香港物业报告
Hong Kong Property Review
2014

香港特别行政区政府
差饷物业估价署
Rating and Valuation Department
The Government of the Hong Kong Special Administrative Region

香港物业报告 2014
Hong Kong Property Review

本报告回顾2013年香港物业市场的活动，
并预测2014及2015年的楼宇落成量。

A review of the Hong Kong property market for the year 2013
with forecast of completions for 2014 and 2015

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差饷物业估价署
Rating and Valuation Department

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序言 Foreword

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《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。本署并藉着视察及在预测期初所进行的调查，了解发展进度和搜集有关资料，以求得出更可靠的预测数字。报告内所载的预测数字均以历年计算，因而或会与载于其他政府刊物并以财政年度计算的数字有所不同。

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

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

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

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

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

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

With regard to rents and prices, readers should note that the figures for the last few months of the year under review are provisional, pending receipt of further data for analysis. Updated figures can be obtained free of charge from the Department's website at 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。

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

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

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

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

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

如有查询，可联络本署技术秘书(物业资料)：

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综观 Overview

2013年，环球经济正逢挑战之际，本港经济录得温和增长。全年本地生产总值实质增长2.9%，较2012年的1.5%显著改善，不过仍逊于过去十年4.5%的年均增幅。通胀于2013年大致平稳，基本通胀率平均为4.0%，相对2011年的5.3%和2012年的4.7%，连续第二年回落。由于访港旅遊业蓬勃、内部经济大致强韧，劳工市场因而能处于全民就业状态，失业率录得平均3.3%的低位。

The Hong Kong economy attained a moderate growth in 2013 amid challenges facing the global economy. GDP for the year grew by 2.9% in real terms, a marked improvement over 1.5% in 2012 but slower than the average annual growth of 4.5% over the past decade. Inflation was largely stable in 2013 and the underlying inflation averaged at 4.0%, marking the second year of easing from 5.3% in 2011 and 4.7% in 2012. Underpinned by vibrant inbound tourism and the largely resilient domestic economy, the labour market was in a state of full employment recording unemployment rate averaged at a low level of 3.3%.

自从2013年2月底政府再推需求管理措施后，加上年中美国联邦储备局暗示减买资产，以及中国经济未见明朗下，本港物业市场明显冷却。另一方面，超低利率和本港整体经济表现改善则为物业售价提供支持。整体上，2013年的交投活动跌至低水平，整体住宅售价的升势显著回软。为防范物业市场出现泡沫危机，政府除了继续实行需求管理措施外，亦已恢复定期卖地，力求增加短、中、长期的住宅和土地供应。信贷措施亦进一步收紧，以防按揭借贷过度扩张。由于控制措施在本年已扩展至非住宅物业市场，这类市场的成交量亦因而减缩，售价也有所整固。

The property market cooled off visibly after the Government rolled out further demand-side management measures in late February 2013, compounded by the US Federal's signal in the mid-year to reduce asset purchases and the uncertainty in China's economy. On the other hand, the ultra-low interest rate and improvement in Hong Kong's overall economic performance gave support to the property prices. For 2013 as a whole, trading activities plunged to subdued levels and the uptrend of overall flat prices decelerating noticeably. To forestall the build-up of bubble risks in the property market, the Government, apart from continuing its demand-side management measures, resumed regular land sale and exerted efforts to increase flat and land supply in the short, medium and long terms. Further credit-tightening measures were also introduced to prevent excessive expansion in mortgage lending. With controlling measures extended to the non-residential markets this year, contraction in transaction volume and consolidation in prices were also seen in these property sectors.

向前展望，物业市场依然受不明朗的气氛所笼罩。内地经济的内部需求表现强韧，加上经济进一步改革所释出的动力，可望继续成为区内经济增长的主要支柱，利及本港。然而，美国日后的货币政策始终是环球经济的主要风险来源。尽管如此，政府决心令物业市场回复供求平衡，并竭力预防物业泡沫风险增加，损害本港金融和社会稳定。

Looking ahead, uncertainties still cloud over the property market. The Mainland economy, with its resilient domestic demand and helped by the momentum released from further economic reforms, should remain a key pillar to regional economic growth to the benefit of Hong Kong. However, the future US monetary policy remains a key source of uncertainty to the global economy. Yet, the Government is determined to regain the supply-demand balance situation of the property market and strives to forestall an increased risk of property bubble that would hamper the financial and social stability.

住宅物业

自从2013年2月推行新一轮政府的需求管理措施及第六轮宏观审慎监管措施，当中包括调高按揭贷款申请人还款能力压力测试的要求，住宅物业市场在2013年逐渐回软。紧随2月新一轮需求管理措施推出后，政府决定自2013-14年度起取消勾地机制。为确保在最大程度上增加土地供应，令物业市场健康地发展，政府会因应市场需要主动出售2013-14年度卖地计划内全部46幅用地。未来三至四年的总单位供应量由2012年底的67 000个单位增至2013年底的71 000个，反映政府在这方面努力不懈的成果。在2013年，「居者有其屋计划」第二市场扩展至5 000名白表买家，私人住宅单位的预售期由提前不多于20个月延长至30个月，以及启德两幅用地藉「港人港地」措施以公开招标方式售出。另一方面，为提高一手住宅物业销售的透明度及公平性和增加对买家的保障，《一手住宅物业销售条例》于2013年4月29日全面生效。发展商在熟悉有关条例后，于第三季回复积极推售和重推新楼盘。2013年送交土地注册处注册的住宅物业买卖合约总数下挫38%至50 676份的记录新低，反映自3月以来交投淡静。当中，二手市场的成交急挫42%，一手市场的交投则录得较小的15%跌幅。发展商因应市场淡静，向准买家提供优惠和回赠，以助促销新楼盘，一手市场因此于第四季重获动力，销售回升。预料一手楼盘的销售于2014年短期内仍会维持强劲。

Residential

Since the introduction of a new round of Government's demand-side management measures and a sixth round of macro-prudential measures such as tightening the requirements on stress-testing of mortgage applicants' repayment ability in February 2013, the residential property market eventually showed sign of softening in 2013. Shortly after the launch of the demand-side management measures in February, the Government decided to abolish the Application Mechanism from 2013-14. The move was taken to initiate the sale of all 46 sites in the 2013-14 Land Sale Programme with due consideration of market needs to ensure increasing land supply to the greatest extent and hence contribute to the healthy development of the property market. Reflecting the Government's sustained efforts, total flat supply in the coming three to four years increased from 67 000 units at end-2012 to 71 000 units at end-2013. In 2013, the Home Ownership Scheme (HOS) Secondary Market was extended to 5 000 White Form Buyers, the pre-sale period of private residential flats was extended from not more than 20 months to 30 months in advance. Two sites in Kai Tak were sold by public tender under "Hong Kong Property for Hong Kong People" measure. On the other hand, to enhance the transparency and fairness of the sales of first-hand residential properties and increase the buyer's protection, the Residential Properties (First-hand Sales) Ordinance took full effect on 29 April 2013. The active launches and re-launches of new projects resumed in the third quarter after developers starting to get familiar with the new ordinance. Reflecting the subdued trading since March, the total number of sale and purchase agreements for residential property received by the Land Registry plunged by 38% to 50 676 in 2013, the lowest on record. Within the total, secondary market transactions plummeted by 42%, while primary market transactions declined by a lesser 15%. In the face of market slowdown, developers drove sales by offering incentives and rebates to prospective buyers and hence the primary market regained momentum in the fourth quarter. It is expected that the sales of primary projects will remain robust over the short term in 2014.

2013年的住宅落成量约为8 250个单位，相当于2012年的81%。入住量增加至8 060个单位，但依然低于年内的落成量；然而，年底空置量微降至总存量的4.1%，相当于46 570个单位，这是由于年内拆卸楼宇所致。2014及2015年新单位的预测落成量分别约为17 610个及12 660个。一手市场的供应保持稳定。截至12月底，预计未来三至四年间落成和将发展项目合共为一手市场提供约71 000个单位。

整体住宅售价的升势在2013年显著回软，于第四季录得9%的按年增长，是2009年楼市开始上升以来最小的升幅。租金于2013年大部分时间保持强劲，及至年底掉头向下，在2013年第四季录得4%的整体按年增长。由于售价和租金升幅收窄，相较一年前，物业市场回报率于第四季全面下调。

写字楼

最新一轮需求管理措施亦针对非住宅市场，加上市场预期美国将逐步退出超宽松货币政策，令写字楼市场同样自2013年3月起降温。2013年的成交量骤降49%至1 700宗。为了满足市场需求，政府将九幅商业／商贸用地纳入2013-14年度卖地计划，并陆续推出更多计划从各方面增加供应，包括检讨启德发展区规划以增加写字楼和房屋的供应，并继续鼓励活化工业大厦及进一步放宽改装整幢工厦的限制。至于需求方面，写字楼的整体需求回软，但在新供应有限以及内地企业在本港持续扩张下，市场对核心地区尤其中区仍然维持强大的需求。

Completions in 2013 were about 8 250 units, 81% of the level in 2012. Take-up increased to 8 060 units but still fell short of the year's completions. Yet, vacancy at the year-end declined moderately to 4.1% of the total stock, equivalent to 46 570 units, due to demolition during the year. The number of units forecast for completions in 2014 and 2015 are around 17 610 and 12 660 respectively. Supply in the primary market was stable. As at end of December, it was estimated that about 71 000 first-hand units in completed developments or committed projects would be coming onto the primary market in the next three to four years.

With the uptrend decelerating noticeably, the overall flat prices rose by 9% year-on-year in the fourth quarter of 2013, the smallest increase in the current market boom started in 2009. Rents remained resilient in most of the 2013 and headed down towards the year-end, achieving an overall year-on-year increase of 4% in the fourth quarter of 2013. With narrowed growth in both prices and rents, rental yields adjusted downwards across the board in the fourth quarter over a year earlier.

Office

Damped by the new round of demand-side management measures which were also targeting on non-residential markets and the expectations of the US' gradual exit from the extremely loose monetary policy, the office market likewise has cooled off since March 2013. Transactions plummeted by 49% to 1 700 cases in the year. To meet the market demand, 9 commercial/business sites were included in the 2013-14 Land Sale Programme. More plans to increase supply on different fronts were carried out, examples include reviewing the planning of Kai Tak Development Area to increase office and housing supply, continuing to encourage the revitalization of industrial buildings and further relaxing certain restrictions on wholesale conversion. On demand side, the overall demand for office space softened while demand in core districts especially Central remained strong amid limited new supply and the continuing expansion plan of Mainland enterprises in Hong Kong.

2013年私人写字楼的落成量为122 700平方米，较去年减少10%。甲级写字楼的落成量为96 800平方米，当中约57%位于观塘，乙级写字楼的落成量则为24 700平方米。年内整体使用量录得负数17 100平方米。不过，甲级写字楼使用量事实上维持正数，达12 100平方米，乙、丙级写字楼则分别录得负数15 400平方米和13 800平方米。新落成写字楼的使用量偏低，导致年底的空置量增至7%，相当于764 300平方米。尖沙咀的空置单位显著增加，其他核心地区的空置量则保持相当平稳。

Office completions in 2013 were 122 700 m^2, 10% lower than the previous year. Grade A space completions were 96 800 m^2, of which about 57% were in Kwun Tong, and Grade B completions were 24 700 m^2. A negative overall take-up of 17 100 m^2 was recorded for the year. However, the take-up of Grade A office actually remained positive at 12 100 m^2 while that of Grade B and C turned negative to 15 400 m^2 and 13 800 m^2 respectively. Take-up in newly completed space was low and thus leading to an increase in year-end vacancy to 7%, amounting to 764 300 m^2. Vacancy in the core districts remained fairly stable except in Tsim Sha Tsui which saw vacant units increased noticeably.

预计2014年写字楼落成量会增至147 800平方米，2015年再倍升至276 800平方米。2014年甲级写字楼的落成量预计为115 000平方米，主要集中于非核心地区，当中观塘及沙田占预计供应量约63%。2015年甲级写字楼的落成量为252 400平方米，当中20%来自核心地区，45%来自观塘。乙级写字楼方面，2014年的预测落成量约为29 000平方米而2015年则约为21 400平方米；至于丙级写字楼方面，估计2014与2015年分别有3 800平方米和3 000平方米落成。

Completions are likely to increase to 147 800 m^2 in 2014 and double to 276 800 m^2 in 2015. Grade A space completions in 2014 are estimated to be 115 000 m^2, solely in the non-core districts with Kwun Tong and Sha Tin providing some 63% of the anticipated supply. Completions of Grade A office in 2015 will be 252 400 m^2, with 20% come from the core districts and 45% from Kwun Tong. Grade B space forecast completions are about 29 000 m^2 in 2014 and 21 400 m^2 in 2015. There will be 3 800 m^2 and 3 000 m^2 of Grade C office coming on stream in 2014 and 2015 respectively.

写字楼售价在2013年上半年进一步上升，但在第四季开始回软。虽然甲级写字楼整体售价在2013年最后一季较2012年同期上涨6%，但核心地区的售价则录得1%温和跌幅。2013年的租金走势与售价相若，2013年最后一季按年上升7%。不过，上环和中区的甲级写字楼租金回软，在第四季按年录得3%负增长。全年的物业市场回报率则保持相当平稳。

Office prices rose further in the first half of 2013 but began to soften in the fourth quarter. Though overall prices of Grade A office in the last quarter of 2013 recorded a growth of 6% over the corresponding period in 2012, a mild decrease of 1% was noted in the core districts. Rental movement in 2013 was similar to that of prices, with a year-on-year increase of 7% in the last quarter of 2013. However, Grade A office rents in Sheung Wan and Central softened with negative year-on-year growth of 3% in the fourth quarter. Rental yields remained fairly stable throughout the year.

商业楼宇

2013年商业楼宇的落成量为38 400平方米，少于2012年落成量的一半。当中45%位于港岛，湾仔独占总体落成量的30%。年内使用量录得负数14 100平方米，空置量增至781 500平方米，相当于总存量的7.2%。预计2014年的落成量会增至63 300平方米，2015年的落成量进一步升至96 900平方米。

零售业楼宇

自2013年2月推出双倍印花税措施后，炽热的零售业楼宇市场亦明显冷却。访港旅遊业在2013年尤其上半年维持强劲增长。全年计，整体访港旅客大幅增加11.7%至5 430万人次的历史新高。内地旅客依然是增长动力，在访港旅客总人次所占比例进一步攀升至75%。不过，新通过针对强迫购物的法例和内地的经济改革，改变了这些内地旅客的购物需求。跨国品牌企业对优质街铺的租赁需求保持强劲，但核心地区周边及次要地区商铺的租赁表现则各有不同。

2012年第四季至2013年第四季期间，售价上升6%，远低于2012年第四季的39%按年急剧增幅。租金同样上升6%，年内按月升势减慢，到2013年底改为录得轻微跌幅。因此，物业市场回报率在2013年第四季与年前相比，仍然维持2.4%。

Commercial

Completions of commercial space in 2013 were 38 400 m^2, less than half of the level in 2012. While 45% of the completions were on Hong Kong Island, Wan Chai alone accounted for 30% of total completions. Negative take-up of 14 100 m^2 was recorded for the year and vacancy increased to 781 500 m^2 or 7.2% of stock. More completions are expected in 2014 with 63 300 m^2 and the figures will further increase to 96 900 m^2 in 2015.

Retail

The overheated retail property market has also cooled off visibly after the imposition of Double Stamp Duty in February 2013. Inbound tourism maintained strong growth in 2013, particularly in the first half of the year. Overall visitor arrivals rose notably by 11.7% to another record high of 54.3 million in the year and Mainland visitors continued to be the growth driver and its share in total visitor arrivals rose further to 75%. Yet the newly adopted forced shopping law and economic reforms in China changed the shopping needs of these Mainland visitors. While leasing demand from multinational brands for prime street shops remained strong, performance was divided for shops on the periphery of core locations and secondary locations.

Between the fourth quarter of 2012 and the fourth quarter of 2013, prices rose by 6%, shrank considerably from the surge of 39% in the fourth quarter of 2012 over a year earlier, and rentals also increased by 6% during the same period, with monthly gains decelerating over the course of the year and reverting to small declines in the latter part of 2013. As a result, the average rental yield remained unchanged at 2.4% in the fourth quarter of 2013 comparing with a year earlier.

工业楼宇

同样地，受到新一轮需求管理措施所影响，2013年分层工厂大厦的成交量急跌56%至4 270宗。不过，在地铺及传统零售地区商铺的高昂价格和租金影响之下，可供替代的工业楼宇的需求持续上升，售价和租金在2013年第四季仍按年攀升15%。由于活化旧工业大厦的措施自2010年4月1日起生效，业主积极出售在过去几年间已提升设施的物业以获取利润，一些投资者把握这个机会在短时间内套现。

2013年**分层工厂大厦**的落成量差不多是去年落成量的两倍，达85 100平方米，远超过去10年达19 000平方米的平均数值。使用量转为负数83 500平方米。由于使用量录得负数，年底空置量升至总存量的5.8%，相当于988 800平方米。落成量于2014及2015年将分别急跌至35 300平方米及29 600平方米。而售价在2013年进一步上升，但至年底开始回落，与前一年相比，2013年第四季较去年同期上扬15%。不过，租金在2013年全年持续向上，2013年第四季按年录得10%增长。2013年分层工厂大厦的售价和租金增长幅度较其他类型物业为佳，物业市场回报率亦相对保持平稳。

2013年依旧没有**工贸大厦**落成。年内使用量为负数300平方米，年底空置量轻微上调至总存量的6.8%，即40 200平方米。这类楼宇在2014和2015年仍然不会有新供应。

同样，2013年没有**货仓**落成，预计2014年的落成量为80 200平方米左右，2015年则没有楼面落成。

Industrial

Similarly, transactions for flatted factories plunged by 56% to 4 270 cases in 2013 under the influence of the new round of demand-side management measures. However, prices and rents still jumped up by 15% year-on-year in the fourth quarter of 2013 amid the growing demand for alternate spaces in view of the high cost for spaces on street front and in tradition retail areas. Since the measures to facilitate the revitalization of old industrial buildings came into effect on 1 April 2010, owners were keen to capture gains on disposing of the improved facilities over the past few years, and some investors were not slow to cash in on this opportunity.

Completions of **flatted factories** in 2013 nearly doubled that of the previous year to 85 100 m^2, far exceeding the average of 19 000 m^2 for the past 10 years. Take-up turned negative to 83 500 m^2. With negative take-up, vacancy at the year-end climbed up to 5.8% of stock, equivalent to 988 800 m^2. Future completions will reduce sharply to 35 300 m^2 in 2014 and another 29 600 m^2 in 2015. Prices went up further in 2013 but started to move back at the year-end, resulting in 15% increase in the fourth quarter of 2013 over the same period in previous year. Rents however grew continuously throughout 2013 and registered a year-on-year growth of 10% in the fourth quarter of 2013. In 2013, growth in prices and rents of flatted factories outperformed the other property sectors, rental yields also stood relatively stable in 2013.

There was again no **industrial/office** completion in 2013. Take-up during the year was negative with 300 m^2 and the year-end vacancy edged up marginally to 6.8% of stock, equivalent to 40 200 m^2. It is still unlikely to have any new supply in 2014 and 2015.

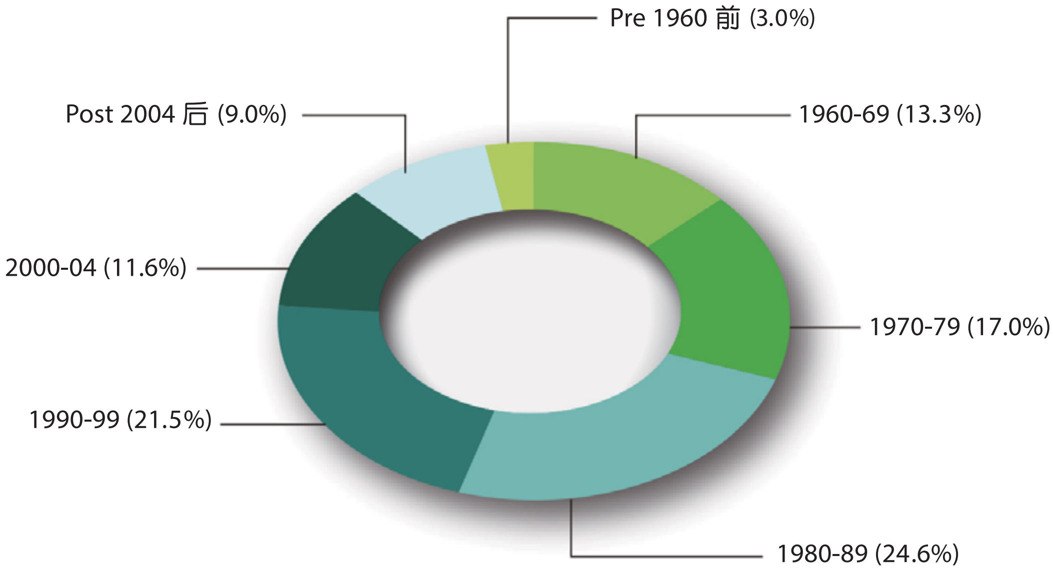
Likewise, there was no **storage** space completed in 2013. It is estimated that around 80 200 m^2 storage space will be completed in 2014 but none is expected in 2015.

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。2013年底的整体总存量为1 123 600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 2013, the overall stock was 1 123 600 units. The chart shows stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age



2013年私人住宅落成量遽降至8 250个单位，较前一年的水平下降19%。新界占落成量约82%，九龙占12%，港岛则占6%。在这8 250个单位当中，元朗的新单位落成量最多，占整体落成量的43%，其次为将军澳和沙田，分别占22%和11%。

Completions in 2013 plunged to 8 250 units, down by 19% from the previous year. The New Territories contributed 82% of these new units, while Kowloon and Hong Kong Island contributed 12% and 6% respectively. Out of these 8 250 units, Yuen Long contributed the largest share of new units, at 43% of overall completions, followed by Tseung Kwan O at 22% and Sha Tin at 11%.

2013 年的入住量增加7%至8 060个单位，相当于年内落成量的98%，年底的空置量因而下降至46 570个单位，相当于总存量的4.1%，在这46 570个空置单位当中，约1 410个单位于占用许可证发出后，因尚未获发满意纸或转让同意书而空置。

Take-up in 2013 increased by 7% to 8 060 units, equivalent to 98% of the completions in the year. As a result, vacancy at the year-end reduced to 46 570 units, or 4.1% of the total stock. Amongst these 46 570 units, about 1 410 units were vacant because they were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

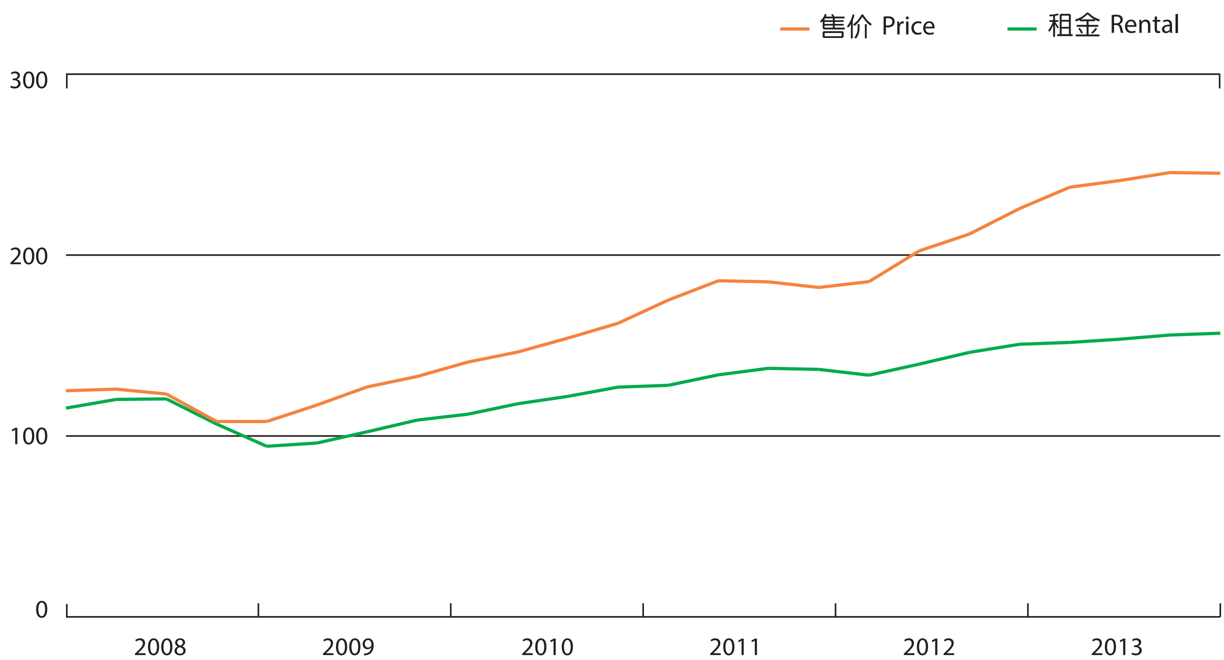
预计2014和2015年的落成量分别升至17 610和12 660个单位，2014年的新供应量约61%来自新界，其余21%位于九龙，18%位于港岛。将军澳占新单位供应量的14%，其次为荃湾和元朗，各占预计落成量的12%。2015年新供应仍集中在新界，将军澳则供应最多单位，占新供应量的17%，其次为九龙城和离岛，各占15%和13%。

Completions in 2014 and 2015 are expected to rise to 17 610 units and 12 660 units respectively. In 2014, about 61% of the new supply will come from the New Territories, and the remainder came from Kowloon at 21% and Hong Kong Island at 18%. Tseung Kwan O will account for 14% of the new units, followed by Tsuen Wan and Yuen Long each contributing 12% of the estimated completions. New supply in 2015 will still be concentrated in the New Territories with Tseung Kwan O will contribute the largest share at 17% of new units, followed by Kowloon City at 15% and Islands at 13%.

