	167.4	307.9	313.7	286.9	303.3
		6	175.8	166.4	147.0	169.1	311.7	314.2	292.0	306.5
		7	181.1	166.5	149.2	172.4	( 312.8 )	313.1	299.0	308.7
		8	184.7	170.0	152.4	175.9	( 316.5 )	315.4	301.2	311.6
		9 *	184.3	172.2	152.2	176.3	( 307.2 )	316.6	299.0	307.5
		10 *	188.5	171.6	154.1	178.9	( 306.1 )	( 307.5 )	297.9	303.9
		11 *	189.0	174.4	153.0	179.7	302.2	315.7	297.7	304.4
		12 *	188.1	173.3	152.8	178.8	( 301.3 )	320.7	297.7	305.4

\* 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	租金 Rents			售价 Prices
			上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地区 # Core Districts #
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			197.3	151.5	132.6	259.4
2011 *			250.2	180.3	155.4	327.7
2010		7 - 9	201.8	152.3	136.2	255.9
		10 - 12	211.7	160.3	137.2	287.0
2011		1 - 3	226.3	165.9	144.0	308.0
		4 - 6	244.2	174.3	152.7	335.6
		7 - 9 *	262.1	189.5	161.5	341.2
		10 - 12 *	268.0	191.5	163.3	326.1
2010		7	199.3	151.5	135.3	251.8
		8	202.6	151.4	135.8	253.3
		9	203.6	153.9	137.4	262.5
		10	204.5	156.5	139.1	272.9
		11	214.9	159.9	135.7	289.9
		12	215.7	164.6	136.8	298.2
2011		1	218.5	163.6	143.0	299.9
		2	228.2	165.6	143.6	304.4
		3	232.3	168.4	145.5	319.7
		4	238.8	169.4	148.6	331.9
		5	246.6	172.4	155.1	334.4
		6	247.1	181.0	154.3	340.5
		7	259.1	187.5	157.8	343.4
		8	264.0	190.4	163.5	346.1
		9 *	263.3	190.5	163.3	( 334.0 )
		10 *	269.6	189.3	162.2	( 339.2 )
		11 *	264.9	191.5	164.8	( 304.7 )
		12 *	269.6	193.8	163.0	( 334.4 )

# 核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀。

\* 临时数字

( ) 表示少于 10 宗交易。

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

\* Provisional figures

( ) Indicates fewer than 10 transactions.

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

		平方米 m <sup>2</sup>					
地区	District	2010 年底总存量 Stock at year end	2011 年落成量 Completions	落成量占 2010 年总存量的百分率 Completions as a % of 2010 Stock	2011 年底总存量 Stock at year end	2011 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	1 140 300	4 200	0.4	1 133 600	83 100	7.3
湾仔	Wan Chai	1 016 100	3 700	0.4	1 055 300	75 500	7.2
东区	Eastern	759 800	400	0.1	762 600	46 900	6.2
南区	Southern	240 800	6 000	2.5	247 000	30 700	12.4
<b>港岛</b>	<b>HONG KONG</b>	<b>3 157 000</b>	<b>14 300</b>	<b>0.5</b>	<b>3 198 500</b>	<b>236 200</b>	<b>7.4</b>
油尖旺	Yau Tsim Mong	2 078 500	11 500	0.6	2 072 700	174 700	8.4
深水埗	Sham Shui Po	696 300	100	0.0 +	694 600	62 400	9.0
九龙城	Kowloon City	713 200	1 300	0.2	709 800	67 100	9.5
黄大仙	Wong Tai Sin	309 000	-	-	311 200	41 800	13.4
观塘	Kwun Tong	623 500	600	0.1	626 000	42 200	6.7
<b>九龙</b>	<b>KOWLOON</b>	<b>4 420 500</b>	<b>13 500</b>	<b>0.3</b>	<b>4 414 300</b>	<b>388 200</b>	<b>8.8</b>
葵青	Kwai Tsing	341 800	-	-	342 700	21 800	6.4
荃湾	Tsuen Wan	499 200	-	-	493 000	39 800	8.1
屯门	Tuen Mun	397 200	400	0.1	395 800	47 700	12.1
元朗	Yuen Long	463 100	200	0.0 +	465 600	37 500	8.1
北区	North	215 400	-	-	215 700	8 900	4.1
大埔	Tai Po	228 400	-	-	228 700	6 800	3.0
沙田	Sha Tin	454 500	-	-	454 900	21 600	4.7
西贡	Sai Kung	270 600	13 300	4.9	284 700	31 900	11.2
离岛	Islands	296 500	500	0.2	298 000	18 800	6.3
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>3 166 700</b>	<b>14 400</b>	<b>0.5</b>	<b>3 179 100</b>	<b>234 800</b>	<b>7.4</b>
<b>全港</b>	<b>OVERALL</b>	<b>10 744 200</b>	<b>42 200</b>	<b>0.4</b>	<b>10 791 900</b>	<b>859 200</b>	<b>8.0</b>

