

香港物業報告

Hong Kong Property Review

2015



香港特別行政區政府
差餉物業估價署
Rating and Valuation Department
The Government of the Hong Kong
Special Administrative Region



香港物业报告

Hong Kong Property Review 2015

本报告回顾 2014 年香港物业市场的活动，
并预测 2015 及 2016 年的楼宇落成量。

A review of the Hong Kong property market for the year 2014
with forecast of completions for 2015 and 2016

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目录 Contents

序言 Foreword	03
-------------------	----

综观 Overview	08
-------------------	----

评论 - 私人楼宇 Commentary on Private Developments

住宅 Domestic	16
-------------------	----

整体 Overall

中 / 小型单位 Small / Medium Units

大型单位 Large Units

写字楼 Office	30
------------------	----

整体 Overall

甲级 Grade A

乙级 Grade B

丙级 Grade C

商业楼宇 Commercial	48
-----------------------	----

工业楼宇 Industrial	54
-----------------------	----

分层工厂大厦 Flatted Factories

工贸大厦 Industrial / Office

特殊厂房 Specialised Factories

货仓 Storage

技术附注 Technical Notes	64
----------------------------	----

图表 Tables	78
-----------------	----

附录 Appendix

各区域及地区 Areas and Districts

分区图 Plans

写字楼分区图 Office Sub-districts Plan

私人住宅
Private Domestic



私人写字楼
Private Office



序言
Foreword

私人商业楼宇
Private Commercial



私人工业楼宇
Private Industrial





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

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

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

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

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

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

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

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



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

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

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

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

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



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综观 Overview







在环球经济缓慢复苏之际，香港经济在2014年仅温和增长，令实质本地生产总值的增幅连续第三年低于过去10年的趋势增长。基本通胀率亦从2013年的4.0%连续第三年回落至平均3.5%。劳工市场依然大致平稳，处于全民就业状态，工资和收入续见温和增长。

内地全力推行反贪腐措施，本港自最后一季起出现政治不稳定情况，以及美国联邦储备局在10月结束购买资产计划，在这些情况下，住宅物业市场在2014年大致持续畅旺。供求情况紧绌加上超低利率环境持续令物业价格上扬，房屋市场出现泡沫的风险依然显著。市民的置业购买力在第四季恶化至约58%，高于1994至2013年期间47%的长期平均数。政府锐意扭转供求失衡的局面，以满足本港在房屋和社会经济发展方面的需求。年底发表新的「长远房屋策略」说明，未来10年的长远总房屋供应目标为480 000个单位。为有助解决市场不合理的过热气氛和令恐慌的买家却步，香港金融管理局（金管局）在2015年《政府财政预算案》演词宣读后不久，推出新一轮监管楼宇按揭措施。金管局就低价物业的最高按揭成数及供款入息比率上限向银行发出指引。

展望2015年，环球经济相信会保持温和增长，而内地经济则会持续稳步增强，继续为本港经济提供主要支持。然而，物业市场容易受到未来利率上升和环球金融波动所影响，但政府会保持警觉和审慎，继续密切监察物业市场和不断变化的外围环境，在有需要时会毫不犹豫推出合适措施，令物业市场维持健康平稳发展，确保宏观经济和金融体系稳定发展。

In tandem with the slow global economic recovery, the Hong Kong economy grew only modestly in 2014 resulting in real GDP growth staying below the past ten-year trend the third consecutive year. Underlying inflation also eased the third consecutive year averaging at 3.5%, down from 4.0% in 2013. The labour market held largely stable and remained in a state of full employment, with wages and earnings attaining further moderate growth.

Amid the anti-corruption measures were in full swing in China, the local political environment was uncertain since the last quarter and the asset purchase programme of the US Federal Reserve came to an end in October, the residential property market stayed generally buoyant in 2014. The tight demand-supply balance coupled with the ultra-low interest rate environment continued to fuel property prices. The risks of housing market bubble are still prominent. Home purchase affordability worsened to around 58% in the fourth quarter, exceeding the long-term average of 47% over 1994-2013. The Government is determined to avert the supply-demand imbalance to meet the housing and socio-economic development needs of our community. The new Long Term Housing Strategy released at the year-end set out the long term housing supply target at 480 000 units in the coming decade. To help tackle the irrational exuberance of the market and deter panicking buyers, a new round of supervisory measures on property mortgage was launched by the Hong Kong Monetary Authority (HKMA) soon after the 2015 Budget Speech. The HKMA issued guidelines to banks on property maximum loan-to-value ratio for low-end properties and maximum debt-servicing ratio.

In 2015, global economic growth is likely to remain moderate while the Mainland economy would continue to grow steadily and provide the main support to our local economy. Nevertheless, the property market is susceptible to the future interest rate hikes and the global financial volatility. Yet, the Government will remain vigilant and prudent, and continue to closely monitor the property market and the evolving external environment. The Government will not hesitate to introduce appropriate measures when necessary, in order to maintain the healthy and stable development of the property market and safeguard the stability of the macroeconomic and financial systems.



住宅物业

2014年的物业市场依然受到严重的供求失衡，楼价及租金急升至超越普罗市民所能负担的水平所笼罩。政府继续优先处理房屋问题，致力维持健康平稳的私人房屋市场。自2010年起，政府先后推出数轮需求管理措施，以助遏抑市场过热的气氛，以免对本港经济带来重大风险。立法会于2014年通过《2014年印花税(修订)条例》，以实施加强额外印花税和买家印花税，和通过《2014年印花税(修订)(第2号)条例》，以实施双倍从价印花税。这些措施推出后，住宅物业的整体买卖活动显著减少，整体售价和租金的增长亦见放缓，但踏入2014年第二季，市场再度活跃。买家赶快在一手和二手买卖市场置业，致使小型和低价单位的交投情况尤为畅旺。政府透过善用已开发土地增加住宅供应、增辟新土地、简化程序和改善土地行政机制，以及致力提高土地和房屋供应的效率作为推动楼市健康发展的首要政策。未来三至四年的总供应量将增至74 000个单位的历史新高，反映政府在这方面的持续努力。为抑制房屋市场泡沫爆破的风险，政府会继续或调整现行的需求管理措施，又或推出新措施——新的收紧按揭措施因而在2015年2月推行。



Residential

The 2014 property market was still clouded with the serious supply-demand imbalance and surging housing prices and rents which were beyond the affordability of general public. The Government continued to accord high priority to housing and strived to maintain a healthy and stable private housing market. Since 2010, several rounds of demand-side management measures have been introduced to help containing market exuberance which may pose significant risks to our economy.

The Stamp Duty (Amendment) Ordinance 2014 that implements enhanced Special Stamp Duty (SSD) and Buyer's Stamp Duty (BSD) and the Stamp Duty (Amendment)(No.2) Ordinance 2014 that implements doubled ad valorem stamp duty (DSD) were enacted by the Legislative Council in 2014. Overall trading activities for residential properties had seen a marked decline since the introduction of the measures. Increases in overall prices and rentals also slowed down. The situation however revived in the second quarter of 2014. Buyers rushed to the primary and secondary sale markets and prospered the small and low-end flat sales in particular. Raising flat supply through optimal use of developed land, development of new land, enhancing efficiency in land and housing supply through streamlining the procedures and enhancing the land administration mechanism become the Government's top policy priority in facilitating the healthy development of the property market. Reflecting the Government's sustained efforts, total flat supply in the coming three to four years will rise to a record high of 74 000 units. To help containing the risk of bursting of housing market bubble, the Government will continue to manage demand through adjusting existing demand-side management measures or putting in place new measure — a new mortgage tightening measure was launched in February 2015 to this end.



2014年私人住宅的落成量增加90%至15 720个单位，入住量为16 520个，多于年内的落成量；然而，年底空置量连续第四年下降，跌至总存量的3.8%，相当于43 260个单位。2015及2016年新单位的预测落成量分别约为13 290个和20 140个。一手市场供应增加，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74 000个单位。

住宅物业市场自4月起售价攀升并普遍持续上扬，致使与2013年第四季相比，整体售价按年增长12%。租金亦在4月上升，第四季的整体租金指数较2013年同期上升5%。由于中/小型单位带动售价和租金上升，这类物业在第四季的租金回报率低于去年的水平。

写字楼

政府的冷却措施带来的较高交易成本和美国不明朗的货币政策，继续影响写字楼市场。成交量再下跌25%，从2013年约1 700宗跌至2014年约1 300宗。然而，年内经济增长温和，加上写字楼供应紧张和空置量偏低，带动租赁活动有所改善。尽管如此，写字楼市场售价和租金年内均录得升幅。由于香港仍拥有全球最自由经济体系，优越的地理位置便利了跨国公司和其他外国企业打入中国市场，以及被视为是环球市场上一个地理稳定、税率具竞争力的城市，因此写字楼的需求仍然殷切。为应付市场需求，政府不仅会在核心商业区，亦会在其他可供选择的商业区域，如九龙东的九龙湾和观塘，继续促进写字楼供应。

Completions in 2014 increased by 90% to 15 720 units. Take-up, at 16 520 units, was more than the year's completions. Yet, vacancy at the year-end declined the fourth consecutive year to 3.8% of total stock, equivalent to 43 260 units. The number of units forecast for completions in 2015 and 2016 are about 13 290 and 20 140 units respectively. Supply in the primary market was on the rise. As at the end of December, it was estimated that about 74 000 first-hand units in completed developments or committed projects would be coming onto the primary market in the next three to four years.

The residential property market price hiked and stayed generally buoyant from April onwards, resulting in an overall year-on-year increase of 12% as compared to the fourth quarter of 2013. Rents also hiked from April onwards with overall rental index in the fourth quarter 5% higher than the same period in 2013. The increases in prices and rents were led by small/medium-sized flats and hence resulting in lower rental yields for these types of properties in the fourth quarter over a year earlier.

Office

Higher transaction costs brought about by the Government's cooling measures and uncertainties in US monetary policy continued to weigh on the office market. Transactions dropped further by 25% from about 1 700 cases in 2013 to about 1 300 cases in 2014. Leasing activity however improved this year, led by moderate economic growth along with tight supply and low vacancy levels. Nevertheless, the office market recorded positive gains in both prices and rents in the year. As Hong Kong is still holding the world's freest economy, the strategic location for multinational corporations and other foreign businesses to Mainland China and is viewed as a stable location with competitive tax rates in the global market, the demand of office remains huge. To meet the market demand, the Government will continue to facilitate office supply not only in core business district but also in alternative business areas like Kowloon Bay and Kwun Tong in Kowloon East.



2014年写字楼的落成量为103 600平方米，较去年减少16%。甲级写字楼的落成量为86 100平方米，当中约69%位于沙田和荃湾，乙级写字楼的落成量则为13 700平方米。年内，写字楼的整体使用量转为正数，达到153 400平方米，当中大多为甲级写字楼，使用量达116 300平方米，而乙级写字楼的使用量为36 900平方米。由于使用量增加，年底空置量因而减至6.3%，相当于692 900平方米。甲级写字楼的空置率降至6.4%，乙级写字楼降至5.8%，而丙级写字楼的空置率则略升至6.2%。位于中区、湾仔/铜锣湾和尖沙咀核心地区的写字楼空置量均下跌。



Office completions in 2014 were 103 600 m², 16% lower than the previous year. Grade A space completions were 86 100 m², of which about 69% were in Sha Tin and Tsuen Wan, and Grade B completions were 13 700 m². The overall take-up turned positive to 153 400 m² for the year. The majority of take-up was Grade A offices at 116 300 m² while the take-up of Grade B was 36 900 m². Increasing take-up led to a decrease in year-end vacancy to 6.3%, amounting to 692 900 m². The vacancy rate of Grade A offices dropped to 6.4%, Grade B to 5.8% while that of Grade C edged up to 6.2%. In core districts, the vacancy rates of Central, Wan Chai / Causeway Bay and Tsim Sha Tsui slipped.

预计2015年写字楼落成量会急增至219 200平方米，2016年回落至169 700平方米。2015年甲级写字楼的落成量预计为171 400平方米，其中75%集中于九龙。2016年甲级写字楼的落成量为149 100平方米，单是观塘占35%。乙级写字楼于2015及2016年的预测落成量分别约为47 800和14 400平方米。至于丙级写字楼方面，预计2015年并无写字楼落成，2016年则有6 200平方米楼面面积落成。

Completions are likely to surge to 219 200 m² in 2015 and then lower to 169 700 m² in 2016. Grade A space completions in 2015 are estimated at 171 400 m², with 75% coming from Kowloon side. Completions in 2016 will be 149 100 m², with Kwun Tong alone contributing 35%. Grade B space forecast completions are about 47 800 m² in 2015 and 14 400 m² in 2016. There will be nil completion of Grade C office space in 2015 but 6 200 m² in 2016.

第四季的整体写字楼售价与2013年同期相比，录得4%的温和升幅。2014年最后一季甲级写字楼的售价与2013年同季的水平相若，同期乙级和丙级写字楼售价则分别录得4%和1%增长。由2013年第四季至2014年第四季期间，整体写字楼租金同样上升4%，甲、乙和丙级写字楼的租金分别录得3%、5%和7%升幅。全年的物业市场回报率则保持相当平稳。

Overall office prices recorded a moderate gain of 4% in the fourth quarter when comparing with the same period of 2013. Prices of Grade A offices in the last quarter of 2014 stabilised at the level of the corresponding quarter in 2013 while Grade B and C office prices recorded a growth of 4% and 1% respectively over the same period. Overall office rentals likewise rose by 4%, with those of Grade A, B and C offices increasing by 3%, 5% and 7% respectively between the fourth quarter of 2014 and the same period in 2013. Rental yields remained fairly stable throughout the year.



商业楼宇

2014年商业楼宇的落成量为57 100平方米，九龙和新界分别提供其中的40%和38%。年内使用量回复正数，达到15 500平方米，空置率则微升至7.3%，相当于795 000平方米。预计2015年会有更多商业楼宇落成，总落成量为103 300平方米，其中湾仔的落成量急增至22 100平方米。2016年的落成量将再升至120 600平方米，当中单是元朗将提供25%的供应量，另外16%和14%则分别来自西贡和中西区。

零售业楼宇

年内，零售业楼宇的交易同样再度下跌，租赁需求则略见回升。整年而言，售价和租金普遍录得温和升幅。2014年整体访港旅客录得显著升幅12%，达到6 080万人次。内地旅客仍是增长的主要动力，非内地旅客则录得跌幅。值得注意的是，首饰珠宝等高级货品的销售呈现温和跌幅，这可能是由于顾客的购买意欲有所转变。预料优质街铺的售价和租金在来年将会因销售和租赁转差而受压。

2014年售价和租金均持续攀升。2013年第四季和2014年第四季之间，售价和租金分别上升7%和5%。因此，物业的市场回报率在2014年全年徘徊于2.4%左右。

Commercial

Completions in 2014 were 57 100 m², with Kowloon and the New Territories contributing 40% and 38% of the completions respectively. Take-up turned positive to 15 500 m² for the year and vacancy rate increased marginally to 7.3% at 795 000 m². More completions are expected in 2015, with 103 300 m² in total and Wan Chai surging to 22 100 m². In 2016, the completions will further grow to 120 600 m² of which Yuen Long alone will provide 25% of the total supply. Another 16% and 14% will come from Sai Kung and Central and Western district respectively.

Retail

Trading of retail properties likewise slowed down further while leasing demand showed marginal pick up in the year. For the year as a whole, prices and rentals recorded moderate gains in general. Overall visitor arrivals registered a notable growth of 12% to 60.8 million in 2014, with Mainland visitors remaining the major impetus to growth while non-Mainland visitors registering a decline. It is noteworthy that high-end sales like jewellery showed a modest decrease, conceivably due to the shifting of buying sentiment. The sale and leasing of prime street shops are expected to suffer and their prices and rents will be under pressure in the year to come.

Both prices and rents continued climbing up in 2014. Between the fourth quarter of 2013 and the fourth quarter of 2014, prices rose by 7% and rentals increased by 5% respectively. As a result, the average rental yield hovered around 2.4% throughout 2014.





工业楼宇

同样地，2014年分层工厂大厦的成交量急跌30%至3 000宗左右。年内需求庞大，尤其是用于物流业的工业楼面，以及有不少工业大厦经活化改装至其他用途，致使工业楼宇的售价和租金均得到支持，其中租金录得显著升幅。由于供求失衡，租金升势将会持续。

2014年**分层工厂大厦**的落成量降至35 600平方米，当中76%来自葵青。使用量有所上升，但仍录得负数13 300平方米，年底空置量跌至总存量的5.6%，即958 700平方米。2015和2016年分层工厂大厦的落成量预计分别再下降至27 200平方米和29 200平方米。分层工厂大厦的售价和租金在2014年全年持续向上。与去年同期相比，2014年第四季的售价上升4%，租金则录得9%增长。分层工厂大厦的租金表现优于售价，物业的市场回报率因而由2013年第四季的2.8%轻微上升至2014年同期的2.9%。

2014年依旧没有**工贸大厦**落成。年内使用量为负数4 300平方米，年底空置量增至总存量的7.5%，即44 500平方米。这类楼宇在2015和2016年仍然不会有新供应。

货仓方面，2014年的落成量为80 200平方米。预计2015年没有楼面落成，2016年的落成量则有4 000平方米。

Industrial

Similarly, transactions for flatted factories plunged by 30% to about 3 000 cases in 2014. With huge demand especially for logistics spaces and the conversion of industrial buildings under revitalisation measures, both prices and rents were supported with rents registering a noticeable increase in the year. Due to the imbalance of supply and demand, the rising trend of rents will continue.

Completions of **flatted factories** in 2014 decreased to 35 600 m², with 76% coming from Kwai Tsing. Take-up improved but was still at a negative of 13 300 m², and vacancy at the year-end edged down to 5.6% of stock, equivalent to 958 700 m². Completions in 2015 and 2016 are expected to drop further to 27 200 m² and 29 200 m² respectively. The rising trend of prices and rents continued throughout 2014. Prices went up by 4% while rents registered a growth of 9% in the fourth quarter of 2014 against the same period a year earlier. With flatted factory rents outperformed its prices, rental yield increased slightly from 2.8% in the fourth quarter of 2013 to 2.9% for the same period in 2014.

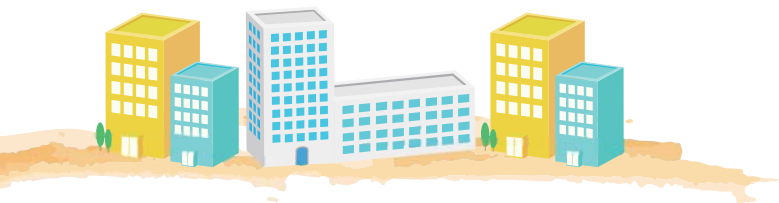
There were again no **industrial/office** completions in 2014. Take-up during the year was negative at 4 300 m² and the year-end vacancy increased to 7.5% of stock, equivalent to 44 500 m². It is still unlikely to have any new supply in 2015 and 2016.

For **storage** space, 80 200 m² were completed in 2014. It is estimated that no new storage space will be completed in 2015 but 4 000 m² are expected in 2016.