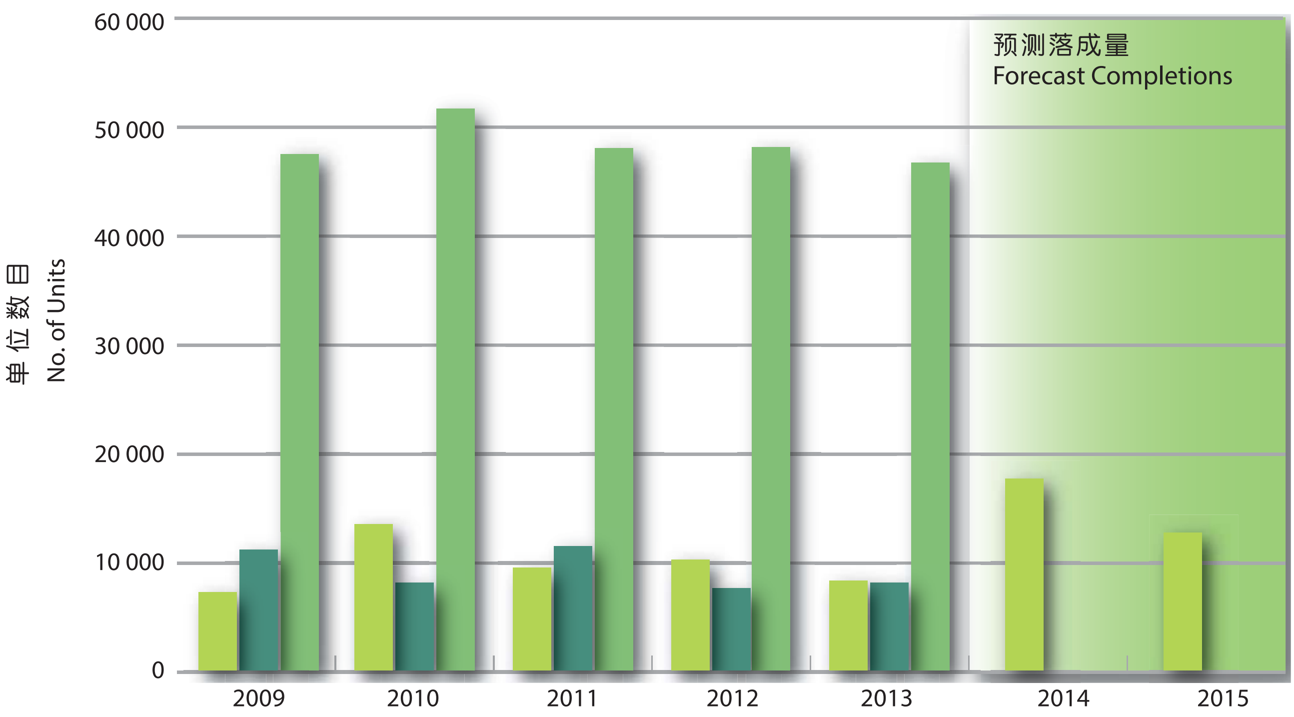
二手楼宇市场的售价于2013年第一季继续急升。自新一轮需求管理措施推出后，售价的升幅自第二季起减慢，并在最后一季整固，整体售价在最后一季按年录得9%增长。年内租金亦录得滞后升幅，最后一季租金指数较去年同季上升4%。

Prices in the secondary market continued to surge in the first quarter of 2013. Against the latest round of demand-side management measures, the rise in prices decelerated since the second quarter and consolidated in the last quarter. Overall prices still registered a year-on-year growth of 9% in the last quarter. Rents, also saw a lagged increase in the year, with the rental index in the last quarter registering a 4% growth 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



单位数目
No. of Units

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	7 160	13 410	9 450	10 150	8 250	17 610#	12 660#
入住量 Take-up	11 090	8 030	11 400	7 550	8 060		
空置量 Vacancy	47 350	51 530	47 920	48 000	46 570		
%+	4.3	4.7	4.3	4.3	4.1		

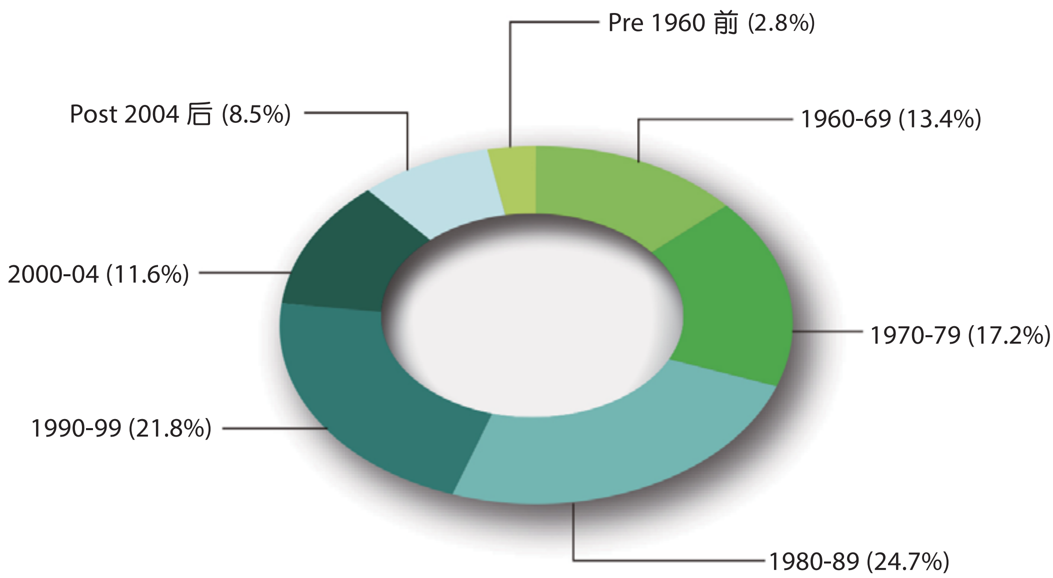
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 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。2013年底的总存量为1 037 200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 m². Stock at the end of 2013 was 1 037 200 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



2013年约有7 310个单位落成，其中83%位于新界，其余12%位于九龙，5%位于港岛。按地区计，主要供应来自元朗，其次为将军澳和沙田。以单位面积计，B类单位占新供应量的65%，A、C类单位的比例则分别为19%和16%。

Around 7 310 units were completed in 2013, of which 83% were located in the New Territories, 12% in Kowloon and 5% on Hong Kong Island. Major supply came from Yuen Long, followed by Tseung Kwan O and Sha Tin. In terms of flat size, class B units alone accounted for 65% of the new supply while the shares of class A and class C units were 19% and 16% respectively.

2013年的入住量下跌4%至6 390个单位。年底空置量亦跌至38 210个单位，占此分类总存量的3.7%。

Take-up in 2013 decreased by 4% to 6 390 units. Vacancy at the year-end also reduced to 38 210 units, or 3.7% of the stock in this sub-sector.

预计2014和2015年分别约有16 400和9 480个单位落成。2014年的新落成量中，新界占63%，将军澳、荃湾和元朗单位合共占预计供应量的39%。到2015年，新界的供应量微跌至59%，单位主要分布于将军澳、离岛和元朗。

Completions in 2014 and 2015 are forecast to increase to 16 400 units and 9 480 units respectively. Of the completions in 2014, the New Territories will share 63%, with Tseung Kwan O, Tsuen Wan and Yuen Long altogether accounting for 39% of the estimated supply. In 2015, contribution from the New Territories will slightly diminish to 59%, distributed mainly in Tseung Kwan O, Islands and Yuen Long.

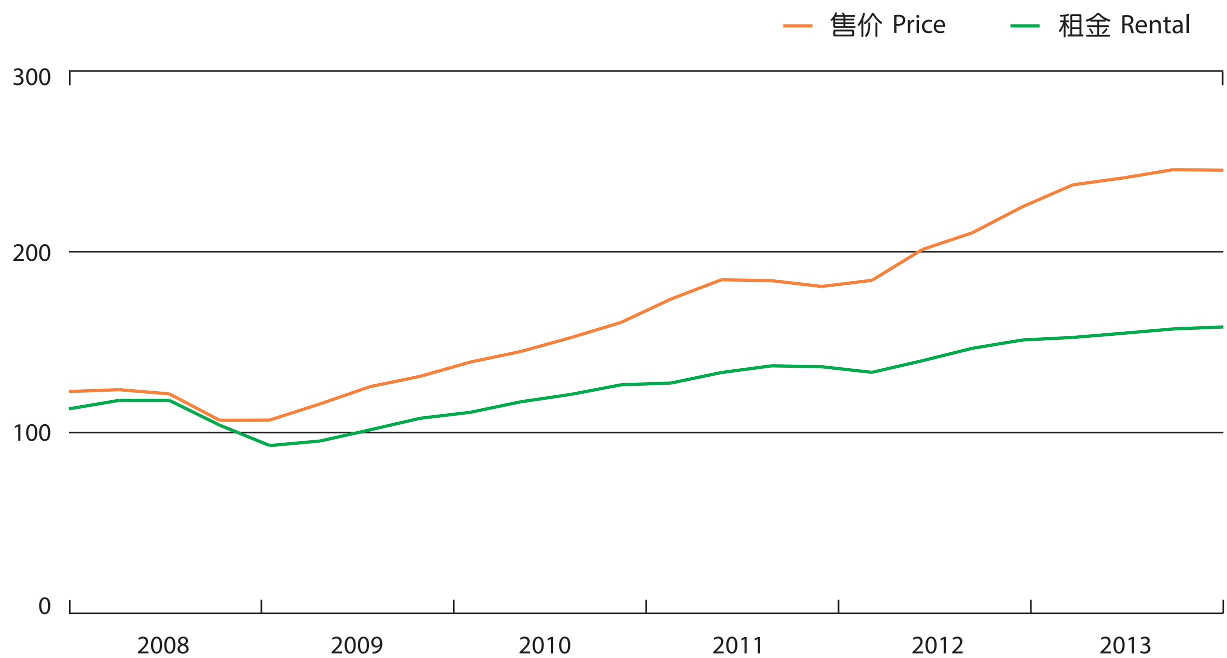
这类单位的售价承接2012年的升势，于2013年第一季在高位徘徊。自需求管理措施推出后，售价的升势显著减慢，并在第四季开始回落，第四季售价按年上涨9%。租金同样由第一季接连攀升至最后一季，较2012年同期第四季录得5%温和增幅。

Prices in this sub-sector following the rising momentum in 2012, hovered at high levels in the first quarter of 2013. The uptrend decelerated noticeably after the demand-side management measures rolled out, and began to fall in the fourth quarter. The price finished with a year-on-year increase of 9% in the fourth quarter. Likewise, rents climbed consecutively from the first to the last quarter and recorded a mild increase of 5% in the fourth quarter over the corresponding period in 2012.

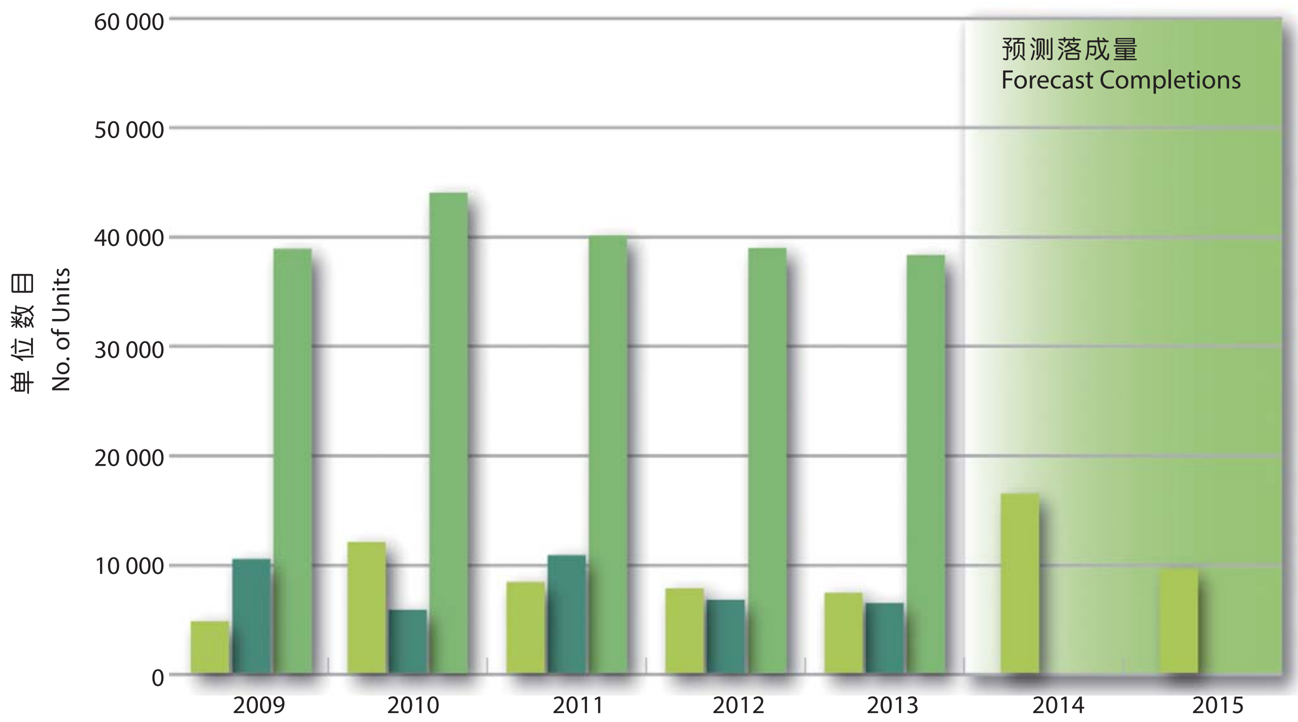
住

Private Domestic

售价及租金指数
Price and Rental Indices



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



单位数目
No. of Units

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	4 740	11 970	8 320	7 730	7 310	16 400#	9 480#
入住量 Take-up	10 420	5 790	10 770	6 680	6 390		
空置量 Vacancy	38 770	43 960	40 000	38 860	38 210		
%+	3.8	4.3	3.9	3.8	3.7		

\+ 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.

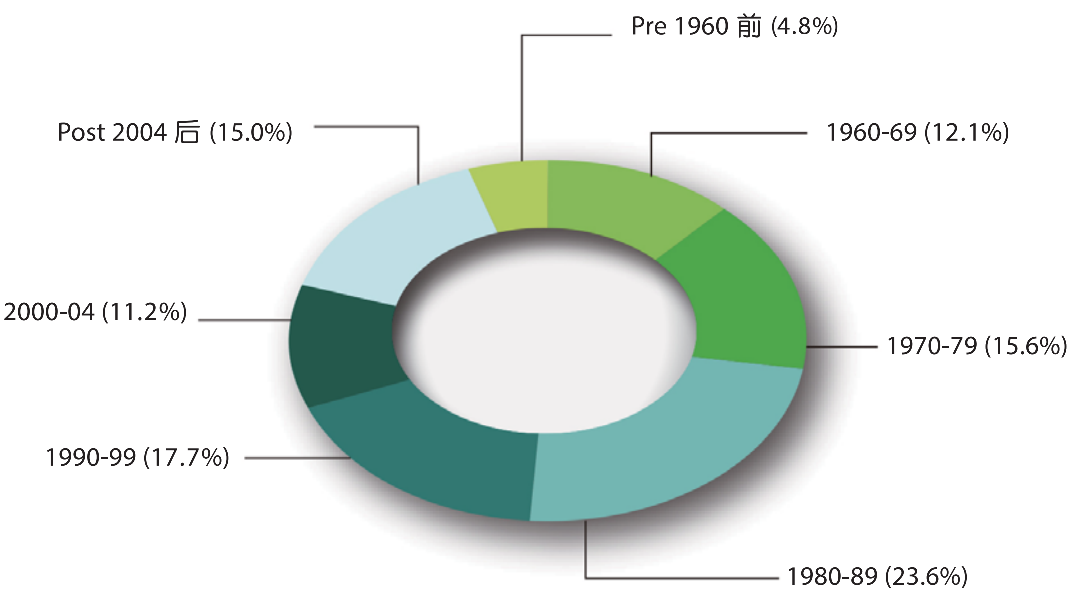
\# 预测数字
Forecast figures

住
Private Domestic

此分类包括实用面积为100平方米或以上的单位。2013年底的总存量为86 400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^2 or above. Stock at the end of 2013 was 86 400 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



2013年共有940个单位落成，其中69%位于新界。按地区计，元朗在此分类中供应最多单位，占落成量的35%，其次为北区的27%。

There were 940 units completed in 2013, of which 69% were located in the New Territories. District-wise, Yuen Long provided the largest supply of units in this sub-sector, accounting to 35% of the completions, followed by North district at 27%.

2013年的入住量急升92%至1 670个单位，较落成量超出逾70%，年底空置量因而降至8 360个单位，相当于此分类总存量的9.7%。

Take-up in 2013 soared by 92% to 1 670 units, exceeding the completions by over 70%. The year-end vacancy therefore declined to 8 360 units, representing 9.7% of the stock in this sub-sector.

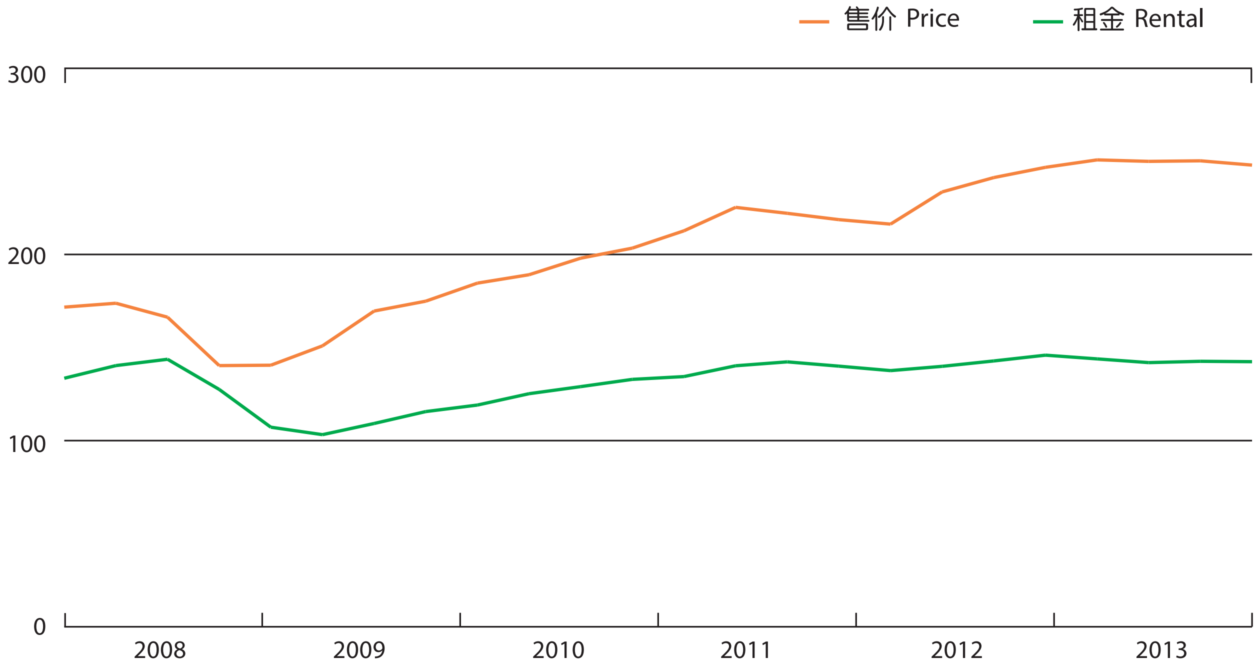
预计2014年的落成量增至1 210个单位，到2015年显著升至3 180个。2014年，此分类的新供应集中在九龙，油尖旺占此分类落成量的31%；2015年新供应则主要集中在新界，而九龙城会有最多单位供应，占新供应量约三分之一。

Completions are expected to rise to 1 210 units in 2014 and surge markedly to 3 180 units in 2015. In 2014, new supply in this sub-sector will be concentrated in Kowloon with Yau Tsim Mong providing 31% of the completions in this sub-sector. Major supply will then revert to the New Territories in 2015, while the largest supply will come from Kowloon City, accounting for about one-third of the new units.

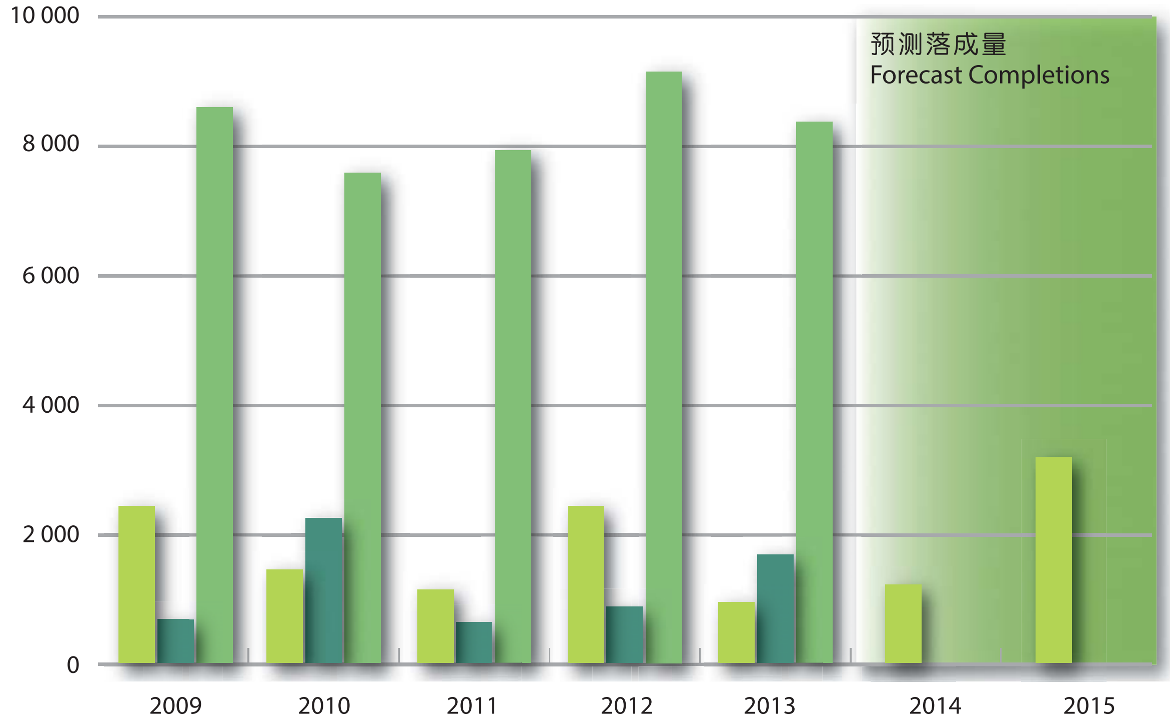
与中小型单位相比，这类单位的售价在2013年第一季缓慢上升，但在随后两季无甚变动。售价在年底轻微回落，令第四季的售价与一年前相比无显著变动。年内租金呈现下跌趋势，第四季的租金较去年同期下调2%。

Compared with the small/medium sized flats, prices in this sub-sector rose slowly in the first quarter of 2013 and showed virtually no change in the following two quarters. Owing to a slight decline at the year-end, prices in the fourth quarter exhibited no significant movement over a year earlier. Rents displayed a downward trend in the year with the fourth quarter exhibiting a 2% decrease over the same period of last year.

售价及租金指数
Price and Rental Indices



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



单位数目
No. of Units

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	2 420	1 440	1 130	2 420	940	1 210#	3 180#
入住量 Take-up	670	2 240	630	870	1 670		
空置量 Vacancy	8 580	7 570	7 920	9 140	8 360		
%+	10.5	9.2	9.5	10.7	9.7		

\+ 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

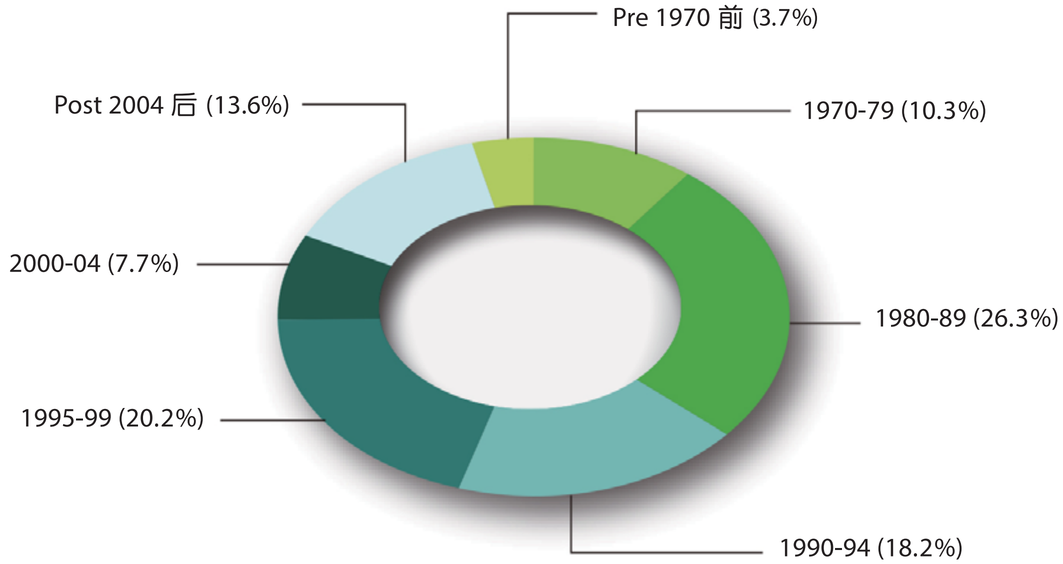
住
Private Domestic

私人写字楼 Private Office

2013年底私人写字楼的总存量为10 983 200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%。2013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57%。图表显示按楼龄分类的各级写字楼总存量。

The total stock of private office at the end of 2013 amounted to 10 983 200 m^2, which included 63% Grade A, 23% Grade B and 14% Grade C office. Office space in the core districts comprising Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 57% of the total stock at the end of 2013. The chart shows the total stock of all office by age.

按楼龄分类的总存量
Stock Distribution by Age



2013年私人写字楼的落成量为122 700平方米，较2012年减少10%，当中约92%的落成量位于非核心地区。甲级写字楼的落成量为96 800平方米，相当于总供应量的79%。

Office completions in 2013 were 122 700 m^2, a decline of 10% from 2012 level. About 92% of the completions were in the non-core districts. Completions of Grade A space amounted to 96 800 m^2, equivalent to 79% of total supply.

年内写字楼的使用量录得负数17 100平方米。年底的空置量升至764 300平方米，相当于总存量的7%。

A negative take-up of 17 100 m^2 was recorded for the year. Vacancy at the year-end rose to 764 300 m^2, representing 7% of total stock.

预计2014和2015年的落成量分别增至147 800和276 800平方米。2014年的预计供应量当中，约94%位于非核心地区，然而核心地区的比例或会于随后一年上升至25%。2014年的落成量之中，38%位于观塘，45%来自新界。到2015年，主要供应量将转移至九龙，届时单是观塘便占预计落成量约41%。按写字楼级别计，预料甲级写字楼分别继续占2014和2015年预计落成量的77%和91%。

Completions are expected to rise to 147 800 m^2 and 276 800 m^2 in 2014 and 2015 respectively. About 94% of the forecast supply in 2014 will be found in the non-core districts but the share for core districts will likely increase to 25% in the following year. While 38% of the new completions in 2014 will be in Kwun Tong, another 45% will come from the New Territories. In 2015, major supply will be shifted to Kowloon, with Kwun Tong alone contributing about 41% of the estimated completions in that year. On office grade front, it is estimated that Grade A office will continue to account for 77% and 91% of the forecast completions in 2014 and 2015 respectively.