2011 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 2010 年底总存量计算。

+ 少于 0.05%

2011 Stock figures are derived from the latest rating record,  
and not from the 2010 Stock figures shown here.

+ Below 0.05%



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

平方米 m<sup>2</sup>

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
2007	港岛 Hong Kong	5 500	5 700	3 101 000
	九龙 Kowloon	5 000	19 400	4 301 800
	新界 New Territories	-	22 900	3 080 700
	<b>全港 OVERALL</b>	<b>10 500</b>	<b>48 000</b>	<b>10 483 500</b>
2008	港岛 Hong Kong	9 300	8 200	3 117 800
	九龙 Kowloon	8 200	23 300	4 353 600
	新界 New Territories	-	17 800	3 116 400
	<b>全港 OVERALL</b>	<b>17 500</b>	<b>49 300</b>	<b>10 587 800</b>
2009	港岛 Hong Kong	10 800	5 000	3 128 100
	九龙 Kowloon	15 500	66 000	4 382 900
	新界 New Territories	3 600	12 700	3 152 800
	<b>全港 OVERALL</b>	<b>29 900</b>	<b>83 700</b>	<b>10 663 800</b>
2010	港岛 Hong Kong	10 700	6 500	3 157 000
	九龙 Kowloon	6 600	42 400	4 420 500
	新界 New Territories	-	15 700	3 166 700
	<b>全港 OVERALL</b>	<b>17 300</b>	<b>64 600</b>	<b>10 744 200</b>
2011	港岛 Hong Kong	8 400	14 300	3 198 500
	九龙 Kowloon	25 400	13 500	4 414 300
	新界 New Territories	-	14 400	3 179 100
	<b>全港 OVERALL</b>	<b>33 800</b>	<b>42 200</b>	<b>10 791 900</b>

私人商业楼宇 - 各区落成量及预测落成量  
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m<sup>2</sup>

地区	District	2011 年落成量	预测落成量 Forecast Completions	
		Completions	[2012]	[2013]
中西区	Central and Western	4 200	4 700	7 600
湾仔	Wan Chai	3 700	28 200	15 500
东区	Eastern	400	800	1 800
南区	Southern	6 000	100	200
<b>港岛</b>	<b>HONG KONG</b>	<b>14 300</b>	<b>33 800</b>	<b>25 100</b>
油尖旺	Yau Tsim Mong	11 500	13 400	3 800
深水埗	Sham Shui Po	100	1 000	5 300
九龙城	Kowloon City	1 300	4 900	1 500
黄大仙	Wong Tai Sin	-	11 800	-
观塘	Kwun Tong	600	7 300	400
<b>九龙</b>	<b>KOWLOON</b>	<b>13 500</b>	<b>38 400</b>	<b>11 000</b>
葵青	Kwai Tsing	-	1 800	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	400	18 800	1 000
元朗	Yuen Long	200	-	2 200
北区	North	-	4 900	5 900
大埔	Tai Po	-	3 000	2 800
沙田	Sha Tin	-	10 300	-
西贡	Sai Kung	13 300	-	3 700
离岛	Islands	500	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>14 400</b>	<b>38 800</b>	<b>15 600</b>
<b>全港</b>	<b>OVERALL</b>	<b>42 200</b>	<b>111 000</b>	<b>51 700</b>

私人商业楼宇 - 整体空置趋势  
PRIVATE COMMERCIAL - 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	占总存量的百分率 % of Total Stock
2007	48 000	44 600	92.9	10 435 500	804 500	7.7	849 100	8.1
2008	49 300	48 500	98.4	10 538 500	871 600	8.3	920 100	8.7
2009	83 700	74 500	89.0	10 580 100	857 200	8.1	931 700	8.7
2010	64 600	45 100	69.8	10 679 600	799 200	7.5	844 300	7.9
2011	42 200	38 400	91.0	10 749 700	820 800	7.6	859 200	8.0

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

		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> )		
区域 Area [平均面积] [Average size]		港岛 Hong Kong [58 平方米 m <sup>2</sup> ]	九龙 Kowloon [49 平方米 m <sup>2</sup> ]	新界 New Territories [50 平方米 m <sup>2</sup> ]	港岛 Hong Kong [33 平方米 m <sup>2</sup> ]	九龙 Kowloon [35 平方米 m <sup>2</sup> ]	新界 New Territories [26 平方米 m <sup>2</sup> ]
年 / Year	月 Month						
2010		1 239	1 172	942	301 514	291 401	194 559
2011 *		1 294	1 238	1 037	406 444	363 971	253 688
2010	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	1 339	1 320	995	274 434	295 936	199 173
	10	1 225	1 230	1 014	284 780	298 159	188 816
	11	1 187	1 341	978	412 646	407 240	209 075
	12	1 277	1 301	939	274 154	277 961	239 666
2011	1	1 039	996	830	331 526	355 937	211 455
	2	1 245	1 036	957	537 609	350 048	202 751
	3	1 230	1 262	1 040	384 216	334 518	248 219
	4	1 192	1 057	984	392 990	395 589	283 995
	5	1 384	1 236	1 037	321 200	391 103	243 341
	6	1 450	1 249	1 098	434 639	327 275	312 188
	7	1 311	1 277	1 087	399 478	282 757	272 101
	8	1 439	1 343	1 080	446 679	379 350	250 713
	9 *	1 311	1 412	1 119	471 671	311 690	208 570
	10 *	1 268	1 231	1 037	457 296	345 132	184 497
	11 *	1 387	1 437	1 002	317 328	477 851	332 670
	12 *	1 283	1 369	1 097	526 455	502 744	286 793

\* 临时数字  
[ ] 表示 2011 年内所分析单位的平均面积。

\* Provisional figures  
[ ] Indicates average size of the units analysed during 2011.