私人住宅 Private Domestic



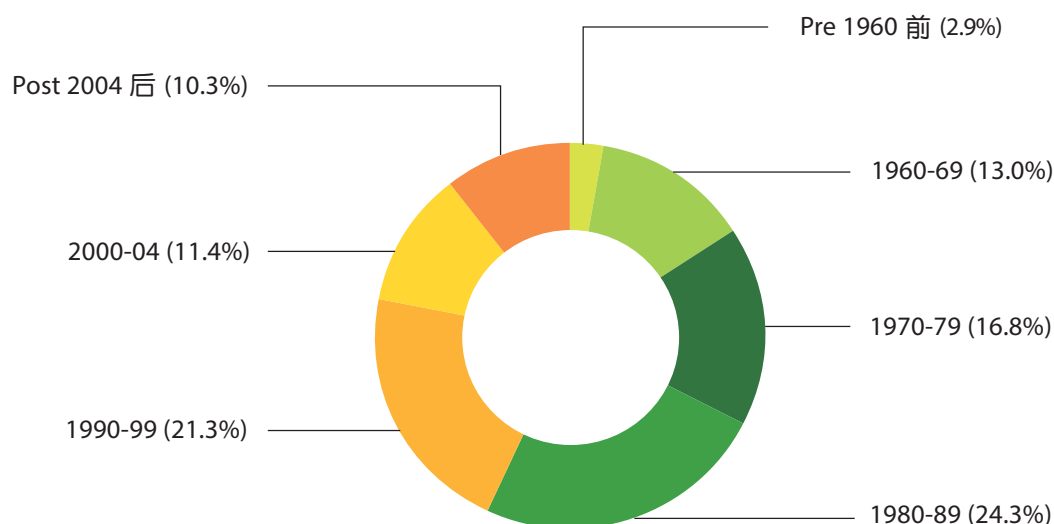




这类别包括设有煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。2014年底的整体总存量为1 136 400个单位。图表显示按楼龄分类的总存量。

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 2014, the overall stock was 1 136 400 units. The chart shows stock distribution by age.

按楼龄分类的总存量 Stock Distribution by Age



2014年私人住宅落成量回升至15 720个单位，较前一年的水平增加90%。新界占落成量约67%，九龙占21%，港岛则占12%。按地区计，西贡、荃湾和元朗是供应较多单位的主要地区，各占整体落成量的15%、14%和13%。

Completions in 2014 rebounded sharply to 15 720 units, up by 90% from the previous year. About 67% of the completions was in the New Territories, 21% in Kowloon and 12% on Hong Kong Island. District-wise, Sai Kung, Tsuen Wan and Yuen Long were the major districts with larger supply, contributing 15%, 14% and 13% of the overall completions respectively.

私人住宅(整体) Private Domestic (Overall)



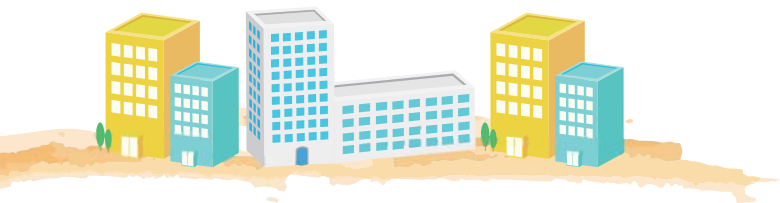
2014年的入住量为16 520个单位，较去年升了一倍，超过年内落成量的5%，年底的空置量因而进一步下降至43 260个单位，相当于总存量的3.8%，是自1997年以来的最低水平，其中约7 130个单位于占用许可证发出后，因尚未获发满意纸或转让同意书而空置。

Take-up in 2014 doubled the level of previous year to 16 520 units, exceeding the completions by 5%. As a result, vacancy at the year-end dropped further to 43 260 units, or 3.8% of the total stock, the lowest level since 1997. About 7 130 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



预计2015年的落成量微降至13 290个单位，到2016年再回升至20 140个单位。2015年的新供应量约有一半来自新界，其余27%位于九龙，23%位于港岛。按地区计，九龙城和沙田各分别约占新单位供应量的19%和16%。2016年大部分的新供应量在新界，占71%，其中元朗和西贡的新供应量约共占落成量的50%。

Completions are expected to drop moderately to 13 290 units in 2015 and then bounce back to 20 140 units in 2016. In 2015, about half of the new supply will come from the New Territories, and the remainder will be from Kowloon at 27% and Hong Kong Island at 23%. On district basis, Kowloon City and Sha Tin will contribute about 19% and 16% of the new units respectively. In 2016, the New Territories will contribute a larger portion of 71% of the new supply, with Yuen Long and Sai Kung together providing about 50% of the completions.

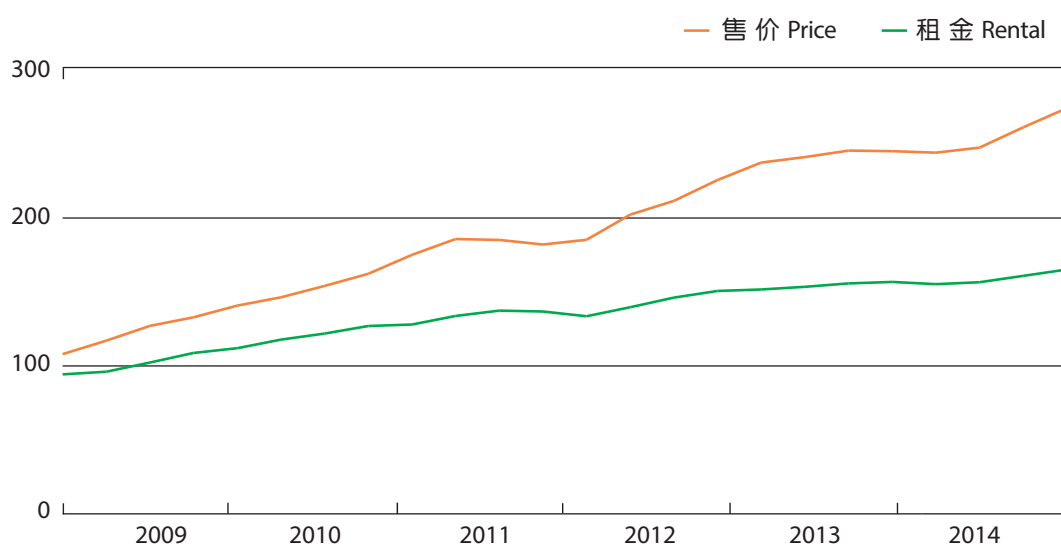


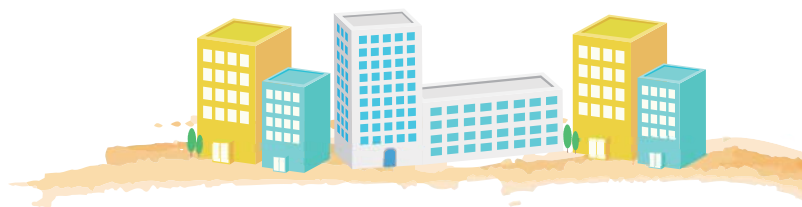
二手楼宇市场的售价于2014年第一季整固，但自第二季起回升，这是由于供求失衡情况紧张和低利率环境持续所致。整体售价在最后一季按年录得12%增长。年内租金同样自第二季起接连攀升，最后一季录得滞后升幅，较去年同期增长5%。

Prices in the secondary market consolidated in the first quarter of 2014 but revived since the second quarter, rendered by the tight demand-supply imbalance and continued low interest rate environment. Overall prices registered a year-on-year growth of 12% in the last quarter. Likewise, rents climbed consecutively since the second quarter and registered a lagged increase of 5% growth in the last quarter as compared with the same period last year.

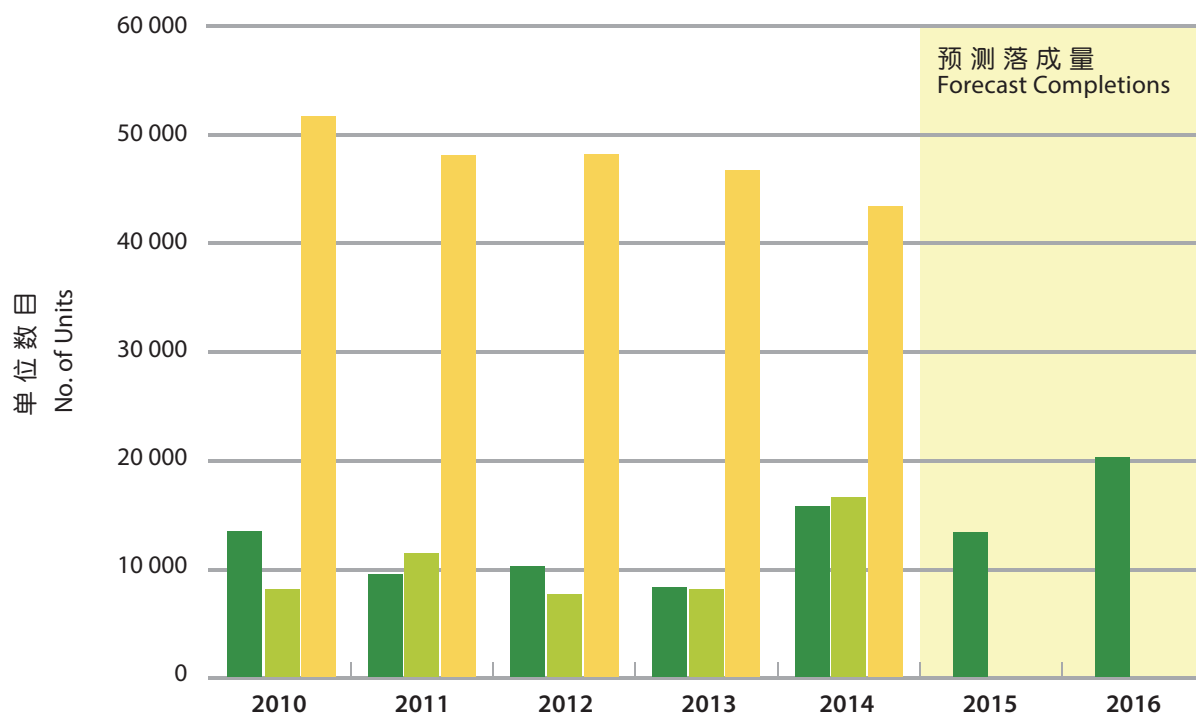


售价及租金指数 Price and Rental Indices





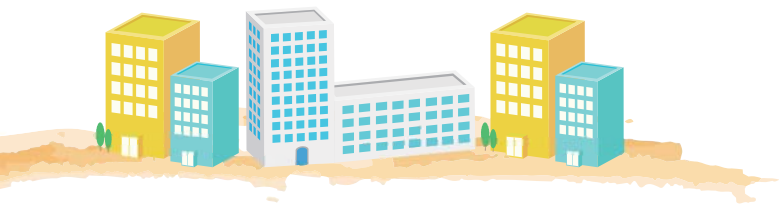
落成量、入住量及空置量 Completions, Take-up and Vacancy



	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	13 410	9 450	10 150	8 250	15 720	13 290 [#]	20 140 [#]
入住量 Take-up	8 030	11 400	7 550	8 060	16 520		
空置量 Vacancy	51 530	47 920	48 000	46 570	43 260		
% ⁺	4.7	4.3	4.3	4.1	3.8		

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

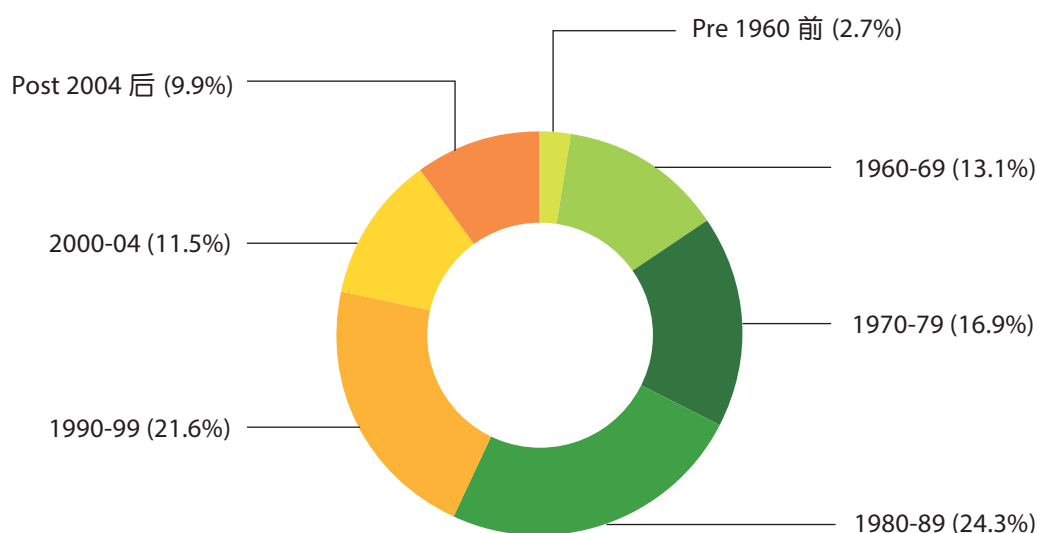
预测数字
Forecast figures



此分类包括实用面积为100平方米以下的单位。2014年底的总存量为1 049 200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。

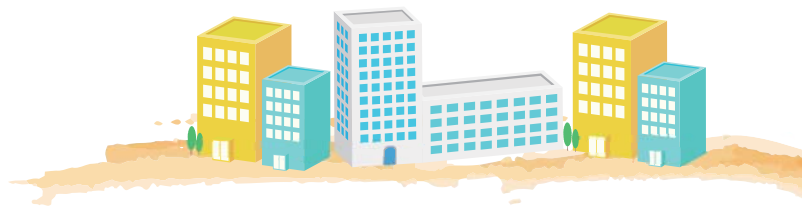
This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2014 was 1 049 200 units which accounted for 92% of the total private domestic stock. The chart shows stock distribution by age.

按楼龄分类的总存量 Stock Distribution by Age



2014年约有14 810个单位落成，其中68%位于新界，其余20%位于九龙，12%位于港岛。西贡、荃湾和元朗的落成量最多，占此分类总落成量的40%以上。以单位面积计，B类单位独占新供应量的57%，A、C类单位的比例则分别为15%和28%。

Around 14 810 units were completed in 2014, of which 68% were located in the New Territories, 20% in Kowloon and 12% on Hong Kong Island. Sai Kung, Tsuen Wan and Yuen Long provided the largest completions, together contributing over 40% of the total completions in this sub-sector. In terms of flat size, class B units alone accounted for 57% of the new supply while the shares of class A and class C units were 15% and 28% respectively.



2014年的入住量飙升122%至14 210个单位，年底空置量因而减至36 370个单位，占此分类总存量的3.5%。

Take-up in 2014 soared by 122% to 14 210 units. Vacancy at the year-end, as a result, reduced to 36 370 units, or 3.5% of the stock in this sub-sector.



预期2015年的落成量较少，约10 190个单位，而2016年的落成量预计增至18 330个单位。2015年的新落成量中，新界占51%，主要位于沙田和元朗。到2016年，新界的供应量会增至约70%，单位主要分布于元朗、西贡和离岛。

Lower completions of 10 190 units are expected in 2015 while completions in 2016 are forecast to increase to 18 330 units. Of the completions in 2015, the New Territories will provide 51%, mainly in Sha Tin and Yuen Long. Its share will increase to about 70% in 2016, distributing mainly in Yuen Long, Sai Kung and Islands.

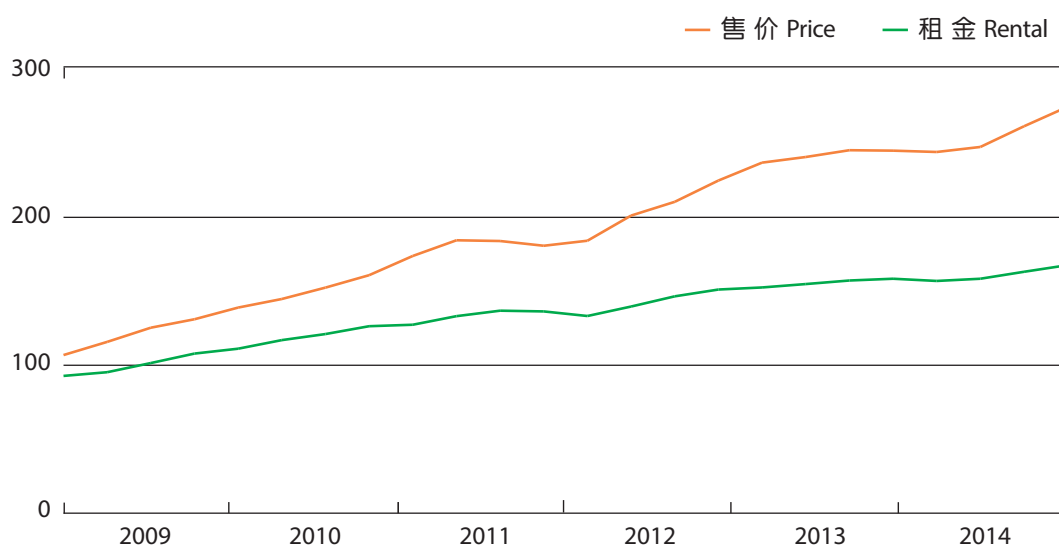


这类单位的售价自2014年第一季整固后，持续向上。市场对小型单位的需求殷切，部分较受欢迎的屋苑售价达到新高。最后一季售价较去年增加12%。租金稍落后于售价，第四季租金较去年同季增加6%。

Prices in this sub-sector exhibited an uninterrupted rising trend after the consolidation in the first quarter of 2014. With strong demand of small flats, prices in some popular housing estates reached new highs. The price in the last quarter was 12% higher than a year earlier. Lagging behind the prices, rents increased by 6% in the fourth quarter over the corresponding quarter in last year.