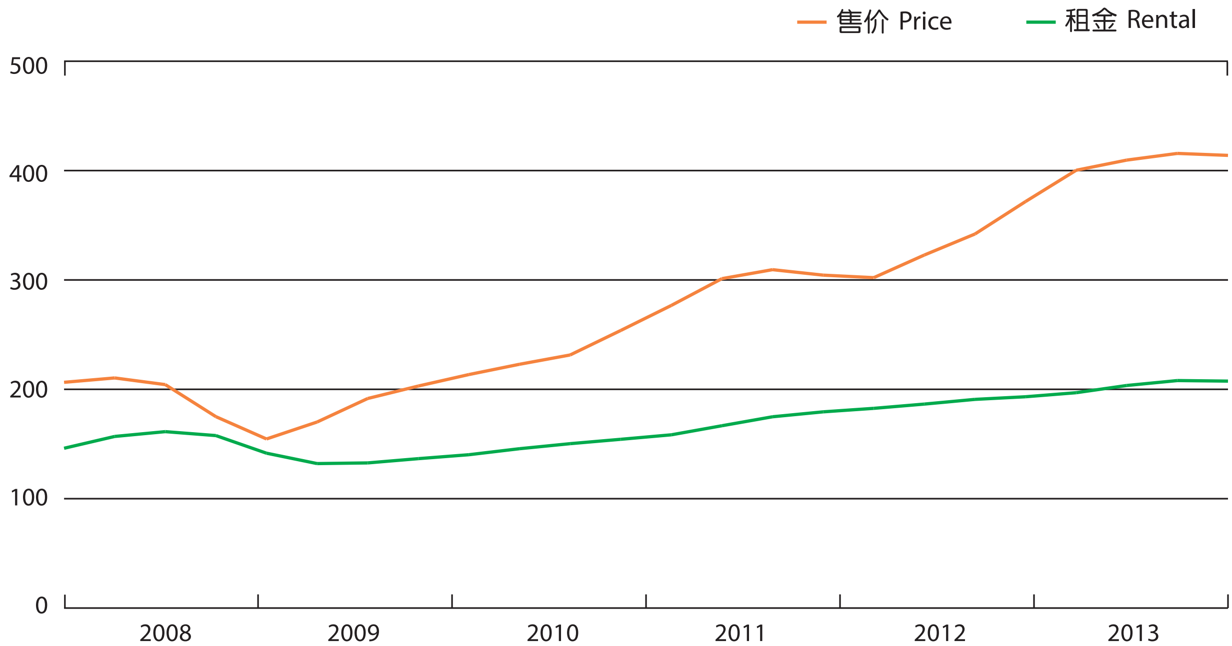
年内上半年售价与租金均逐步上扬，及至年底时开始回落。整体上，第四季的售价按年增长11%，最后一季的租金则较2012年同期增加7%，升幅温和。

Both prices and rents rose gradually in the first half of the year but started to decline towards the year-end. Overall, the prices finished with a year-on-year increase of 11% in the fourth quarter while rents registered a moderately growth of 7% in the last quarter when compared with same period of 2012.

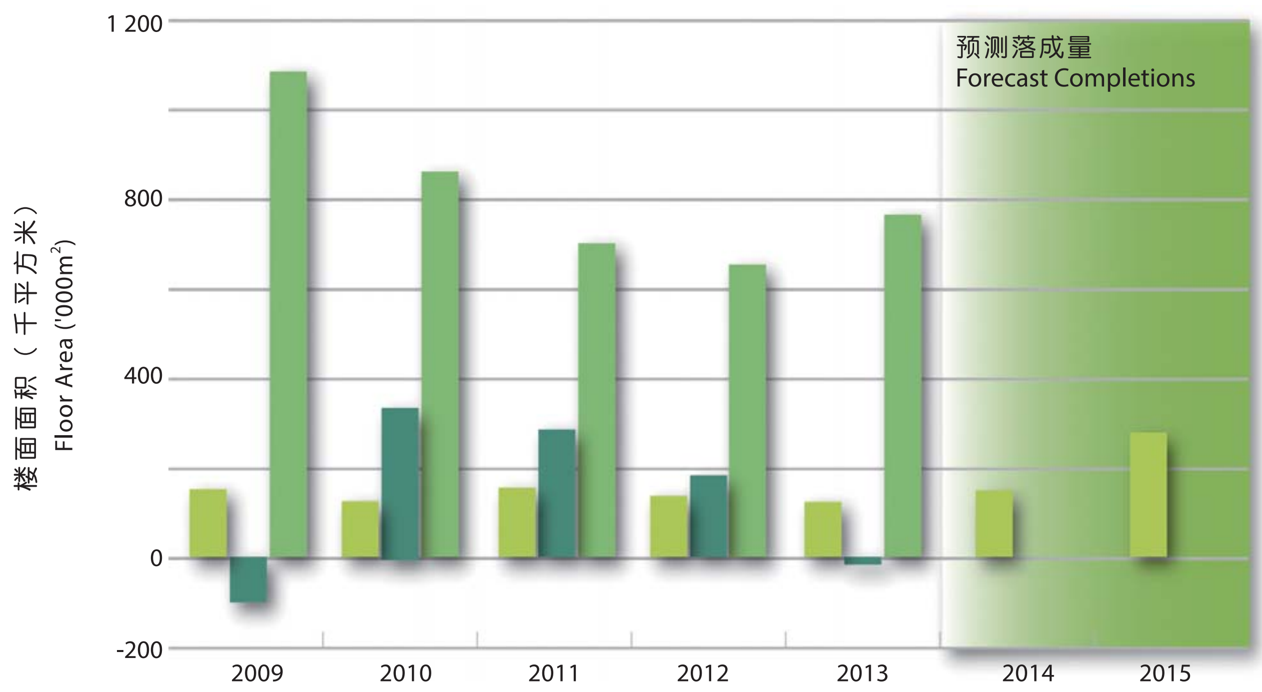
写

Private Office

售价及租金指数
Price and Rental Indices



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



楼面面积（千平方米）
Floor Area ('000m²)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	151	124	155	136	123	148#	277#
使用量 Take-up	-101	339	285	182	-17		
空置量 Vacancy	1 083	860	700	652	764		
%+	10.3	8.0	6.5	6.0	7.0		

\+ 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

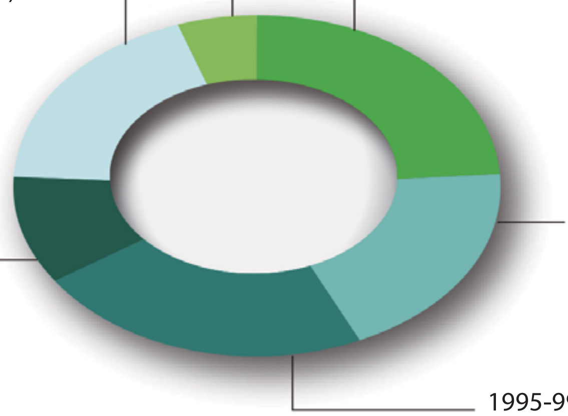
2013年底甲级写字楼的总存量为6 995 900平方米，占各级写字楼总存量的63%。图表显示按楼龄分类的甲级写字楼总存量。

Stock of Grade A office space at the end of 2013 stood at 6 995 900 m^2, representing 63% of the total office stock. The chart shows the distribution of stock in this grade by age.

总存量中有53%位于港岛，九龙及新界分别占37%和10%。

Hong Kong Island accounted for 53% of the stock, while the share for Kowloon and the New Territories were 37% and 10% respectively.

按楼龄分类的总存量
Stock Distribution by Age



甲级写字楼的落成量为96 800平方米，较2012年减少7%。新的发展项目大多位于非核心地区，例如观塘(57%)、沙田(23%)和南区(15%)。

Completions of Grade A offices were 96 800 m^2, down 7% from 2012. Majority of the new developments were located in the non-core districts such as Kwun Tong (57%), Sha Tin (23%) and Southern district (15%).

2013 年的使用量大幅减少91%至12 100平方米，整体空置量因此升至502 700平方米，相当于甲级写字楼总存量的7.2%，其中约44%的空置面积位于核心地区。

Take-up in 2013 was substantially reduced by 91% to 12 100 m^2. As a result, vacancy increased to 502 700 m^2, representing 7.2% of Grade A stock. About 44% of the vacant space was found in the core districts.

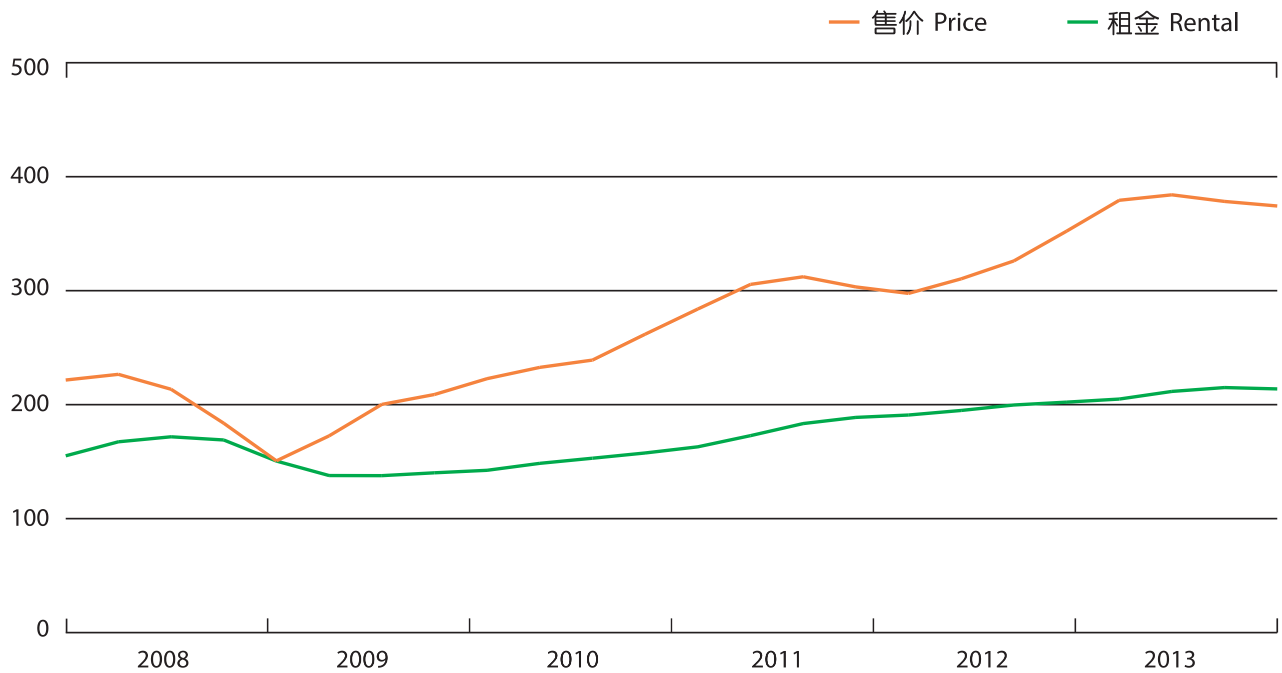
预计2014年的落成量微增至115 000平方米，2015年则进一步增至252 400平方米。2014年的新供应量全部来自非核心地区，并以观塘、沙田和荃湾较多，分别约占整体落成量的34%、29%和24%。2015年的预计供应量之中，约74%位于九龙，主要来自观塘和九龙城，分别占新落成量的45%和16%。

It is forecast that completions will increase slightly to 115 000 m^2 in 2014 and further to 252 400 m^2 in 2015. All new supply in 2014 will come from the non-core districts. Districts with relatively higher supply in 2014 are Kwun Tong, Sha Tin and Tsuen Wan which will account for about 34%, 29% and 24% of the overall completions respectively. In 2015, about 74% of the anticipated new supply will be located in Kowloon, largely in Kwun Tong and Kowloon City accounting for 45% and 16% of the new completions respectively.

上半年售价和租金持续向上，但于第四季开始下调。2013年最后一季的售价和租金均较2012年同期增长6%。

The rising trend of prices and rents continued in the first half of the year but began to decline in the fourth quarter. Both prices and rents went up by 6% in the final quarter in 2013 over the corresponding period in 2012.

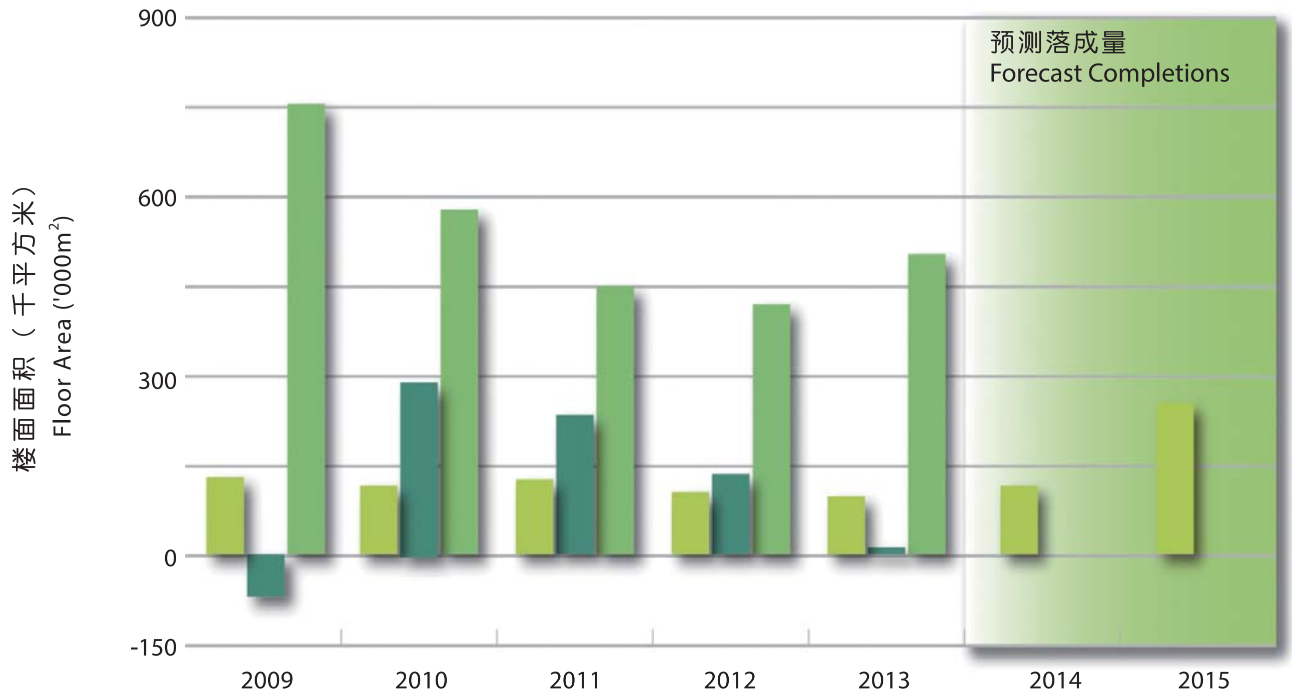
售价及租金指数
Price and Rental Indices



写

Private Office

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



楼面面积（千平方米）
Floor Area ('000m²)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	129	115	125	104	97	115#	253#
使用量 Take-up	-71	292	233	134	12		
空置量 Vacancy	753	576	448	418	502		
%+	11.5	8.5	6.6	6.1	7.2		

\+ 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

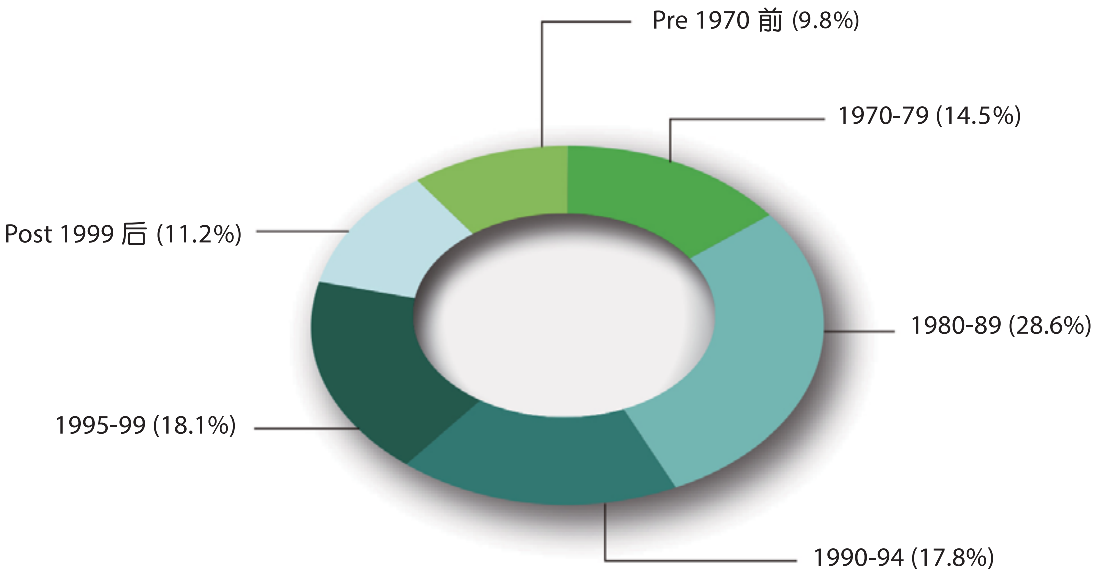
2013年底乙级写字楼的总存量为2 487 800平方米，占各级写字楼总存量的23%。图表显示按楼龄分类的乙级写字楼总存量。

港岛占总存量的64%，九龙与新界分别占33%和3%。

At the end of 2013, stock of Grade B offices was 2 487 800 m², representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

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

按楼龄分类的总存量
Stock Distribution by Age



2013年乙级写字楼的落成量为24 700平方米，较2012年的水平下跌23%，全部坐落南区(45%)、观塘(34%)和湾仔(21%)。

Grade B office completions in 2013 were 24 700 m², a drop of 23% from 2012 level. All the completions were located in Southern district (45%), Kwun Tong (34%) and Wan Chai (21%).

2013年的使用量录得负数15 400平方米，空置量升至169 500平方米，相当于乙级写字楼总存量的6.8%，其中约53%的空置面积位于核心地区。

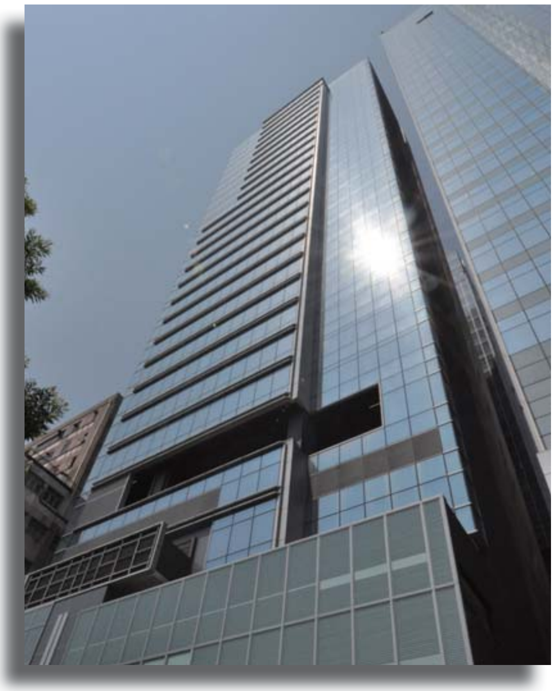
Negative take-up in 2013 was recorded at 15 400 m^2 and vacancy rose to 169 500 m^2, or 6.8% of Grade B stock. About 53% of the vacant space was found in the core districts.

预计2014和2015年的落成量分别约为29 000和21 400平方米。2014年预计的新供应主要位于观塘，约占新落成量的57%。到2015年，新落成量预料来自中西区(36%)、油尖旺(33%)和南区(31%)。

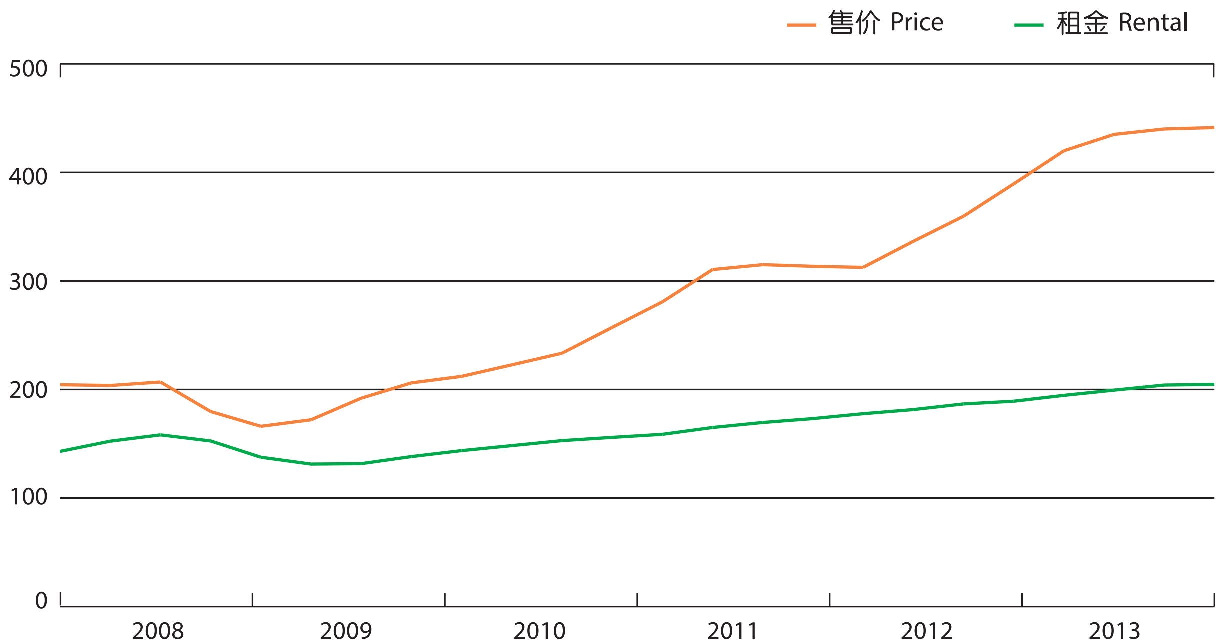
About 29 000 m^2 and 21 400 m^2 are estimated to be completed in 2014 and 2015 respectively. In 2014, majority of the anticipated new supply will be located in Kwun Tong, accounting for about 57% of the newly completed space. In 2015, it is expected that the new completions will come from Central and Western district (36%), Yau Tsim Mong (33%) and Southern district (31%).

2013年这分类的售价持续上扬，第四季的售价与去年同季相比，录得13%的升幅。年内租金亦稳步攀升，第四季的租金指数按年增加8%。

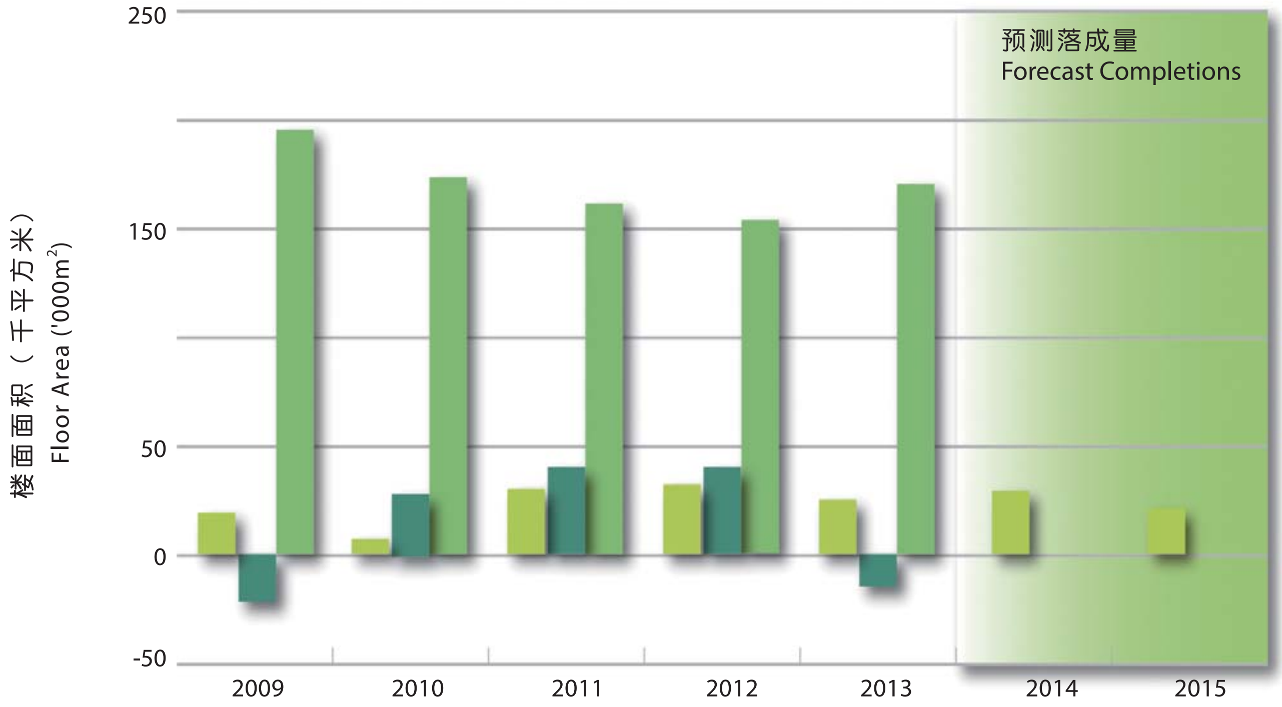
Prices rose continually throughout the year and registered an increase of 13% in the fourth quarter of 2013 over the corresponding quarter of last year. Rents also went up steadily during the year and the rental index showed a year-on-year increase of 8% in the fourth quarter.