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

年 / 月 Year / Month	租金 Rents	售价 Prices
2002	92.9	85.0
2003	86.4	85.5
2004	92.8	119.3
2005	100.5	149.3
2006	104.3	153.5
2007	111.8	172.5
2008	116.2	192.2
2009	110.9	193.1
2010	122.9	257.2
2011 *	134.2	325.4
2010 7 - 9	124.6	262.8
10 - 12	127.6	284.4
2011 1 - 3	128.0	304.6
4 - 6	133.2	324.6
7 - 9 *	136.6	333.1
10 - 12 *	139.0	339.2
2010 7	123.0	255.9
8	125.0	262.6
9	125.7	270.0
10	126.6	278.7
11	127.6	286.8
12	128.5	287.8
2011 1	126.9	295.3
2	128.0	305.3
3	129.2	313.1
4	130.4	321.9
5	133.6	323.6
6	135.6	328.2
7	135.0	330.6
8	136.4	334.1
9 *	138.5	334.5
10 *	137.4	336.9
11 *	140.0	338.5
12 *	139.5	342.2

\* 临时数字

\* Provisional figures

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

		平方米 m <sup>2</sup>					
地区	District	2010 年底总存量 Stock at year end	2011 年落成量 Completions	落成量占 2010 年总存量的百分率 Completions as a % of 2010 Stock	2011 年底总存量 Stock at year end	2011 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	94 300	-	-	74 300	12 200	16.4
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 327 100	-	-	1 327 000	51 200	3.9
南区	Southern	735 700	-	-	741 900	70 700	9.5
<b>港岛</b>	<b>HONG KONG</b>	<b>2 157 100</b>	<b>-</b>	<b>-</b>	<b>2 143 200</b>	<b>134 100</b>	<b>6.3</b>
油尖旺	Yau Tsim Mong	298 900	4 500	1.5	303 300	27 900	9.2
深水埗	Sham Shui Po	1 050 400	27 900	2.7	1 061 400	67 500	6.4
九龙城	Kowloon City	856 600	-	-	856 500	39 100	4.6
黄大仙	Wong Tai Sin	815 500	-	-	806 200	58 400	7.2
观塘	Kwun Tong	3 292 200	-	-	3 255 400	196 700	6.0
<b>九龙</b>	<b>KOWLOON</b>	<b>6 313 600</b>	<b>32 400</b>	<b>0.5</b>	<b>6 282 800</b>	<b>389 600</b>	<b>6.2</b>
葵青	Kwai Tsing	3 298 000	-	-	3 298 000	239 700	7.3
荃湾	Tsuen Wan	2 219 700	-	-	2 218 600	166 700	7.5
屯门	Tuen Mun	1 474 700	-	-	1 475 700	39 600	2.7
元朗	Yuen Long	204 100	-	-	204 000	5 100	2.5
北区	North	285 700	-	-	282 400	19 000	6.7
大埔	Tai Po	151 600	-	-	151 600	6 700	4.4
沙田	Sha Tin	1 116 600	-	-	1 116 300	30 900	2.8
西贡	Sai Kung	9 000	-	-	9 000	4 000	44.4
离岛	Islands	900	-	-	900	300	33.3
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>8 760 300</b>	<b>-</b>	<b>-</b>	<b>8 756 500</b>	<b>512 000</b>	<b>5.8</b>
<b>全港</b>	<b>OVERALL</b>	<b>17 231 000</b>	<b>32 400</b>	<b>0.2</b>	<b>17 182 500</b>	<b>1 035 700</b>	<b>6.0</b>

2011 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 2010 年底总存量计算。

2011 Stock figures are derived from the latest rating record, and not from the 2010 Stock figures shown here.

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

平方米 m<sup>2</sup>

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
2007	港岛 Hong Kong	-	-	2 219 000
	九龙 Kowloon	55 400	14 200	6 373 400
	新界 New Territories	-	1 500	8 754 200
	<b>全港 OVERALL</b>	<b>55 400</b>	<b>15 700</b>	<b>17 346 600</b>
2008	港岛 Hong Kong	7 400	-	2 204 700
	九龙 Kowloon	46 100	62 900	6 389 400
	新界 New Territories	58 900	6 600	8 779 900
	<b>全港 OVERALL</b>	<b>112 400</b>	<b>69 500</b>	<b>17 374 000</b>
2009	港岛 Hong Kong	11 100	-	2 186 300
	九龙 Kowloon	10 700	-	6 359 400
	新界 New Territories	17 400	3 000	8 738 600
	<b>全港 OVERALL</b>	<b>39 200</b>	<b>3 000</b>	<b>17 284 300</b>
2010	港岛 Hong Kong	-	-	2 157 100
	九龙 Kowloon	2 000	-	6 313 600
	新界 New Territories	-	20 600	8 760 300
	<b>全港 OVERALL</b>	<b>2 000</b>	<b>20 600</b>	<b>17 231 000</b>
2011	港岛 Hong Kong	20 000	-	2 143 200
	九龙 Kowloon	37 900	32 400	6 282 800
	新界 New Territories	-	-	8 756 500
	<b>全港 OVERALL</b>	<b>57 900</b>	<b>32 400</b>	<b>17 182 500</b>