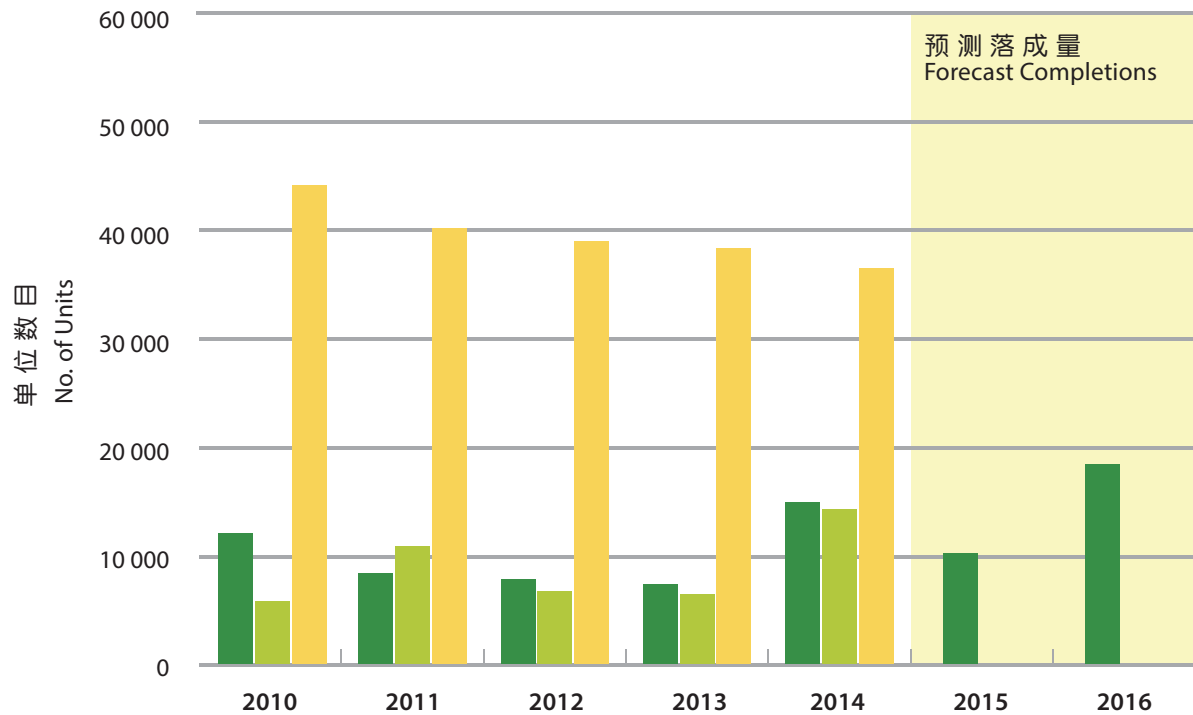


售价及租金指数 Price and Rental Indices





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

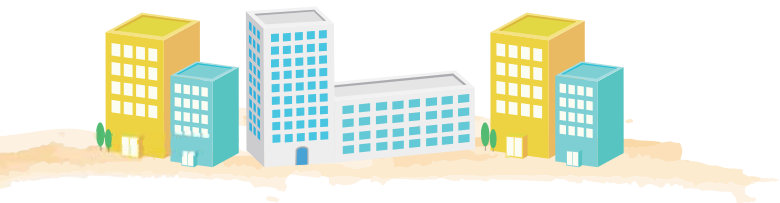


单位数目
No. of Units

	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	11 970	8 320	7 730	7 310	14 810	10 190 [#]	18 330 [#]
入住量 Take-up	5 790	10 770	6 680	6 390	14 210		
空置量 Vacancy	43 960	40 000	38 860	38 210	36 370		
% ⁺	4.3	3.9	3.8	3.7	3.5		

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

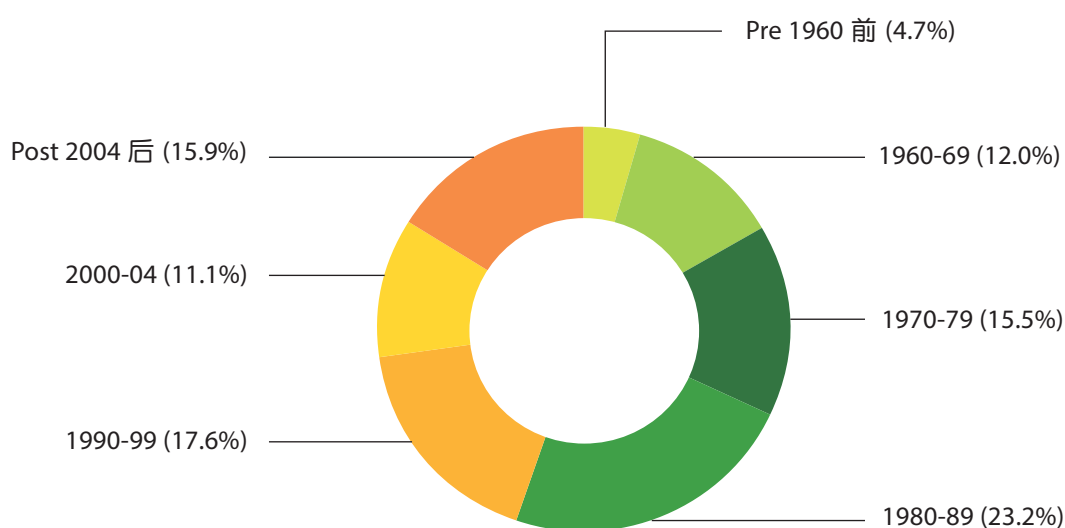
预测数字
Forecast figures



此分类包括实用面积为100平方米或以上的单位。2014年底的总存量为87 200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 m² or above. Stock at the end of 2014 was 87 200 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



2014年共有910个单位落成，其中约46%位于九龙，油尖旺是建屋量最多的分区，占落成量的26%，其次为九龙城的15%。

Of the 910 units completed in 2014, about 46% were located in Kowloon. Yau Tsim Mong was the district with largest production, accounting for 26% of the completions and followed by Kowloon City at 15%.

私人住宅（大型单位） Private Domestic (Large Units)



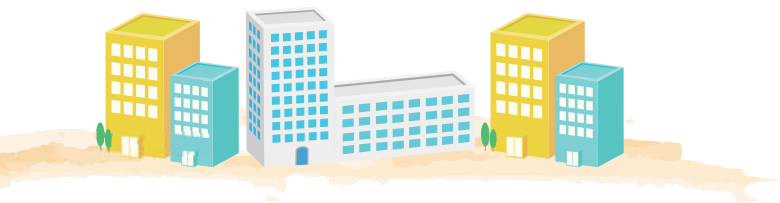
2014年的入住量进一步增加至2 310个单位，增长率为38%。入住量增加，年底空置量因而降至6 890个单位，相当于此分类总存量的7.9%。

Take-up increased further to 2 310 units in 2014, representing a growth rate of 38%. With higher take-up, the year-end vacancy declined to 6 890 units, representing 7.9% of the stock in this sub-sector.



预计此分类在2015年的落成量显著上升至3 100个单位，到2016年下降至1 810个单位。未来两年的新供应集中在新界。到2015年，九龙城会有最多单位供应，占超过三分之一的新供应量。2016年西贡提供最多单位，占新供应量的43%。

Completions of this sub-sector are expected to surge markedly to 3 100 units in 2015 and drop to 1 810 units in 2016. New supply in coming two years will be concentrated in the New Territories. In 2015, the largest supply will come from Kowloon City, accounting for more than one-third of the new units. In 2016, Sai Kung will top the list of supply, accounting for 43% of the new units.

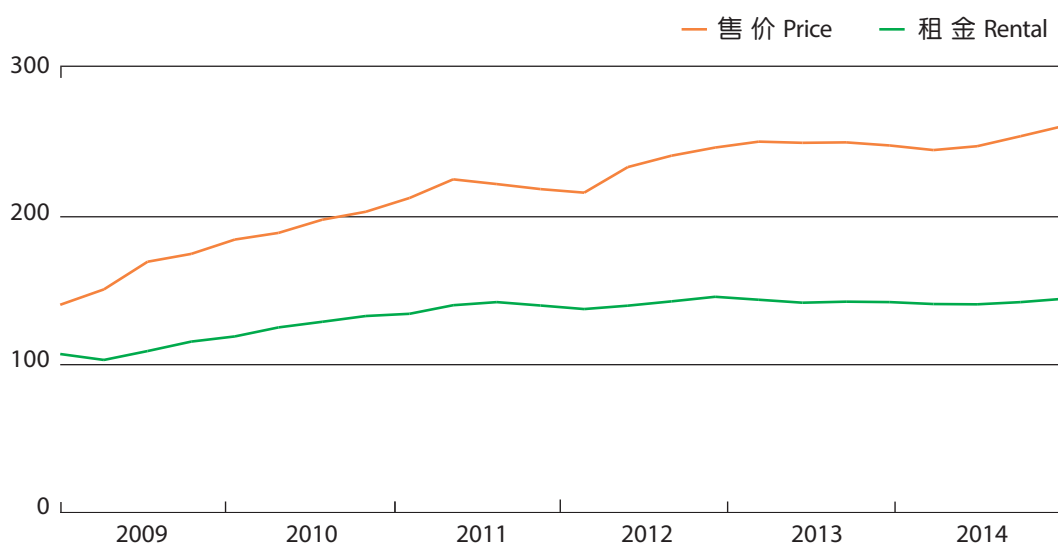


与中／小型单位一样，这类单位的售价在2014年第一季整固，但在第二季开始上升。相比之下，这类单位的全年售价走势较温和，第四季的整体售价较去年增加5%，而租金趋势大致相若，第四季的租金按年录得2%增长。

Same as the small/medium-sized flats, prices in this sub-sector consolidated in the first quarter in 2014 and started to rise since the second quarter. By comparison, the price movement of this sub-sector was relatively moderate throughout the year. Overall, prices exhibited a 5% increase in the fourth quarter over a year earlier. Rents followed similar trend and registered a year-on-year growth of 2% in the fourth quarter.

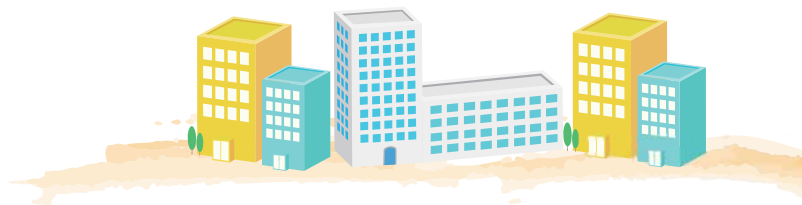


售价及租金指数 Price and Rental Indices

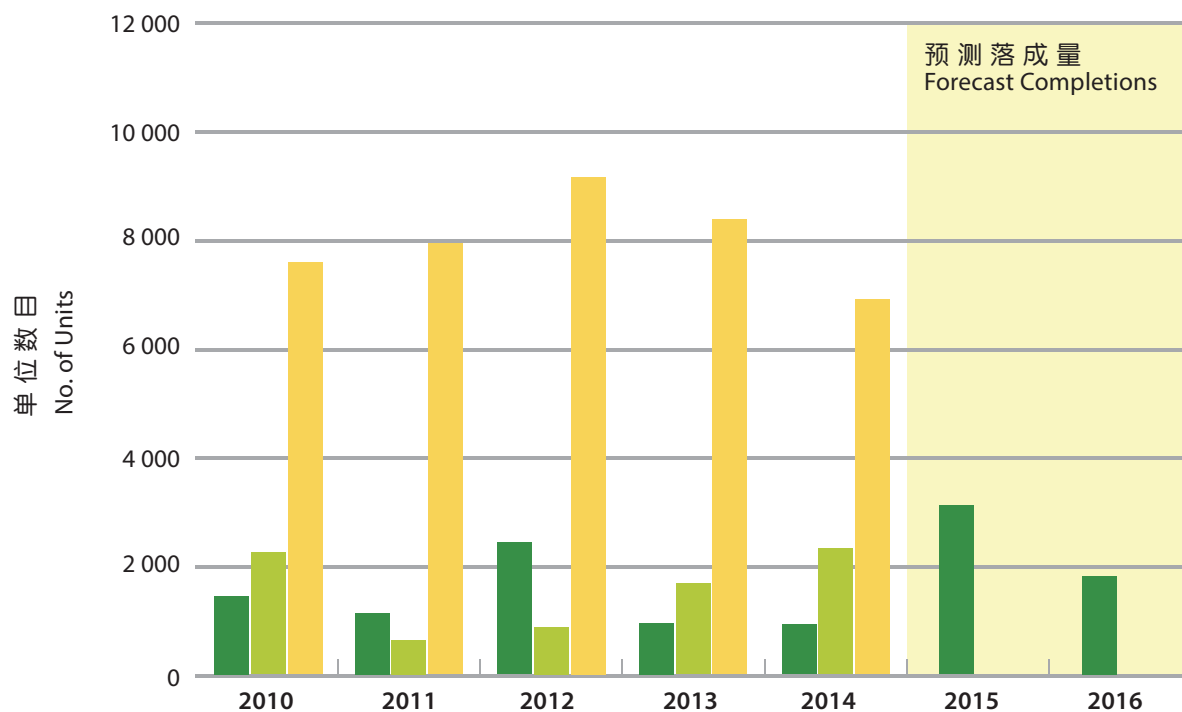


私人住宅（大型单位） Private Domestic (Large Units)





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



	单位数目 No. of Units						
	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	1 440	1 130	2 420	940	910	3 100 [#]	1 810 [#]
入住量 Take-up	2 240	630	870	1 670	2 310		
空置量 Vacancy	7 570	7 920	9 140	8 360	6 890		
% ⁺	9.2	9.5	10.7	9.7	7.9		

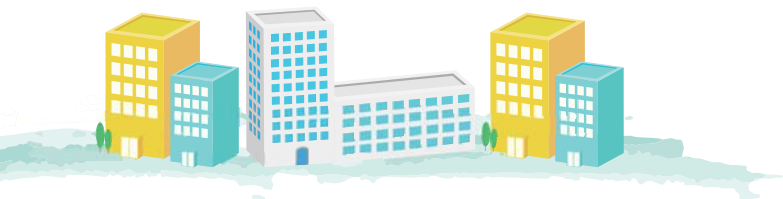
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

私人写字楼 Private Office



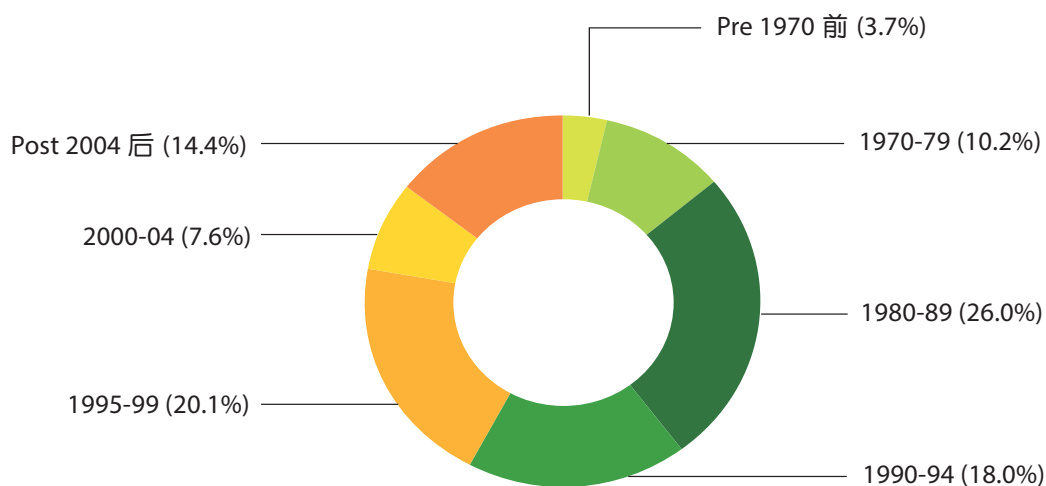




2014年底私人写字楼的总存量为11 060 700平方米，当中甲级写字楼占64%，乙级写字楼占23%，丙级写字楼则占13%。2014年底，位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积，共占总存量的56%。图表显示按楼龄分类的各级写字楼总存量。

The total stock of private offices at the end of 2014 amounted to 11 060 700 m², which included 64% Grade A, 23% Grade B and 13% Grade C offices. Office space in the core districts comprising Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 56% of the total stock at the end of 2014. The chart shows the total stock of all offices by age.

按楼龄分类的总存量 Stock Distribution by Age



2014年私人写字楼的落成量为103 600平方米，较2013年减少16%，当中约88%的落成量位于非核心地区。甲级写字楼的落成量为86 100平方米，相当于总供应量的83%。

Office completions in 2014 were 103 600 m², a decline of 16% from 2013 level. About 88% of the completions were in the non-core districts. Completions of Grade A space amounted to 86 100 m², equivalent to 83% of the total supply.



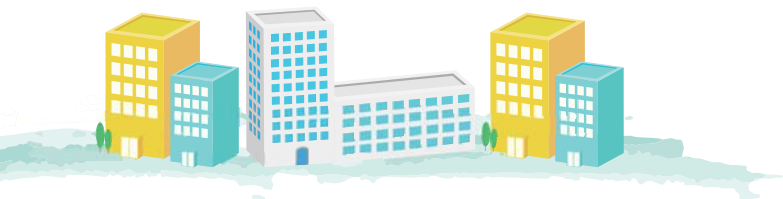
年内的整体使用量回复正数，达到153 400平方米，较落成量多48%以上。年底的空置量因而减少9%至692 900平方米，相当于总存量的6.3%。

Overall take-up of the year turned positive to 153 400 m², exceeding the completions by over 48%. As a result, vacancy at the year-end decreased by 9% to 692 900 m², which was equivalent to 6.3% of the total stock.



预计2015和2016年的落成量分别约为219 200平方米和169 700平方米。2015年的新供应主要来自九龙，占总落成量的69%，观塘和九龙城约提供新落成量的89%。2016年较多新供应量的分区为观塘、沙田和黄大仙，分别约占总落成量的32%、23%和20%。按写字楼级别计，预料甲级写字楼分别占2015和2016年预计落成量的78%和88%。

Around 219 200 m² and 169 700 m² are forecast to be completed in 2015 and 2016 respectively. New supply in 2015 will mainly come from Kowloon, at 69% of total completions, while Kwun Tong and Kowloon City will provide about 89% of the newly completed space. Districts with relatively higher supply in 2016 are Kwun Tong, Sha Tin and Wong Tai Sin, which will account for about 32%, 23% and 20% of the overall completions respectively. On office grade front, it is estimated that Grade A offices will account for 78% and 88% of the forecast completions in 2015 and 2016 respectively.

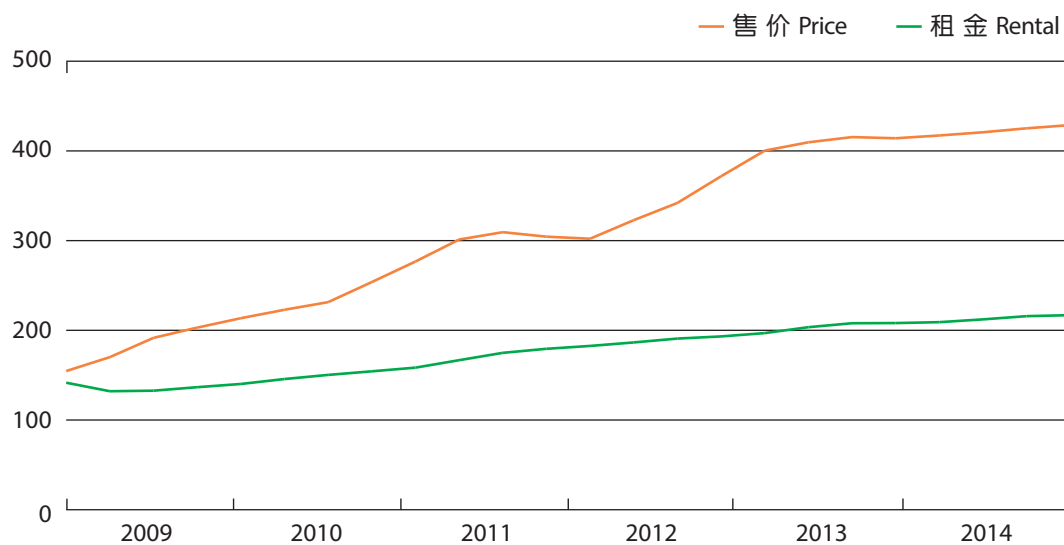


全年售价和租金持续稳定向上。2014年最后一季的售价和租金均较2013年同期增长4%。

The rising trend of prices and rents continued steadily throughout the year. Both the prices and rents went up by 4% in the final quarter in 2014 over the corresponding period in 2013.