售价及租金指数
Price and Rental Indices



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



楼面面积（千平方米）
Floor Area ('000m^2)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	19	7	30	32	25	29#	21#
使用量 Take-up	-22	29	40	40	-15		
空置量 Vacancy	195	173	161	153	170		
%+	8.0	7.1	6.6	6.1	6.8		

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

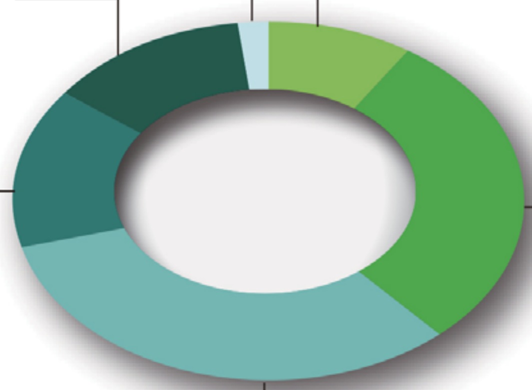
\# 预测数字
Forecast figures

写
Private Office

2013年底丙级写字楼的总存量为1 499 500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 1 499 500 m^2 at the end of 2013, 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



港岛占总存量的66%，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.

2013年于尖沙咀的落成量为1 200平方米。

There was new completions of 1 200 m^2 in Tsim Sha Tsui in 2013.

写
Private Office

年内使用量录得负数13 800平方米，空置量则升至6.1%，相等于92 100平方米，当中约74%的空置面积位于核心地区。

A negative take-up of 13 800 m^2 was recorded and vacancy of Grade C office rose to 6.1%, equivalent to 92 100 m^2. About 74% of the vacant space was found in the core districts.

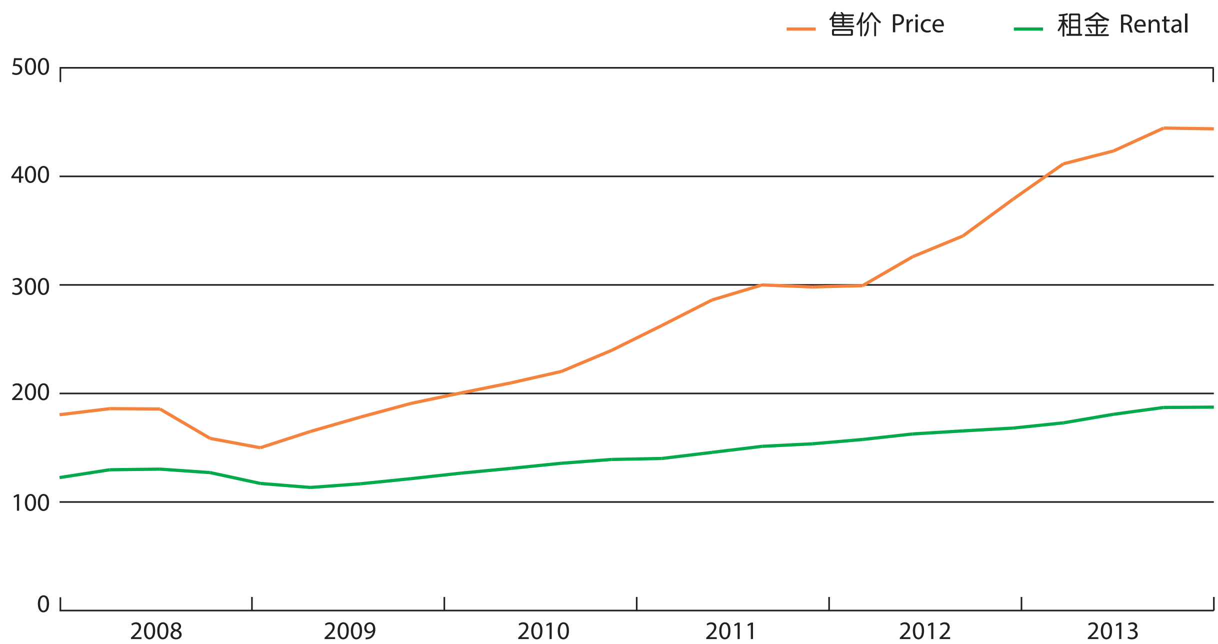
未来两年的供应方面，预料2014和2015年的落成量分别约为3 800和3 000平方米。预计2014年的落成量主要来自东区(45%)和中西区(37%)。到2015年，所有新供应量均位于港岛，当中87%来自中区。

As regards supply in the following two years, around 3 800 m^2 and 3 000 m^2 are forecast to be completed in 2014 and 2015 respectively. It is expected that the completions in 2014 will mainly come from Eastern district (45%), and Central and Western district (37%). In 2015, the new supply will be entirely on Hong Kong Island, of which 87% will be in Central.

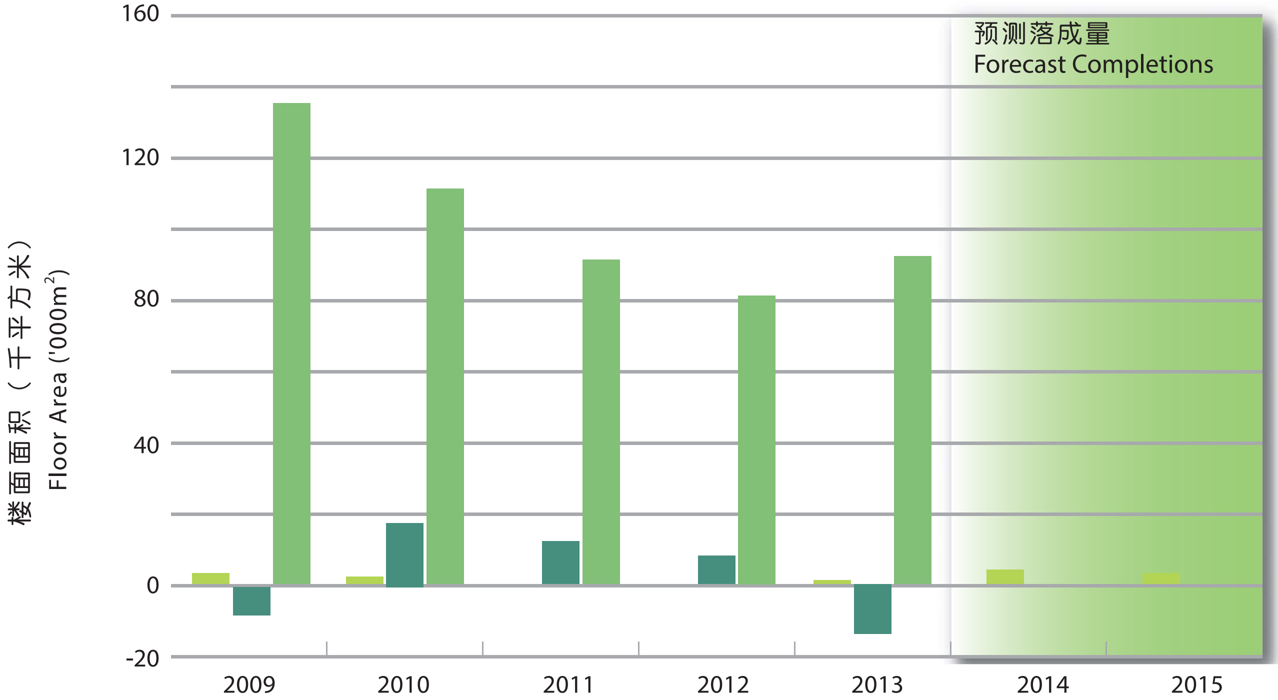
这分类的租金和售价连续增长三季后，于最后一季有所整固。整体上，最后一季的售价较去年增加17%，租金则比去年同期上升11%。

After rising consecutively for three quarters, both rents and prices consolidated in the last quarter. Overall, prices in the last quarter registered a 17% gain from a year earlier while rents saw an 11% increase over the same period in the previous year.

售价及租金指数
Price and Rental Indices



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



楼面面积（千平方米）
Floor Area ('000m^2)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	3	2	0	0	1	4#	3#
使用量 Take-up	-8	18	12	8	-14		
空置量 Vacancy	135	111	91	81	92		
%+	8.9	7.3	6.0	5.4	6.1		

\+ 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

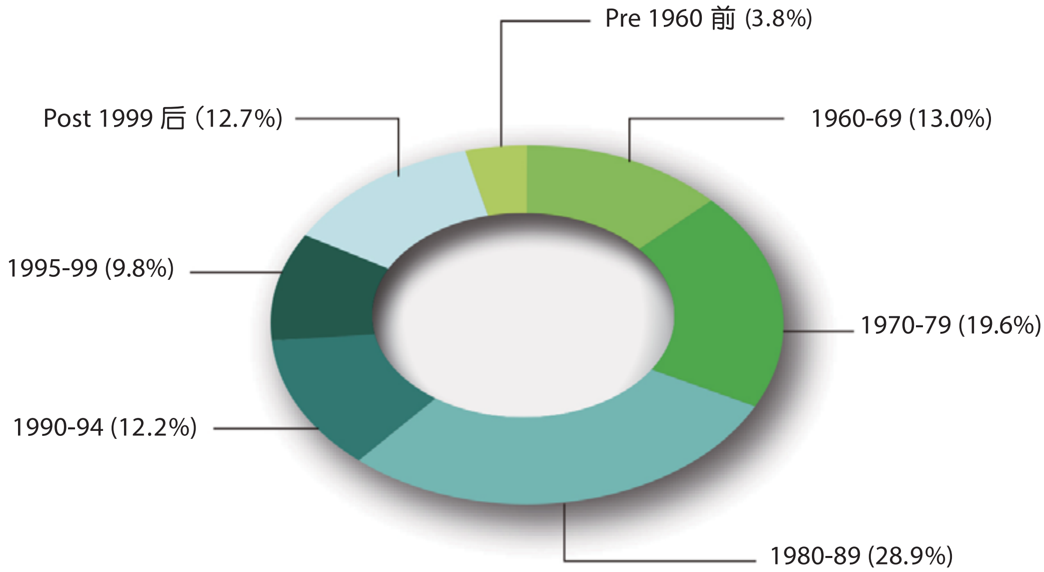
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

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

2013年底这类物业的总存量为10 882 700平方米，其中30%在港岛，40%坐落九龙，30%位于新界。按楼龄分类的总存量详见图表。

Stock in this sector at the end of 2013 was 10 882 700 m^2, with 30% of the total space on Hong Kong Island, 40% in Kowloon and 30% in the New Territories. Distribution of total stock by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2013年的落成量大幅下跌至38 400平方米。约45%的落成量位于港岛，其中湾仔占整体新供应量的30%。

Completions in 2013 decreased significantly to 38 400 m^2. About 45% of the completions were on Hong Kong Island, with Wan Chai accounting for 30% of total new supply.

年内的整体使用量录得负数14 100平方米。年底的空置量因而上升至781 500平方米，为总存量的7.2%，商场铺位及楼上商业单位占整体空置量的58%。

Overall take-up of the year turned negative to 14 100 m^2. Vacancy at the year-end therefore rose to 781 500 m^2, representing 7.2% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 58% of the total.

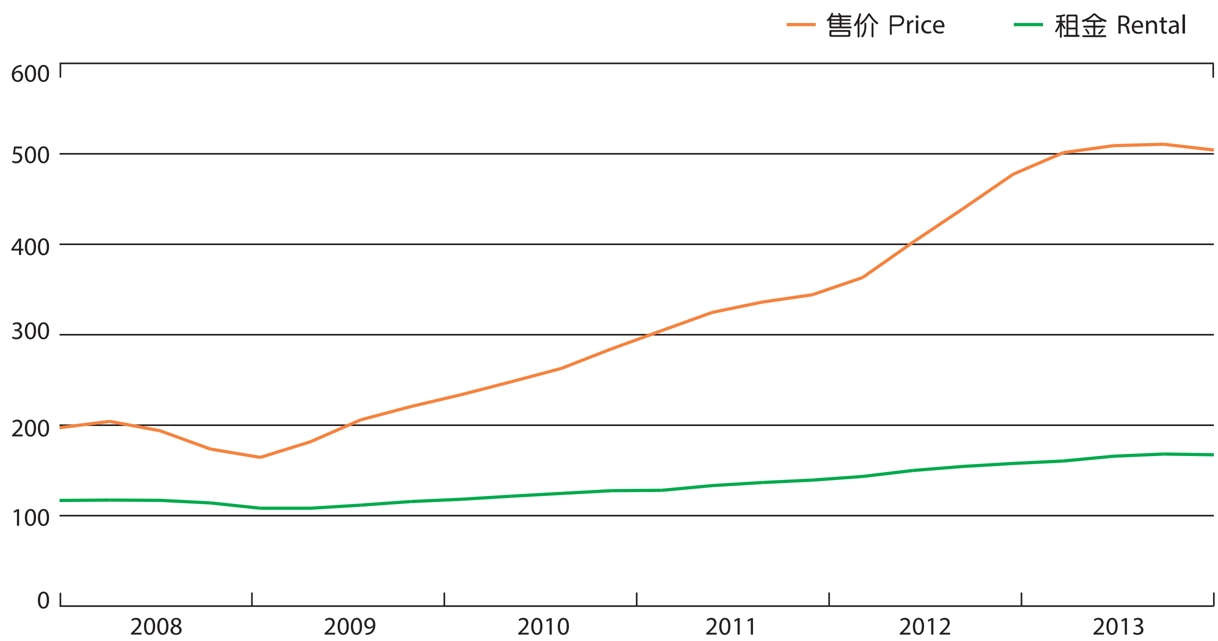
2014年的落成量预计上升至63 300平方米，当中北区和深水埗分别占17%和15%。2015年新供应量为96 900平方米，将平均分布于三个区域，各分区中则以沙田、湾仔和中西区的新供应量较多。

Completions in 2014 are forecast to rise to 63 300 m^2, of which North district and Sham Shui Po will provide 17% and 15% of the new supply respectively. In 2015, the new supply of 96 900m^2 will be evenly distributed among the three geographical regions. Districts with relatively higher supply are Sha Tin, Wan Chai, Central and Western district.

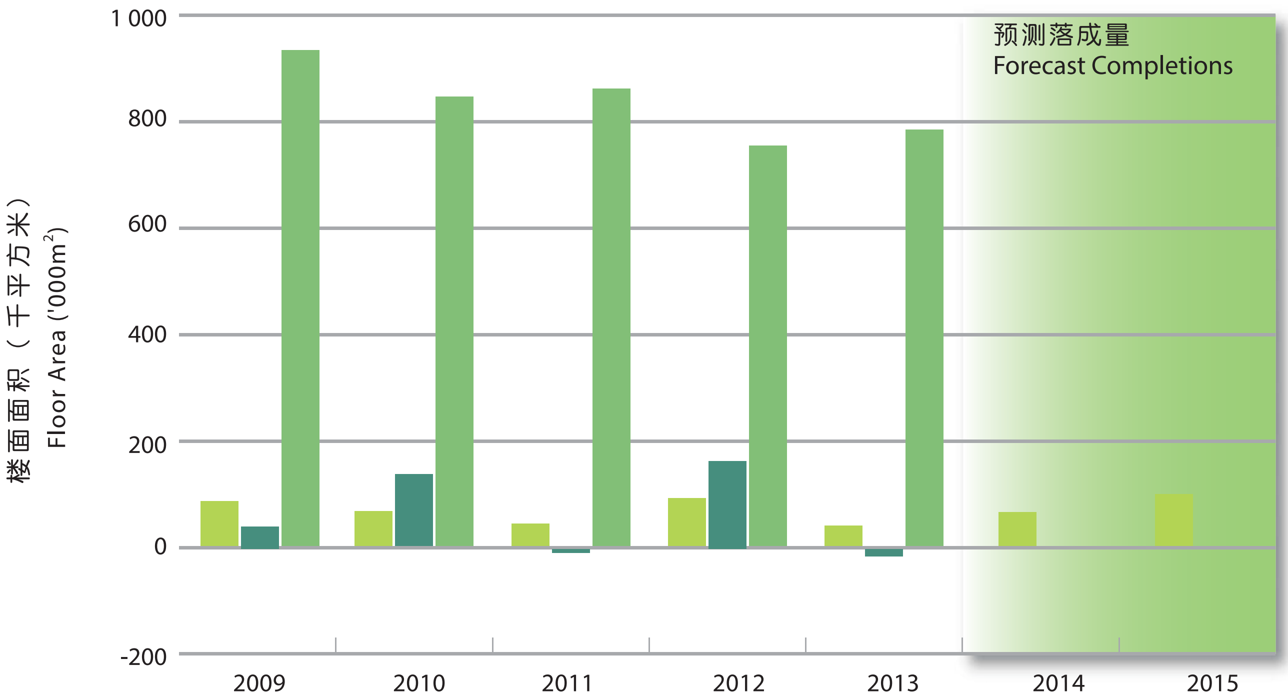
2013年这类物业的售价持续上升，幅度温和，唯于第三季见顶后掉头向下。年内租金亦呈上扬趋势，但于第四季稍为下滑。与去年同期相比，年内最后一季的售价和租金均录得6%的升幅。

Prices continued to rise moderately in 2013 but retreated after reaching a peak in the third quarter. Rents also followed a rising trend but declined mildly in the fourth quarter. Both prices and rents registered an increase of 6% in the final quarter over a year earlier.

售价及租金指数
Price and Rental Indices



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



楼面面积（千平方米）
Floor Area ('000m^2)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	84	65	42	90	38	63#	97#
使用量 Take-up	42	135	-7	165	-14		
空置量 Vacancy	932	844	859	752	782		
%+	8.7	7.9	8.0	6.9	7.2		

\+ 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

私人工业楼宇 Private Industrial

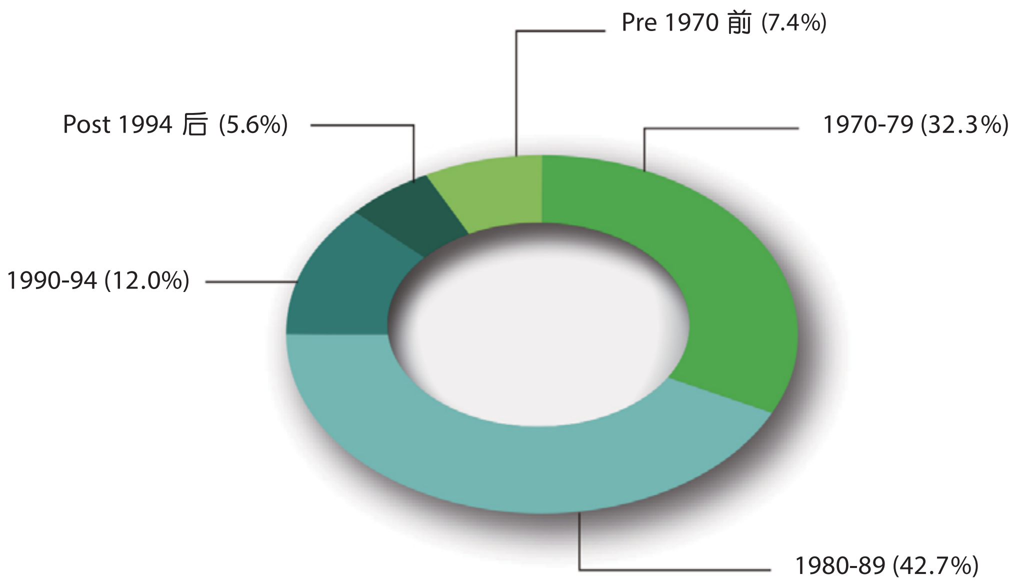
这类别包括分层工厂大厦及其附属写字楼。

This category comprises flatted factories and ancillary office accommodation.

2013年底这类物业的总存量为17 160 200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。

At the end of 2013, stock in this sector was 17 160 200 m^2, 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



2013年的落成量为85 100平方米，按年增加近乎一倍，超过80%的新落成量来自荃湾。

Completions nearly doubled year-on-year to 85 100 m^2 in 2013. Over 80% of the new supply came from Tsuen Wan.

2013年的使用量录得负数83 500平方米。空置量升至988 800平方米，相等于总存量的5.8%。观塘、葵青和荃湾这三个地区录得的空置量，约占空置总面积的64%。

A negative take-up of 83 500 m^2 was recorded in 2013. Vacancy increased to 988 800 m^2, representing 5.8% of stock. About 64% of the vacant space was found in Kwun Tong, Kwai Tsing and Tsuen Wan.

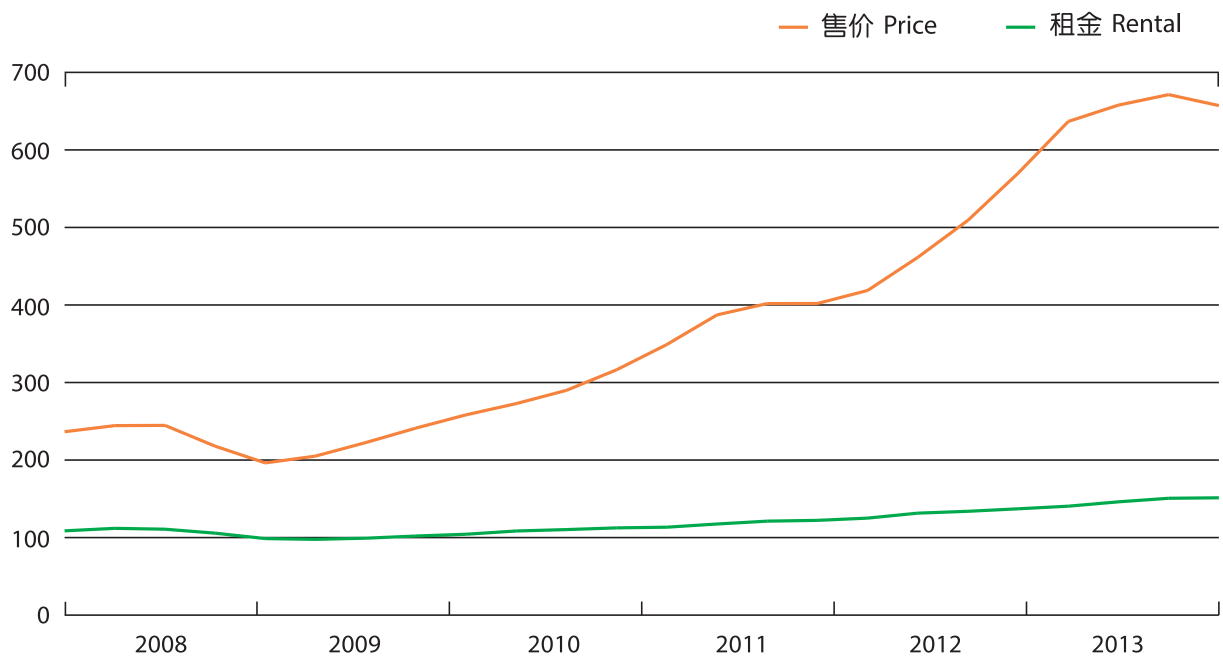
2014年的落成量预计跌至35 300平方米，其中逾75%位于葵青，余下的坐落荃湾和北区。2015年将有29 600平方米的分层工厂大厦落成，主要来自深水埗。

Completions in 2014 are expected to decrease to 35 300 m^2, of which over 75% will be located in Kwai Tsing, with the remaining located in Tsuen Wan and North district. A new supply of 29 600 m^2 mainly from Sham Shui Po will be coming on stream in 2015.

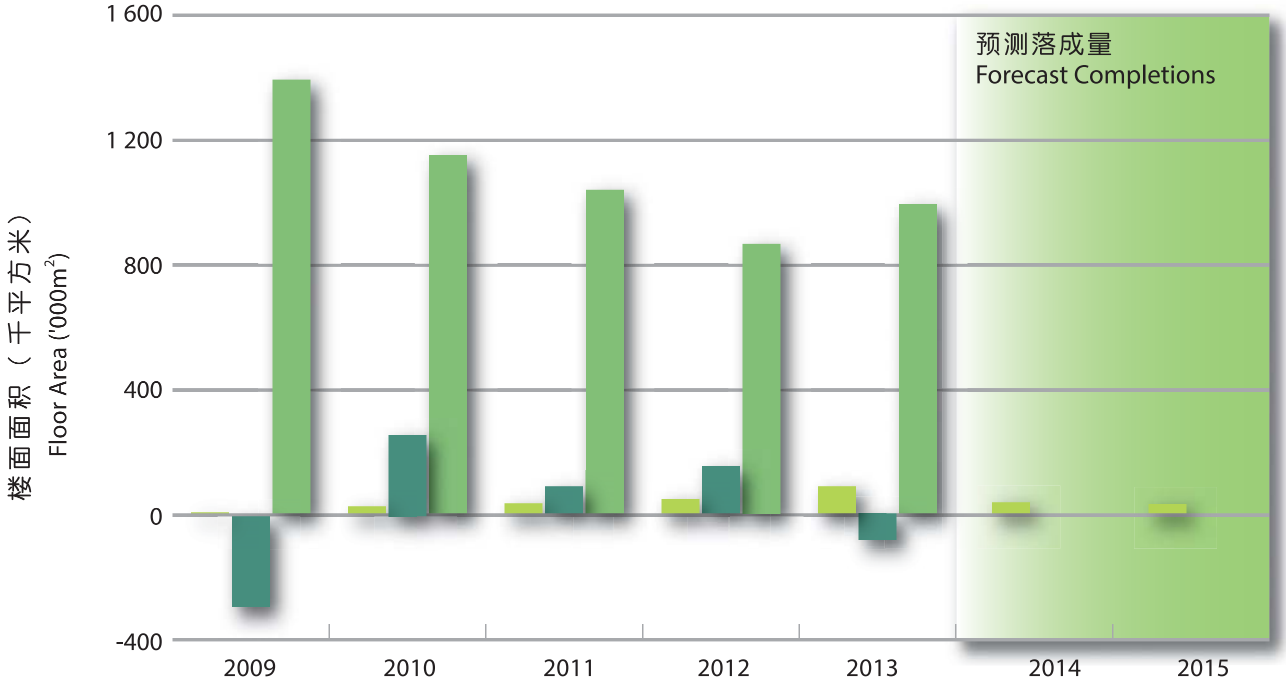
分层工厂大厦的售价上半年大多呈上升趋势，于2013年9月攀至高位后掉头回落。第四季的售价较前一年同期高出15%。年内租金亦有增长，最后一季的租金与2012年同期相比，录得10%升幅。

Price largely followed an upward trend in the first half of the year. Then it turned the other direction after reaching a peak in September 2013. Prices in the fourth quarter finished 15% higher than the same period of a year earlier. Rent also went up during the year and registered a 10% increase in the final quarter over the corresponding period in 2012.

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^2)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	3	21	32	46	85	35#	30#
使用量 Take-up	-290	261	85	151	-84		
空置量 Vacancy	1 388	1 146	1 036	864	989		
%+	8.0	6.7	6.0	5.0	5.8		

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

\# 预测数字
Forecast figures

Private Industrial

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。

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

2013年底的总存量达593 000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。

The 2013 year-end stock stood at 593 000 m^2, with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 60% of the total space.

2013年并无新的工贸大厦落成。

There was no new supply in 2013.

年内使用量录得负数300平方米，空置率微升至总存量的6.8%，即40 200平方米，50%的空置面积位于观塘和葵青。

With a negative take-up of 300 m^2, vacancy rate increased slightly to 6.8% of stock, at 40 200 m^2. 50% of the vacant space was found in the Kwun Tong and Kwai Tsing.