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	2011 年落成量	预测落成量 Forecast Completions	
		Completions	[2012]	[2013]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
<b>港岛</b>	<b>HONG KONG</b>	-	-	-
油尖旺	Yau Tsim Mong	4 500	-	3 000
深水埗	Sham Shui Po	27 900	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	8 200
<b>九龙</b>	<b>KOWLOON</b>	<b>32 400</b>	-	<b>11 200</b>
葵青	Kwai Tsing	-	8 100	15 600
荃湾	Tsuen Wan	-	36 300	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	-	3 800	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	-	<b>48 200</b>	<b>15 600</b>
<b>全港</b>	<b>OVERALL</b>	<b>32 400</b>	<b>48 200</b>	<b>26 800</b>



私人分层工厂大厦 - 整体空置趋势  
PRIVATE FLATTED FACTORIES - 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	占总存量的百分率 % of Total Stock
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
2011	32 400	11 900	36.7	17 150 100	1 023 800	6.0	1 035 700	6.0

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 [185 平方米 m <sup>2</sup> ]	九龙 Kowloon [143 平方米 m <sup>2</sup> ]	新界 New Territories [151 平方米 m <sup>2</sup> ]	港岛 Hong Kong [116 平方米 m <sup>2</sup> ]	九龙 Kowloon [108 平方米 m <sup>2</sup> ]	新界 New Territories [115 平方米 m <sup>2</sup> ]
年 / Year	月 Month						
2010		106	114	75	31 296	31 995	16 121
2011 *		115	123	82	40 148	41 812	22 654
2010	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	105	115	76	33 449	32 275	17 757
	11	116	119	79	31 495	36 600	17 794
	12	117	123	80	40 149	36 478	17 172
2011	1	116	112	75	38 536	35 703	19 533
	2	110	117	82	32 801	41 996	20 159
	3	112	122	84	36 002	39 736	21 543
	4	108	120	79	( 39 701 )	40 711	22 451
	5	103	123	80	38 521	42 110	22 874
	6	121	124	83	39 923	44 029	24 839
	7	116	125	83	46 419	43 656	24 219
	8	118	126	85	( 45 555 )	41 653	24 953
	9 *	114	127	86	43 608	45 955	24 167
	10 *	128	129	83	( 42 411 )	42 021	23 507
	11 *	125	130	85	( 43 469 )	45 080	23 787
	12 *	114	130	83	( 44 985 )	46 032	23 070

\* 临时数字

( ) 表示少于 20 宗交易。

[ ] 表示 2011 年内所分析单位的平均面积。

平均租金及售价只以楼上单位的租金及售价计算。

\* Provisional figures

( ) Indicates fewer than 20 transactions.

[ ] Indicates average size of the units analysed during 2011.

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

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

年 / 月 Year / Month	租金 Rents	售价 Prices
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	108.9	284.4
2011 *	118.5	384.7
2010 7 - 9	110.3	289.9
10 - 12	112.5	316.4
2011 1 - 3	113.4	349.0
4 - 6	117.5	387.2
7 - 9 *	121.1	401.5
10 - 12 *	121.9	401.1
2010 7	110.0	280.8
8	110.4	288.7
9	110.6	300.1
10	112.3	305.9
11	112.4	317.0
12	112.7	326.4
2011 1	111.6	336.9
2	113.3	347.9
3	115.2	362.1
4	115.5	376.6
5	117.7	387.4
6	119.2	397.7
7	120.8	400.9
8	121.4	402.7
9 *	121.2	400.8
10 *	121.2	399.3
11 *	122.6	399.9
12 *	122.0	404.1

\* 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(选定地区的高质素楼宇) - 平均售价  
PRIVATE FLATTED FACTORIES  
(HIGH QUALITY DEVELOPMENTS IN SELECTED DISTRICTS) - AVERAGE PRICES

每平方米售价 \$ / m<sup>2</sup>

地区 District [平均面积] [Average size]		东区 Eastern [71 平方米 m <sup>2</sup> ]	深水埗 Sham Shui Po [89 平方米 m <sup>2</sup> ]	观塘 Kwun Tong [55 平方米 m <sup>2</sup> ]	葵青 Kwai Tsing [67 平方米 m <sup>2</sup> ]	荃湾 Tsuen Wan [79 平方米 m <sup>2</sup> ]	沙田 Sha Tin [86 平方米 m <sup>2</sup> ]
年 / Year /	月 Month						
2010		42 681	46 605	49 002	20 941	23 742	32 447
2011 *		56 119	64 574	60 025	27 739	31 323	41 128
2010	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	20 315	25 151	34 078
	11	35 050	48 339	52 360	20 677	22 899	37 259
	12	55 609	( 50 515 )	60 982	20 731	24 649	( 37 346 )
2011	1	50 240	59 542	52 854	22 468	27 042	37 493
	2	-	55 070	57 793	24 746	27 828	40 038
	3	( 42 429 )	58 433	59 042	27 311	30 996	40 830
	4	( 62 651 )	55 316	56 694	28 599	31 597	39 747
	5	( 51 387 )	68 853	62 037	28 642	33 666	41 376
	6	55 407	65 428	62 661	32 573	36 413	40 603
	7	59 230	75 685	63 528	26 567	31 054	( 41 930 )
	8	63 187	64 164	58 935	31 448	30 951	47 623
	9 *	( 64 781 )	67 421	61 573	29 595	32 572	42 978
	10 *	( 59 069 )	( 44 752 )	63 955	( 27 671 )	41 212	( 43 264 )
	11 *	( 53 977 )	76 381	63 103	29 116	31 955	-
	12 *	( 66 827 )	( 62 592 )	67 537	27 110	36 971	( 30 067 )

\* 临时数字

( ) 表示少于 5 宗交易。

[ ] 表示 2011 年内所分析单位的平均面积。

- 本署没有成交个案。

所分析的楼宇是于 1992 年或之后建成。

平均售价只以楼上单位的售价计算。

\* Provisional figures

( ) Indicates fewer than 5 transactions.