售价及租金指数 Price and Rental Indices

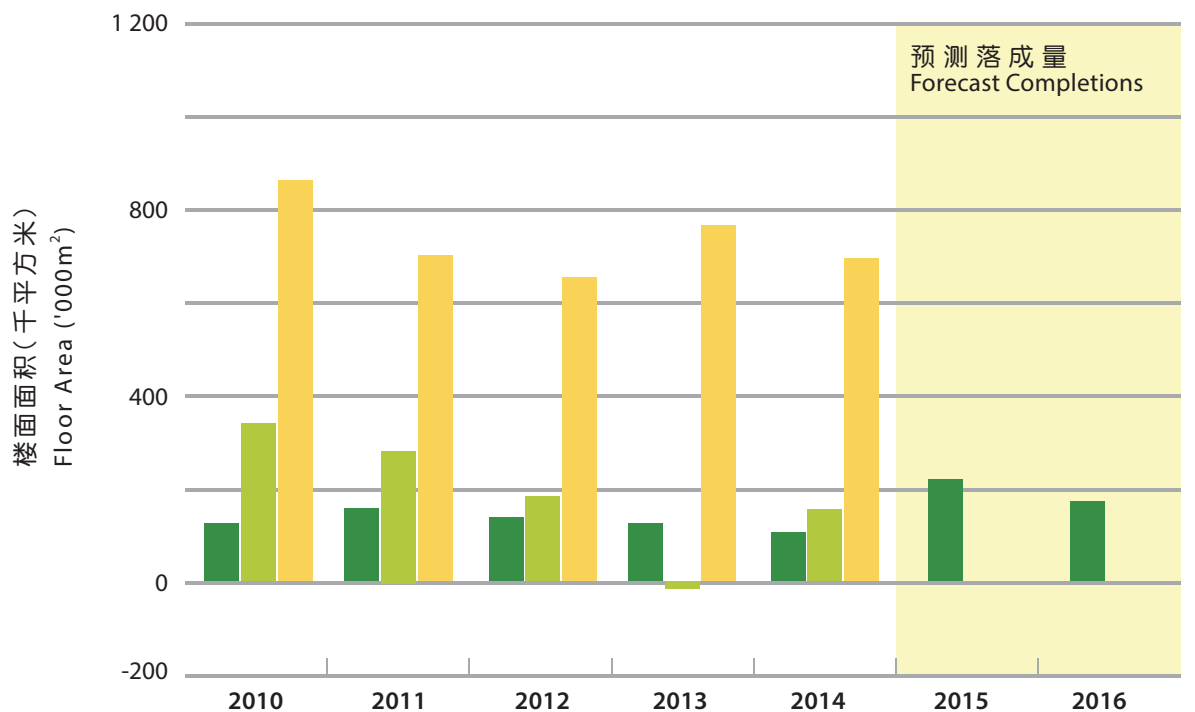


私人写字楼（整体） Private Office (Overall)





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



	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	124	155	136	123	104	219 [#]	170 [#]
使用量 Take-up	339	285	182	-17	153		
空置量 Vacancy	860	700	652	764	693		
% ⁺	8.0	6.5	6.0	7.0	6.3		

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

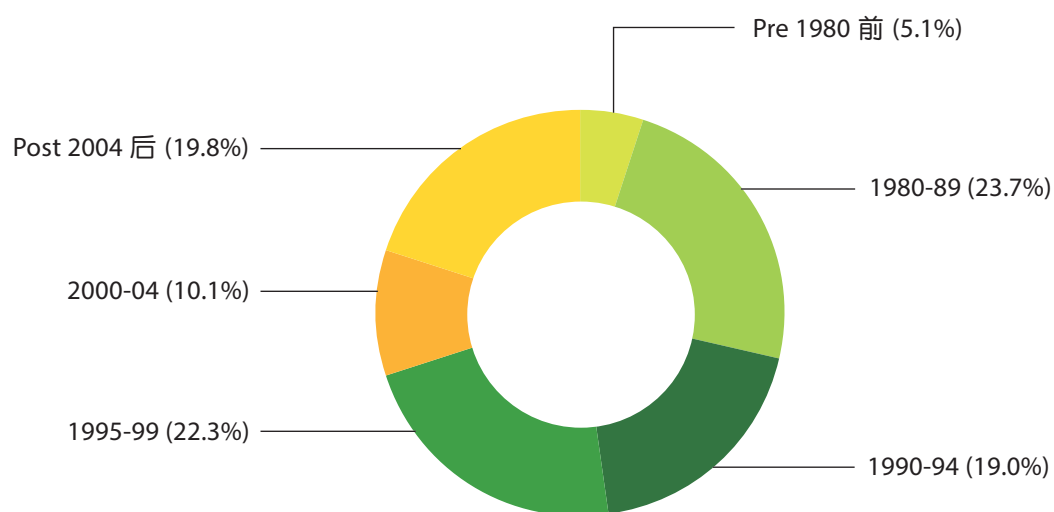
预测数字
Forecast figures



2014年底甲级写字楼的总存量为7 061 000平方米，占各级写字楼总存量的64%。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 2014 stood at 7 061 000 m², representing 64% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



总存量中有52%位于港岛，九龙及新界分别占37%和11%。

Hong Kong Island accounted for 52% of the stock, while the share for Kowloon and the New Territories were 37% and 11% respectively.

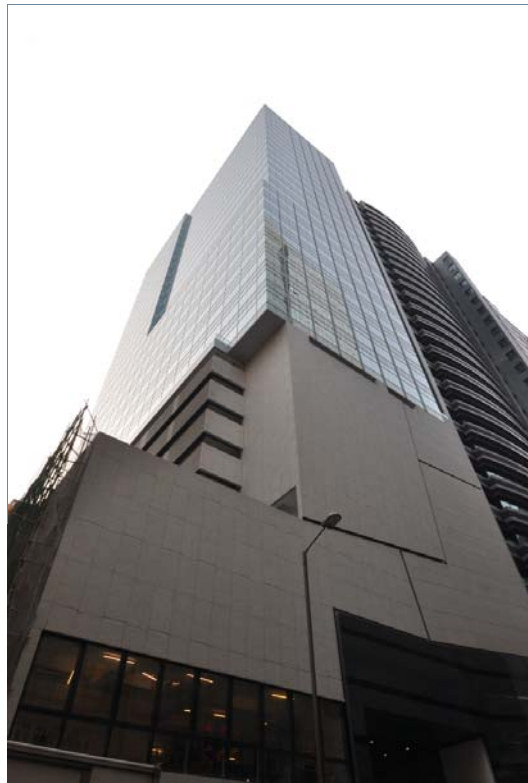
甲级写字楼的落成量为86 100平方米，较2013年减少11%。新的发展项目全部位于非核心地区，例如沙田(39%)、荃湾(31%)和深水埗(19%)。

Completions of Grade A offices were 86 100 m², down 11% from 2013. All new developments were located in the non-core districts such as Sha Tin (39%), Tsuen Wan (31%) and Sham Shui Po (19%).



2014年的使用量大幅增加至116 300平方米，是去年的九倍以上。整体空置量因此大幅下降至455 300平方米，相当于甲级写字楼总存量的6.4%，其中约35%的空置面积位于核心地区。

Take-up in 2014 was substantially increased to 116 300 m², more than nine times the level of preceding year. As a result, vacancy fell significantly to 455 300 m², representing 6.4% of Grade A stock. About 35% of the vacant space was found in the core districts.



预期2015年的落成量增加至171 400平方米，然后在2016年下降至149 100平方米。2015年的主要来源为观塘和九龙城，提供约69%的预计供应量。到2016年，新的供应全部位于非核心地区，并以观塘、沙田和黄大仙较多，分别约占整体落成量的35%、26%和23%。

It is anticipated that completions will increase to 171 400 m² in 2015 and then fall to 149 100 m² in 2016. Kwun Tong and Kowloon City will dominate the scene in 2015 by providing some 69% of the estimated completions. In 2016, all new supply will be located in non-core districts. Districts with relatively higher supply in 2016 are Kwun Tong, Sha Tin and Wong Tai Sin which will account for about 35%, 26% and 23% of the overall completions respectively.



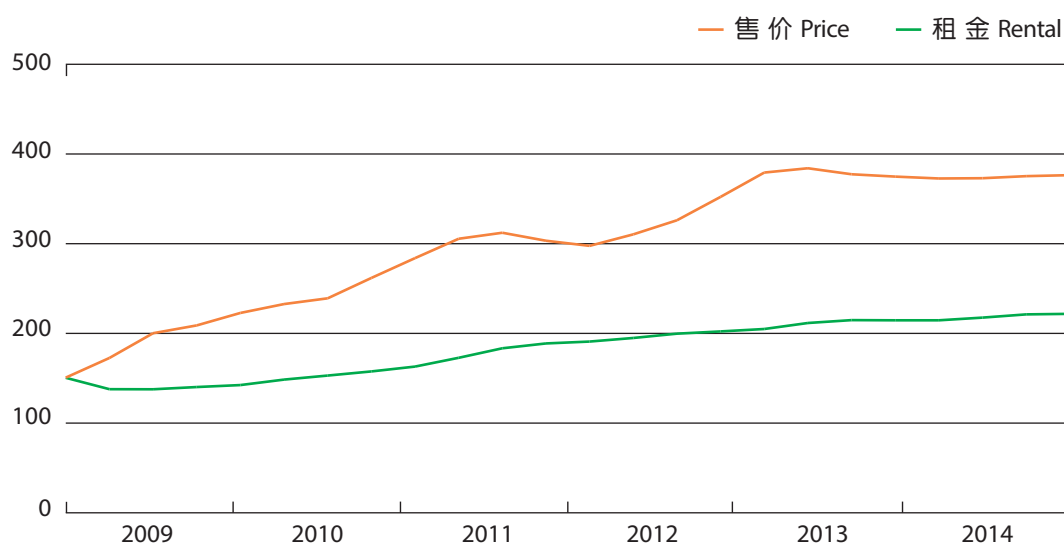


年内租金轻微上升，第四季较2013年同期增加3%。售价缓慢上升至第三季，但在年底轻微回落，因此第四季的租金与去年同期相比无显著变动。

Rents rose mildly during the year and registered a 3% gain in the fourth quarter over the same period in 2013. Prices rose slowly up to the third quarter but declined slightly at the year-end, thus exhibiting no significant movement in the fourth quarter over a year earlier.

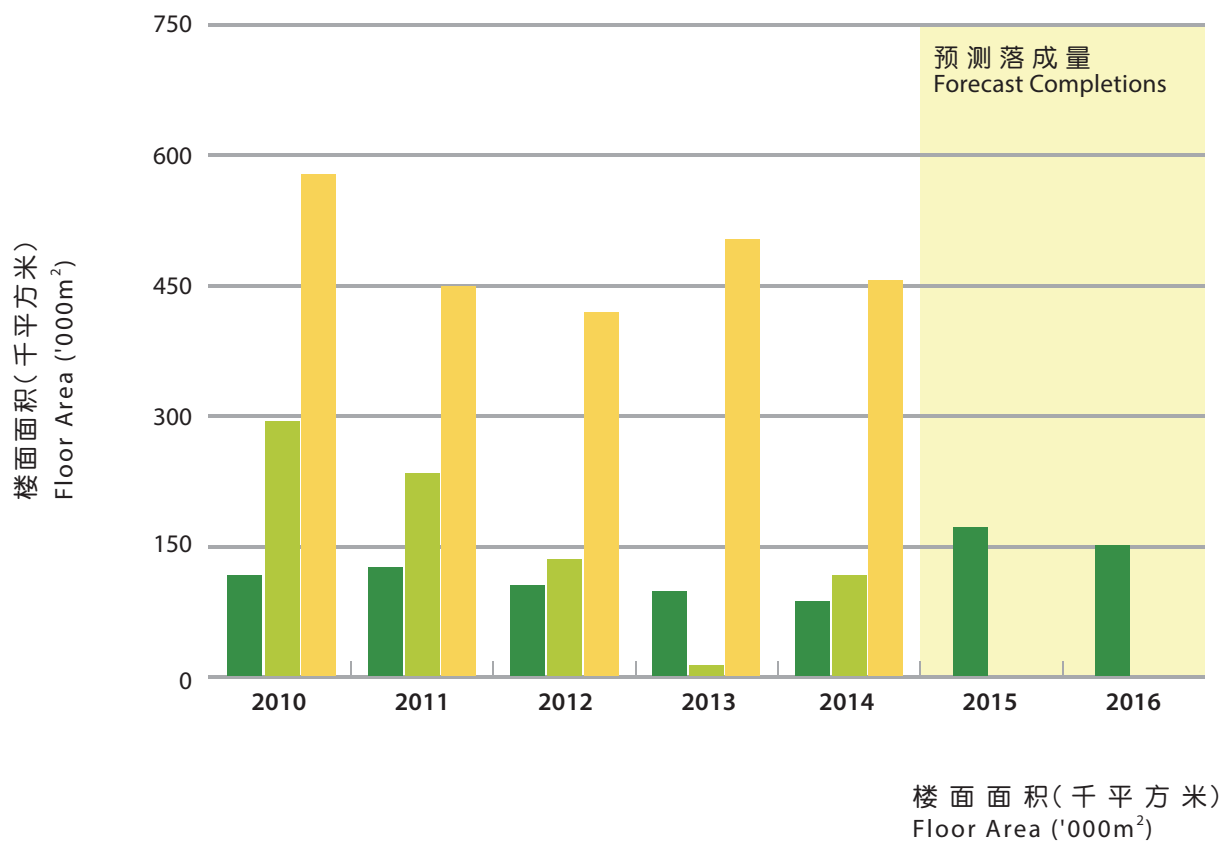


售价及租金指数 Price and Rental Indices





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



	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	115	125	104	97	86	171 [#]	150 [#]
使用量 Take-up	292	233	134	12	116		
空置量 Vacancy	576	448	418	502	455		
% ⁺	8.5	6.6	6.1	7.2	6.4		

+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

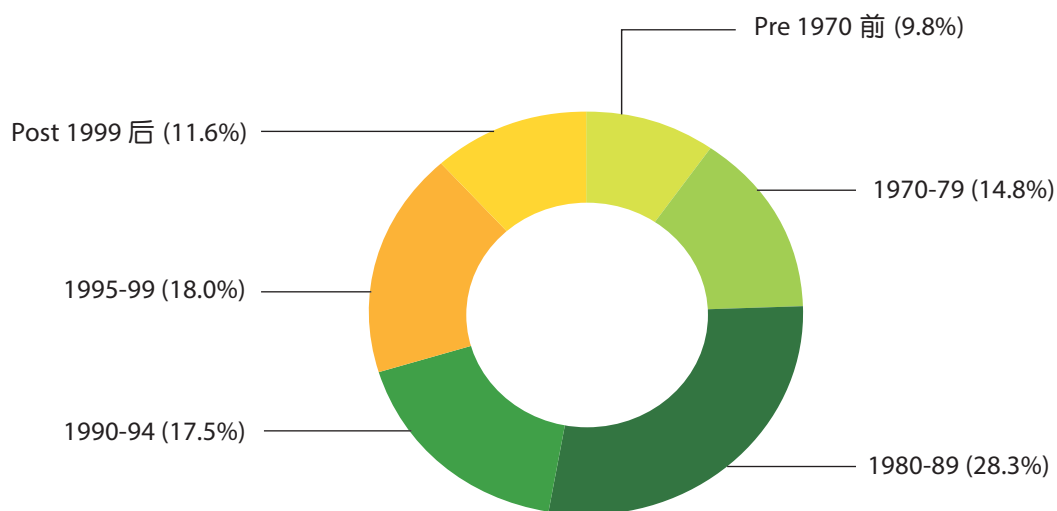
预测数字
Forecast figures



2014年底乙级写字楼的总存量为2 509 400平方米，占各级写字楼总存量的23%。图表显示按楼龄分类的乙级写字楼总存量。

At the end of 2014, stock of Grade B offices was 2 509 400 m², representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age

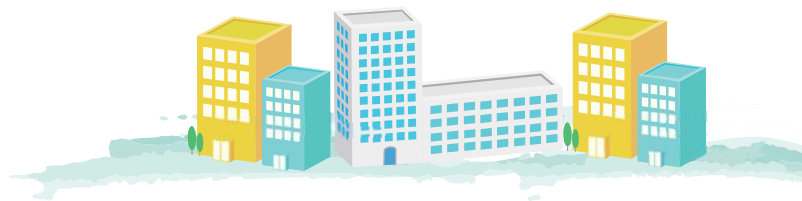


港岛占总存量的63%，九龙与新界分别占34%和3%。

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

2014年乙级写字楼的落成量为13 700平方米，较2013年下跌45%，全部坐落中西区（76%）和北区（24%）。

Grade B office completions in 2014 were 13 700 m², a drop of 45% from 2013 level. All completions were located in Central and Western district (76%) and North district (24%).



2014年的使用量录得36 900平方米，空置量下降至145 800平方米，相当于乙级写字楼总存量的5.8%，其中约55%的空置面积位于核心地区。

Take-up in 2014 was recorded at 36 900 m² and vacancy fell to 145 800 m², or 5.8% of Grade B stock. About 55% of the vacant space was found in the core districts.



预计2015和2016年的落成量分别约为47 800和14 400平方米。到2015年，港岛提供预计供应量的54%，其余46%位于观塘和油尖旺。预计2016年的总供应量来自南区 and 中西区，分别占整体落成量的72%和28%。

About 47 800 m² and 14 400 m² are estimated to be completed in 2015 and 2016 respectively. In 2015, Hong Kong Island will provide 54% of the estimated supply while the remaining 46% will be located in Kwun Tong and Yau Tsim Mong. It is expected that the entire supply in 2016 will come from Southern and Central and Western districts, accounting for 72% and 28% of the overall completions respectively.

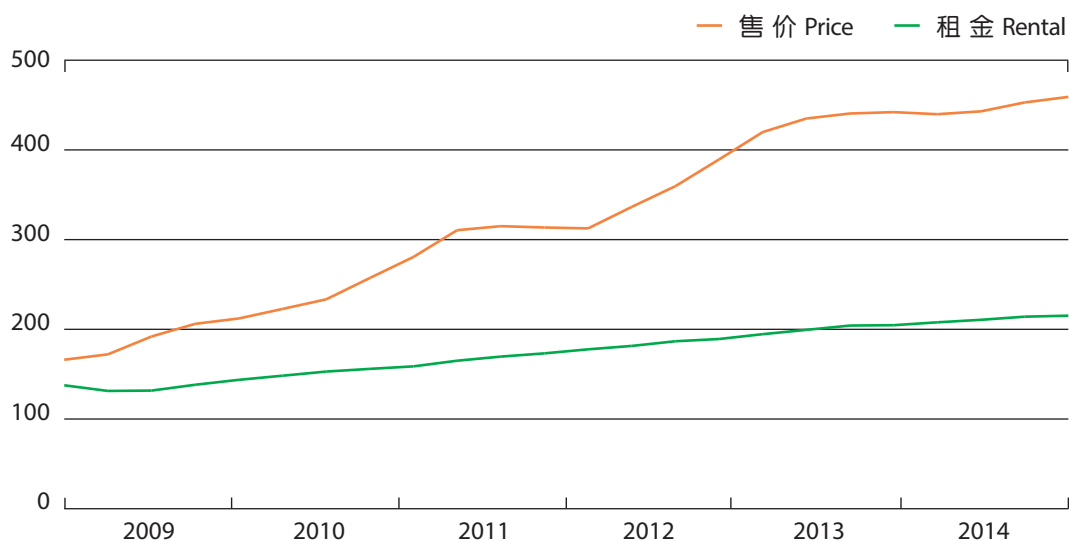


2014年这分类的售价持续上扬，第四季的售价与去年同期相比，录得4%的升幅。年内租金亦稳步攀升，第四季的租金指数按年增加5%。

Prices rose continually throughout the year and registered an increase of 4% in the fourth quarter of 2014 over the corresponding period in 2013. Rents also went up steadily during the year and the rental index showed a year-on-year increase of 5% in the fourth quarter.

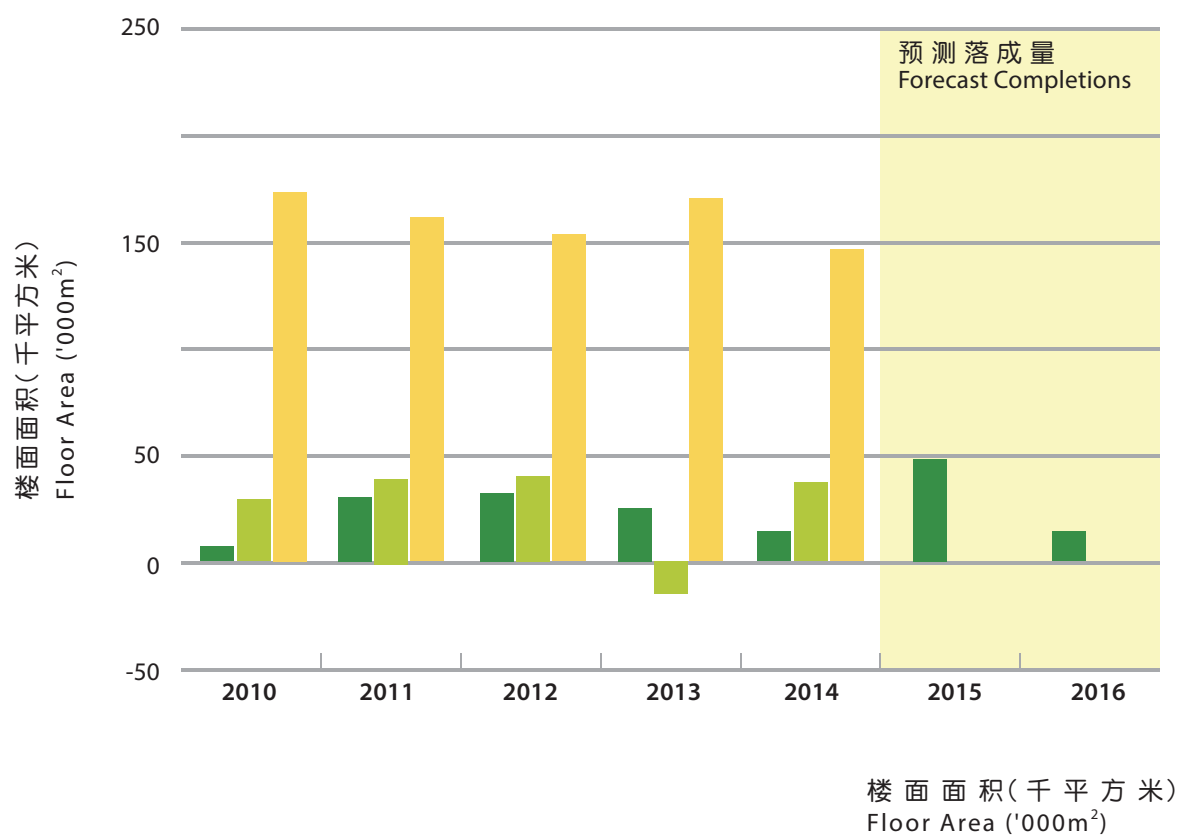


售价及租金指数 Price and Rental Indices





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



	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	7	30	32	25	14	48 [#]	14 [#]
使用量 Take-up	29	40	40	-15	37		
空置量 Vacancy	173	161	153	170	146		
% ⁺	7.1	6.6	6.1	6.8	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.