预测此类楼宇在2014和2015年不会有新供应。

No new supply will likely be forthcoming in 2014 and 2015.

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^2)

	2009	2010	2011	2012	2013	2014	2015
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	-21	10	2	9	0		
空置量 Vacancy	61	51	49	40	40		
%+	10.0	8.6	8.2	6.7	6.8		

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

\# 预测数字
Forecast figures

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。

2013年底这类物业的总存量为2 996 600平方米，其中新界约占85%。

2013年有六个新发展项目于新界落成，共提供52 000平方米楼面面积，其中五个项目位于元朗和西贡，占新落成量的98%。

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

The stock in this sector was 2 996 600 m^2 at the end of 2013, of which about 85% came from the New Territories.

Six new developments in the New Territories with 52 000 m^2 floor space were completed in 2013. Five of them, accounting for 98% of the newly completed space, were in Yuen Long and Sai Kung.

预料2014年的新供应量为72 600平方米，全部来自新界，其中约63%位于西贡。另有59 600平方米在2015年于新界落成，当中主要位于元朗，占整体新落成楼面面积逾50%。

New space of 72 600 m^2 is forecast to be available in the New Territories in 2014, with about 63% coming from Sai Kung. Another 59 600 m^2 in the New Territories are expected to be completed in 2015, with the majority coming from Yuen Long, accounting for over 50% of the total new space.

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。

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.

2013年底的总存量为3 561 700平方米，其中80%以上位于新界，主要集中于葵青、荃湾和沙田，占整体楼面面积的67%。

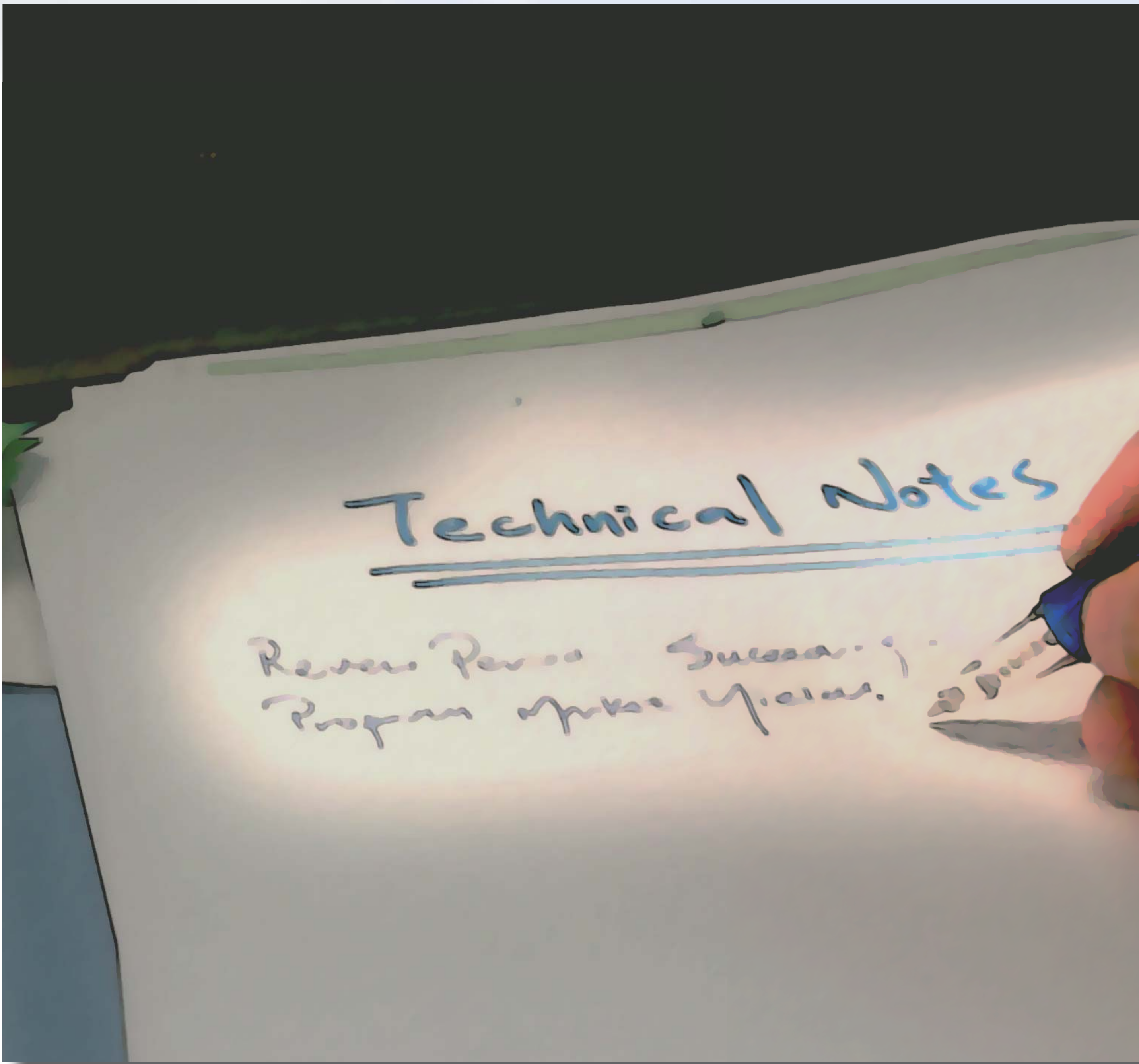
Stock stood at 3 561 700 m^2 at the end of 2013. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 67% of the total space.

2013年内没有新供应，空置量增至163 900平方米，相当于总存量的4.6%。

There was no new supply in 2013. Vacancy increased to 163 900 m^2, or 4.6% of stock.

2014年的新落成量预计达80 200平方米，全部来自葵青。预料此类楼宇在2015年不会有新供应。

New space of 80 200 m^2 is forecast to be available in 2014, all coming from Kwai Tsing. No new supply will likely be completed in 2015.


Technical Notes

技术附注 Technical Notes

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1. 报告年度

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

2. 范围

本报告的调查对象涵盖全港私人楼宇。

3. 区域及地区

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

4. 物业类别

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

4.2 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^2
Class B - saleable area of 40 m^2 to 69.9 m^2
Class C - saleable area of 70 m^2 to 99.9 m^2
Class D - saleable area of 100 m^2 to 159.9 m^2
Class E - saleable area of 160 m^2 or above

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。

4.3 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 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；间隔具弹性；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。

4.4 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。

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. 楼面面积

5. Floor Areas

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。

5.1 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 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。

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. 楼宇总存量

6. Stock

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。

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

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。

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. 落成量

7. Completions

7.1 私人楼宇的落成量是指获发占用许可证的楼宇数量。

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。

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

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。

8. Demolition

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

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. 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 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。

9.2 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 上文第4段所述的公营房屋发展项目并不包括在内。

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

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。

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2011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。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2011, 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 在2011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。

10.3 For rated domestic premises completed prior to 2011, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. 入住量 / 使用量

11. Take-up

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。

11.1 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 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。

11.2 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 **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。**

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. 平均租金和售价

12. Average Rents and Prices

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（新订租约是在半至一个月前，续订租约是在一至三个月前）。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）。

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。

12.2 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 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。

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

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二至三周。

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 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。

12.5 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。

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

13.4 成分指数（即某类别或级别物业的指数）是从分析所有在某指定期间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。

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

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

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

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

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

14. 较受欢迎屋苑的售价指数

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

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

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

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

14. Price Indices for Selected Popular Residential Developments

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

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

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

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

14.2　楼宇样本中每个物业组别的成分指数，是根据物业的售价除以有关物业的应课差饷租值所得的结果计算出来。每个物业组别的综合指数是成分指数的加权平均数，而2013年的权数是根据2012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 2013, the weights are based on the number of transactions effected in 2012.

15.　落成后使用方式

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

15.　Mode of Occupation after Completion

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

16.　物业市场回报率

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

16.　Property Market Yields

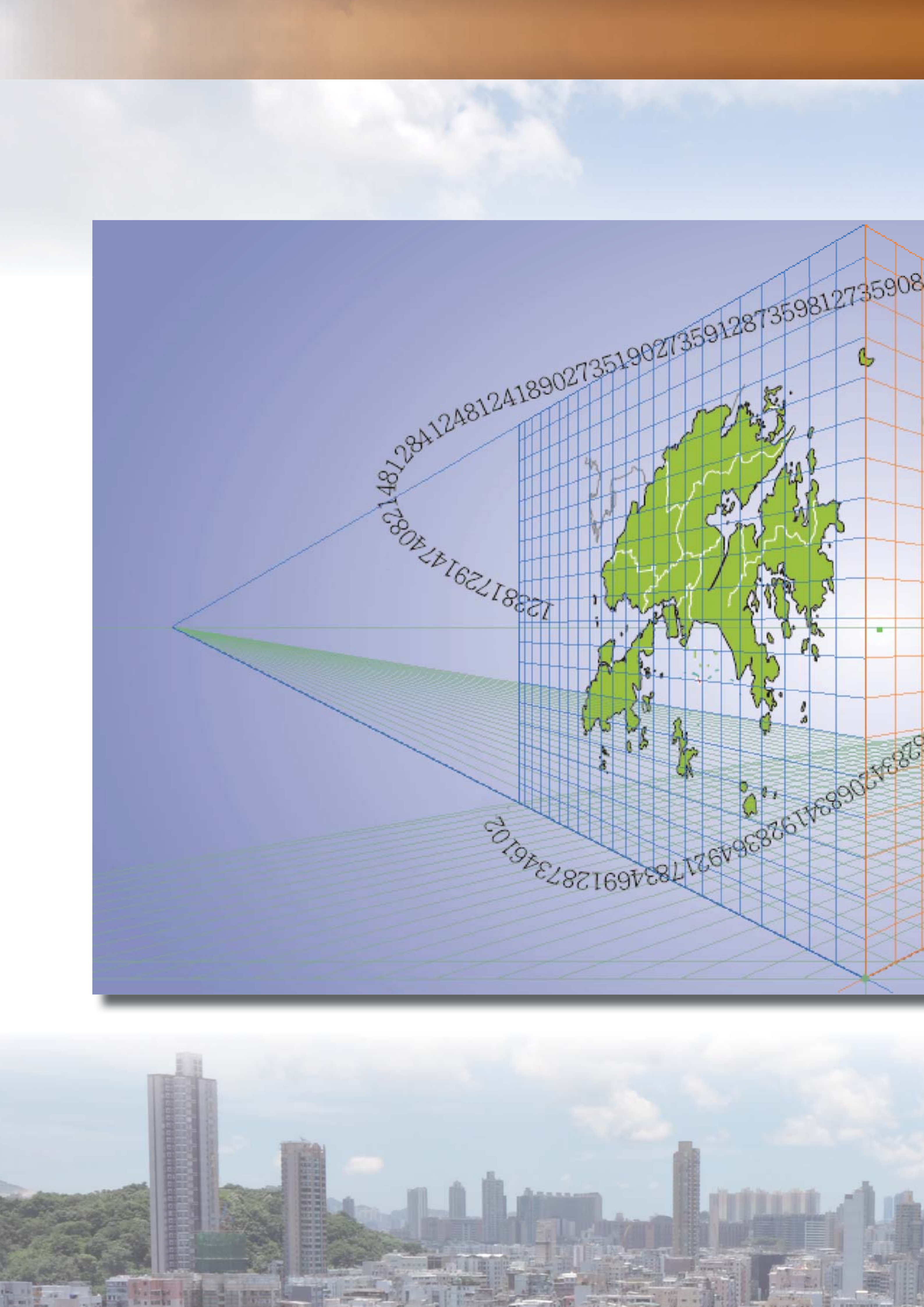
The yields have been derived by comparing the average rent/rateable value and price/rateable value factors. The properties included in the rental analysis may be different from those in the price analysis. The figures should therefore only be regarded as providing a broad indication of market yields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

17.　楼宇买卖

住宅楼宇买卖的统计数字来自土地注册处，是根据在有关时期内送交土地注册处作**登记**的住宅楼宇买卖合约而编制。至于非住宅楼宇的买卖统计数字，本署是根据土地注册处的交易记录及税务局用以厘定印花税的交易资料加以分析。与土地注册处的住宅楼宇买卖统计数字不同，每段有关时期的非住宅楼宇买卖统计数字，是根据**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.



图表・附录・分区图 Tables・Appendix・Plans

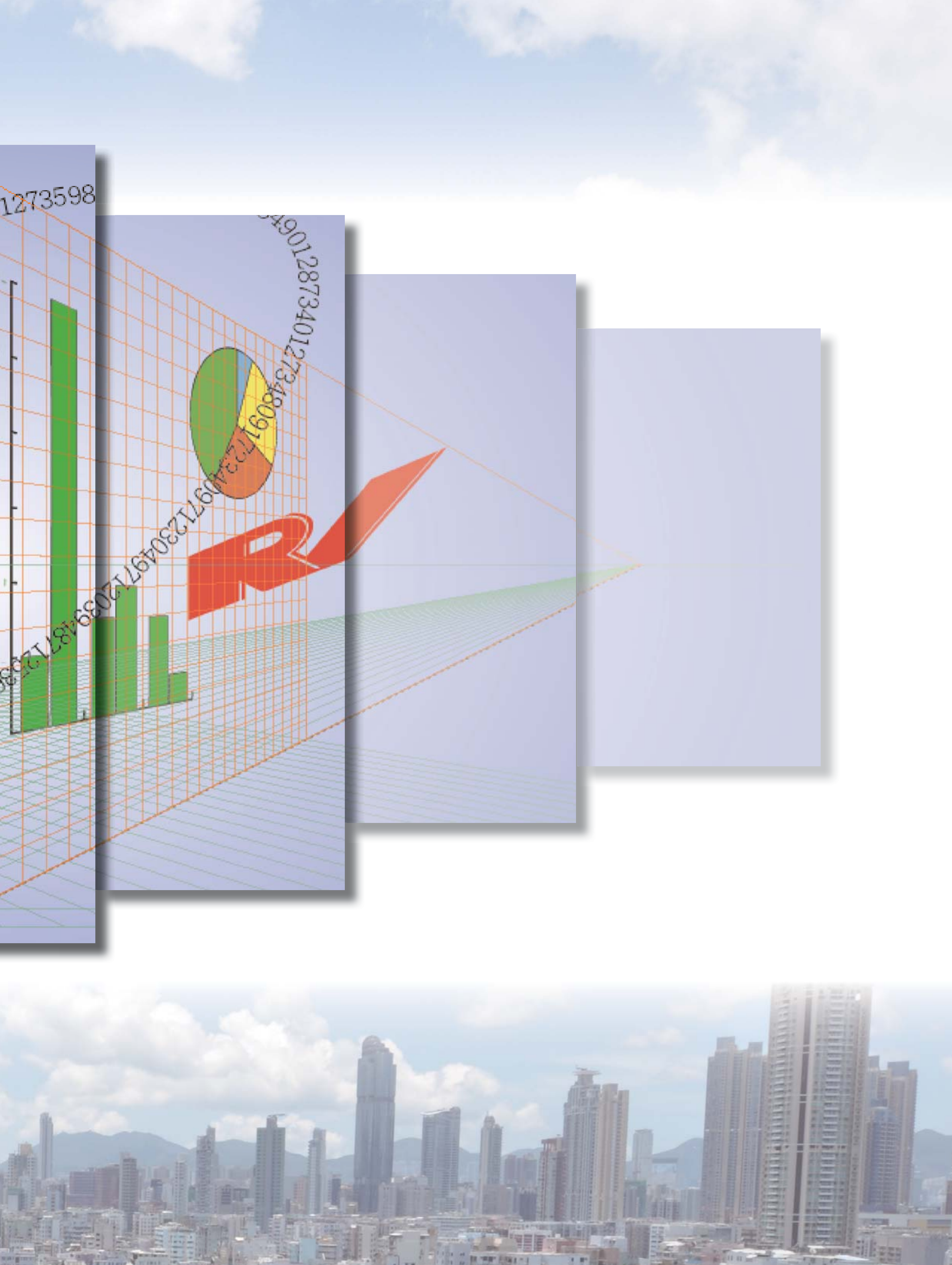


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表 Table 1

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

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m^2]	2013 年底总存量 Stock at year-end		2013 年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
A	<20.0	9 433	354 077	12 426	3.5
	20 - 39.9	344 644			
B	40 - 69.9	548 666	548 666	19 707	3.6
C	70 - 99.9	134 494	134 494	6 076	4.5
D	100 - 159.9	61 218	61 218	5 457	8.9
E	160 - 199.9	12 389	25 178	2 901	11.5
	200 - 279.9	9 833			
	>279.9	2 956			
所有类别	**ALL CLASSES**	**1 123 633**	**1 123 633**	**46 567**	**4.1**

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	2012 年底总存量 Stock at year-end	2013 年落成量 Completions	落成量占 2012 年总存量的百分率 Completions as a % of 2012 Stock	2013 年底总存量 Stock at year-end	2013 年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	91 879	230	0.3	91 869	4 645	5.1
湾仔	Wan Chai	62 030	9	0.0+	61 970	3 675	5.9
东区	Eastern	127 158	288	0.2	127 112	3 551	2.8
南区	Southern	42 185	5	0.0+	42 072	2 489	5.9
港岛	***HONG KONG***	***323 252***	***532***	***0.2***	***323 023***	***14 360***	***4.4***
油尖旺	Yau Tsim Mong	111 457	-	-	111 125	6 918	6.2
深水埗	Sham Shui Po	73 029	614	0.8	73 590	2 686	3.6
九龙城	Kowloon City	101 348	267	0.3	101 452	3 836	3.8
黄大仙	Wong Tai Sin	19 113	-	-	19 123	1 311	6.9
观塘	Kwun Tong	47 753	124	0.3	47 473	448	0.9
九龙	***KOWLOON***	***352 700***	***1 005***	***0.3***	***352 763***	***15 199***	***4.3***
葵青	Kwai Tsing	35 497	-	-	35 503	552	1.6
荃湾	Tsuen Wan	75 235	17	0.0+	75 234	1 410	1.9
屯门	Tuen Mun	56 505	-	-	56 488	1 639	2.9
元朗	Yuen Long	67 283	3 596	5.3	70 879	4 777	6.7
北区	North	26 472	253	1.0	26 725	640	2.4
大埔	Tai Po	29 853	128	0.4	29 994	1 989	6.6
沙田	Sha Tin	76 710	928	1.2	76 810	2 127	2.8
西贡	Sai Kung	51 700	1 778	3.4	53 475	3 271	6.1
离岛	Islands	22 725	17	0.1	22 739	603	2.7
新界	***NEW TERRITORIES***	***441 980***	***6 717***	***1.5***	***447 847***	***17 008***	***3.8***
全港	***OVERALL***	***1 117 932***	***8 254***	***0.7***	***1 123 633***	***46 567***	***4.1***

\+ 少于 0.05%
2013 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 2012 年底总存量计算。

\+ Below 0.05%
2013 Stock figures are derived from the latest rating record,
and not from the 2012 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	拆卸量 Demolition	落成量 Completions	年底各类单位总存量 Stock by Class at year-end A	B	C	D	E	总数 Total
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
	全港	***OVERALL***	***1 659***	***7 157***	***351 751***	***532 083***	***125 256***	***57 514***	***24 010***	***1 090 614***
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
	全港	***OVERALL***	***1 187***	***13 405***	***351 879***	***538 439***	***129 921***	***58 521***	***24 149***	***1 102 909***
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
	全港	***OVERALL***	***1 666***	***9 449***	***352 056***	***542 381***	***132 600***	***59 156***	***24 368***	***1 110 561***
2012	港岛	Hong Kong	1 548	1 752	105 632	136 570	38 552	26 650	15 848	323 252
	九龙	Kowloon	959	3 407	127 361	165 397	40 273	16 932	2 737	352 700
	新界	New Territories	8	4 990	120 030	243 824	54 738	17 076	6 312	441 980
	全港	***OVERALL***	***2 515***	***10 149***	***353 023***	***545 791***	***133 563***	***60 658***	***24 897***	***1 117 932***
2013	港岛	Hong Kong	692	532	105 754	136 074	38 543	26 813	15 839	323 023
	九龙	Kowloon	917	1 005	127 128	165 428	40 490	16 952	2 765	352 763
	新界	New Territories	19	6 717	121 195	247 164	55 461	17 453	6 574	447 847
	全港	***OVERALL***	***1 628***	***8 254***	***354 077***	***548 666***	***134 494***	***61 218***	***25 178***	***1 123 633***

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 A	B	C	D	E	总数 Total	落成量 Completions A	B	C	D	E	总数 Total
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
	全港	***OVERALL***	***397***	***768***	***338***	***116***	***40***	***1 659***	***373***	***2 998***	***1 369***	***1 530***	***887***	***7 157***
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
	全港	***OVERALL***	***254***	***542***	***186***	***176***	***29***	***1 187***	***689***	***6 742***	***4 534***	***1 182***	***258***	***13 405***
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
	全港	***OVERALL***	***570***	***751***	***196***	***88***	***61***	***1 666***	***636***	***4 586***	***3 101***	***919***	***207***	***9 449***
2012	港岛	Hong Kong	377	694	295	116	66	1 548	443	423	189	513	184	1 752
	九龙	Kowloon	232	446	139	99	43	959	987	1 517	527	335	41	3 407
	新界	New Territories	-	-	1	1	6	8	81	2 556	1 004	979	370	4 990
	全港	***OVERALL***	***609***	***1 140***	***435***	***216***	***115***	***2 515***	***1 511***	***4 496***	***1 720***	***1 827***	***595***	***10 149***
2013	港岛	Hong Kong	150	473	48	12	9	692	126	129	105	119	53	532
	九龙	Kowloon	373	476	62	-	6	917	103	503	278	89	32	1 005
	新界	New Territories	-	-	1	8	10	19	1 194	4 056	824	365	278	6 717
	全港	***OVERALL***	***523***	***949***	***111***	***20***	***25***	***1 628***	***1 423***	***4 688***	***1 207***	***573***	***363***	***8 254***

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
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
2012	1 511	4 496	1 720	1 827	595	10 149
2013	1 423	4 688	1 207	573	363	8 254

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

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m^2]	2009	2010	2011	2012	2013			
						港岛 Hong Kong	九龙 Kowloon	新界 New Territories	总数 Total
A	<20.0	-	13	22	-	-	81	-	81
	20 - 39.9	373	676	614	1 511	126	22	1 194	1 342
B	40 - 69.9	2 998	6 742	4 586	4 496	129	503	4 056	4 688
C	70 - 99.9	1 369	4 534	3 101	1 720	105	278	824	1 207
D	100 - 159.9	1 530	1 182	919	1 827	119	89	365	573
E	160 - 199.9	602	165	136	253	1	18	145	164
	200 - 279.9	221	64	36	233	38	6	110	154
	>279.9	64	29	35	109	14	8	23	45
所有类别	**ALL CLASSES**	**7 157**	**13 405**	**9 449**	**10 149**	**532**	**1 005**	**6 717**	**8 254**

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

单位数目 No. of units

地区	District	2013 年各类单位落成量 Completions by Class						预测落成量 Forecast Completions	
		A	B	C	D	E	总数 Total	[2014]	[2015]
中西区	Central and Western	14	46	104	27	39	230	940	1 239
湾仔	Wan Chai	-	-	-	2	7	9	1 794	623
东区	Eastern	112	83	1	90	2	288	423	680
南区	Southern	-	-	-	-	5	5	13	73
港岛	***HONG KONG***	***126***	***129***	***105***	***119***	***53***	***532***	***3 170***	***2 615***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	1 614	238
深水埗	Sham Shui Po	-	390	222	1	1	614	897	568
九龙城	Kowloon City	103	36	10	87	31	267	884	1 859
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	-	77	46	1	-	124	299	-
九龙	***KOWLOON***	***103***	***503***	***278***	***89***	***32***	***1 005***	***3 694***	***2 665***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	17	17	2 160	-
屯门	Tuen Mun	-	-	-	-	-	-	987	-
元朗	Yuen Long	1 194	1 684	388	252	78	3 596	2 074	1 347
北区	North	-	-	-	107	146	253	872	-
大埔	Tai Po	-	24	95	6	3	128	1 350	1 091
沙田	Sha Tin	-	571	341	-	16	928	866	1 112
西贡	Sai Kung	-	1 777	-	-	1	1 778	2 440	2 153
离岛	Islands	-	-	-	-	17	17	1	1 674
新界	***NEW TERRITORIES***	***1 194***	***4 056***	***824***	***365***	***278***	***6 717***	***10 750***	***7 377***
全港	***OVERALL***	***1 423***	***4 688***	***1 207***	***573***	***363***	***8 254***	***17 614***	***12 657***

表 Table 8

私人住宅 - 各区不同类别单位预测落成量
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

单位数目 No. of units

地区	District	[2014] A	B	C	D	E	总数 Total	[2015] A	B	C	D	E	总数 Total
中西区	Central and Western	320	154	279	104	83	940	763	200	114	100	62	1 239
湾仔	Wan Chai	543	1 081	107	36	27	1 794	352	206	12	5	48	623
东区	Eastern	185	174	61	3	-	423	111	332	197	37	3	680
南区	Southern	-	-	-	-	13	13	-	-	-	6	67	73
港岛	***HONG KONG***	***1 048***	***1 409***	***447***	***143***	***123***	***3 170***	***1 226***	***738***	***323***	***148***	***180***	***2 615***
油尖旺	Yau Tsim Mong	273	574	397	316	54	1 614	170	66	1	1	-	238
深水埗	Sham Shui Po	458	391	10	36	2	897	163	373	20	2	10	568
九龙城	Kowloon City	498	160	90	36	100	884	577	137	140	650	355	1 859
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
观塘	Kwun Tong	-	198	95	6	-	299	-	-	-	-	-	-
九龙	***KOWLOON***	***1 229***	***1 323***	***592***	***394***	***156***	***3 694***	***910***	***576***	***161***	***653***	***365***	***2 665***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	1 698	414	26	22	2 160	-	-	-	-	-	-
屯门	Tuen Mun	-	651	244	30	62	987	-	-	-	-	-	-
元朗	Yuen Long	219	1 369	461	14	11	2 074	174	870	131	136	36	1 347
北区	North	78	707	55	31	1	872	-	-	-	-	-	-
大埔	Tai Po	243	480	619	8	-	1 350	-	199	248	466	178	1 091
沙田	Sha Tin	-	611	199	39	17	866	-	767	251	58	36	1 112
西贡	Sai Kung	-	684	1 624	124	8	2 440	-	1 243	364	377	169	2 153
离岛	Islands	-	-	-	-	1	1	10	729	556	315	64	1 674
新界	***NEW TERRITORIES***	***540***	***6 200***	***3 616***	***272***	***122***	***10 750***	***184***	***3 808***	***1 550***	***1 352***	***483***	***7 377***
全港	***OVERALL***	***2 817***	***8 932***	***4 655***	***809***	***401***	***17 614***	***2 320***	***5 122***	***2 034***	***2 153***	***1 028***	***12 657***