[ ] Indicates average size of the units analysed during 2011.

- No transaction record received by this Department.

Developments analysed are those built since 1992.

Average prices are in respect of upper floor units only.



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

		平方米 m <sup>2</sup>					
地区	District	2010 年底总存量 Stock at year end	2011 年落成量 Completions	落成量占 2010 年总存量的百分率 Completions as a % of 2010 Stock	2011 年底总存量 Stock at year end	2011 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
东区	Eastern	47 200	-	-	47 200	10 200	21.6
南区	Southern	5 900	-	-	5 900	700	11.9
<b>港岛</b>	<b>HONG KONG</b>	<b>53 100</b>	-	-	<b>53 100</b>	<b>10 900</b>	<b>20.5</b>
油尖旺	Yau Tsim Mong	9 500	-	-	9 500	2 400	25.3
深水埗	Sham Shui Po	131 400	-	-	131 300	7 500	5.7
九龙城	Kowloon City	5 200	-	-	5 200	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	1 600	5.7
观塘	Kwun Tong	229 600	-	-	229 600	17 300	7.5
<b>九龙</b>	<b>KOWLOON</b>	<b>404 000</b>	-	-	<b>403 900</b>	<b>28 800</b>	<b>7.1</b>
葵青	Kwai Tsing	89 800	-	-	89 800	8 200	9.1
荃湾	Tsuen Wan	21 200	-	-	21 200	300	1.4
北区	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	16 600	-	-	16 600	400	2.4
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>134 100</b>	-	-	<b>134 100</b>	<b>8 900</b>	<b>6.6</b>
<b>全港</b>	<b>OVERALL</b>	<b>591 200</b>	-	-	<b>591 100</b>	<b>48 600</b>	<b>8.2</b>

2011 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 2010 年底总存量计算。

2011 Stock figures are derived from the latest rating record, and not from the 2010 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	2011 年落成量 Completions	预测落成量 Forecast Completions	
			[2012]	[2013]
东区	Eastern	-	-	-
南区	Southern	-	-	-
<b>港岛</b>	<b>HONG KONG</b>	-	-	-
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	-	-	-
<b>九龙</b>	<b>KOWLOON</b>	-	-	-
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
北区	North	-	-	-
沙田	Sha Tin	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	-	-	-
<b>全港</b>	<b>OVERALL</b>	-	-	-

私 人 工 贸 大 厦 - 整 体 空 置 趋 势  
PRIVATE INDUSTRIAL / OFFICE - 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	占总存量的百分率 % of Total Stock
2007	-	-	-	613 100	35 500	5.8	35 500	5.8
2008	4 300	4 300	100.0	611 800	35 500	5.8	39 800	6.5
2009	-	-	-	613 900	61 100	10.0	61 100	10.0
2010	-	-	-	591 200	50 800	8.6	50 800	8.6
2011	-	-	-	591 100	48 600	8.2	48 600	8.2

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

平方米 m<sup>2</sup>

地区	District	2010 年底总存量 Stock at year end	2011 年落成量 Completions	落成量占 2010 年总存量的百分率 Completions as a % of 2010 Stock	2011 年底总存量 Stock at year end
中西区	Central and Western	-	-	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	7 900	-	-	7 900
南区	Southern	97 100	-	-	90 100
<b>港岛</b>	<b>HONG KONG</b>	<b>105 000</b>	-	-	<b>98 000</b>
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	33 100	-	-	33 100
九龙城	Kowloon City	34 600	-	-	34 500
黄大仙	Wong Tai Sin	34 900	-	-	44 100
观塘	Kwun Tong	279 800	-	-	260 500
<b>九龙</b>	<b>KOWLOON</b>	<b>382 400</b>	-	-	<b>372 200</b>
葵青	Kwai Tsing	130 200	-	-	128 700
荃湾	Tsuen Wan	197 600	-	-	197 600
屯门	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	530 800	8 000	1.5	538 800
北区	North	117 200	-	-	120 800
大埔	Tai Po	682 000	4 900	0.7	686 800
沙田	Sha Tin	158 100	-	-	157 400
西贡	Sai Kung	345 900	18 400	5.3	357 500
离岛	Islands	79 400	-	-	79 400
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>2 418 400</b>	<b>31 300</b>	<b>1.3</b>	<b>2 444 200</b>
<b>全港</b>	<b>OVERALL</b>	<b>2 905 800</b>	<b>31 300</b>	<b>1.1</b>	<b>2 914 400</b>

2011 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 2010 年底总存量计算。

2011 Stock figures are derived from the latest rating record,  
and not from the 2010 Stock figures shown here.



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

平方米 m<sup>2</sup>

地区	District	2011 年落成量	预测落成量 Forecast Completions	
		Completions	[2012]	[2013]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
<b>港岛</b>	<b>HONG KONG</b>	-	-	-
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	-	-	-
<b>九龙</b>	<b>KOWLOON</b>	-	-	-
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	8 000	11 500	21 900
北区	North	-	-	-
大埔	Tai Po	4 900	17 600	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	18 400	27 700	38 300
离岛	Islands	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>31 300</b>	<b>56 800</b>	<b>60 200</b>
<b>全港</b>	<b>OVERALL</b>	<b>31 300</b>	<b>56 800</b>	<b>60 200</b>