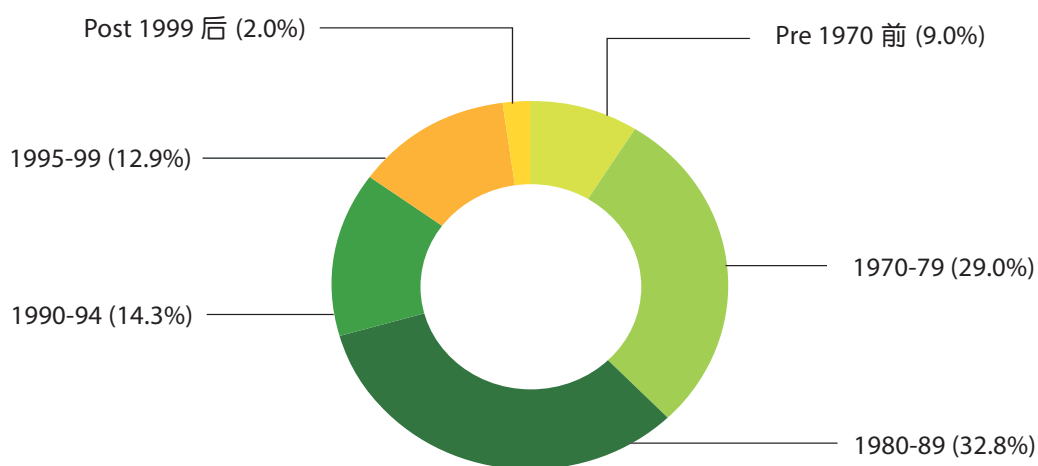
预测数字
Forecast figures



2014年底丙级写字楼的总存量为1 490 300平方米，占各级写字楼总存量的13%。图表显示按楼龄分类的丙级写字楼总存量。

Stock of Grade C offices was 1 490 300 m² at the end of 2014, representing 13% 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65%，九龙与新界分别占33%和2%。

Hong Kong Island accounted for 65% of stock, while the share for Kowloon and the New Territories were 33% and 2% respectively.

2014年丙级写字楼的落成量为3 800平方米，约为2013年落成量的三倍。新发展项目全部位于东区、中西区和油尖旺。

There were 3 800 m² Grade C offices completed in 2014, about three times the completion in 2013. All new developments were located in Eastern district, Central and Western district and Yau Tsim Mong.



年内使用量录得200平方米，空置量则微降至91 800平方米，相等于总存量的6.2%，当中约75%的空置面积位于核心地区。

A take-up of 200 m² was recorded and vacancy of Grade C offices slightly decreased to 91 800 m², equivalent to 6.2% of the total stock. About 75% of the vacant space was found in the core districts.



这分类在2015年将没有新供应，而到2016年则有6 200平方米楼面面积落成，新供应位于中西区(77%)和观塘(23%)。

There will unlikely be any new space in 2015, but this sub-sector will see completions of 6 200 m² coming on stream in 2016. The new supply will be located in Central and Western district (77%) and Kwun Tong (23%).

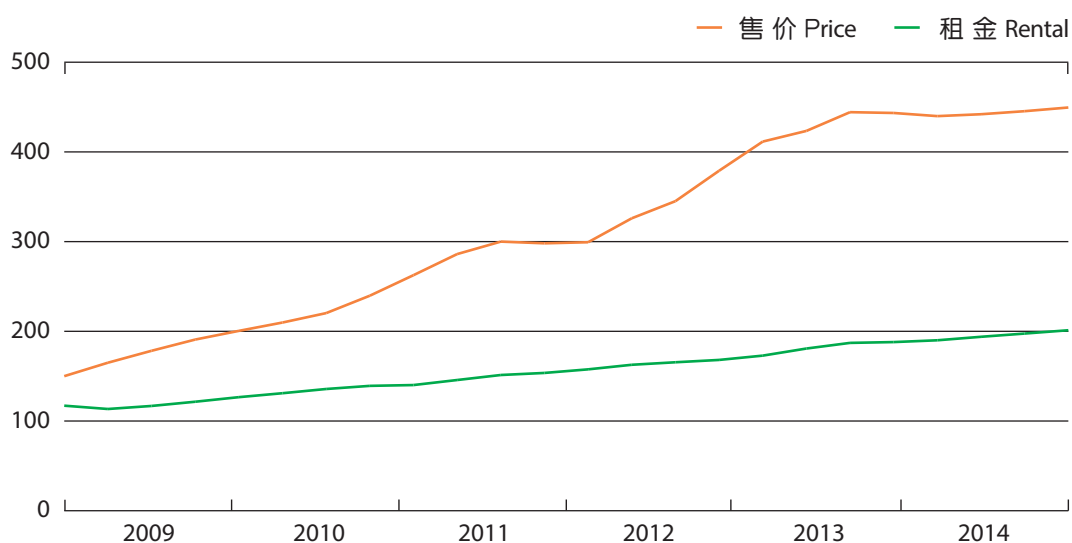


这分类的表现与甲级和乙级写字楼相若，年内租金持续上升，幅度温和，最后一季的租金较去年增加7%。不过，第二市场的销售表现不及租赁市场，售价在第一季下挫，虽然其后三季持续上升，但最后一季的售价指数与2013年同期相比，只增加了1%。

Similar to Grade A and Grade B offices, rents in this sub-sector continued to rise moderately during the year and registered an increase of 7% in the final quarter over a year earlier. However, performance of sales in the secondary market was not as good as the leasing market. Prices plunged in the first quarter. Despite the continuous rise in the following three quarters, the price index in the last quarter increased by 1% only as compared with the same period in 2013.

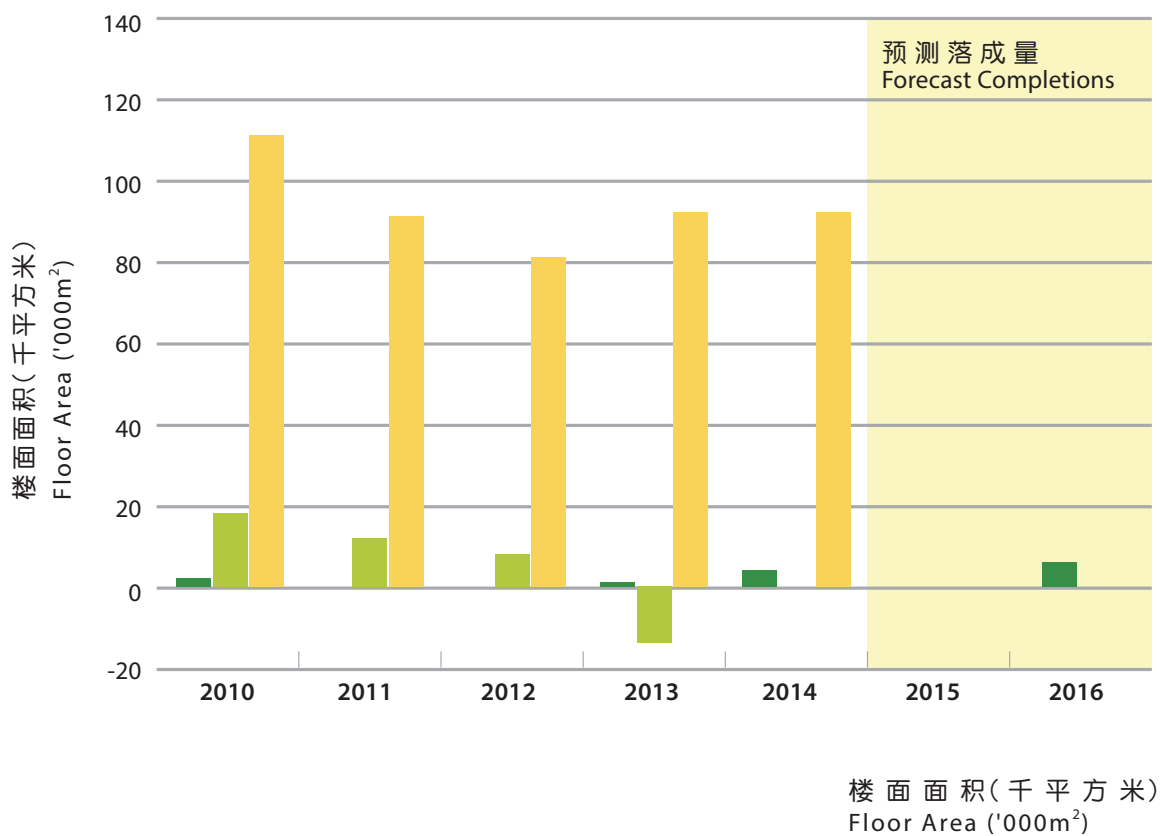


售价及租金指数 Price and Rental Indices





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



	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	2	0	0	1	4	0 [#]	6 [#]
使用量 Take-up	18	12	8	-14	0		
空置量 Vacancy	111	91	81	92	92		
% ⁺	7.3	6.0	5.4	6.1	6.2		

+ 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.

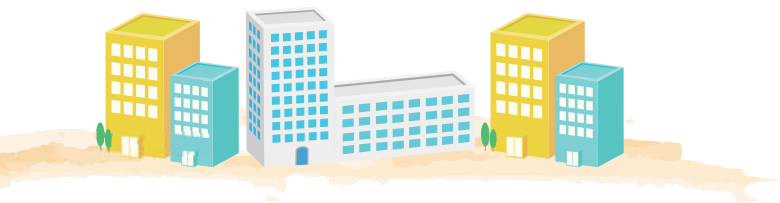
预测数字
Forecast figures

私人商业楼宇

Private Commercial







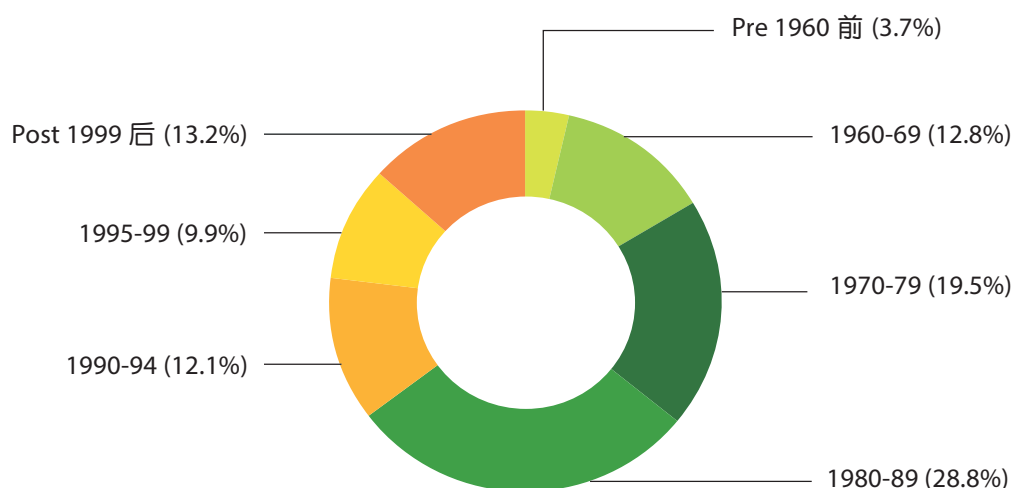
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

2014 年底这类物业的总存量为10 917 200 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。

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

Stock in this sector at the end of 2014 was 10 917 200 m², 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



2014 年的落成量增至 57 100平方米。按区域计，约22%位于港岛，40%在九龙，其余38%坐落新界。按地区计，北区落成量最多，占22%，其次为观塘和中西区，各占13%左右。

Completions in 2014 increased to 57 100 m². By region, about 22% was on Hong Kong Island, 40% in Kowloon and the remaining 38% in the New Territories. On district basis, North district provided the largest completions at 22%, followed by Kwun Tong and Central and Western district, each accounting for about 13%.



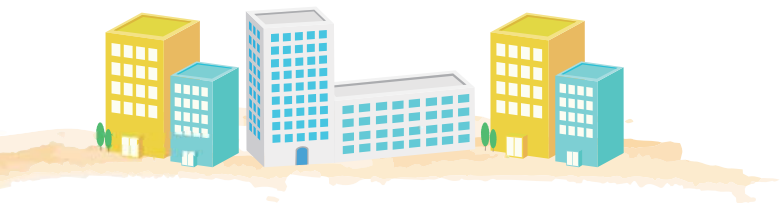
年内使用量回复正数 15 500 平方米，但仍无法跟上同年的新供应，空置量因而轻微上升至 795 000 平方米，为总存量的 7.3%，商场铺位及楼上商业单位占整体空置量的 57%。

Take-up in 2014 returned to positive level at 15 500 m². However, it failed to keep up with the new space produced in the year, hence vacancy increased slightly to 795 000 m², representing 7.3% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 57% of the total.



2015 和 2016 年的落成量预计分别上升至 103 300 平方米和 120 600 平方米。2015 年的供应主要来自湾仔 (21%)、观塘 (15%)、元朗 (15%) 和油尖旺 (12%)，合共提供预测落成量的 63%。预料 2016 年约 52% 的新供应位于新界，当中元朗和西贡分别约占总落成量的 25% 和 16%。

Completions are forecast to rise to 103 300 m² and 120 600 m² in 2015 and 2016 respectively. Supply in 2015 will be mainly from Wan Chai (21%), Kwun Tong (15%), Yuen Long (15%) and Yau Tsim Mong (12%) which altogether will provide 63% of the estimated completions. In 2016, it is anticipated that about 52% of the new supply will be located in the New Territories, where Yuen Long and Sai Kung will contribute about 25% and 16% of the total completions respectively.

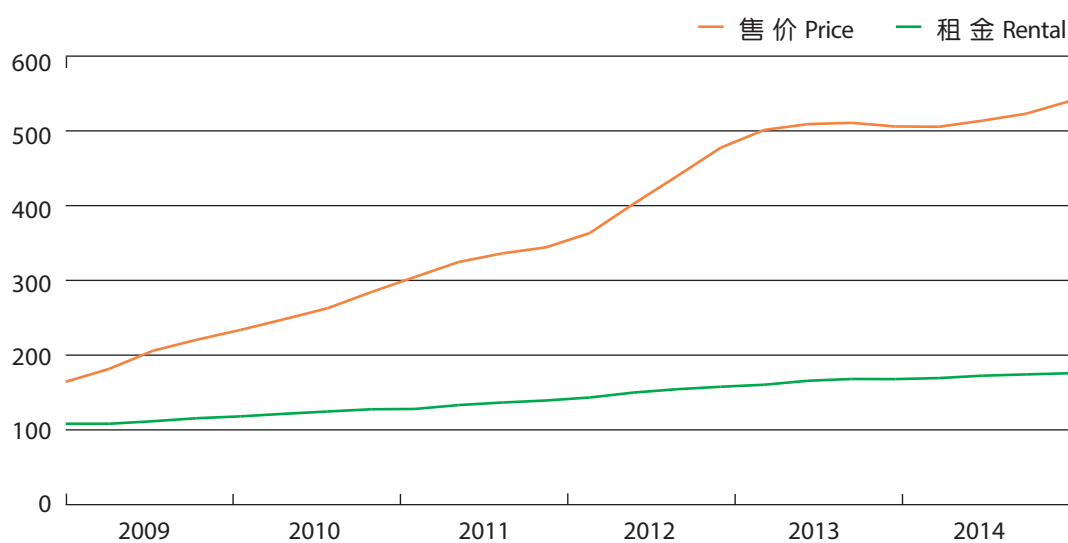


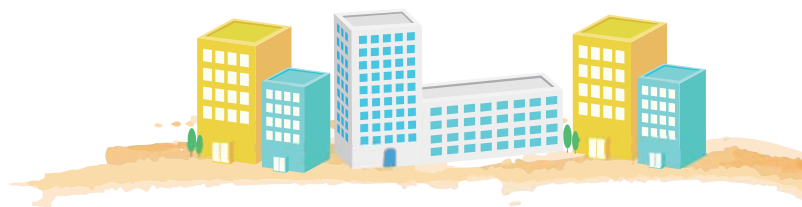
零售业楼宇方面，年内售价和租金均录得增长。2014年第四季的售价指数较2013年同期上升7%，租金则按年增加5%。

For retail properties, both prices and rents registered growth during the year. The price index for the fourth quarter of 2014 showed an increase of 7% over the same period in 2013, while rents achieved a year-on-year gain of 5%.