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	2012 年底总存量 Stock at year-end	2013 年落成量 Completions	落成量占 2012 年總存量的百分率 Completions as a % of 2012 Stock	2013 年底总存量 Stock at year-end
中西区	Central and Western	501	7	1.4	508
湾仔	Wan Chai	291	-	-	290
东区	Eastern	-	-	-	-
南区	Southern	1 709	5	0.3	1 712
港岛	***HONG KONG***	***2 501***	***12***	***0.5***	***2 510***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	69	1	1.4	70
九龙城	Kowloon City	458	6	1.3	463
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	***KOWLOON***	***571***	***7***	***1.2***	***577***
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	118	17	14.4	135
屯门	Tuen Mun	374	-	-	373
元朗	Yuen Long	7 835	77	1.0	7 912
北区	North	602	253	42.0	855
大埔	Tai Po	2 423	1	0.0+	2 426
沙田	Sha Tin	667	-	-	667
西贡	Sai Kung	1 913	1	0.1	1 911
离岛	Islands	772	17	2.2	788
新界	***NEW TERRITORIES***	***14 706***	***366***	***2.5***	***15 069***
全港	***OVERALL***	***17 778***	***385***	***2.2***	***18 156***

\+ 少于 0.05%
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。
2013 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 2012 年底总存量计算。

\+ Below 0.05%
Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2013 Stock figures are derived from the latest rating record,
and not from the 2012 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
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
2012	10 149	9 729	95.9	1 107 783	38 268	3.5	47 997	4.3
2013	8 254	8 187	99.2	1 115 379	38 380	3.4	46 567	4.1

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 2013 年评估差饷时申报为已入住的单位数目 No. of Units Valued in 2013 and Reported as Wholly Occupied	业主自住 Owner Occupied 单位数目 No. of Units	业主自住 Owner Occupied 百分率 %	出租 Let 单位数目 No. of Units	出租 Let 百分率 %
A	港岛	Hong Kong	181	46	25.4	135	74.6
	九龙	Kowloon	618	195	31.6	423	68.4
	新界	New Territories	30	17	56.7	13	43.3
	全港	***OVERALL***	***829***	***258***	***31.1***	***571***	***68.9***
B	港岛	Hong Kong	172	44	25.6	128	74.4
	九龙	Kowloon	759	392	51.6	367	48.4
	新界	New Territories	1 421	923	65.0	498	35.0
	全港	***OVERALL***	***2 352***	***1 359***	***57.8***	***993***	***42.2***
C	港岛	Hong Kong	58	25	43.1	33	56.9
	九龙	Kowloon	311	221	71.1	90	28.9
	新界	New Territories	1 051	787	74.9	264	25.1
	全港	***OVERALL***	***1 420***	***1 033***	***72.7***	***387***	***27.3***
D	港岛	Hong Kong	195	110	56.4	85	43.6
	九龙	Kowloon	233	184	79.0	49	21.0
	新界	New Territories	144	113	78.5	31	21.5
	全港	***OVERALL***	***572***	***407***	***71.2***	***165***	***28.8***
E	港岛	Hong Kong	40	23	57.5	17	42.5
	九龙	Kowloon	19	15	78.9	4	21.1
	新界	New Territories	42	30	71.4	12	28.6
	全港	***OVERALL***	***101***	***68***	***67.3***	***33***	***32.7***
所有类别 All Classes	港岛	Hong Kong	646	248	38.4	398	61.6
	九龙	Kowloon	1 940	1 007	51.9	933	48.1
	新界	New Territories	2 688	1 870	69.6	818	30.4
	全港	***OVERALL***	***5 274***	***3 125***	***59.3***	***2 149***	***40.7***

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

每平方米月租 $/m^2$ per month

类别 Class		A			B			C			D			E		
年 Year	月 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
2012		325	237	193	304	232	175	346	281	190	391	269	249	465	293	287
2013 *		377	292	240	347	278	205	383	306	226	418	311	245	476	341	258
2012	10	343	239	217	323	233	179	(342)	(273)	212	(393)	(263)	(272)	(467)	(314)	(256)
	11	322	241	205	325	223	194	(310)	(315)	(202)	(391)	(295)	(256)	(485)	(293)	(283)
	12	333	249	223	329	239	192	(363)	(400)	(223)	(424)	(229)	(278)	(543)	(276)	(311)
2013	1	330	255	209	315	227	187	367	(216)	(199)	(440)	(280)	(247)	(449)	(260)	(339)
	2	345	259	204	299	283	177	(334)	(263)	(233)	(391)	(338)	(321)	(521)	(184)	-
	3	337	255	226	325	261	186	359	(295)	(232)	(376)	(245)	(201)	(431)	-	(266)
	4	334	252	209	330	221	191	(358)	(262)	232	(413)	(319)	(264)	(422)	-	(268)
	5	345	237	209	326	232	165	(361)	(228)	212	(397)	(266)	(187)	513	(251)	(240)
	6	344	262	214	344	242	181	352	(256)	(227)	(374)	(255)	(289)	(538)	(227)	(233)
	7	381	311	240	345	286	203	384	329	219	412	342	228	476	(382)	236
	8	390	311	254	353	280	209	397	317	230	431	302	250	473	(338)	292
	9	370	290	240	353	284	208	379	299	231	425	328	256	480	(296)	239
	10	383	283	238	341	274	205	391	307	231	426	307	230	487	(380)	(246)
	11 *	382	292	239	358	282	211	375	303	224	411	316	249	507	(488)	236
	12 *	380	286	237	349	291	216	384	313	219	406	295	245	432	(361)	(295)

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

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

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 $/m^2$

类别 Class		A			B			C			D			E		
年 Year	月 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
2012		108 326	79 928	67 828	112 158	92 997	65 319	142 070	128 259	75 416	177 673	158 106	76 953	259 380	185 727	87 598
2013 *		123 290	94 809	83 149	126 651	103 358	75 511	159 602	138 957	85 572	184 820	157 255	79 785	256 252	194 285	78 954
2012	10	118 979	88 110	75 941	123 103	104 374	73 025	154 398	141 311	81 989	194 865	173 608	78 085	254 693	(190 350)	96 242
	11	123 635	89 868	76 292	121 413	103 466	70 242	156 101	144 279	84 442	190 642	156 313	73 163	(269 236)	(323 001)	(79 906)
	12	117 962	87 584	77 686	124 757	101 276	71 205	149 490	133 071	84 645	180 839	(165 250)	78 522	(217 475)	(224 366)	(85 676)
2013	1	123 192	92 438	82 847	126 158	108 264	75 067	153 218	149 171	83 541	178 780	152 915	78 000	(248 630)	(203 404)	(97 895)
	2	127 260	94 229	81 866	131 670	108 317	77 087	162 933	147 958	84 870	190 843	156 977	73 659	(264 174)	(192 667)	(75 015)
	3	126 360	92 668	84 035	128 570	107 876	74 210	162 303	131 275	84 495	(182 857)	159 528	81 280	-	(153 740)	(108 811)
	4	121 604	92 540	80 478	123 937	93 734	71 563	152 579	139 021	86 166	(166 042)	(138 756)	87 397	(250 478)	(197 178)	(77 367)
	5	123 554	96 811	83 010	125 464	105 313	76 307	164 125	128 721	84 331	197 464	(161 646)	89 953	(220 589)	(203 923)	(67 534)
	6	122 682	96 937	84 319	127 009	104 344	77 651	159 279	135 479	88 269	184 068	144 914	75 806	(264 974)	(220 015)	52 845
	7	124 162	94 964	84 355	127 168	103 024	75 735	155 242	135 567	88 513	188 813	(150 625)	76 588	(329 423)	(205 678)	(99 783)
	8	123 976	97 537	84 803	128 298	105 477	76 021	154 769	156 498	88 977	183 824	(158 177)	80 780	(351 027)	(217 289)	(63 421)
	9	124 556	95 258	83 246	131 131	102 377	75 615	160 475	142 700	83 902	185 046	(165 814)	81 823	(223 636)	(155 824)	(80 318)
	10	118 825	94 452	83 396	119 528	95 528	74 674	168 505	128 946	84 575	(190 969)	(160 634)	84 138	(288 780)	-	80 828
	11 *	122 217	94 939	81 115	124 613	95 666	73 826	163 593	129 459	84 300	177 757	(167 399)	72 482	(205 758)	-	78 362
	12 *	120 082	94 038	83 513	122 889	101 423	75 248	163 831	131 783	86 262	185 334	(163 150)	90 457	(238 484)	(192 939)	(69 049)

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

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

表 Table 14

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

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
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		137.1	132.0	128.0	135.9	145.6	133.5	139.2	134.0
2012		149.6	140.5	132.0	137.9	148.1	142.7	141.5	142.6
2013 *		163.6	153.8	141.0	142.0	143.8	155.8	142.7	154.5
2012	10 - 12	158.4	149.8	138.9	143.3	150.4	151.2	145.9	150.7
2013	1 - 3	159.9	151.1	140.1	142.2	146.7	152.6	143.9	151.7
	4 - 6	162.1	152.8	140.8	141.8	141.9	154.9	141.9	153.5
	7 - 9	165.1	155.1	141.2	142.2	143.2	157.3	142.6	155.8
	10 - 12 *	167.4	156.0	141.8	141.9	143.3	158.4	142.4	156.8
2012	10	157.3	148.6	137.8	142.7	(149.8)	150.1	145.2	149.6
	11	159.2	150.5	139.1	143.7	150.8	151.9	146.3	151.3
	12	158.7	150.3	139.7	143.5	150.7	151.7	146.1	151.1
2013	1	158.2	149.8	139.5	142.7	148.4	151.2	144.8	150.5
	2	160.9	151.9	140.6	(142.6)	(146.2)	153.4	143.9	152.4
	3	160.7	151.6	140.2	141.2	145.6	153.2	142.9	152.1
	4	161.6	152.8	140.7	141.8	(143.1)	154.4	142.3	153.2
	5	162.0	152.7	140.5	141.8	141.0	154.9	141.5	153.4
	6	162.6	153.0	141.2	141.8	(141.7)	155.5	141.8	154.0
	7	164.2	154.5	141.0	142.1	142.4	156.7	142.2	155.2
	8	165.2	155.2	141.2	142.6	143.5	157.4	142.9	155.9
	9	165.9	155.7	141.4	141.9	143.7	157.9	142.6	156.3
	10	167.0	156.4	141.9	142.0	143.7	158.6	142.6	157.0
	11 *	167.8	156.4	142.3	141.9	143.2	158.9	142.4	157.2
	12 *	167.3	155.1	141.1	141.8	143.1	157.8	142.3	156.2

* 临时数字
( ) 表示少于 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
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	182.1
2012		217.6	195.7	208.4	226.0	260.9	205.2	234.5	206.2
2013 *		260.3	230.1	233.5	244.9	267.3	242.1	249.8	242.4
2012	10 - 12	241.1	213.7	223.0	239.9	270.0	224.9	246.8	225.7
2013	1 - 3	254.3	225.6	232.1	245.9	268.3	237.0	250.8	237.5
	4 - 6	258.7	229.3	233.1	244.9	268.5	240.8	250.0	241.2
	7 - 9	264.2	233.2	235.3	245.3	268.4	245.4	250.3	245.6
	10 - 12 *	264.1	232.3	233.3	243.4	263.8	245.1	248.0	245.2
2012	10	239.3	211.3	221.4	239.8	270.5	222.8	246.9	223.7
	11	241.1	213.9	223.7	240.0	271.0	225.1	247.0	225.9
	12	242.8	216.0	223.8	240.0	268.4	226.8	246.4	227.6
2013	1	248.8	220.6	228.2	242.5	266.9	231.9	247.9	232.5
	2	257.0	228.1	234.2	250.0	270.4	239.5	254.5	240.0
	3	257.0	228.1	234.0	245.2	(267.6)	239.5	250.1	239.9
	4	256.6	227.4	233.4	245.8	(269.2)	238.9	250.9	239.4
	5	258.0	228.8	233.7	246.6	269.0	240.4	251.3	240.8
	6	261.5	231.6	232.1	242.3	267.4	243.1	247.7	243.3
	7	263.5	233.1	234.4	244.6	269.4	244.9	250.0	245.1
	8	265.0	233.9	235.4	246.3	(269.0)	246.1	251.3	246.3
	9	264.2	232.6	236.1	245.0	(266.7)	245.3	249.7	245.5
	10	264.3	232.6	233.7	244.4	265.3	245.3	249.1	245.4
	11 *	264.0	232.2	232.9	243.1	263.0	244.9	247.6	245.0
	12 *	264.0	232.2	233.3	242.7	(263.1)	245.1	247.3	245.2

* 临时数字
( ) 表示少于 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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

年 / Year	月 / Month	A, B & C 市区 Urban	A, B & C 新界 N.T.	A, B & C 合计 All	D & E 市区 Urban	D & E 新界 N.T.	D & E 合计 All	所有类别 Overall 市区 Urban	所有类别 Overall 新界 N.T.	所有类别 Overall 合计 All
2012	1	172.5	141.9	156.5	235.8	179.1	211.6	176.7	144.5	159.9
	2	177.8	145.1	160.9	240.6	181.6	215.5	182.1	147.7	164.3
	3	185.1	151.4	167.6	248.9	189.1	223.4	189.5	154.0	171.0
	4	191.0	155.6	172.7	253.8	190.3	226.9	195.2	158.2	176.0
	5	194.2	158.3	175.6	262.5	191.3	232.5	198.9	160.8	179.1
	6	192.7	159.9	175.6	262.9	198.3	235.4	197.5	162.6	179.3
	7	193.8	161.4	176.7	264.6	197.3	236.0	198.6	164.0	180.4
	8	198.5	166.1	181.6	265.4	201.8	238.3	203.1	168.8	185.1
	9	204.1	175.0	188.6	268.5	201.7	240.2	208.4	177.3	192.0
	10	211.9	180.6	195.4	274.7	198.8	242.8	216.1	182.6	198.4
	11	211.6	183.0	196.5	273.3	197.5	241.6	215.8	184.8	199.3
	12	213.7	185.2	198.7	273.6	200.5	242.8	217.8	187.1	201.5
2013	1	219.8	190.1	204.1	277.3	207.7	247.6	223.7	191.9	206.9
	2	226.3	196.2	210.4	282.4	208.3	251.1	230.0	198.0	213.0
	3	224.9	195.8	209.6	280.1	206.7	249.3	228.7	197.4	212.1
	4	220.1	189.3	203.9	278.8	204.7	247.6	224.0	191.2	206.7
	5	218.3	190.1	203.3	278.0	205.9	247.6	222.3	191.8	206.1
	6	221.0	193.5	206.5	275.4	205.0	245.6	224.6	195.3	209.0
	7	221.7	195.7	207.7	277.5	203.5	246.2	225.3	197.1	210.2
	8	223.4	195.1	208.4	274.8	204.9	245.2	226.8	196.7	210.7
	9	220.6	194.7	206.8	273.5	201.6	243.1	224.1	196.2	209.1
	10	216.2	193.2	203.8	274.1	202.4	244.0	220.1	194.8	206.4
	11 *	216.3	192.4	203.5	274.6	202.7	244.2	220.2	194.1	206.2
	12 *	217.4	191.7	203.6	275.1	203.2	244.8	221.2	193.3	206.3

* 临时数字
技术附注第 14 段对「较受欢迎屋苑」有详细说明。

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

表 Table 17

私人写字楼 - 各区不同级别总存量及空置量
PRIVATE OFFICE - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m^2

地区	District	2013 年底总存量 Stock at year-end				2013 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	1 906 200	766 200	585 100	3 257 500	118 600	31 700	30 400	180 700	6.2	4.1	5.2	5.5
湾仔	Wan Chai	925 700	566 400	310 100	1 802 200	69 800	41 700	21 600	133 100	7.5	7.4	7.0	7.4
东区	Eastern	740 300	201 900	78 100	1 020 300	21 900	9 400	2 900	34 200	3.0	4.7	3.7	3.4
南区	Southern	147 000	48 600	10 500	206 100	40 400	11 300	100	51 800	27.5	23.3	1.0	25.1
港岛	***HONG KONG***	***3 719 200***	***1 583 100***	***983 800***	***6 286 100***	***250 700***	***94 100***	***55 000***	***399 800***	***6.7***	***5.9***	***5.6***	***6.4***
油尖旺	Yau Tsim Mong	1 142 900	617 300	410 400	2 170 600	44 400	33 800	34 100	112 300	3.9	5.5	8.3	5.2
深水埗	Sham Shui Po	162 900	46 800	39 200	248 900	5 800	8 700	1 400	15 900	3.6	18.6	3.6	6.4
九龙城	Kowloon City	107 300	49 300	20 400	177 000	8 700	600	300	9 600	8.1	1.2	1.5	5.4
黄大仙	Wong Tai Sin	-	45 700	1 200	46 900	-	900	-	900	-	2.0	-	1.9
观塘	Kwun Tong	1 140 900	74 000	12 500	1 227 400	121 900	23 700	200	145 800	10.7	32.0	1.6	11.9
九龙	***KOWLOON***	***2 554 000***	***833 100***	***483 700***	***3 870 800***	***180 800***	***67 700***	***36 000***	***284 500***	***7.1***	***8.1***	***7.4***	***7.3***
葵青	Kwai Tsing	151 400	11 300	2 000	164 700	26 900	500	100	27 500	17.8	4.4	5.0	16.7
荃湾	Tsuen Wan	88 200	10 300	800	99 300	3 400	300	100	3 800	3.9	2.9	12.5	3.8
屯门	Tuen Mun	32 800	-	8 500	41 300	3 100	-	300	3 400	9.5	-	3.5	8.2
元朗	Yuen Long	9 200	9 800	19 000	38 000	-	-	600	600	-	-	3.2	1.6
北区	North	26 900	-	500	27 400	1 700	-	-	1 700	6.3	-	-	6.2
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	275 600	16 000	-	291 600	29 200	1 800	-	31 000	10.6	11.3	-	10.6
西贡	Sai Kung	9 000	-	-	9 000	5 500	-	-	5 500	61.1	-	-	61.1
离岛	Islands	129 600	19 000	-	148 600	1 400	5 100	-	6 500	1.1	26.8	-	4.4
新界	***NEW TERRITORIES***	***722 700***	***71 600***	***32 000***	***826 300***	***71 200***	***7 700***	***1 100***	***80 000***	***9.9***	***10.8***	***3.4***	***9.7***
全港	***OVERALL***	***6 995 900***	***2 487 800***	***1 499 500***	***10 983 200***	***502 700***	***169 500***	***92 100***	***764 300***	***7.2***	***6.8***	***6.1***	***7.0***
分区	**Sub-districts**												
上环	Sheung Wan	230 100	354 400	400 900	985 400	7 700	10 600	20 400	38 700	3.3	3.0	5.1	3.9
中区	Central	1 625 600	361 000	167 700	2 154 300	102 400	19 800	9 400	131 600	6.3	5.5	5.6	6.1
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	925 700	566 400	310 100	1 802 200	69 800	41 700	21 600	133 100	7.5	7.4	7.0	7.4
北角 / 鲗鱼涌	North Point / Quarry Bay	740 300	153 800	60 300	954 400	21 900	4 400	2 500	28 800	3.0	2.9	4.1	3.0
尖沙咀	Tsim Sha Tsui	788 700	313 400	203 800	1 305 900	39 200	17 200	16 500	72 900	5.0	5.5	8.1	5.6
油麻地 / 旺角	Yau Ma Tei / Mong Kok	333 200	303 900	206 600	843 700	5 200	16 600	17 600	39 400	1.6	5.5	8.5	4.7

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 18

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

平方米 m^2

地区	District	2012 年底总存量 Stock at year-end	2013 年落成量 Completions	落成量占 2012 年总存量的百分率 Completions as a % of 2012 Stock	2013 年底总存量 Stock at year-end	2013 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	3 257 300	3 600	0.1	3 257 500	180 700	5.5
湾仔	Wan Chai	1 818 400	5 200	0.3	1 802 200	133 100	7.4
东区	Eastern	1 018 600	-	-	1 020 300	34 200	3.4
南区	Southern	181 600	26 100	14.4	206 100	51 800	25.1
港岛	***HONG KONG***	***6 275 900***	***34 900***	***0.6***	***6 286 100***	***399 800***	***6.4***
油尖旺	Yau Tsim Mong	2 172 100	1 200	0.1	2 170 600	112 300	5.2
深水埗	Sham Shui Po	249 200	-	-	248 900	15 900	6.4
九龙城	Kowloon City	182 700	-	-	177 000	9 600	5.4
黄大仙	Wong Tai Sin	46 900	-	-	46 900	900	1.9
观塘	Kwun Tong	1 161 400	63 900	5.5	1 227 400	145 800	11.9
九龙	***KOWLOON***	***3 812 300***	***65 100***	***1.7***	***3 870 800***	***284 500***	***7.3***
葵青	Kwai Tsing	165 100	-	-	164 700	27 500	16.7
荃湾	Tsuen Wan	99 300	-	-	99 300	3 800	3.8
屯门	Tuen Mun	41 300	-	-	41 300	3 400	8.2
元朗	Yuen Long	38 000	-	-	38 000	600	1.6
北区	North	27 400	-	-	27 400	1 700	6.2
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	269 300	22 700	8.4	291 600	31 000	10.6
西贡	Sai Kung	9 000	-	-	9 000	5 500	61.1
离岛	Islands	147 100	-	-	148 600	6 500	4.4
新界	***NEW TERRITORIES***	***802 900***	***22 700***	***2.8***	***826 300***	***80 000***	***9.7***
全港	***OVERALL***	***10 891 100***	***122 700***	***1.1***	***10 983 200***	***764 300***	***7.0***
分区	**Sub-districts**						
上环	Sheung Wan	984 300	-	-	985 400	38 700	3.9
中区	Central	2 155 200	3 600	0.2	2 154 300	131 600	6.1
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 818 400	5 200	0.3	1 802 200	133 100	7.4
北角 / 鲗鱼涌	North Point / Quarry Bay	952 700	-	-	954 400	28 800	3.0
尖沙咀	Tsim Sha Tsui	1 304 600	1 200	0.1	1 305 900	72 900	5.6
油麻地 / 旺角	Yau Ma Tei / Mong Kok	846 500	-	-	843 700	39 400	4.7

2013 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 2012 年底总存量计算。
分区数字已包括在地区数字内。

2013 Stock figures are derived from the latest rating record,
and not from the 2012 Stock figures shown here.
Sub-district figures have already been included in District figures.

表 Table 19

私人写字楼 - 各级别拆卸量、落成量及总存量

PRIVATE OFFICE - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition 甲级 A	乙级 B	丙级 C	总数 Total	落成量 Completions 甲级 A	乙级 B	丙级 C	总数 Total	年底总存量 Stock at year-end 甲级 A	乙级 B	丙级 C	总数 Total
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
	全港	***OVERALL***	***18 700***	***14 500***	***9 000***	***42 200***	***128 800***	***19 400***	***2 800***	***151 000***	***6 569 100***	***2 432 500***	***1 527 400***	***10 529 000***
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
	全港	***OVERALL***	***-***	***-***	***8 100***	***8 100***	***115 200***	***7 400***	***1 500***	***124 100***	***6 744 000***	***2 424 700***	***1 520 300***	***10 689 000***
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
	全港	***OVERALL***	***19 800***	***2 000***	***7 400***	***29 200***	***125 500***	***29 700***	***-***	***155 200***	***6 817 500***	***2 461 000***	***1 503 600***	***10 782 100***
2012	港岛	Hong Kong	-	-	2 000	2 000	31 700	22 200	-	53 900	3 699 000	1 594 100	982 800	6 275 900
	九龙	Kowloon	-	-	-	-	32 700	9 800	-	42 500	2 497 400	835 900	479 000	3 812 300
	新界	New Territories	-	-	-	-	39 300	-	-	39 300	701 800	69 100	32 000	802 900
	全港	***OVERALL***	***-***	***-***	***2 000***	***2 000***	***103 700***	***32 000***	***-***	***135 700***	***6 898 200***	***2 499 100***	***1 493 800***	***10 891 100***
2013	港岛	Hong Kong	-	24 100	200	24 300	18 600	16 300	-	34 900	3 719 200	1 583 100	983 800	6 286 100
	九龙	Kowloon	-	-	3 600	3 600	55 500	8 400	1 200	65 100	2 554 000	833 100	483 700	3 870 800
	新界	New Territories	-	-	-	-	22 700	-	-	22 700	722 700	71 600	32 000	826 300
	全港	***OVERALL***	***-***	***24 100***	***3 800***	***27 900***	***96 800***	***24 700***	***1 200***	***122 700***	***6 995 900***	***2 487 800***	***1 499 500***	***10 983 200***

表 Table 20

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^2

地区	District	2013 年落成量 Completions 甲级 A	乙级 B	丙级 C	总数 Total	预测落成量 Forecast Completions [2014]	[2015]
中西区	Central and Western	3 600	-	-	3 600	8 200	10 400
湾仔	Wan Chai	-	5 200	-	5 200	-	10 300
东区	Eastern	-	-	-	-	1 700	-
南区	Southern	15 000	11 100	-	26 100	-	30 700
港岛	***HONG KONG***	***18 600***	***16 300***	***-***	***34 900***	***9 900***	***51 400***
油尖旺	Yau Tsim Mong	-	-	1 200	1 200	700	7 000
深水埗	Sham Shui Po	-	-	-	-	14 700	10 800
九龙城	Kowloon City	-	-	-	-	-	40 500
黄大仙	Wong Tai Sin	-	-	-	-	-	20 700
观塘	Kwun Tong	55 500	8 400	-	63 900	56 000	114 400
九龙	***KOWLOON***	***55 500***	***8 400***	***1 200***	***65 100***	***71 400***	***193 400***
葵青	Kwai Tsing	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	27 600	-
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北区	North	-	-	-	-	5 600	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	22 700	-	-	22 700	33 300	32 000
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***22 700***	***-***	***-***	***22 700***	***66 500***	***32 000***
全港	***OVERALL***	***96 800***	***24 700***	***1 200***	***122 700***	***147 800***	***276 800***
分区	**Sub-districts**						
上环	Sheung Wan	-	-	-	-	1 400	-
中区	Central	3 600	-	-	3 600	6 800	10 400
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	5 200	-	5 200	-	10 300
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	1 700	-
尖沙咀	Tsim Sha Tsui	-	-	1 200	1 200	700	47 500
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