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

		平方米 m <sup>2</sup>					
地区	District	2010 年底总存量 Stock at year end	2011 年落成量 Completions	落成量占 2010 年总存量的百分率 Completions as a % of 2010 Stock	2011 年底总存量 Stock at year end	2011 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	24 600	-	-	24 600	-	-
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	95 800	-	-	95 700	5 000	5.2
南区	Southern	29 900	-	-	29 900	-	-
<b>港岛</b>	<b>HONG KONG</b>	<b>150 300</b>	<b>-</b>	<b>-</b>	<b>150 200</b>	<b>5 000</b>	<b>3.3</b>
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	-	-
九龙城	Kowloon City	115 900	-	-	115 900	8 600	7.4
黄大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
观塘	Kwun Tong	263 000	-	-	261 200	23 300	8.9
<b>九龙</b>	<b>KOWLOON</b>	<b>522 600</b>	<b>-</b>	<b>-</b>	<b>520 800</b>	<b>31 900</b>	<b>6.1</b>
葵青	Kwai Tsing	1 368 700	47 100	3.4	1 402 900	26 700	1.9
荃湾	Tsuen Wan	443 400	-	-	442 300	26 400	6.0
屯门	Tuen Mun	142 400	-	-	142 400	400	0.3
元朗	Yuen Long	119 500	11 200	9.4	130 700	12 900	9.9
北区	North	113 500	14 700	13.0	128 200	13 000	10.1
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	452 900	-	-	452 800	10 000	2.2
西贡	Sai Kung	7 400	-	-	7 400	-	-
离岛	Islands	94 400	-	-	94 400	4 700	5.0
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>2 742 800</b>	<b>73 000</b>	<b>2.7</b>	<b>2 801 700</b>	<b>94 100</b>	<b>3.4</b>
<b>全港</b>	<b>OVERALL</b>	<b>3 415 700</b>	<b>73 000</b>	<b>2.1</b>	<b>3 472 700</b>	<b>131 000</b>	<b>3.8</b>

2011 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 2010 年底总存量计算。

2011 Stock figures are derived from the latest rating record, and not from the 2010 Stock figures shown here.

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

平方米 m<sup>2</sup>

地区	District	2011 年落成量	预测落成量 Forecast Completions	
		Completions	[2012]	[2013]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
<b>港岛</b>	<b>HONG KONG</b>	-	-	-
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	-	-	-
<b>九龙</b>	<b>KOWLOON</b>	-	-	-
葵青	Kwai Tsing	47 100	122 800	-
荃湾	Tsuen Wan	-	-	56 300
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	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>73 000</b>	<b>124 300</b>	<b>56 300</b>
<b>全港</b>	<b>OVERALL</b>	<b>73 000</b>	<b>124 300</b>	<b>56 300</b>

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	占总存量的百分率 % of Total Stock
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
2011	73 000	48 000	65.8	3 399 700	83 000	2.4	131 000	3.8



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

回报百分率 % return

年 / 月		住宅 Domestic				
Year	/ Month	A	B	C	D	E
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
2011 *		3.8	3.3	2.9	2.7	2.4
2010	7 - 9	4.0	3.5	3.1	2.8	2.4
	10 - 12	3.9	3.5	3.0	2.8	2.5
2011	1 - 3	3.6	3.3	2.9	2.7	2.4
	4 - 6	3.6	3.2	2.9	2.6	2.3
	7 - 9	3.8	3.3	2.9	2.7	2.5
	10 - 12 *	3.8	3.3	3.0	2.7	2.5
2010	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
2011	1	3.7	3.3	2.9	2.7	2.5
	2	3.6	3.2	2.8	2.7	2.4
	3	3.6	3.2	2.8	2.7	2.4
	4	3.6	3.2	2.9	2.6	2.4
	5	3.6	3.2	2.8	2.6	2.3
	6	3.6	3.3	2.9	2.6	2.3
	7	3.8	3.3	2.9	2.6	2.4
	8	3.8	3.3	3.0	2.7	2.5
	9	3.8	3.3	2.9	2.7	2.5
	10	3.8	3.3	3.0	2.7	2.5
	11	3.8	3.3	3.0	2.7	2.5
	12 *	3.8	3.3	3.0	2.7	2.4

\* 临时数字

\* Provisional figures

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

回报百分率 % return

年 Year	/ /	月 Month	写字楼 Office		分层工厂大厦 Flatted Factories**		零售业楼宇 Retail
			甲级 Grade A	乙级 Grade B			
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
2011 *			3.1	3.4		3.9	3.0
2010		7 - 9	3.3	3.9		4.7	3.4
		10 - 12	3.1	3.6		4.4	3.2
2011		1 - 3	3.0	3.3		4.0	3.0
		4 - 6	3.0	3.2		3.8	3.0
		7 - 9 *	3.1	3.3		3.8	2.9
		10 - 12 *	3.3	3.3		3.8	2.9
2010		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	3.1	3.6		4.4	3.2
		12	3.1	3.5		4.3	3.2
2011		1	3.1	3.4		4.1	3.1
		2	2.9	3.3		4.1	3.0
		3	2.9	3.3		4.0	2.9
		4	3.0	3.2		3.9	2.9
		5	3.0	3.2		3.8	3.0
		6	3.0	3.2		3.8	3.0
		7	3.1	3.2		3.8	2.9
		8	3.1	3.3		3.8	2.9
		9 *	3.2	3.3		3.8	2.9
		10 *	3.3	3.4		3.8	2.9
		11 *	3.3	3.4		3.7	2.9
		12 *	3.3	3.3		3.7	2.9