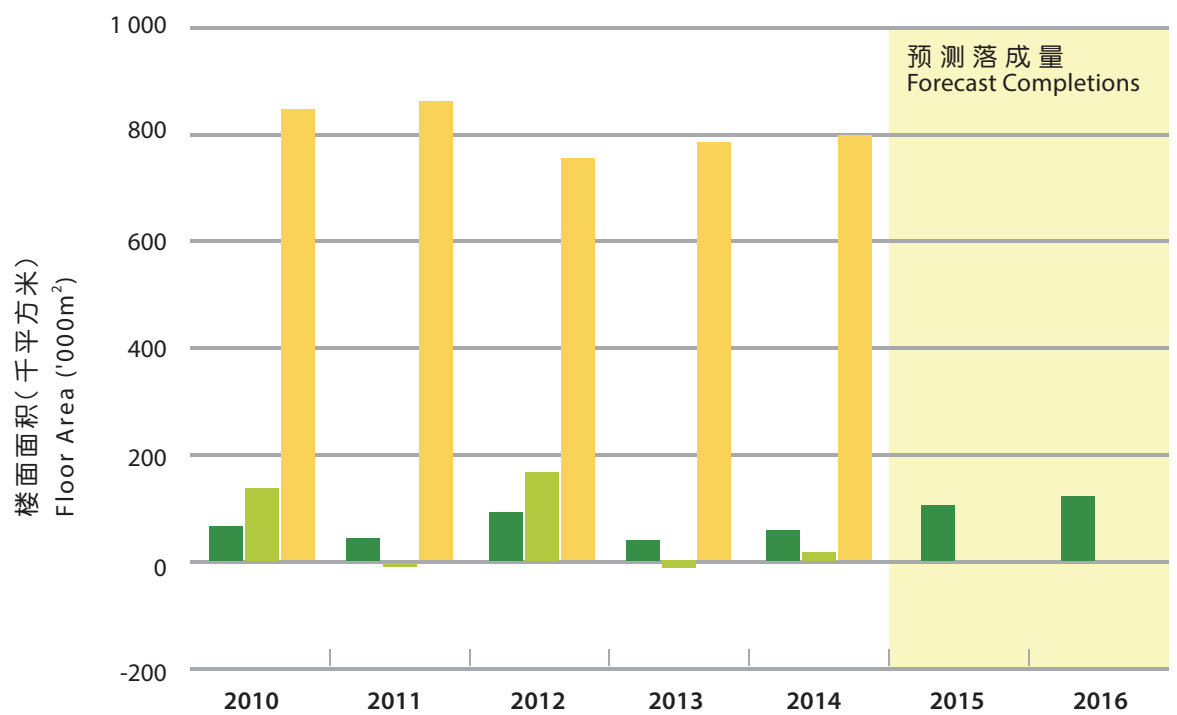


私人零售业楼宇售价及租金指数 Private Retail Price and Rental Indices





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



	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	65	42	90	38	57	103 [#]	121 [#]
使用量 Take-up	135	-7	165	-14	16		
空置量 Vacancy	844	859	752	782	795		
% ⁺	7.9	8.0	6.9	7.2	7.3		

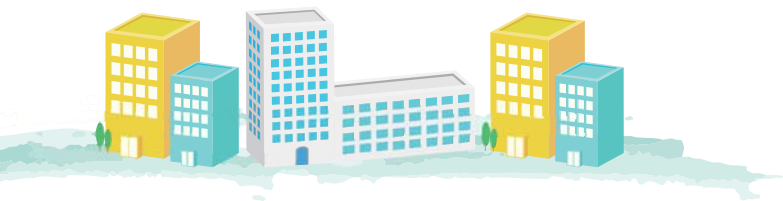
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

私人工业楼宇 Private Industrial







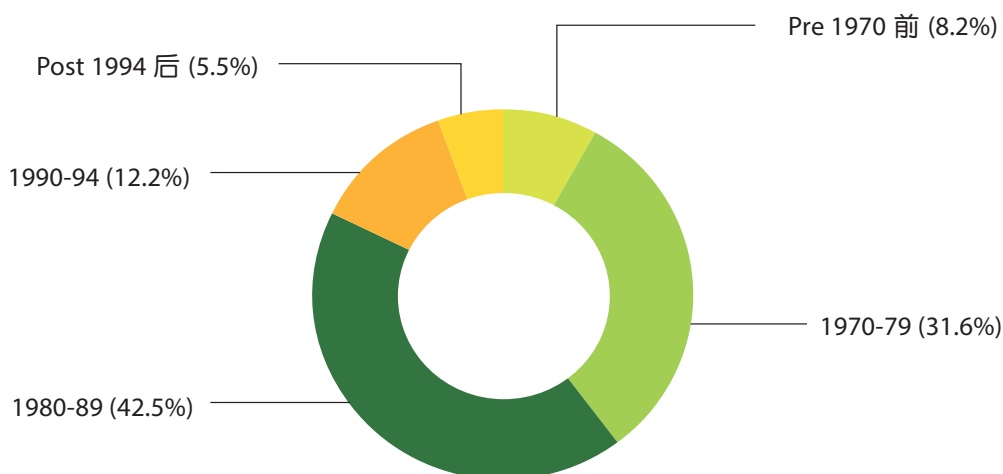
这类别包括分层工厂大厦及其附属写字楼。

2014年底这类物业的总存量为17 020 800平方米，平均分布于市区和新界。按楼龄分类的总存量详见图表。

This category comprises flatted factories and ancillary office accommodation.

At the end of 2014, stock in this sector was 17 020 800 m², which was evenly distributed between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按楼龄分类的总存量 Stock Distribution by Age



2014年的落成量共计35 600平方米，约76%的新供应来自葵青，余下的24%来自荃湾和北区。

Completions in 2014 amounted to 35 600 m². About 76% of the new supply came from Kwai Tsing whereas the remaining 24% were from Tsuen Wan and North district.



2014年的使用量录得负数13 300平方米。空置量微跌至958 700平方米，相等于总存量的5.6%。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65%。

A negative take-up of 13 300 m² was recorded in 2014. Vacancy edged down to 958 700 m², representing 5.6% of stock. About 65% of the vacant space was found in Kwun Tong, Kwai Tsing and Tsuen Wan.



2015年的落成量预计跌至27 200平方米，其中约90%位于深水埗，余下的坐落观塘。2016年将有29 200平方米的分层工厂大厦落成，主要来自葵青和观塘，分别占新落成量的48%和26%。

Completions in 2015 are expected to decrease to 27 200 m², of which about 90% will be located in Sham Shui Po and the rest will be located in Kwun Tong. A new space of 29 200 m² will be coming on stream in 2016, largely in Kwai Tsing and Kwun Tong accounting for 48% and 26% of the new completions respectively.

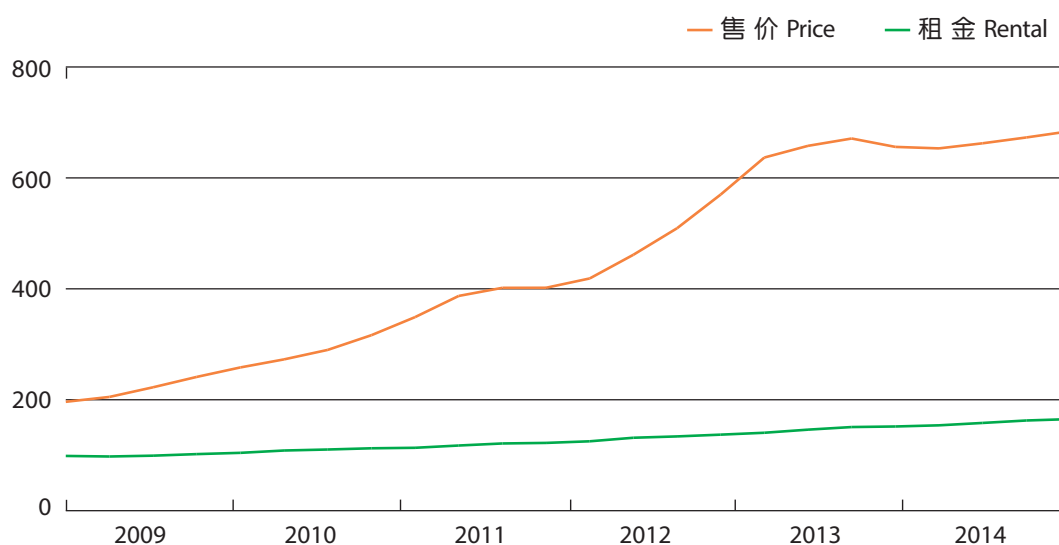


分层工厂大厦的售价于2014年首季轻微下降，之后逐渐回升。第四季售价较去年同期上升4%。2014年租金录得温和增长，最后一季的租金较2013年同期录得9%增幅。

Prices dipped slightly in the first quarter of 2014 and then rebounded gradually throughout the remaining of the year, resulting in a 4% increase in the fourth quarter over the same period of a year earlier. A moderate growth in rents was recorded in 2014, with a 9% increase in the final quarter over the corresponding period in 2013.

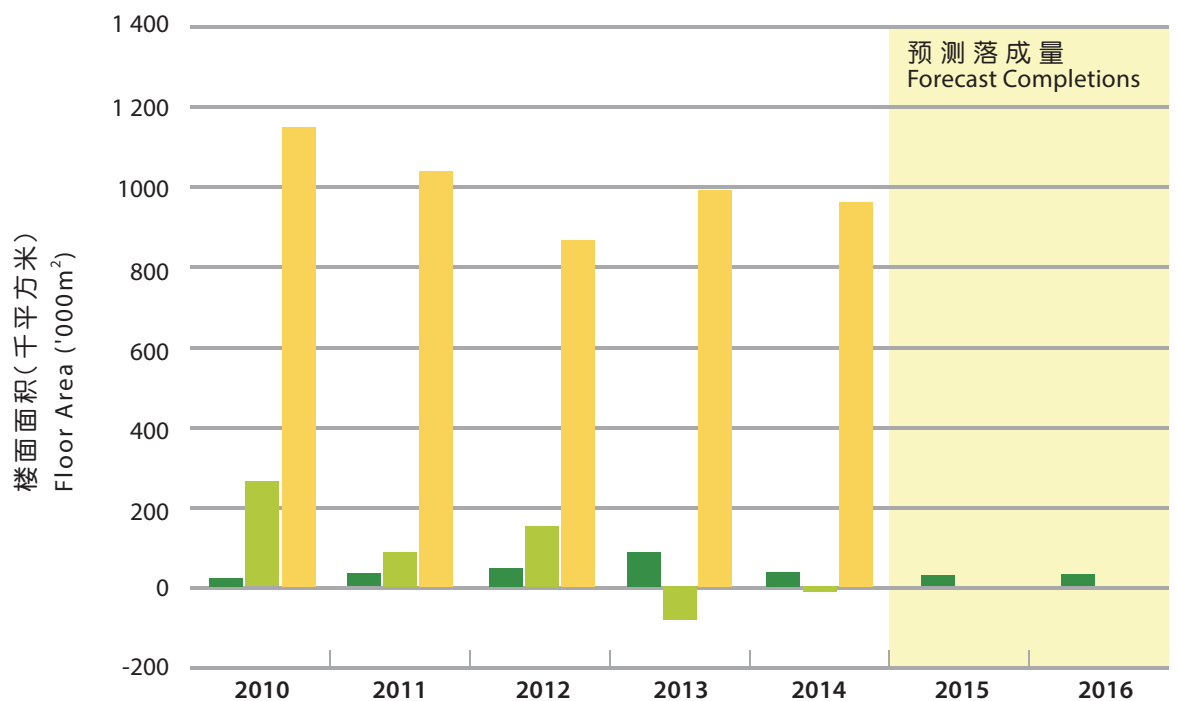


售价及租金指数 Price and Rental Indices





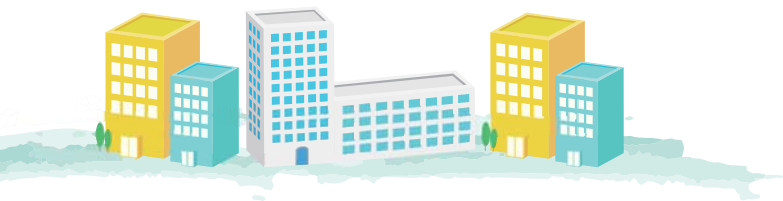
落成量、使用量及空置量 Completions, Take-up and Vacancy



	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	21	32	46	85	36	27 [#]	29 [#]
使用量 Take-up	261	85	151	-84	-13		
空置量 Vacancy	1 146	1 036	864	989	959		
% ⁺	6.7	6.0	5.0	5.8	5.6		

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

预测数字
Forecast figures



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。

2014年，此类楼宇并无新供应，亦无楼宇拆卸，年底的总存量为592 900平方米，大部分位于市区，其中深水埗和观塘共占总楼面面积的60%以上。

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

While there was neither new supply nor demolition in 2014, stock as at the end of this year stood at 592 900 m² with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 60% of the total space.



使用量录得负数4 300平方米，空置率升至总存量的7.5%，即44 500平方米，约65%的空置面积位于深水埗和观塘。

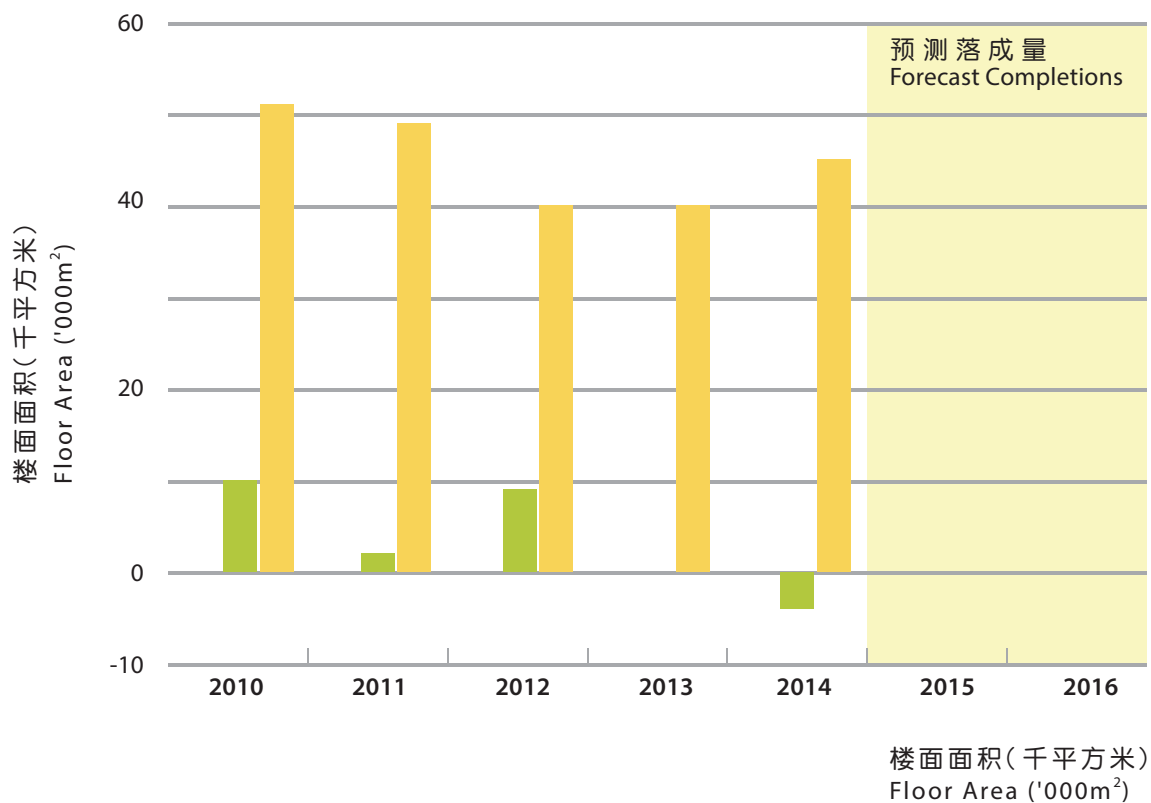
预测此类楼宇在2015和2016年不会有新供应。

With a negative take-up of 4 300 m², vacancy rate increased to 7.5% of stock, at 44 500 m². About 65% of the vacant space was found in the Sham Shui Po and Kwun Tong.

No new supply will likely be forthcoming in 2015 and 2016.



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



+ 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。

2014年底这类物业的总存量为3 018 300平方米，其中新界占86%。

2014年有八个新发展项目于新界落成，共提供62 600平方米楼面面积，其中五个项目位于西贡，占新落成量的78%。

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

The stock in this sector was 3 018 300 m² at the end of 2014, of which 86% came from the New Territories.

Eight new developments in the New Territories with 62 600 m² floor space were completed in 2014. Five of them, accounting for 78% of the newly completed space, were in Sai Kung.



预测2015年的新供应量为63 600平方米，其中约54%及36%分别来自元朗及西贡。2016年的新供应预计急增至185 900平方米，约为2015年新供应量的三倍，全部来自新界。

New spaces of 63 600 m² are forecast to be available in 2015, with about 54% and 36% coming from Yuen Long and Sai Kung respectively. New supply in 2016 is expected to surge to 185 900 m², being about three times that of 2015. All the new supply will be in the New Territories.



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。

2014年底的总存量为3 646 700平方米，其中80%以上位于新界，主要集中于葵青、荃湾和沙田，占总楼面面积的68%。

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

Stock amounted to 3 646 700 m² at the end of 2014. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Tsuen Wan and Sha Tin accounting for 68% of the total space.



2014年有一个新货仓在葵青落成，楼面面积为80 200平方米。空置量续增至215 200平方米，相当于总存量的5.9%。

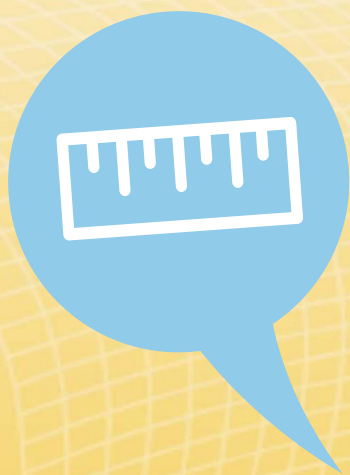
预测此类楼宇在2015年不会有新供应，而在2016年，预计有4 000平方米新楼面在荃湾落成。

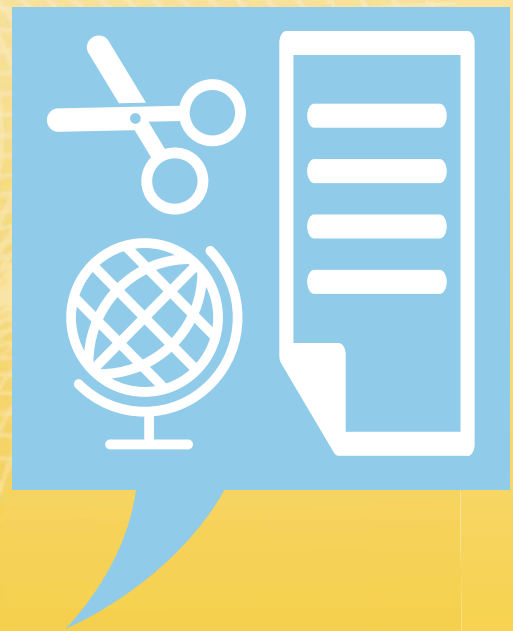
A new building of 80 200 m² in Kwai Tsing was completed in 2014. Vacancy further increased to 215 200 m², or 5.9% of stock.

No new supply is forecast to be available in 2015 while new spaces of 4 000 m² in Tsuen Wan are expected to be completed in 2016.

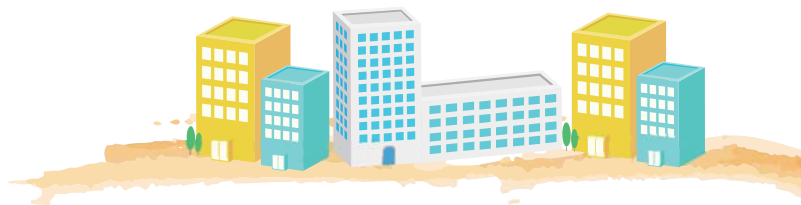
技术附注

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。

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

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

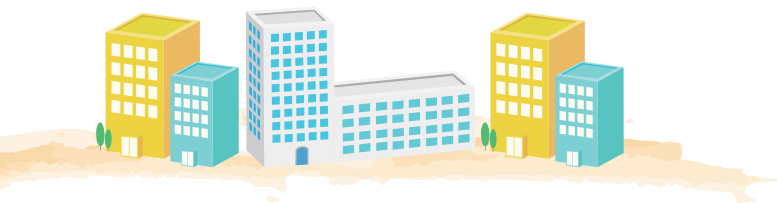
Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above



4.3 不包括公共房屋发展计划，如私人机构参建居屋计划兴建的资助出售住宅单位，以及居者有其屋计划、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兴建的全部单位。此外，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，亦不包括在内。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，唯2001年或以前的资料除外。

4.4 表9的洋房包括设计供一个家庭居住的独立式、半独立式或排屋式建筑物。村屋并不包括在内。

4.5 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。

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。

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. Besides, 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.

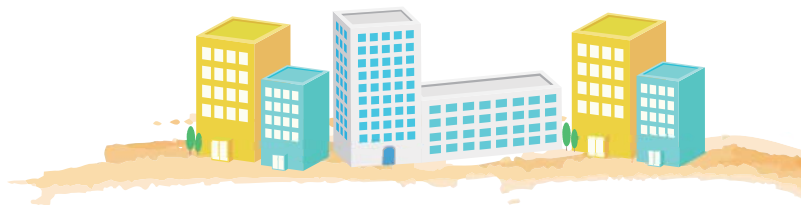
4.4 House in Table 9 comprises detached, semi-detached or terraced building designed as the dwelling of one family. Village houses are not included.

4.5 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.

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.



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。

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.

4.6 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 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.