平方米 m^2

地区	District	[2014] 甲级 A	[2014] 乙级 B	[2014] 丙级 C	[2014] 总数 Total	[2015] 甲级 A	[2015] 乙级 B	[2015] 丙级 C	[2015] 总数 Total
中西区	Central and Western	-	6 800	1 400	8 200	-	7 800	2 600	10 400
湾仔	Wan Chai	-	-	-	-	9 900	-	400	10 300
东区	Eastern	-	-	1 700	1 700	-	-	-	-
南区	Southern	-	-	-	-	24 100	6 600	-	30 700
港岛	***HONG KONG***	***-***	***6 800***	***3 100***	***9 900***	***34 000***	***14 400***	***3 000***	***51 400***
油尖旺	Yau Tsim Mong	-	-	700	700	-	7 000	-	7 000
深水埗	Sham Shui Po	14 700	-	-	14 700	10 800	-	-	10 800
九龙城	Kowloon City	-	-	-	-	40 500	-	-	40 500
黄大仙	Wong Tai Sin	-	-	-	-	20 700	-	-	20 700
观塘	Kwun Tong	39 400	16 600	-	56 000	114 400	-	-	114 400
九龙	***KOWLOON***	***54 100***	***16 600***	***700***	***71 400***	***186 400***	***7 000***	***-***	***193 400***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	27 600	-	-	27 600	-	-	-	-
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北区	North	-	5 600	-	5 600	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	33 300	-	-	33 300	32 000	-	-	32 000
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***60 900***	***5 600***	***-***	***66 500***	***32 000***	***-***	***-***	***32 000***
全港	***OVERALL***	***115 000***	***29 000***	***3 800***	***147 800***	***252 400***	***21 400***	***3 000***	***276 800***
分区	**Sub-districts**								
上环	Sheung Wan	-	-	1 400	1 400	-	-	-	-
中区	Central	-	6 800	-	6 800	-	7 800	2 600	10 400
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	9 900	-	400	10 300
北角 / 鰂鱼涌	North Point / Quarry Bay	-	-	1 700	1 700	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	700	700	40 500	7 000	-	47 500
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^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2012	135 700	119 500	88.1	10 755 400	532 900	5.0	652 400	6.0
2013	122 700	121 500	99.0	10 860 500	642 800	5.9	764 300	7.0

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 $/m^2$ per month

[平均面积] [Average size]		甲级 Grade A [244 平方米 m^2]							乙级 Grade B [85 平方米 m^2]							丙级 Grade C [44 平方米 m^2]						
年 Year	月 / Month	上环 Sheung Wan	中区 Central	湾仔 / 铜锣湾 Wan Chai/ Causeway Bay	北角 / 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	九龙湾 / 观塘 # Kowloon Bay/ Kwun Tong#	上环 Sheung Wan	中区 Central	湾仔 / 铜锣湾 Wan Chai/ Causeway Bay	北角 / 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	九龙湾 / 观塘 # Kowloon Bay/ Kwun Tong#	上环 Sheung Wan	中区 Central	湾仔 / 铜锣湾 Wan Chai/ Causeway Bay	北角 / 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	九龙湾 / 观塘 # Kowloon Bay/ Kwun Tong#
2012		833	1 057	661	407	460	546	N/A	352	643	427	314	382	384	N/A	303	503	397	345	396	312	N/A
2013 *		813	1 018	707	463	507	590	330	382	677	465	342	414	412	310	344	527	429	377	419	353	265
2012	7	1 000	1 110	684	390	468	756	N/A	359	609	440	306	399	403	N/A	332	534	406	338	449	318	N/A
	8	(1 047)	1 045	688	380	458	(487)	N/A	355	643	412	326	387	416	N/A	308	528	407	339	394	319	N/A
	9	966	1 047	683	420	458	(522)	N/A	353	659	427	310	407	403	N/A	307	511	405	368	433	345	N/A
	10	605	1 147	684	420	487	526	N/A	358	665	442	276	397	398	N/A	301	547	392	353	430	329	N/A
	11	649	1 040	671	450	481	513	N/A	374	615	429	328	380	357	N/A	319	531	387	352	391	308	N/A
	12	853	1 142	708	393	499	(426)	N/A	363	629	462	306	430	426	N/A	296	487	407	361	395	351	N/A
2013	1	911	1 052	649	458	498	593	N/A	347	583	442	309	400	374	N/A	322	467	414	343	388	304	N/A
	2	812	947	685	469	481	824	322	367	677	445	324	409	385	(327)	315	489	381	394	390	334	(258)
	3	825	1 010	700	448	514	(552)	332	386	632	463	356	422	388	(343)	363	528	434	366	396	347	(265)
	4	705	1 031	720	445	489	(761)	324	366	702	451	337	412	410	(368)	329	522	419	384	406	338	(242)
	5	903	955	756	420	508	551	330	362	664	475	346	405	388	(379)	358	522	412	381	412	348	(278)
	6	868	1 024	664	450	498	(573)	355	374	668	459	337	425	404	(223)	330	493	434	380	428	352	-
	7	847	1 036	736	508	503	479	305	407	714	481	332	398	429	223	350	528	448	374	414	363	-
	8 *	791	1 051	724	529	501	529	322	409	692	463	331	430	425	(437)	371	571	454	383	448	379	(256)
	9 *	620	1 048	695	443	516	514	341	411	731	500	353	422	412	(290)	350	534	440	391	479	385	(269)
	10 *	(630)	973	687	433	517	(1 213)	368	388	681	458	(406)	417	431	(261)	336	556	447	363	413	358	-
	11 *	697	1 038	650	475	526	662	347	391	678	479	338	412	449	(339)	358	546	404	374	438	355	(282)
	12 *	(853)	1 017	801	475	529	(580)	345	387	678	475	374	415	434	(279)	339	543	429	391	396	354	-

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2013 年内所分析单位的平均面积。
\- 本署没有收到成交个案。
\# 九龙湾 / 观塘的分界等同 18 区区议会选区中的观塘区。
数字由 2013 年 2 月起提供。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2013.
\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/ Kwun Tong follows Kwun Tong District of the 18 District Council Districts.
Data are available since February 2013.

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 $/m^2$

[平均面积] [Average size]		甲级 Grade A [102 平方米 m²]							乙级 Grade B [63 平方米 m²]							丙级 Grade C [35 平方米 m²]						
年 / Year	月 / Month	上环 Sheung Wan	中区 Central	湾仔 / 铜锣湾 Wan Chai/ Causeway Bay	北角 / 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	九龙湾 / 观塘 # Kowloon Bay/ Kwun Tong#	上环 Sheung Wan	中区 Central	湾仔 / 铜锣湾 Wan Chai/ Causeway Bay	北角 / 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	九龙湾 / 观塘 # Kowloon Bay/ Kwun Tong#	上环 Sheung Wan	中区 Central	湾仔 / 铜锣湾 Wan Chai/ Causeway Bay	北角 / 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	九龙湾 / 观塘 # Kowloon Bay/ Kwun Tong#
2012		171 034	330 708	196 326	153 619	164 271	-	N/A	116 778	220 314	166 174	96 218	132 209	114 970	N/A	117 984	209 802	143 172	120 107	121 150	115 243	N/A
2013 *		(189 940)	355 148	203 598	(154 809)	180 831	-	129 843	143 015	292 751	196 690	120 525	160 304	138 811	-	143 648	191 149	161 182	141 897	143 895	139 663	-
2012	7	-	(439 050)	(190 618)	(141 781)	163 447	-	N/A	123 066	(209 152)	(158 138)	-	156 335	123 916	N/A	123 230	(257 803)	(124 058)	114 437	123 813	107 157	N/A
	8	(168 394)	(350 428)	(137 979)	-	164 085	-	N/A	121 461	(227 789)	(146 090)	-	143 833	108 243	N/A	137 956	(200 000)	131 313	110 872	117 959	112 454	N/A
	9	-	(297 511)	-	-	155 826	-	N/A	(103 832)	-	152 271	(99 139)	(154 523)	101 799	N/A	124 331	(164 059)	137 311	124 719	99 908	112 960	N/A
	10	(243 465)	378 050	(186 695)	(184 967)	155 516	-	N/A	(128 284)	-	179 333	(99 048)	129 968	118 670	N/A	127 267	214 872	156 923	124 850	120 098	119 018	N/A
	11	(142 272)	324 629	-	-	182 144	-	N/A	(122 839)	(168 200)	183 921	(104 436)	146 546	128 758	N/A	129 299	(186 695)	156 836	132 049	144 027	132 120	N/A
	12	(220 000)	299 623	(265 461)	-	180 575	-	N/A	(143 460)	(261 719)	(174 646)	(113 652)	132 568	131 498	N/A	128 903	(270 619)	165 563	132 166	130 149	131 152	N/A
2013	1	(146 922)	(333 196)	(251 645)	-	171 762	-	N/A	-	(415 225)	181 501	(118 798)	150 491	134 573	N/A	150 193	(164 835)	157 761	139 903	134 570	136 528	N/A
	2	(167 609)	346 753	(210 273)	-	168 028	-	116 512	(138 595)	(366 847)	217 839	(122 225)	150 470	145 860	-	145 430	(208 893)	169 206	(140 120)	141 013	141 551	-
	3	-	(399 638)	(204 372)	(147 196)	(199 732)	-	(134 248)	(96 577)	(370 040)	-	(122 622)	(160 136)	137 663	-	144 595	-	170 741	154 764	138 666	139 432	-
	4	-	(326 184)	(183 485)	-	-	-	-	(138 608)	-	(210 362)	-	(178 404)	(112 349)	-	136 864	(166 071)	(148 970)	(123 266)	144 550	147 224	-
	5	-	(336 375)	(162 594)	-	(221 069)	-	-	-	-	(212 810)	-	149 336	142 182	-	154 096	(206 813)	137 055	(140 576)	130 360	125 340	-
	6	-	(418 047)	(199 734)	(162 422)	(182 425)	-	(117 113)	(145 692)	-	(191 463)	-	(171 659)	153 579	-	(200 196)	-	(162 921)	(119 785)	156 079	131 007	-
	7	-	-	-	-	(163 359)	-	(140 851)	-	(161 085)	(163 166)	-	(138 265)	(148 407)	-	160 581	-	155 112	(167 606)	(157 939)	148 230	-
	8 *	-	-	-	-	-	-	(146 304)	(200 935)	(249 028)	(165 397)	-	161 870	-	-	(189 954)	(213 906)	(160 482)	(151 542)	(139 737)	147 889	-
	9 *	-	-	-	-	(208 784)	-	-	(150 529)	(266 181)	(219 471)	(116 986)	(156 429)	129 155	-	124 328	-	(213 656)	-	135 202	144 951	-
	10 *	-	(390 035)	-	-	(137 736)	-	(158 568)	(140 217)	-	(204 848)	(124 166)	(169 296)	(152 238)	-	150 039	(179 888)	(175 170)	135 856	159 609	158 028	-
	11 *	-	(331 738)	-	-	(202 138)	-	(132 752)	-	(293 291)	(152 321)	(116 468)	(199 268)	(156 296)	-	126 994	-	(158 278)	-	145 208	141 564	-
	12 *	(277 620)	(350 172)	-	-	(218 531)	-	(149 056)	(145 547)	(172 249)	(196 144)	-	(174 708)	128 558	-	133 627	-	(161 541)	(131 188)	168 470	118 740	-

*　临时数字
( )　表示少于 5 宗交易。
[ ]　表示 2013 年内所分析单位的平均面积。
-　本署没有收到成交个案。
#　九龙湾 / 观塘的分界等同 18 区区议会选区中的观塘区。
数字由 2013 年 2 月起提供。

*　Provisional figures
( )　Indicates fewer than 5 transactions.
[ ]　Indicates average size of the units analysed during 2013.
-　No transaction record received by this Department.
#　The boundary of Kowloon Bay/ Kwun Tong follows Kwun Tong District of the 18 District Council Districts.
Data are available since February 2013.

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 / 月 Year / 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
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		177.0	166.6	147.7	169.9	301.2	304.9	286.7	297.9
2012		196.9	183.8	163.5	188.3	321.6	349.5	337.4	334.7
2013 *		211.3	200.7	182.0	204.0	379.0	434.0	430.8	409.9
2012	7 - 9	199.7	186.7	165.5	190.8	326.1	359.6	345.1	342.0
	10 - 12	202.2	189.2	168.1	193.2	352.2	389.4	379.0	371.7
2013	1 - 3	204.9	194.6	172.9	196.9	379.3	419.9	411.5	400.3
	4 - 6	211.6	199.4	180.8	203.5	384.1	435.0	423.4	409.6
	7 - 9 *	215.0	204.1	187.1	208.0	378.3	440.0	444.5	415.7
	10 - 12 *	213.8	204.7	187.4	207.5	374.3	441.3	443.8	413.9
2012	7	199.0	185.9	165.1	190.1	320.6	353.5	336.6	334.9
	8	199.0	185.9	165.3	190.2	325.6	358.5	344.1	341.3
	9	201.2	188.2	166.0	192.1	332.1	366.9	354.7	349.8
	10	202.3	188.6	167.3	193.0	343.9	380.1	368.4	362.7
	11	202.1	188.6	167.9	193.0	351.3	389.4	379.1	371.5
	12	202.2	190.5	169.1	193.6	361.4	398.6	389.5	380.9
2013	1	202.3	192.2	170.2	194.3	374.1	411.2	402.4	393.7
	2	205.2	194.6	172.8	196.9	378.1	421.0	413.9	400.7
	3	207.3	197.1	175.7	199.5	385.7	(427.6)	418.1	406.5
	4	210.9	198.3	178.8	202.4	(380.3)	(428.8)	416.9	404.1
	5	211.0	198.6	180.9	203.0	(384.1)	(436.0)	424.5	410.1
	6	212.9	201.4	182.7	205.2	(387.9)	(440.1)	428.9	414.6
	7	213.8	202.7	185.1	206.5	(383.7)	(438.9)	436.8	415.5
	8 *	216.4	205.0	188.7	209.3	(376.9)	(441.3)	446.6	416.3
	9 *	214.8	204.7	187.4	208.1	(374.3)	(439.7)	450.0	415.2
	10 *	213.4	203.9	186.8	207.0	(373.8)	(440.8)	443.3	412.5
	11 *	214.0	205.0	187.8	207.8	(374.6)	(441.6)	443.1	413.5
	12 *	214.1	205.1	187.6	207.8	(374.6)	(441.4)	444.9	415.6

* 臨时数字
( ) 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 / 月 Year / Month		租金 Rents 上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售价 Prices 核心地区 # Core Districts #
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		250.6	180.4	155.4	328.2
2012		272.5	202.9	172.3	340.0
2013 *		268.2	216.2	187.4	372.7
2012	7 - 9	272.5	203.8	174.0	340.3
	10 - 12	271.7	207.1	179.7	358.7
2013	1 - 3	271.4	210.1	184.3	380.5
	4 - 6	267.8	215.0	187.9	378.5
	7 - 9 *	269.4	219.8	188.1	(378.7)
	10 - 12 *	264.2	219.7	189.5	355.3
2012	7	271.7	202.7	172.5	343.3
	8	272.5	203.7	173.9	342.2
	9	273.2	205.0	175.5	335.4
	10	271.7	205.8	178.3	354.0
	11	273.1	208.0	180.1	356.6
	12	270.2	207.6	180.7	365.4
2013	1	271.0	208.3	182.6	372.2
	2	271.6	210.9	184.8	381.4
	3	271.7	211.1	185.4	(387.8)
	4	268.5	213.8	187.9	(355.8)
	5	267.9	214.7	188.2	(388.2)
	6	267.1	216.4	187.5	(391.5)
	7	269.5	219.5	188.2	(351.5)
	8 *	269.8	219.3	188.2	-
	9 *	268.9	220.6	188.0	(405.8)
	10 *	264.9	218.9	188.0	(349.4)
	11 *	263.4	219.5	189.2	(352.7)
	12 *	264.2	220.8	191.2	(363.7)

\# 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。
\- 本署没有收到成交个案。

\# Core districts : Sheung Wan / Central , Wan Chai / Causeway Bay and Tsim Sha Tsui.
* Provisional figures
( ) Indicates fewer than 10 transactions.
\- No transaction record received by this Department.

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

平方米 m^2

地区	District	2012 年底总存量 Stock at year-end	2013 年落成量 Completions	落成量占 2012 年总存量的百分率 Completions as a % of 2012 Stock	2013 年底总存量 Stock at year-end	2013 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	1 128 700	3 500	0.3	1 121 300	82 400	7.3
湾仔	Wan Chai	1 082 100	11 500	1.1	1 085 900	80 400	7.4
东区	Eastern	763 400	1 800	0.2	763 800	37 100	4.9
南区	Southern	254 200	200	0.1	253 800	21 400	8.4
港岛	***HONG KONG***	***3 228 400***	***17 000***	***0.5***	***3 224 800***	***221 300***	***6.9***
油尖旺	Yau Tsim Mong	2 075 500	4 700	0.2	2 079 000	157 300	7.6
深水埗	Sham Shui Po	692 800	2 300	0.3	695 000	38 300	5.5
九龙城	Kowloon City	706 700	1 300	0.2	712 600	56 200	7.9
黄大仙	Wong Tai Sin	319 100	-	-	320 300	35 200	11.0
观塘	Kwun Tong	631 800	2 600	0.4	627 300	42 400	6.8
九龙	***KOWLOON***	***4 425 900***	***10 900***	***0.2***	***4 434 200***	***329 400***	***7.4***
葵青	Kwai Tsing	345 300	-	-	345 900	21 300	6.2
荃湾	Tsuen Wan	494 800	-	-	495 600	55 500	11.2
屯门	Tuen Mun	416 800	-	-	416 900	26 700	6.4
元朗	Yuen Long	465 900	2 200	0.5	470 200	52 200	11.1
北区	North	217 000	-	-	217 000	7 200	3.3
大埔	Tai Po	229 900	1 600	0.7	232 800	6 700	2.9
沙田	Sha Tin	453 300	6 700	1.5	462 500	34 800	7.5
西贡	Sai Kung	285 200	-	-	285 400	13 600	4.8
离岛	Islands	299 600	-	-	297 400	12 800	4.3
新界	***NEW TERRITORIES***	***3 207 800***	***10 500***	***0.3***	***3 223 700***	***230 800***	***7.2***
全港	***OVERALL***	***10 862 100***	***38 400***	***0.4***	***10 882 700***	***781 500***	***7.2***

2013 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 2012 年底总存量计算。

2013 Stock figures are derived from the latest rating record, and not from the 2012 Stock figures shown here.

表 Table 28

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

平方米 m²

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
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
	全港	***OVERALL***	***29 900***	***83 700***	***10 663 800***
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
	全港	***OVERALL***	***17 300***	***64 600***	***10 744 200***
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
	全港	***OVERALL***	***33 800***	***42 200***	***10 791 900***
2012	港岛	Hong Kong	15 700	40 600	3 228 400
	九龙	Kowloon	15 900	27 400	4 425 900
	新界	New Territories	300	22 100	3 207 800
	全港	***OVERALL***	***31 900***	***90 100***	***10 862 100***
2013	港岛	Hong Kong	12 600	17 000	3 224 800
	九龙	Kowloon	10 600	10 900	4 434 200
	新界	New Territories	200	10 500	3 223 700
	全港	***OVERALL***	***23 400***	***38 400***	***10 882 700***

表 Table 29

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

平方米 m²

地区	District	2013 年落成量 Completions	预测落成量 Forecast Completions [2014]	预测落成量 Forecast Completions [2015]
中西区	Central and Western	3 500	6 100	14 100
湾仔	Wan Chai	11 500	5 900	15 100
东区	Eastern	1 800	1 400	1 500
南区	Southern	200	100	200
港岛	***HONG KONG***	***17 000***	***13 500***	***30 900***
油尖旺	Yau Tsim Mong	4 700	5 200	11 900
深水埗	Sham Shui Po	2 300	9 200	3 200
九龙城	Kowloon City	1 300	4 800	8 900
黄大仙	Wong Tai Sin	-	-	2 200
观塘	Kwun Tong	2 600	7 900	5 200
九龙	***KOWLOON***	***10 900***	***27 100***	***31 400***
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	300	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	2 200	4 000	-
北区	North	-	11 000	1 100
大埔	Tai Po	1 600	-	2 800
沙田	Sha Tin	6 700	2 700	23 000
西贡	Sai Kung	-	4 700	4 200
离岛	Islands	-	-	3 500
新界	***NEW TERRITORIES***	***10 500***	***22 700***	***34 600***
全港	***OVERALL***	***38 400***	***63 300***	***96 900***

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2012	90 100	63 400	70.4	10 772 000	689 000	6.4	752 400	6.9
2013	38 400	36 500	95.1	10 844 300	745 000	6.9	781 500	7.2

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

区域 Area [平均面积] [Average size]		租金 Rents (每平方米月租 $ / m^2 per month) 港岛 Hong Kong [61 平方米 m^2]	九龙 Kowloon [58 平方米 m^2]	新界 New Territories [57 平方米 m^2]	售价 Prices (每平方米售价 $ / m^2) 港岛 Hong Kong [31 平方米 m^2]	九龙 Kowloon [34 平方米 m^2]	新界 New Territories [29 平方米 m^2]
年 / Year	月 / Month						
2012		1 465	1 443	1 161	496 519	448 250	310 223
2013 *		1 544	1 481	1 175	519 211	428 236	355 606
2012	7	1 603	1 389	1 201	485 276	426 777	292 837
	8	1 407	1 339	1 177	426 612	429 680	289 681
	9	1 733	1 589	1 250	504 662	427 209	349 717
	10	1 487	1 524	1 258	522 450	437 840	321 290
	11	1 633	1 646	1 043	507 749	517 822	357 318
	12	1 450	1 539	1 107	433 457	448 918	360 797
2013	1	1 297	1 334	919	547 133	396 516	387 794
	2	1 288	1 206	1 189	505 915	513 174	377 482
	3	1 754	1 547	1 109	611 711	447 625	353 635
	4	1 393	1 373	1 176	522 757	385 033	204 261
	5	1 639	1 385	1 155	422 778	356 261	257 508
	6	1 604	1 416	1 234	(330 516)	418 145	410 698
	7	1 616	1 555	1 227	665 084	593 362	348 074
	8 *	1 520	1 637	1 200	(429 936)	408 377	317 278
	9 *	1 594	1 706	1 192	(477 204)	329 390	431 626
	10 *	1 344	1 352	1 278	509 775	379 689	359 354
	11 *	1 762	1 732	1 160	528 299	333 358	421 446
	12 *	1 543	1 378	1 114	435 450	447 166	294 906

* 临时数字
( ) 表示少于 20 宗交易。
[ ] 表示 2013 年内所分析单位的平均面积。

* Provisional figures
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2013.

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
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		134.3	327.4
2012		151.3	420.5
2013 *		165.4	506.3
2012	7 - 9	154.4	439.3
	10 - 12	157.7	477.4
2013	1 - 3	160.4	501.3
	4 - 6	165.7	509.0
	7 - 9 *	168.1	510.6
	10 - 12 *	167.3	504.2
2012	7	152.7	432.1
	8	154.4	435.0
	9	156.0	450.8
	10	156.9	467.5
	11	158.0	479.6
	12	158.3	485.2
2013	1	159.2	496.5
	2	160.6	503.4
	3	161.4	504.0
	4	163.1	506.0
	5	166.6	508.9
	6	167.5	512.2
	7	168.2	513.8
	8 *	167.6	509.6
	9 *	168.5	508.5
	10 *	167.1	507.7
	11 *	166.8	503.0
	12 *	167.9	501.8

* 临时数字

* Provisional figures

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

平方米 m^2

地区	District	2012 年底总存量 Stock at year-end	2013 年落成量 Completions	落成量占 2012 年总存量的百分率 Completions as a % of 2012 Stock	2013 年底总存量 Stock at year-end	2013 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	74 700	-	-	66 900	5 500	8.2
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 325 500	-	-	1 319 200	84 700	6.4
南区	Southern	736 500	-	-	713 500	47 900	6.7
港岛	***HONG KONG***	***2 136 700***	***-***	***-***	***2 099 600***	***138 100***	***6.6***
油尖旺	Yau Tsim Mong	303 200	3 600	1.2	306 500	31 100	10.1
深水埗	Sham Shui Po	1 061 500	-	-	1 054 700	36 200	3.4
九龙城	Kowloon City	852 500	-	-	852 300	26 100	3.1
黄大仙	Wong Tai Sin	763 200	-	-	763 500	41 500	5.4
观塘	Kwun Tong	3 224 500	8 200	0.3	3 215 800	220 800	6.9
九龙	***KOWLOON***	***6 204 900***	***11 800***	***0.2***	***6 192 800***	***355 700***	***5.7***
葵青	Kwai Tsing	3 299 200	-	-	3 299 000	198 000	6.0
荃湾	Tsuen Wan	2 256 200	69 500	3.1	2 325 200	214 700	9.2
屯门	Tuen Mun	1 476 500	-	-	1 476 500	14 600	1.0
元朗	Yuen Long	203 600	-	-	204 100	6 300	3.1
北区	North	282 400	3 800	1.3	286 200	11 200	3.9
大埔	Tai Po	151 500	-	-	151 900	2 500	1.6
沙田	Sha Tin	1 116 200	-	-	1 115 000	40 400	3.6
西贡	Sai Kung	9 000	-	-	9 000	7 300	81.1
离岛	Islands	900	-	-	900	-	-
新界	***NEW TERRITORIES***	***8 795 500***	***73 300***	***0.8***	***8 867 800***	***495 000***	***5.6***
全港	***OVERALL***	***17 137 100***	***85 100***	***0.5***	***17 160 200***	***988 800***	***5.8***

2013 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 2012 年底总存量计算。

2013 Stock figures are derived from the latest rating record, and not from the 2012 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^2

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
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
	全港	***OVERALL***	***39 200***	***3 000***	***17 284 300***
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
	全港	***OVERALL***	***2 000***	***20 600***	***17 231 000***
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
	全港	***OVERALL***	***57 900***	***32 400***	***17 182 500***
2012	港岛	Hong Kong	5 400	-	2 136 700
	九龙	Kowloon	54 600	-	6 204 900
	新界	New Territories	7 500	46 200	8 795 500
	全港	***OVERALL***	***67 500***	***46 200***	***17 137 100***
2013	港岛	Hong Kong	29 500	-	2 099 600
	九龙	Kowloon	12 700	11 800	6 192 800
	新界	New Territories	1 400	73 300	8 867 800
	全港	***OVERALL***	***43 600***	***85 100***	***17 160 200***

表 Table 35

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

平方米 m^2

地区	District	2013 年落成量 Completions	预测落成量 Forecast Completions [2014]	[2015]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	3 600	-	-
深水埗	Sham Shui Po	-	-	21 600
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	4 200
观塘	Kwun Tong	8 200	-	-
九龙	***KOWLOON***	***11 800***	**-**	***25 800***
葵青	Kwai Tsing	-	26 700	-
荃湾	Tsuen Wan	69 500	5 100	3 800
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	3 800	3 500	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	***NEW TERRITORIES***	***73 300***	***35 300***	***3 800***
全港	***OVERALL***	***85 100***	***35 300***	***29 600***