\* 临时数字

\*\* 此栏数字只就楼上单位计算。

\* Provisional figures

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

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

年 Year	/ /	月 Month	数目 No.	总值 (百万元) Consideration (\$ million)
2009			115 092	425 840
2010			135 778	560 686
2011			84 462	442 527
2010	1 -	3	33 249	125 290
	4 -	6	32 380	129 127
	7 -	9	38 080	162 589
	10 -	12	32 069	143 680
2011	1 -	3	28 848	130 807
	4 -	6	26 359	141 301
	7 -	9	15 516	86 526
	10 -	12	13 739	83 893
2011		1	8 002	33 333
		2	10 390	45 608
		3	10 456	51 866
		4	7 635	38 996
		5	9 681	49 449
		6	9 043	52 856
		7	5 254	31 772
		8	5 439	31 795
		9	4 823	22 959
		10	4 643	22 464
		11	4 795	35 766
		12	4 301	25 663

资料来源：土地注册处

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

Source : The Land Registry

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

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

买卖合约数目 No. of Agreements

			成交金额 (百万元) Range of Consideration (\$ million)												
			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
年 Year	/ /	月 Month	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	
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
2011			1 802	2	17 075	20	21 487	25	21 239	25	15 438	18	7 421	9	84 462
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
2011	1 -	3	625	2	6 614	23	7 554	26	7 399	26	4 802	17	1 854	6	28 848
	4 -	6	543	2	4 980	19	6 609	25	6 793	26	5 065	19	2 369	9	26 359
	7 -	9	352	2	3 044	20	4 253	27	3 763	24	2 335	15	1 769	11	15 516
	10 -	12	282	2	2 437	18	3 071	22	3 284	24	3 236	24	1 429	10	13 739
2011		1	206	3	2 054	26	2 222	28	2 028	25	1 068	13	424	5	8 002
		2	200	2	2 387	23	2 664	26	2 872	28	1 653	16	614	6	10 390
		3	219	2	2 173	21	2 668	26	2 499	24	2 081	20	816	8	10 456
		4	165	2	1 613	21	2 020	26	1 810	24	1 394	18	633	8	7 635
		5	185	2	1 741	18	2 290	24	2 733	28	1 909	20	823	9	9 681
		6	193	2	1 626	18	2 299	25	2 250	25	1 762	19	913	10	9 043
		7	137	3	1 011	19	1 369	26	1 289	25	870	17	578	11	5 254
		8	123	2	1 056	19	1 421	26	1 225	23	739	14	875	16	5 439
		9	92	2	977	20	1 463	30	1 249	26	726	15	316	7	4 823
		10	95	2	843	18	1 116	24	1 134	24	1 187	26	268	6	4 643
		11	107	2	874	18	1 095	23	948	20	1 076	22	695	14	4 795
		12	80	2	720	17	860	20	1 202	28	973	23	466	11	4 301

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

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



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

			一手买卖 Primary Sales			二手买卖 Secondary Sales			总数 Total No.
年 / 月 Year / Month			数目 No.	%	总值 (百万元) Consideration (\$ million)	数目 No.	%	总值 (百万元) Consideration (\$ million)	
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
2011			10 880	13	130 885	73 582	87	311 638	84 462
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
2011	1 - 3		1 905	7	21 635	26 943	93	109 171	28 848
	4 - 6		3 845	15	41 828	22 514	85	99 472	26 359
	7 - 9		1 723	11	27 573	13 793	89	58 953	15 516
	10 - 12		3 407	25	39 849	10 332	75	44 042	13 739
2011	1		296	4	3 597	7 706	96	29 736	8 002
	2		486	5	5 391	9 904	95	40 217	10 390
	3		1 123	11	12 647	9 333	89	39 218	10 456
	4		741	10	9 778	6 894	90	29 218	7 635
	5		2 054	21	17 200	7 627	79	32 248	9 681
	6		1 050	12	14 850	7 993	88	38 006	9 043
	7		608	12	10 980	4 646	88	20 792	5 254
	8		884	16	13 007	4 555	84	18 788	5 439
	9		231	5	3 586	4 592	95	19 373	4 823
	10		822	18	6 237	3 821	82	16 226	4 643
	11		1 189	25	19 900	3 606	75	15 866	4 795
	12		1 396	32	13 712	2 905	68	11 950	4 301