4.7 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。

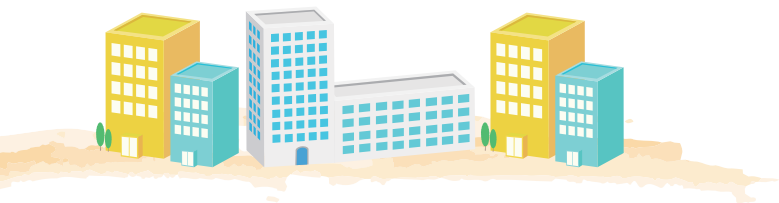
4.7 Private Flatted Factories comprise premises designed for general manufacturing processes and uses, including offices, directly related to such processes, and normally intended for sale or letting by the developers. Specialised factories, as described below, are excluded. Similar premises built by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

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

4.9 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。

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



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

5. 楼面面积

5.1 住宅单位的楼面面积是以「实用面积」来计算。「实用面积」是指个别单位独立使用的楼面面积，包括露台、阳台、工作平台及其他类似设施，但不包括公用地方，如楼梯、升降机槽、入墙暗渠、大堂及公用洗手间。实用面积是量度至外墙的表面或共用墙的中线所包括的面积。窗台、平台、天台、梯屋、阁楼、花园、前庭、天井、冷气机房、冷气机平台、花槽及车位并不包括在内。

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

6. 楼宇总存量

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

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

7. 落成量

7.1 私人楼宇的落成量是指获发占用许可证的楼宇数量。

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

5. Floor Areas

5.1 A domestic unit is measured on the basis of 'saleable area' which is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and carparking spaces are excluded.

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

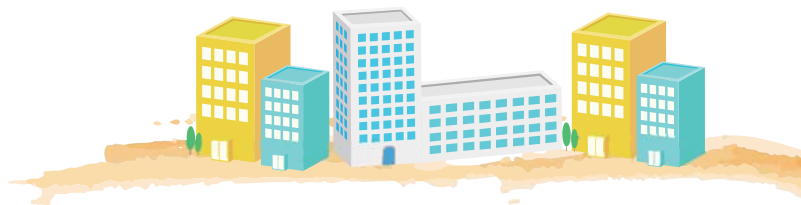
6. Stock

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

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

7. Completions

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



7.2 各类物业的落成量并不包括上文第4段所述的公营房屋落成量。

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 developments 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。

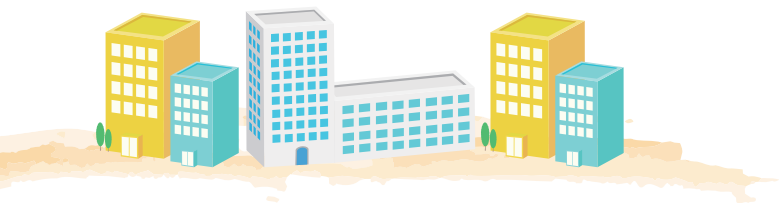
9.3 Public sector developments as mentioned in paragraph 4 above are not included.

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。此外，有些单位因未获发满意纸或转让同意书而空置。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. In addition, some vacancies could be due to units not yet issued with the Certificate of Compliance or Consent to Assign. 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2012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、业主和占用人蒐集，或本署派员视察而获得的。

10.3 在2012年前落成并已评估差饷的住宅楼宇，其空置量是根据抽样调查该等楼宇3%的单位所得结果来推算的。

11. 入住量 / 使用量

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

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

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

12. 平均租金和售价

12.1 本署会分析新订租约的租金资料，以计算在租金生效月份的平均租金。就非住宅楼宇而言，分析资料包括续租时议定的租金，而生效日期即为租赁协议的生效日期。不过，租金一般是在较早的日期议定（新订租约是在半至一个月前，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4.6段）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2012, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 For rated domestic premises completed prior to 2012, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

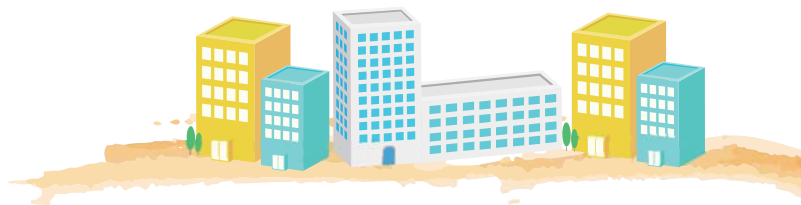
11.1 Take-up figures in respect of domestic premises represent the net increase in the number of units **occupied** in the year under review and for non-domestic premises, the net increase in **occupied** floor space in the year.

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

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

12. Average Rents and Prices

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (1/2 - 1 month earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by The Link REIT (for details, please refer to paragraph 4.6 above).



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

12.3 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

12.4 计算平均售价时，本署会分析经过审查以厘定印花税的楼宇交易资料。惟下列类别楼宇交易并不会用作分析：不被接纳用作厘定印花税的楼宇买卖、涉及不同类别物业的买卖、未获评估差饷的楼宇、并非交吉出售的住宅楼宇，以及住宅楼宇的首次买卖。买卖日期以签署买卖合约的日期为准。如没有买卖合约，买卖日期则根据转让契约的签署日期。一般而言，买卖合约日期是在达成临时协议后二至三周。

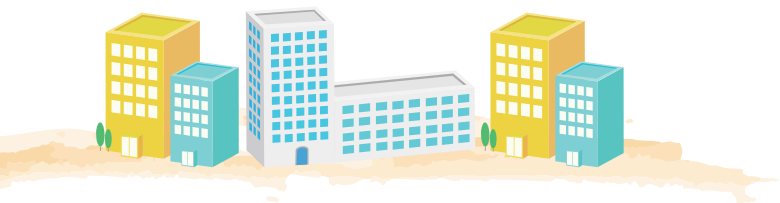
12.5 有关平均租金和售价的分析，只供一般参考用途。某段时期的水平，主要取决于期内出租或出售物业的特点，包括楼宇质素及位置。因此，在不同时期内出现的变化，可能是因为在两个时段所分析的不同物业的质素有所差异，而不应一概而论视之为该时段中在价值方面的整体变化。尤其是加上括号的数字，表示交易宗数有限，使用这些数字时应特别小心。相对而言，租金与售价指数能较准确地反映价值的转变。

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

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

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

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



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

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

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

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

13. 租金和售价指数

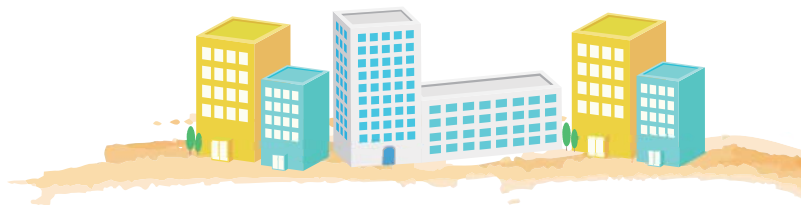
13.1 如上文解释，不同时期的平均租金及售价会有差异，这不单可能因为价值有变，也可能由于楼宇的质素有所改变。不过，制订租金及售价指数，正是用来衡量在楼宇质素不变的情况下，租金及售价的转变。因此，即使在同一时期，指数的转变也可能跟平均租金及售价的转变不同。

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

13. Rental and Price Indices

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

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



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

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

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

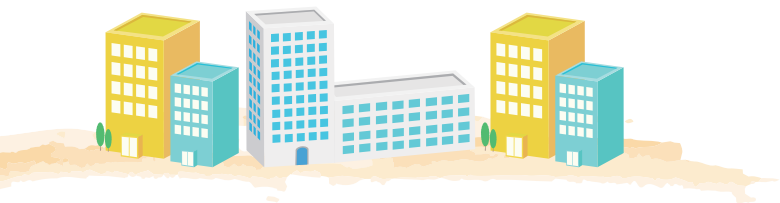
13.6 指数（尤其是租金指数）未必能充分显示出市场趋势。虽然所有租金都是按净额分析（参考上文第12.3段），但本署无法得知的其他「等同租值」租约条件，是不会计算在内的。例如在租赁市场供过于求时，业主通常都会给予租客一些优惠，包括整修楼宇或延长免租期等。如果为反映标准租约条件而调算租金，在指数下降时，经调算的租金很可能低于所报的租金。在指数上升时，情况则相反。

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

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

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

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



14. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合约所载的售价来分析计算。在2014年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、帝后华庭、贝沙湾、雍景台、深湾轩、海怡半岛、太古城、宝翠园、渣甸山名门、礼顿山、泓都、逸桦园、红山半岛、地利根德阁、乐陶苑；

九龙 - 淘大花园、泓景台、星河明居、君滙港、海滨南岸、海名轩、维港湾、丽港城、海逸豪园、升悦居、曼克顿山、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、凯旋门、帝峯·皇殿、誉·港湾、漾日居、黄埔新邨、黄埔花园；

新界 - 爱琴海岸、碧堤半岛、丽城花园、聚康山庄、映湾园、帝堡城、栢慧豪园、沙田第一城、蓝天海岸、滄涛山、牵晴间、愉景湾、愉景新城、粉岭中心、名城、花都广场、浪琴轩、香港黄金海岸、康乐园、嘉湖山庄、日出康城、匡湖居、新都城、都会駅、新城市广场(第三期)、维景湾畔、天宇海、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、御皇庭、加州豪园、浪翠园、太湖花园、新港城、帝琴湾、大埔中心、比华利山别墅、御龙山、采叶庭、豫丰花园、盈翠半岛、屯门市广场、雅典居、灝景湾、万景峯、新时代广场。

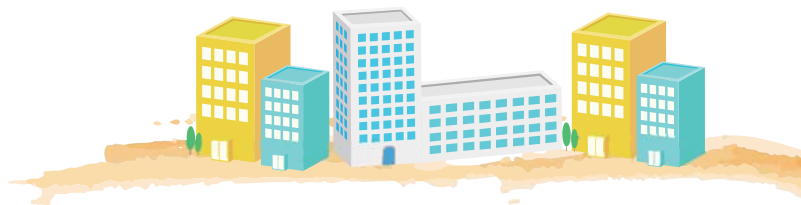
14. Price Indices for Selected Popular Residential Developments

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 2014 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, Queen's Terrace, Residence Bel-Air & Bel-Air On the Peak, Robinson Place, Sham Wan Towers, South Horizons, Taikoo Shing, The Belcher's, The Legend at Jardine's Lookout, The Leighton Hill, The Merton, The Orchards, The Redhill Peninsula, Tregunter, Villa Lotto;

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

New Territories - Aegean Coast, Bellagio, Belvedere Garden, Beneville, Caribbean Coast, Castello, Central Park Towers, City One Sha Tin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Festival City, Flora Plaza, Grand Pacific Views, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lohas Park, Marina Cove, Metro City, Metro Town, New Town Plaza (Phase III), Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea Crest Villa, Serenity Park, Sunshine City, Symphony Bay, Tai Po Centre, The Beverly Hills, The Palazzo, The Parcville, The Sherwood, Tierra Verde, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada, Vision City, 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2014年的权数是根据2013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 2014, the weights are based on the number of transactions effected in 2013.

15. 落成后使用方式

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

15. Mode of Occupation after Completion

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

16. 物业市场回报率

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

16. Property Market Yields

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

17. 楼宇买卖

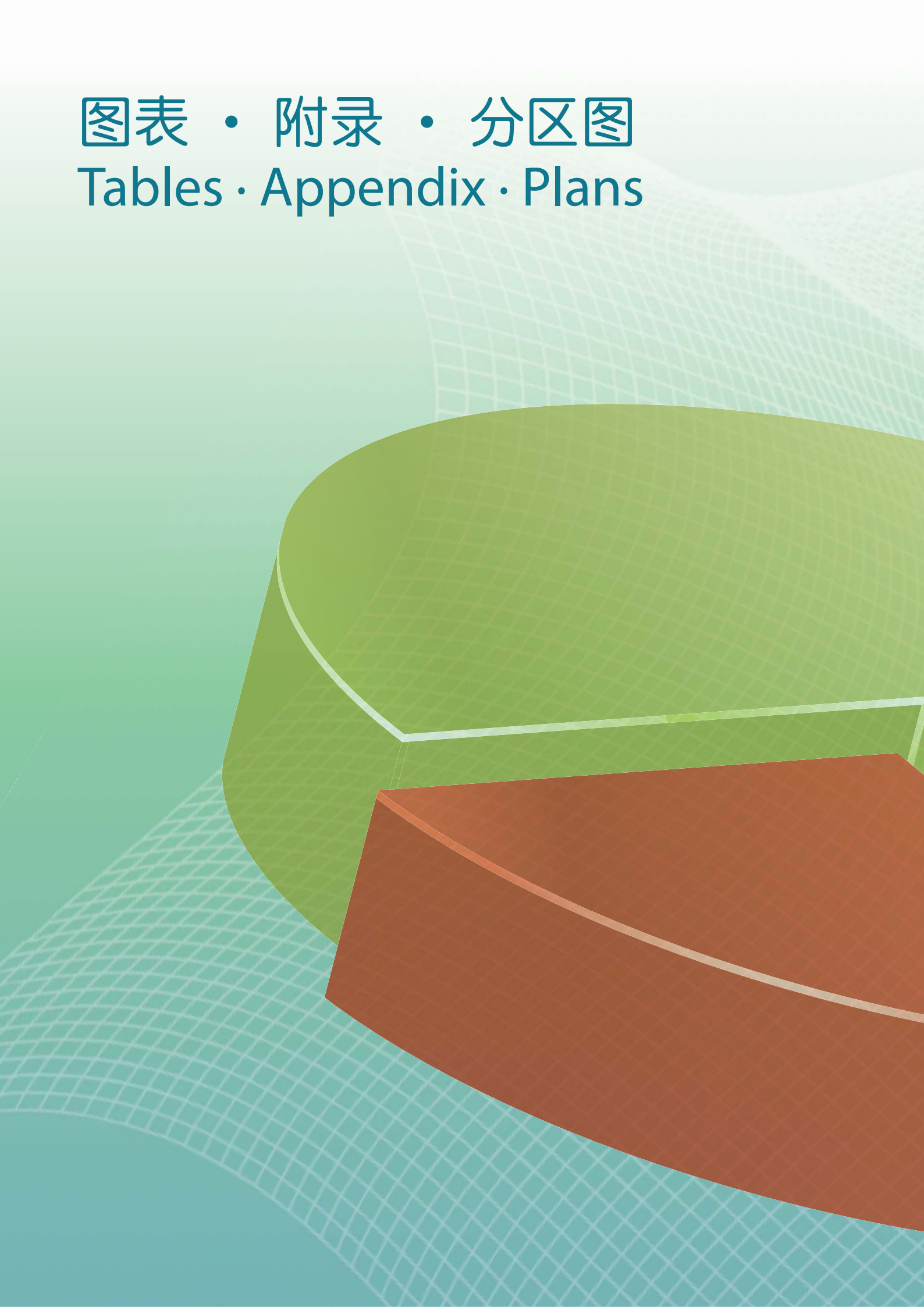
住宅楼宇买卖的统计数字来自土地注册处，是根据在有关时期内送交土地注册处作登记的住宅楼宇买卖合同而编制。至于非住宅楼宇的买卖统计数字，本署是根据土地注册处的交易记录及税务局用以厘定印花税的交易资料加以分析。与土地注册处的住宅楼宇买卖统计数字不同，每段有关时期的非住宅楼宇买卖统计数字，是根据买卖合约的签署日期（如没有买卖合约，则根据转让契约的签署日期），而并非送交土地注册处登记的日期。

17. Sales Transactions

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

图表 · 附录 · 分区图

Tables · Appendix · Plans







私人住宅

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

私人写字楼

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

Private Domestic

Stock and Vacancy by Class
Stock, Completions and Vacancy by District
Demolition, Completions and Stock by Class
Demolition and Completions by Class
Completions by Class
Completions by Size
Completions and Forecast Completions by District
Forecast Completions by Class and District
Stock and Completions of Houses by District
Overall Vacancy Trends
Mode of Occupation after Completion by Class
Average Rents by Class
Average Prices by Class
Rental Indices by Class (Territory-wide)
Price Indices by Class (Territory-wide)
Price Indices for Selected Popular Developments

Private Offices

Stock and Vacancy by Grade and District
Stock, Completions and Vacancy by District
Demolition, Completions and Stock by Grade
Completions and Forecast Completions by District
Forecast Completions by Grade and District
Overall Vacancy Trends
Average Rents by Grade and District
Average Prices by Grade and District
Rental and Price Indices by Grade (All Districts)
Rental and Price Indices for Grade A Offices in Core Districts



私人商业楼宇

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

Private Commercial

Stock, Completions and Vacancy by District
Demolition, Completions and Stock
Completions and Forecast Completions by District
Overall Vacancy Trends
Private Retail – Average Rents and Prices
Private Retail – Rental and Price Indices

私人分层工厂大厦

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

Private Flatted Factories

Stock, Completions and Vacancy by District
Demolition, Completions and Stock
Completions and Forecast Completions by District
Overall Vacancy Trends
Average Rents and Prices
Rental and Price Indices
High Quality Developments in Selected Districts –
Average Prices

私人工贸大厦

- 40. 各区总存量、落成量及空置量
- 41. 各区落成量及预测落成量
- 42. 整体空置趋势

Private Industrial/Office

Stock, Completions and Vacancy by District
Completions and Forecast Completions by District
Overall Vacancy Trends

私人特殊厂房

- 43. 各区总存量及落成量
- 44. 各区落成量及预测落成量

Private Specialised Factories

Stock and Completions by District
Completions and Forecast Completions by District



私人货仓

- 45. 各区总存量、落成量及空置量
- 46. 各区落成量及预测落成量
- 47. 整体空置趋势

Private Storage

Stock, Completions and Vacancy by District
Completions and Forecast Completions by District
Overall Vacancy Trends

私人物业市场回报率

- 48. 住宅楼宇
- 49. 写字楼、分层工厂大厦及零售业楼宇

Private Property Market Yields

Domestic
Offices, Flatted Factories and Retail

物业买卖

- 50. 住宅买卖 - 楼宇买卖合约数目及总值
- 51. 住宅买卖 - 按成交金额分类的买卖合约数目
- 52. 住宅一手及二手市场 - 买卖合约数目及总值
- 53. 非住宅买卖 - 主要类别物业买卖宗数及总值

Sales Transactions

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

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

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

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

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 m²]	2014 年底总存量 Stock at year-end		2014 年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
A	<20.0	9 304	354 926	8 599	2.4
	20 - 39.9	345 622			
B	40 - 69.9	555 833	555 833	20 159	3.6
	70 - 99.9	138 437			
C	100 - 159.9	61 975	61 975	4 515	7.3
	160 - 199.9	12 359			
E	200 - 279.9	9 869	25 259	2 378	9.4
	>279.9	3 031			
所有类别	ALL CLASSES	1 136 430	1 136 430	43 263	3.8

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	2013 年底总存量 Stock at year-end	2014 年落成量 Completions	落成量佔 2013 年总存量的百分率 Completions as a % of 2013 Stock	2014 年底总存量 Stock at year-end	2014 年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	91 869	750	0.8	92 015	3 136	3.4
湾仔	Wan Chai	61 970	672	1.1	62 505	1 983	3.2
东区	Eastern	127 112	483	0.4	127 376	3 199	2.5
南区	Southern	42 072	12	0.0 ⁺	42 039	2 163	5.1
港岛	HONG KONG	323 023	1 917	0.6	323 935	10 481	3.2
油尖旺	Yau Tsim Mong	111 125	1 614	1.5	112 535	4 647	4.1
深水埗	Sham Shui Po	73 590	795	1.1	74 095	1 857	2.5
九龙城	Kowloon City	101 452	639	0.6	101 227	3 607	3.6
黄大仙	Wong Tai Sin	19 123	-	-	19 123	486	2.5
观塘	Kwun Tong	47 473	299	0.6	47 225	1 021	2.2
九龙	KOWLOON	352 763	3 347	0.9	354 205	11 618	3.3
葵青	Kwai Tsing	35 503	-	-	35 503	439	1.2
荃湾	Tsuen Wan	75 234	2 152	2.9	77 384	3 031	3.9
屯门	Tuen Mun	56 488	990	1.8	57 477	2 204	3.8
元朗	Yuen Long	70 879	2 070	2.9	72 949	5 223	7.2
北区	North	26 725	872	3.3	27 597	1 678	6.1
大埔	Tai Po	29 994	1 071	3.6	31 066	2 445	7.9
沙田	Sha Tin	76 810	865	1.1	77 668	1 513	1.9
西贡	Sai Kung	53 475	2 435	4.6	55 905	3 835	6.9
离岛	Islands	22 739	-	-	22 741	796	3.5
新界	NEW TERRITORIES	447 847	10 455	2.3	458 290	21 164	4.6
全港	OVERALL	1 123 633	15 719	1.4	1 136 430	43 263	3.8