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

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2012	46 200	46 200	100.0	17 090 900	817 600	4.8	863 800	5.0
2013	85 100	79 900	93.9	17 075 100	908 900	5.3	988 800	5.8

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^2 per month)			售价 Prices (每平方米售价 $ / m^2)		
		港岛 Hong Kong [176 平方米 m^2]	九龙 Kowloon [136 平方米 m^2]	新界 New Territories [139 平方米 m^2]	港岛 Hong Kong [108 平方米 m^2]	九龙 Kowloon [126 平方米 m^2]	新界 New Territories [104 平方米 m^2]
年 / Year	月 / Month						
2012		128	135	90	51 695	55 419	30 539
2013 *		141	153	102	68 212	69 495	43 157
2012	7	130	135	91	54 244	55 400	27 682
	8	126	137	90	53 888	54 606	28 706
	9	129	135	97	61 216	60 441	31 127
	10	134	144	95	53 574	63 199	34 458
	11	135	143	97	62 939	67 656	37 095
	12	148	148	96	(53 852)	62 648	39 117
2013	1	138	140	94	67 920	68 172	42 894
	2	140	149	102	(64 338)	76 705	45 867
	3	150	149	103	(63 606)	72 586	44 479
	4	140	143	97	(73 928)	69 657	45 140
	5	132	154	101	(71 911)	62 623	41 210
	6	137	152	108	(65 404)	67 914	44 620
	7	136	157	103	(77 603)	69 102	44 178
	8 *	138	159	105	(64 436)	70 657	43 116
	9 *	144	161	107	(71 866)	65 212	41 677
	10 *	142	155	102	(62 651)	61 454	38 379
	11 *	157	166	103	(58 016)	71 195	40 075
	12 *	150	167	106	(66 794)	63 224	39 620

* 临时数字
( ) 表示少于 20 宗交易。
[ ] 表示 2013 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 2013.
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
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		118.6	385.0
2012		131.9	489.8
2013 *		147.2	655.7
2012	7 - 9	133.9	509.2
	10 - 12	137.1	570.0
2013	1 - 3	140.5	636.7
	4 - 6	146.1	657.8
	7 - 9 *	150.7	671.3
	10 - 12 *	151.3	657.2
2012	7	133.3	491.6
	8	134.2	509.0
	9	134.1	527.0
	10	135.7	547.6
	11	137.1	569.7
	12	138.4	592.8
2013	1	139.5	617.1
	2	140.5	642.0
	3	141.5	650.9
	4	143.5	649.3
	5	146.4	658.3
	6	148.4	665.9
	7	149.7	671.1
	8 *	151.1	669.7
	9 *	151.3	673.1
	10 *	150.5	665.6
	11 *	151.6	655.2
	12 *	151.8	650.7

* 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^2

地区 District [平均面积] [Average size] 年 / 月 Year / Month		东区 Eastern [103 平方米 m^2]	深水埗 Sham Shui Po [86 平方米 m^2]	观塘 Kwun Tong [82 平方米 m^2]	葵青 Kwai Tsing [72 平方米 m^2]	荃湾 Tsuen Wan [137 平方米 m^2]	沙田 Sha Tin [60 平方米 m^2]
2012		76 559	63 932	78 737	41 379	52 132	50 858
2013 *		83 519	83 352	97 182	50 143	62 939	72 657
2012	7	(76 415)	(75 632)	74 898	31 507	35 602	53 383
	8	71 583	44 874	76 938	34 860	57 569	49 667
	9	74 740	63 475	79 679	39 495	41 436	54 978
	10	78 411	67 976	87 828	43 632	56 081	55 416
	11	89 564	75 237	91 111	40 836	58 015	57 345
	12	-	73 817	92 266	43 140	57 992	64 100
2013	1	84 993	70 404	90 430	50 897	56 453	67 399
	2	(86 257)	96 397	98 837	47 261	62 180	74 283
	3	(76 040)	50 955	110 118	55 843	59 357	(73 774)
	4	81 268	(94 880)	98 161	44 715	72 345	(71 571)
	5	-	(96 532)	(70 392)	94 128	62 875	(69 129)
	6	(68 097)	(97 355)	98 208	51 049	56 495	(75 037)
	7	(83 658)	(117 432)	99 535	(58 665)	72 281	(77 583)
	8 *	(83 638)	(90 295)	(119 153)	38 721	65 534	(77 660)
	9 *	(64 146)	-	(104 388)	43 922	67 937	68 362
	10 *	(91 304)	(92 365)	(49 227)	43 898	64 294	(81 633)
	11 *	(65 445)	(81 271)	(99 151)	45 572	57 562	-
	12 *	(101 825)	(76 857)	(99 890)	41 759	69 113	75 519

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2013 年内所分析单位的平均面积。
\- 本署没有收到成交个案。
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 2013.
\- No transaction record received by this Department.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

表 Table 40

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

平方米 m^2

地区	District	2012 年底总存量 Stock at year-end	2013 年落成量 Completions	落成量占 2012 年总存量的百分率 Completions as a % of 2012 Stock	2013 年底总存量 Stock at year-end	2013 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
东区	Eastern	47 200	-	-	47 000	8 300	17.7
南区	Southern	5 900	-	-	5 900	1 200	20.3
港岛	***HONG KONG***	***53 100***	**-**	**-**	***52 900***	***9 500***	***18.0***
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	400	4.3
深水埗	Sham Shui Po	131 600	-	-	131 400	8 200	6.2
九龙城	Kowloon City	5 200	-	-	5 200	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	1 000	3.5
观塘	Kwun Tong	230 200	-	-	230 700	10 500	4.6
九龙	***KOWLOON***	***404 600***	**-**	**-**	***404 900***	***20 100***	***5.0***
葵青	Kwai Tsing	89 800	-	-	90 900	9 600	10.6
荃湾	Tsuen Wan	21 200	-	-	21 300	400	1.9
北区	North	6 500	-	-	6 500	600	9.2
沙田	Sha Tin	16 600	-	-	16 500	-	-
新界	***NEW TERRITORIES***	***134 100***	**-**	**-**	***135 200***	***10 600***	***7.8***
全港	***OVERALL***	***591 800***	**-**	**-**	***593 000***	***40 200***	***6.8***

2013 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 2012 年底总存量计算。

2013 Stock figures are derived from the latest rating record,
and not from the 2012 Stock figures shown here.

表 Table 41

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^2

地区	District	2013 年落成量 Completions	预测落成量 Forecast Completions [2014]	[2015]
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
北区	North	-	-	-
沙田	Sha Tin	-	-	-
新界	***NEW TERRITORIES***	**-**	**-**	**-**
全港	***OVERALL***	**-**	**-**	**-**

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

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2012	-	-	-	591 800	39 900	6.7	39 900	6.7
2013	-	-	-	593 000	40 200	6.8	40 200	6.8

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

平方米 m²

地区	District	2012 年底总存量 Stock at year-end	2013 年落成量 Completions	落成量占 2012 年总存量的百分率 Completions as a % of 2012 Stock	2013 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	90 100	-	-	90 100
港岛	***HONG KONG***	***98 000***	**-**	**-**	***98 000***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	21 500	-	-	21 500
九龙城	Kowloon City	30 500	-	-	30 500
黄大仙	Wong Tai Sin	44 100	-	-	44 100
观塘	Kwun Tong	261 500	-	-	261 500
九龙	***KOWLOON***	***357 600***	**-**	**-**	***357 600***
葵青	Kwai Tsing	128 700	-	-	125 000
荃湾	Tsuen Wan	197 600	-	-	195 500
屯门	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	547 000	16 800	3.1	563 800
北区	North	120 800	-	-	120 800
大埔	Tai Po	706 400	1 100	0.2	724 400
沙田	Sha Tin	155 700	-	-	145 800
西贡	Sai Kung	373 400	34 100	9.1	409 100
离岛	Islands	79 400	-	-	79 400
新界	***NEW TERRITORIES***	***2 486 200***	***52 000***	***2.1***	***2 541 000***
全港	***OVERALL***	***2 941 800***	***52 000***	***1.8***	***2 996 600***

2013 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 2012 年底总存量计算。

2013 Stock figures are derived from the latest rating record,
and not from the 2012 Stock figures shown here.

表 Table 44

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^2

地区	District	2013 年落成量 Completions	预测落成量 Forecast Completions [2014]	[2015]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	16 800	16 000	31 400
北区	North	-	-	-
大埔	Tai Po	1 100	10 600	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	34 100	46 000	28 200
离岛	Islands	-	-	-
新界	***NEW TERRITORIES***	***52 000***	***72 600***	***59 600***
全港	***OVERALL***	***52 000***	***72 600***	***59 600***

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

平方米 m^2

地区	District	2012 年底总存量 Stock at year-end	2013 年落成量 Completions	落成量占 2012 年总存量的百分率 Completions as a % of 2012 Stock	2013 年底总存量 Stock at year-end	2013 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	95 700	-	-	94 700	1 900	2.0
南区	Southern	29 900	-	-	29 900	-	-
港岛	***HONG KONG***	***150 200***	***-***	***-***	***149 200***	***1 900***	***1.3***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	800	0.6
九龙城	Kowloon City	106 300	-	-	106 200	1 300	1.2
黄大仙	Wong Tai Sin	1 500	-	-	1 500	1 500	100.0
观塘	Kwun Tong	261 200	-	-	261 200	76 800	29.4
九龙	***KOWLOON***	***511 200***	***-***	***-***	***511 100***	***80 400***	***15.7***
葵青	Kwai Tsing	1 524 900	-	-	1 519 400	22 300	1.5
荃湾	Tsuen Wan	437 300	-	-	435 400	33 500	7.7
屯门	Tuen Mun	142 400	-	-	142 400	12 400	8.7
元朗	Yuen Long	130 600	-	-	130 600	-	-
北区	North	129 000	-	-	129 000	2 100	1.6
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	446 100	-	-	442 200	2 200	0.5
西贡	Sai Kung	7 400	-	-	7 400	-	-
离岛	Islands	94 400	-	-	94 400	9 100	9.6
新界	***NEW TERRITORIES***	***2 912 700***	***-***	***-***	***2 901 400***	***81 600***	***2.8***
全港	***OVERALL***	***3 574 100***	***-***	***-***	***3 561 700***	***163 900***	***4.6***

2013 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 2012 年底总存量计算。

2013 Stock figures are derived from the latest rating record,
and not from the 2012 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^2

地区	District	2013 年落成量 Completions	预测落成量 Forecast Completions [2014]	[2015]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	80 200	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	***NEW TERRITORIES***	**-**	***80 200***	**-**
全港	***OVERALL***	**-**	***80 200***	**-**

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

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2012	123 500	-	-	3 450 600	159 600	4.6	159 600	4.5
2013	-	-	-	3 561 700	163 900	4.6	163 900	4.6

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

回报百分率 % return

年 / 月 Year / Month		类别 Class				
		A	B	C	D	E
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
2012		3.5	3.0	2.7	2.5	2.2
2013 *		3.2	2.9	2.6	2.4	2.1
2012	7 - 9	3.5	3.1	2.8	2.5	2.2
	10 - 12	3.4	3.0	2.8	2.5	2.2
2013	1 - 3	3.2	2.9	2.7	2.4	2.2
	4 - 6	3.1	2.9	2.6	2.4	2.1
	7 - 9	3.1	2.8	2.6	2.4	2.1
	10 - 12 *	3.2	2.9	2.6	2.4	2.1
2012	7	3.6	3.2	2.8	2.5	2.2
	8	3.5	3.2	2.8	2.5	2.2
	9	3.4	3.1	2.8	2.5	2.2
	10	3.4	3.1	2.8	2.5	2.2
	11	3.4	3.1	2.8	2.5	2.2
	12	3.3	3.0	2.8	2.5	2.2
2013	1	3.2	2.9	2.7	2.5	2.2
	2	3.2	2.9	2.6	2.4	2.1
	3	3.2	2.8	2.6	2.4	2.1
	4	3.2	2.9	2.6	2.4	2.1
	5	3.2	2.9	2.6	2.4	2.1
	6	3.1	2.8	2.7	2.4	2.1
	7	3.1	2.8	2.6	2.4	2.1
	8	3.1	2.8	2.6	2.4	2.1
	9	3.2	2.9	2.6	2.4	2.1
	10	3.2	2.9	2.6	2.4	2.1
	11 *	3.2	2.9	2.7	2.4	2.2
	12 *	3.2	2.9	2.6	2.4	2.2

* 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 / 月 Year / Month		写字楼 Office 甲级 Grade A	乙级 Grade B	分层工厂大厦 Flatted Factories**	零售业楼宇 Retail
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
2012		3.1	3.1	3.3	2.5
2013 *		2.8	2.9	2.7	2.4
2012	7 - 9	3.2	3.2	3.3	2.5
	10 - 12	3.0	3.0	3.0	2.4
2013	1 - 3	2.8	2.8	2.7	2.3
	4 - 6	2.8	2.9	2.7	2.4
	7 - 9 *	2.9	2.9	2.7	2.4
	10 - 12 *	2.9	2.9	2.8	2.4
2012	7	3.2	3.2	3.4	2.6
	8	3.2	3.2	3.3	2.6
	9	3.1	3.1	3.2	2.5
	10	3.0	3.0	3.1	2.4
	11	3.0	3.0	3.0	2.4
	12	2.9	2.9	2.9	2.3
2013	1	2.8	2.8	2.8	2.3
	2	2.8	2.8	2.7	2.3
	3	2.8	2.8	2.7	2.3
	4	2.8	2.9	2.7	2.3
	5	2.8	2.8	2.7	2.4
	6	2.8	2.8	2.7	2.4
	7	2.8	2.9	2.7	2.3
	8 *	2.9	2.9	2.7	2.4
	9 *	2.9	2.9	2.7	2.4
	10 *	2.9	2.9	2.7	2.4
	11 *	2.9	2.9	2.8	2.4
	12 *	2.9	2.9	2.8	2.4

* 临时数字
** 此栏数字只就楼上单位计算。

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

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

年 / 月 Year / Month		数目 No.	总值（百万元） Consideration ($ million)
2011		84 462	442 527
2012		81 333	452 275
2013		50 676	298 942
2012	1 - 3	18 749	100 258
	4 - 6	22 452	126 099
	7 - 9	21 097	111 945
	10 - 12	19 035	113 973
2013	1 - 3	16 271	94 276
	4 - 6	11 443	61 440
	7 - 9	11 079	59 524
	10 - 12	11 883	83 702
2013	1	5 430	28 542
	2	6 307	38 694
	3	4 534	27 040
	4	3 427	18 715
	5	4 276	24 026
	6	3 740	18 699
	7	3 986	20 991
	8	3 407	19 565
	9	3 686	18 968
	10	3 426	18 366
	11	3 790	30 382
	12	4 667	34 954

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

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

表 Table 51

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)

年 / 月 Year / Month		少于 1 Less than 1 数目 No.	%	1 至少于 2 1 to less than 2 数目 No.	%	2 至少于 3 2 to less than 3 数目 No.	%	3 至少于 5 3 to less than 5 数目 No.	%	5 至少于 10 5 to less than 10 数目 No.	%	10 或以上 10 or over 数目 No.	%	总数 Total
2011		1 802	2	17 075	20	21 487	25	21 239	25	15 438	18	7 421	9	84 462
2012		1 010	1	9 948	12	20 068	25	25 112	31	17 757	22	7 438	9	81 333
2013		569	1	3 168	6	10 179	20	19 505	38	12 021	24	5 234	10	50 676
2012	1 - 3	287	2	3 144	17	4 975	27	4 869	26	3 775	20	1 699	9	18 749
	4 - 6	293	1	3 043	14	5 911	26	6 631	30	4 618	21	1 956	9	22 452
	7 - 9	227	1	2 241	11	5 136	24	7 271	34	4 557	22	1 665	8	21 097
	10 - 12	203	1	1 520	8	4 046	21	6 341	33	4 807	25	2 118	11	19 035
2013	1 - 3	179	1	1 098	7	3 135	19	5 968	37	4 151	26	1 740	11	16 271
	4 - 6	131	1	764	7	2 493	22	4 949	43	2 147	19	959	8	11 443
	7 - 9	143	1	656	6	2 465	22	4 553	41	2 470	22	792	7	11 079
	10 - 12	116	1	650	5	2 086	18	4 035	34	3 253	27	1 743	15	11 883
2013	1	73	1	400	7	1 190	22	2 079	38	1 229	23	459	8	5 430
	2	42	1	355	6	1 191	19	2 187	35	1 717	27	815	13	6 307
	3	64	1	343	8	754	17	1 702	38	1 205	27	466	10	4 534
	4	37	1	255	7	662	19	1 527	45	638	19	308	9	3 427
	5	47	1	264	6	904	21	1 929	45	701	16	431	10	4 276
	6	47	1	245	7	927	25	1 493	40	808	22	220	6	3 740
	7	52	1	245	6	879	22	1 600	40	888	22	322	8	3 986
	8	43	1	203	6	699	21	1 411	41	817	24	234	7	3 407
	9	48	1	208	6	887	24	1 542	42	765	21	236	6	3 686
	10	43	1	225	7	687	20	1 470	43	737	22	264	8	3 426
	11	43	1	223	6	714	19	1 201	32	832	22	777	21	3 790
	12	30	1	202	4	685	15	1 364	29	1 684	36	702	15	4 667

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

年 / 月 Year / Month		一手买卖 Primary Sales 数目 No.	% %	总值（百万元） Consideration ($ million)	二手买卖 Secondary Sales 数目 No.	% %	总值（百万元） Consideration ($ million)	总数 Total No.
2011		10 880	13	130 885	73 582	87	311 638	84 462
2012		12 968	16	130 968	68 365	84	321 308	81 333
2013		11 046	22	95 872	39 630	78	203 070	50 676
2012	1 - 3	2 895	15	33 385	15 854	85	66 874	18 749
	4 - 6	2 723	12	32 008	19 729	88	94 091	22 452
	7 - 9	3 711	18	30 571	17 386	82	81 374	21 097
	10 - 12	3 639	19	35 004	15 396	81	78 969	19 035
2013	1 - 3	2 924	18	24 982	13 347	82	69 295	16 271
	4 - 6	2 508	22	18 220	8 935	78	43 219	11 443
	7 - 9	1 628	15	11 325	9 451	85	48 200	11 079
	10 - 12	3 986	34	41 345	7 897	66	42 356	11 883
2013	1	632	12	4 895	4 798	88	23 647	5 430
	2	1 197	19	12 106	5 110	81	26 589	6 307
	3	1 095	24	7 981	3 439	76	19 059	4 534
	4	1 045	30	6 805	2 382	70	11 909	3 427
	5	1 328	31	10 341	2 948	69	13 685	4 276
	6	135	4	1 074	3 605	96	17 625	3 740
	7	211	5	1 872	3 775	95	19 119	3 986
	8	546	16	4 704	2 861	84	14 862	3 407
	9	871	24	4 749	2 815	76	14 219	3 686
	10	773	23	4 955	2 653	77	13 410	3 426
	11	1 151	30	16 483	2 639	70	13 899	3 790
	12	2 062	44	19 907	2 605	56	15 047	4 667

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

年 / 月 Year / Month		写字楼 Office 宗数 No.	写字楼 Office 总值（百万元） Consideration ($ million)	商业楼宇 Commercial 宗数 No.	商业楼宇 Commercial 总值（百万元） Consideration ($ million)	分层工厂大厦 Flatted Factories 宗数 No.	分层工厂大厦 Flatted Factories 总值（百万元） Consideration ($ million)
2011		3 071	35 441	5 980	65 883	7 619	28 608
2012		3 269	36 625	7 282	101 273	9 731	43 974
2013 *		1 681	22 567	4 307	47 469	4 265	28 237
2012	7 - 9	808	7 392	1 685	21 635	2 426	10 335
	10 - 12	1 099	14 178	2 451	35 444	3 630	18 418
2013	1 - 3	869	11 920	2 208	24 681	2 265	13 452
	4 - 6	280	3 277	693	8 212	690	4 754
	7 - 9 *	273	3 831	596	6 512	695	5 828
	10 - 12 *	259	3 539	810	8 064	615	4 202
2012	7	248	2 154	464	5 671	658	2 956
	8	254	2 387	539	7 063	795	3 502
	9	306	2 851	682	8 901	973	3 878
	10	424	5 447	845	11 504	1 465	6 523
	11	392	4 042	811	14 493	1 297	6 538
	12	283	4 689	795	9 447	868	5 357
2013	1	303	4 899	1 239	11 375	905	4 928
	2	411	5 233	594	7 706	934	6 040
	3	155	1 788	375	5 601	426	2 484
	4	80	743	264	3 066	230	1 452
	5	102	1 102	238	2 221	251	1 578
	6	98	1 433	191	2 925	209	1 724
	7	90	752	247	3 193	228	2 076
	8 *	99	1 793	210	1 947	191	1 165
	9 *	84	1 285	139	1 372	276	2 588
	10 *	78	932	368	3 204	199	1 346
	11 *	92	1 197	242	3 075	180	1 135
	12 *	89	1 410	200	1 786	236	1 721

* 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, 112, 113, 114, 115, 116, 121, 122, 123, 124, 141, 142, 143, 181, 182
	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	131, 132, 133, 134, 135, 140, 144, 145, 146, 149, 183, 184, 190
	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	147, 148, 151, 152, 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
	南区 Southern	薄扶林、香港仔、鸭脷洲、黄竹坑、寿臣山、浅水湾、舂磡角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	171, 172, 173, 174, 175, 176, 191, 192, 193, 194, 195, 196, 197, 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, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256

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、石硖尾、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	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
	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, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286
	黄大仙 Wong Tai Sin	新蒲岗、黄大仙、东头、横头磡、乐富、钻石山、慈云山、牛池湾	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282, 283, 284, 287, 288, 289
	观塘 Kwun Tong	坪石、九龙湾、牛头角、佐敦谷、观塘、秀茂坪、蓝田、油塘、鲤鱼门	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	280, 290, 291, 292, 293, 294, 295, 297, 298
新界 NEW TERRITORIES	葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
	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, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 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	411, 412(p), 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442
	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	412(p), 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610
	北區 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	545, 546, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 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	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751
	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	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762

(p) = part 部分

各区域及地区
AREAS AND DISTRICTS

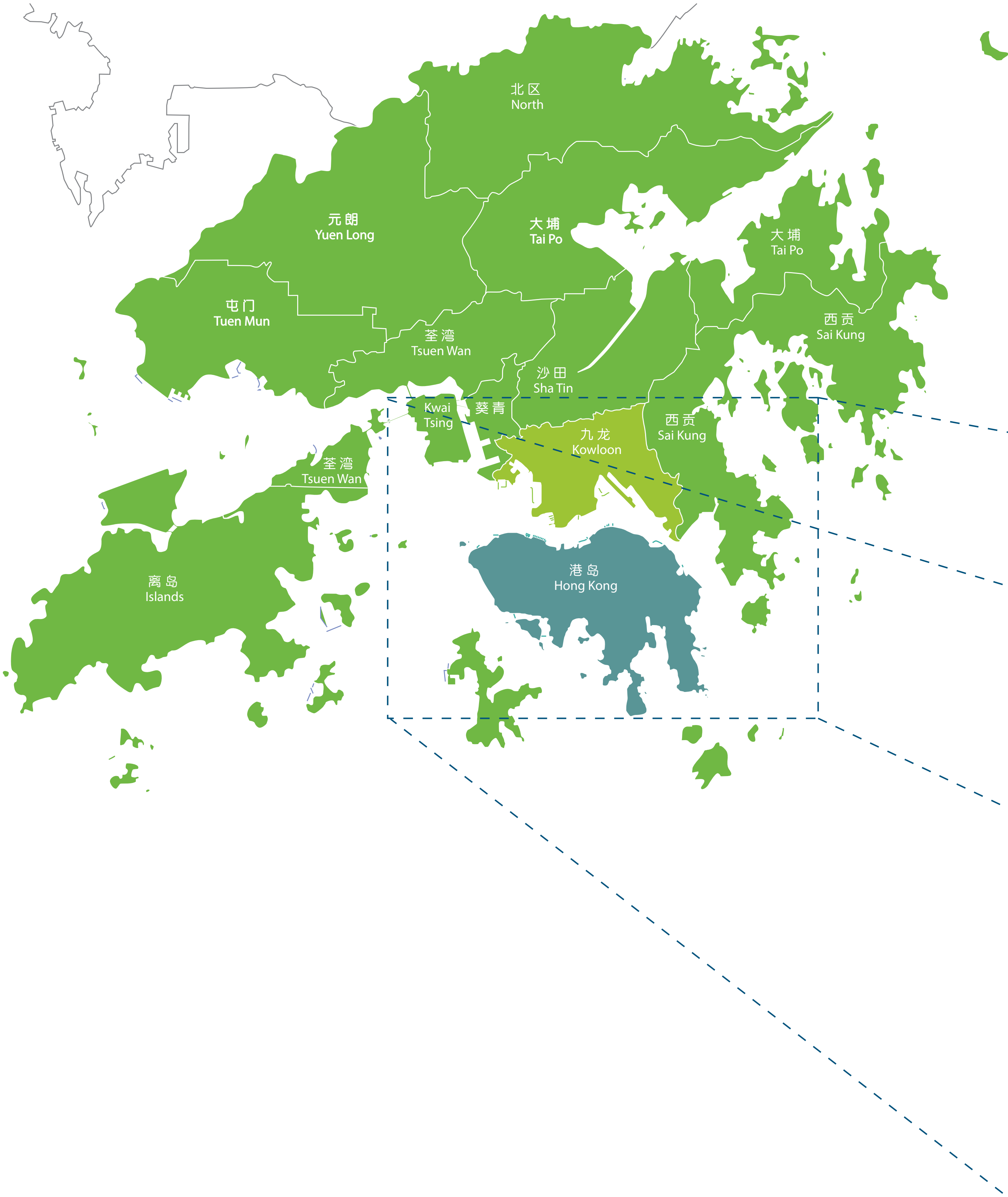
区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
新界 NEW TERRITORIES	西贡 Sai Kung	清水湾、西贡、大网仔、将军澳、坑口、调景岭、马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 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, 961, 962, 963, 971, 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
湾仔 / 铜锣湾	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鲗鱼涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157, 158
尖沙咀	Tsim Sha Tsui	211, 212, 214, 215, 216
油麻地 / 旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254

(p) = part部分

新界地区 New Territories Districts



分区图
Plans

差饷物业估价署
Rating and Valuation Department

港岛及九龙地区 Hong Kong and Kowloon Districts

分区图
Plans

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