资料来源：土地注册处

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

Source : The Land Registry

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

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

			写字楼 Office	商业楼宇 Commercial		分层工厂大厦 Flatted Factories		
年 Year	/ /	月 Month	宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)
2009			2 521	23 242	5 359	48 313	5 554	14 450
2010			3 591	34 411	7 639	78 771	8 206	24 094
2011 *			3 052	35 321	5 862	65 548	7 626	28 636
2010	7 -	9	909	8 318	2 168	22 411	2 150	6 064
	10 -	12	1 025	12 458	1 989	23 595	2 471	7 508
2011	1 -	3	1 052	11 578	1 864	22 330	2 586	8 871
	4 -	6	1 012	12 821	2 055	22 293	2 431	9 420
	7 -	9 *	605	6 086	1 213	11 475	1 518	5 445
	10 -	12 *	383	4 835	730	9 450	1 091	4 900
2010		7	274	2 407	670	5 738	618	1 609
		8	329	2 776	777	8 138	769	1 966
		9	306	3 135	721	8 536	763	2 488
		10	339	4 508	659	7 898	840	2 547
		11	420	4 381	785	9 269	919	2 805
		12	266	3 569	545	6 429	712	2 156
2011		1	340	3 322	536	6 657	812	2 610
		2	273	2 749	479	6 128	668	2 437
		3	439	5 507	849	9 545	1 106	3 824
		4	330	4 238	693	7 434	793	2 775
		5	319	3 017	626	7 603	833	3 303
		6	363	5 566	736	7 256	805	3 342
		7	226	2 465	464	4 063	548	2 125
		8	203	2 240	432	4 204	549	1 840
		9 *	176	1 381	317	3 208	421	1 480
		10 *	99	1 429	224	2 079	307	1 279
		11 *	152	2 039	239	3 376	416	1 869
		12 *	132	1 368	267	3 995	368	1 752

\* 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), 而并非送交土地注册处登记的日期, 应与土地注册处编制的住宅买卖数据有所区别。

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

\* Provisional figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the **date** on which an Agreement for Sale and Purchase is signed (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、 春磡角、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

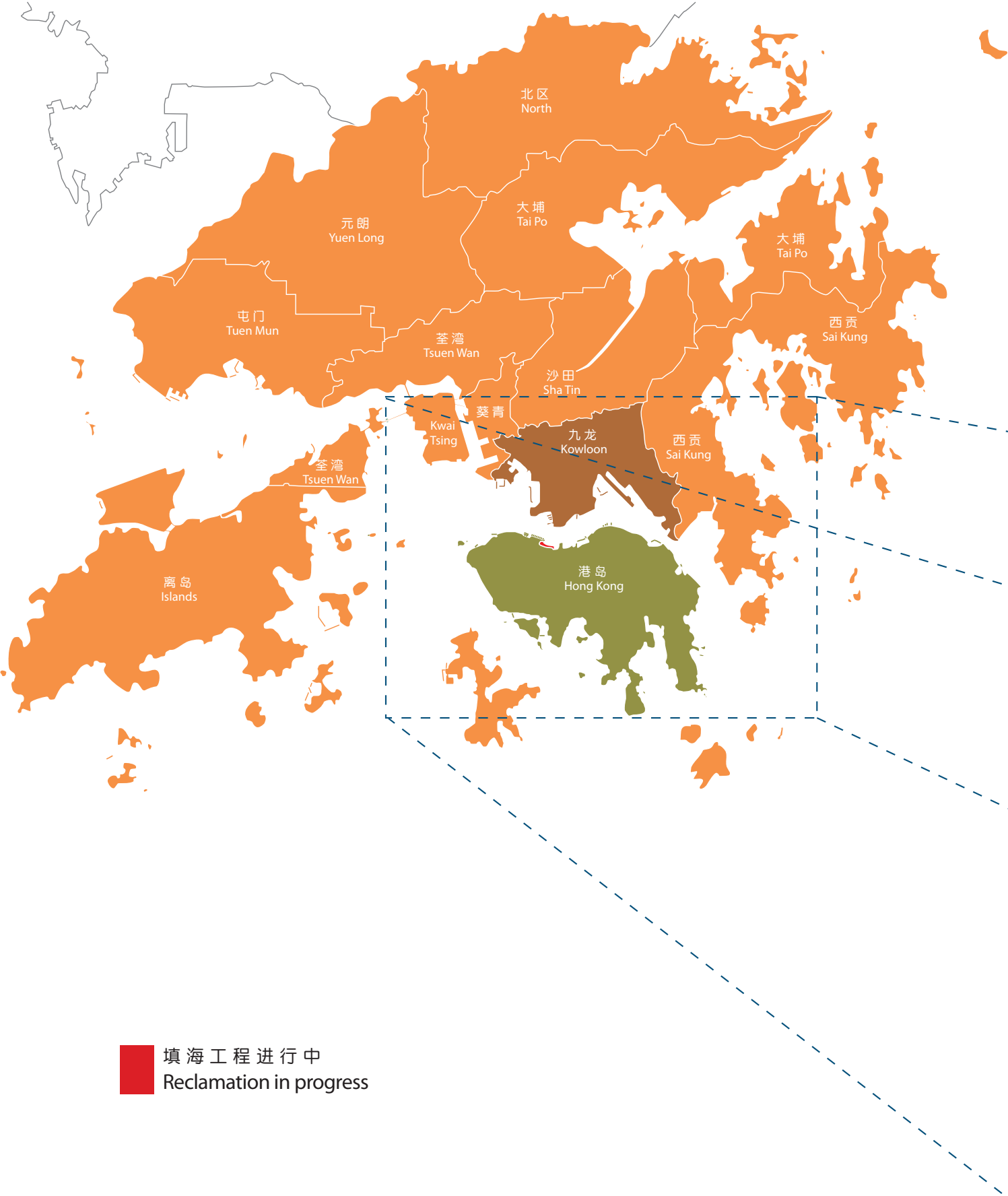
区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
新界 NEW TERRITORIES	西贡 Sai Kung	清水湾、西贡、 大网仔、 将军澳、 坑口、调景岭、 马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	293(p), 296, 297(p), 298(p), 741(p), 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

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)

(p) = part 部分


新界地区 New Territories Districts



港島及九龍地區 Hong Kong and Kowloon Districts







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