+ 少于 0.05%

2014 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 2013 年底总存量计算。

+ Below 0.05%

2014 Stock figures are derived from the latest rating record,
and not from the 2013 Stock figures shown here.

表 Table 3

私人住宅 - 拆卸量、落成量及各类单位总存量
PRIVATE DOMESTIC - DEMOLITION, COMPLETIONS AND STOCK BY CLASS

单位数目 No. of units

年 Year	区域 Area	Area	拆卸量	落成量	年底各类单位总存量 Stock by Class at year-end					总数 Total
			Demolition	Completions	A	B	C	D	E	
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
2014	港岛	Hong Kong	586	1 917	106 169	136 493	38 588	26 838	15 847	323 935
	九龙	Kowloon	1 911	3 347	126 999	165 938	41 160	17 261	2 847	354 205
	新界	New Territories	3	10 455	121 758	253 402	58 689	17 876	6 565	458 290
	全港	OVERALL	2 500	15 719	354 926	555 833	138 437	61 975	25 259	1 136 430

表 Table 4

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

单位数目 No. of units														
年 Year	区域 Area	拆卸量 Demolition							落成量 Completions					总数 Total
		A	B	C	D	E	总数 Total	A	B	C	D	E		
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	
2014	港岛 Hong Kong	174	309	58	31	14	586	698	1 025	95	60	39	1 917	
	九龙 Kowloon	1 118	675	109	4	5	1 911	901	1 256	777	331	82	3 347	
	新界 New Territories	-	-	-	-	3	3	561	6 165	3 335	275	119	10 455	
	全港 OVERALL	1 292	984	167	35	22	2 500	2 160	8 446	4 207	666	240	15 719	

表 Table 5

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

						单位数目 No. of units
年 Year	A	B	C	D	E	总数 Total
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
2014	2 160	8 446	4 207	666	240	15 719

表 Table 6

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

单位数目 No. of units									
类别 Class	面积 Size Range [平方米 m²]	2010	2011	2012	2013	2014			总数 Total
						港岛 Hong Kong	九龙 Kowloon	新界 New Territories	
A	<20.0	13	22	-	81	-	64	-	64
	20 - 39.9	676	614	1 511	1 342	698	837	561	2 096
B	40 - 69.9	6 742	4 586	4 496	4 688	1 025	1 256	6 165	8 446
C	70 - 99.9	4 534	3 101	1 720	1 207	95	777	3 335	4 207
D	100 - 159.9	1 182	919	1 827	573	60	331	275	666
E	160 - 199.9	165	136	253	164	4	50	36	90
	200 - 279.9	64	36	233	154	3	22	64	89
	>279.9	29	35	109	45	32	10	19	61
所有类别	ALL CLASSES	13 405	9 449	10 149	8 254	1 917	3 347	10 455	15 719

表 Table 7

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	2014 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	[2015]	[2016]
中西区	Central and Western	402	240	51	52	5	750	807	1 399
湾仔	Wan Chai	160	450	37	3	22	672	1 662	332
东区	Eastern	136	335	7	5	-	483	595	167
南区	Southern	-	-	-	-	12	12	24	448
港岛	HONG KONG	698	1 025	95	60	39	1 917	3 088	2 346
油尖旺	Yau Tsim Mong	273	537	567	209	28	1 614	218	690
深水埗	Sham Shui Po	361	387	10	36	1	795	859	625
九龙城	Kowloon City	267	150	89	80	53	639	2 481	1 991
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	-	182	111	6	-	299	-	256
九龙	KOWLOON	901	1 256	777	331	82	3 347	3 558	3 562
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	1 695	414	22	21	2 152	5	-
屯门	Tuen Mun	62	770	71	27	60	990	2	1 115
元朗	Yuen Long	220	1 369	460	14	7	2 070	1 492	5 247
北区	North	83	709	48	31	1	872	-	-
大埔	Tai Po	196	337	507	20	11	1 071	1 370	-
沙田	Sha Tin	-	611	199	39	16	865	2 086	711
西贡	Sai Kung	-	674	1 636	122	3	2 435	16	4 761
离岛	Islands	-	-	-	-	-	-	1 669	2 402
新界	NEW TERRITORIES	561	6 165	3 335	275	119	10 455	6 640	14 236
全港	OVERALL	2 160	8 446	4 207	666	240	15 719	13 286	20 144

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	[2015]						[2016]					
		A	B	C	D	E	总数 Total	A	B	C	D	E	总数 Total
中西区	Central and Western	273	144	184	134	72	807	489	623	260	21	6	1 399
湾仔	Wan Chai	632	798	115	39	78	1 662	226	104	-	2	-	332
东区	Eastern	69	290	98	135	3	595	103	42	21	1	-	167
南区	Southern	-	-	-	6	18	24	26	228	2	-	192	448
港岛	HONG KONG	974	1 232	397	314	171	3 088	844	997	283	24	198	2 346
油尖旺	Yau Tsim Mong	150	66	1	1	-	218	626	63	1	-	-	690
深水埗	Sham Shui Po	445	379	20	2	13	859	100	525	-	-	-	625
九龙城	Kowloon City	474	628	177	838	364	2 481	696	1 206	39	46	4	1 991
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
观塘	Kwun Tong	-	-	-	-	-	-	-	128	128	-	-	256
九龙	KOWLOON	1 069	1 073	198	841	377	3 558	1 422	1 922	168	46	4	3 562
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	4	1	5	-	-	-	-	-	-
屯门	Tuen Mun	-	-	-	-	2	2	285	454	177	151	48	1 115
元朗	Yuen Long	305	924	119	69	75	1 492	1 154	3 242	606	230	15	5 247
北区	North	-	-	-	-	-	-	-	-	-	-	-	-
大埔	Tai Po	47	334	330	476	183	1 370	-	-	-	-	-	-
沙田	Sha Tin	-	1 147	740	139	60	2 086	-	352	56	89	214	711
西贡	Sai Kung	-	-	-	-	16	16	549	2 271	1 159	453	329	4 761
离岛	Islands	-	786	509	315	59	1 669	542	1 849	-	2	9	2 402
新界	NEW TERRITORIES	352	3 191	1 698	1 003	396	6 640	2 530	8 168	1 998	925	615	14 236
全港	OVERALL	2 395	5 496	2 293	2 158	944	13 286	4 796	11 087	2 449	995	817	20 144

表 Table 9

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	2013 年底总存量 Stock at year-end	2014 年落成量 Completions	落成量占 2013 年总存量的百分率 Completions as a % of 2013 Stock	2014 年底总存量 Stock at year-end
中西区	Central and Western	508	1	0.2	511
湾仔	Wan Chai	290	19	6.6	305
东区	Eastern	-	-	-	-
南区	Southern	1 712	12	0.7	1 712
港岛	HONG KONG	2 510	32	1.3	2 528
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	70	-	-	70
九龙城	Kowloon City	463	7	1.5	470
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	KOWLOON	577	7	1.2	584
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	135	7	5.2	142
屯门	Tuen Mun	373	42	11.3	414
元朗	Yuen Long	7 912	8	0.1	7 919
北区	North	855	-	-	855
大埔	Tai Po	2 426	-	-	2 427
沙田	Sha Tin	667	-	-	665
西贡	Sai Kung	1 911	3	0.2	1 914
离岛	Islands	788	-	-	788
新界	NEW TERRITORIES	15 069	60	0.4	15 126
全港	OVERALL	18 156	99	0.5	18 238

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。

2014 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 2013 年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.

2014 Stock figures are derived from the latest rating record, and not from the 2013 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
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
2014	15 719	13 523	86.0	1 120 711	29 740	2.7	43 263	3.8

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 2014 年评估差饷时申报为已入住的单位数目		业主自住 Owner Occupied		出租 Let	
		No. of Units Valued in 2014 and Reported as Wholly Occupied		单位数目 No. of Units	百分率 %	单位数目 No. of Units	百分率 %
A	港岛	Hong Kong	93	12	12.9	81	87.1
	九龙	Kowloon	152	57	37.5	95	62.5
	新界	New Territories	1 019	721	70.8	298	29.2
	全港	OVERALL	1 264	790	62.5	474	37.5
B	港岛	Hong Kong	75	21	28.0	54	72.0
	九龙	Kowloon	338	257	76.0	81	24.0
	新界	New Territories	2 992	1 879	62.8	1 113	37.2
	全港	OVERALL	3 405	2 157	63.3	1 248	36.7
C	港岛	Hong Kong	16	7	43.8	9	56.3
	九龙	Kowloon	32	28	87.5	4	12.5
	新界	New Territories	772	534	69.2	238	30.8
	全港	OVERALL	820	569	69.4	251	30.6
D	港岛	Hong Kong	7	5	71.4	2	28.6
	九龙	Kowloon	43	31	72.1	12	27.9
	新界	New Territories	397	317	79.8	80	20.2
	全港	OVERALL	447	353	79.0	94	21.0
E	港岛	Hong Kong	30	6	20.0	24	80.0
	九龙	Kowloon	11	10	90.9	1	9.1
	新界	New Territories	37	33	89.2	4	10.8
	全港	OVERALL	78	49	62.8	29	37.2
所有类别 All Classes	港岛	Hong Kong	221	51	23.1	170	76.9
	九龙	Kowloon	576	383	66.5	193	33.5
	新界	New Territories	5 217	3 484	66.8	1 733	33.2
	全港	OVERALL	6 014	3 918	65.1	2 096	34.9

表 Table 12

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

每平方米月租 \$ / m ² per month																	
类别 Class			A			B			C			D			E		
年 / 月 Year / Month			港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2013			377	293	240	347	278	205	383	306	225	419	310	244	477	341	256
2014	*		397	311	252	358	300	218	391	321	227	412	322	249	464	329	247
2013		10	383	283	238	341	274	205	391	307	231	426	307	230	487	(380)	(246)
		11	381	293	241	356	281	210	376	310	224	416	313	247	505	(488)	236
		12	374	287	239	344	285	211	386	304	215	411	293	237	450	(361)	267
2014		1	360	288	228	335	285	212	378	310	223	428	303	261	451	(199)	(305)
		2	377	281	244	340	283	210	384	333	217	430	319	273	460	(357)	(189)
		3	369	278	236	321	277	207	366	284	227	380	284	238	438	(313)	(306)
		4	368	294	236	348	287	205	402	322	213	417	307	237	448	(295)	(212)
		5	370	295	238	343	293	206	377	321	220	394	331	259	465	(396)	221
		6	384	323	243	353	296	212	368	308	226	396	314	253	490	(307)	241
		7	423	324	253	371	293	215	387	327	230	422	332	271	481	(371)	239
		8	437	334	269	378	308	225	412	327	227	431	336	230	495	(327)	244
		9	388	321	260	367	309	225	398	329	225	409	321	238	447	(372)	279
		10	400	323	266	367	318	230	395	325	236	427	311	227	467	(318)	(245)
		11	403	314	263	372	328	233	402	328	233	394	365	258	437	(320)	246
		12	404	320	276	380	323	240	403	333	242	405	331	269	457	(279)	(271)

* 临时数字
() 表示少於 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

表 Table 13

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

每平方米售价 \$ / m²

类别 Class			A			B			C			D			E		
年 / 月 Year / Month			港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2013			123 304	94 808	83 132	126 642	103 401	75 449	159 480	138 823	85 640	184 830	157 700	79 818	255 215	194 285	78 664
2014 *			128 934	104 453	91 444	129 598	108 910	81 505	153 720	138 436	89 596	183 962	160 259	85 399	250 968	235 620	73 218
2013	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		122 325	94 939	81 155	124 613	95 464	73 682	161 798	128 024	84 787	177 757	(167 399)	72 482	(212 216)	-	75 447
	12		120 196	94 042	83 257	122 791	102 278	74 543	163 547	131 783	86 788	185 503	(168 311)	90 609	(230 610)	(192 939)	(73 987)
2014	1		122 912	94 583	83 760	120 714	102 645	73 153	155 848	130 555	85 949	(180 140)	(144 675)	77 247	(298 896)	(557 678)	(63 226)
	2		122 031	95 923	83 534	118 475	99 396	74 808	153 642	148 517	80 807	(173 434)	(164 769)	71 862	(282 660)	-	(77 574)
	3		122 272	95 963	84 827	127 423	101 480	76 769	139 930	119 849	83 048	190 217	172 046	84 543	(252 731)	(311 954)	69 595
	4		124 046	97 350	86 617	126 576	101 635	76 578	150 941	141 165	88 014	(182 232)	(147 744)	89 249	(217 482)	(208 282)	69 527
	5		123 284	101 455	88 812	124 808	105 688	78 782	146 313	127 602	86 261	165 846	177 781	86 620	(241 024)	(201 432)	(61 089)
	6		125 779	103 124	89 724	125 268	107 610	81 696	152 815	144 548	88 731	182 779	156 309	89 528	(231 794)	(294 627)	77 017
	7		126 390	103 960	91 973	129 421	107 638	82 961	140 621	130 799	89 249	182 998	136 221	85 523	(187 774)	(226 070)	80 538
	8		130 909	106 452	92 231	130 015	112 940	82 717	159 152	133 557	90 742	183 244	158 359	83 810	(266 985)	(189 181)	75 217
	9		133 552	105 985	94 501	134 093	111 655	82 821	155 153	149 010	91 694	181 330	161 125	92 739	(251 337)	(202 327)	66 251
	10		133 211	113 331	95 800	132 068	112 477	84 318	158 242	147 216	93 354	198 327	176 208	83 946	(250 511)	(197 228)	87 626
	11 *		135 339	112 054	97 154	136 856	114 460	85 968	167 636	143 790	93 994	195 271	141 968	83 029	(274 877)	(205 896)	78 215
	12 *		138 102	113 322	101 300	138 404	119 672	88 606	159 238	144 474	95 268	184 926	(190 669)	88 035	(271 552)	(192 621)	66 686

* 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.

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

年 Year	/ / 月 Month	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
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
2014 *		171.8	158.9	143.3	142.3	141.9	161.6	142.2	159.5
2013	10 - 12	167.5	156.0	141.7	141.8	143.3	158.5	142.3	156.8
2014	1 - 3	167.1	154.0	139.7	140.7	141.4	157.0	141.0	155.3
	4 - 6	168.8	155.5	141.1	140.9	140.7	158.5	140.8	156.6
	7 - 9	173.1	160.8	144.3	142.4	142.0	163.2	142.3	160.9
	10 - 12 *	178.2	165.2	148.1	145.2	143.3	167.7	144.6	165.2
2013	10	167.0	156.4	141.9	142.0	143.7	158.6	142.6	157.0
	11	167.9	156.4	142.1	141.7	143.3	158.9	142.3	157.2
	12	167.5	155.1	141.2	141.7	142.9	157.9	142.1	156.3
2014	1	167.4	154.1	139.7	141.6	141.8	157.1	141.7	155.5
	2	166.8	154.0	139.4	140.6	141.0	156.8	140.7	155.0
	3	167.2	154.0	139.9	140.0	141.4	157.0	140.5	155.3
	4	168.1	154.7	140.7	140.8	140.3	157.8	140.6	156.0
	5	168.6	155.5	141.3	140.9	140.6	158.4	140.8	156.5
	6	169.6	156.4	141.2	141.0	141.3	159.2	141.1	157.3
	7	171.1	158.6	143.0	141.3	141.5	161.1	141.4	159.0
	8	173.1	160.7	144.6	142.3	142.1	163.2	142.2	160.9
	9	175.2	163.0	145.4	143.6	142.5	165.2	143.2	162.8
	10	177.4	164.2	147.0	144.8	142.9	166.8	144.2	164.3
	11 *	178.1	165.4	148.3	145.5	143.3	167.8	144.7	165.3
	12 *	179.0	166.0	149.1	145.4	143.6	168.5	144.8	165.9

* 临时数字

* Provisional figures

表 Table 15

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

年 Year	/ /	月 Month	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
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	267.4	242.1	249.8	242.4
2014 *			278.7	243.2	238.2	247.7	264.7	257.1	252.2	256.9
2013	10	- 12	264.1	232.3	233.4	243.5	264.3	245.1	248.2	245.2
2014	1	- 3	263.8	230.4	231.5	240.3	259.8	244.2	245.1	244.2
	4	- 6	268.0	233.9	232.0	242.4	262.2	247.6	247.7	247.6
	7	- 9	283.8	247.9	240.1	250.2	266.2	261.6	254.5	261.3
	10	- 12 *	299.1	260.7	249.1	258.1	270.7	274.8	261.5	274.3
2013	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	263.4	244.9	247.7	245.0
	12		263.9	232.0	233.7	242.9	264.3	245.0	247.8	245.1
2014	1		263.9	231.1	232.7	242.4	(260.4)	244.7	246.6	244.7
	2		263.8	230.4	231.1	239.5	259.7	244.3	244.5	244.3
	3		263.7	229.6	230.7	238.9	259.3	243.7	244.2	243.7
	4		264.9	231.3	231.1	240.1	261.1	245.0	245.8	245.0
	5		267.9	233.8	231.1	241.7	261.5	247.4	247.1	247.4
	6		271.2	236.6	233.8	245.3	263.9	250.3	250.3	250.3
	7		278.5	242.9	236.3	246.5	265.2	256.6	251.5	256.4
	8		283.6	247.8	240.7	250.6	265.2	261.5	254.5	261.2
	9		289.3	253.1	243.4	253.5	268.2	266.7	257.6	266.3
	10		294.4	256.9	246.9	257.0	269.1	270.9	260.2	270.5
	11 *		299.0	260.5	249.1	257.9	270.7	274.7	261.4	274.2
	12 *		303.9	264.6	251.3	259.3	272.4	278.8	262.9	278.2

* 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 / 月 Year / Month		A, B & C			D & E			所有类别 Overall		
		市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All
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	217.0	191.8	203.5	275.9	202.0	244.8	220.8	193.4	206.2
	12	217.7	191.8	203.9	275.4	205.4	245.7	221.7	193.6	206.6
2014	1	217.3	189.8	202.7	272.7	207.9	246.3	220.9	191.7	205.5
	2	217.7	190.0	202.9	270.8	204.6	243.5	221.4	191.7	205.5
	3	216.4	189.8	202.3	268.9	205.2	242.8	219.8	191.7	204.8
	4	217.3	191.4	203.7	273.0	203.4	243.8	220.9	193.0	206.3
	5	220.6	194.5	206.8	278.3	204.6	247.0	224.3	196.2	209.4
	6	223.5	197.3	209.9	280.8	204.8	248.5	227.2	198.9	212.6
	7	228.8	204.1	216.3	283.3	211.4	253.2	232.4	205.7	218.8
	8	233.8	209.1	221.5	288.3	210.3	255.1	237.5	210.8	224.0
	9	236.9	214.0	225.8	291.0	210.3	256.4	240.7	215.4	228.2
	10	239.1	218.4	229.5	290.7	210.7	256.4	242.7	219.7	231.8
	11 *	242.9	219.2	231.3	289.1	217.7	259.6	246.3	220.7	233.6
	12 *	244.9	223.2	234.8	291.6	219.1	261.5	248.3	224.8	237.2

* 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 OFFICES - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m²

地区	District	2014 年底总存量 Stock at year-end				2014 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	1 904 800	771 400	577 500	3 253 700	96 900	28 100	34 500	159 500	5.1	3.6	6.0	4.9
湾仔	Wan Chai	908 400	571 000	306 000	1 785 400	43 200	37 400	23 000	103 600	4.8	6.5	7.5	5.8
东区	Eastern	740 000	201 900	79 800	1 021 700	22 300	6 800	4 400	33 500	3.0	3.4	5.5	3.3
南区	Southern	147 000	48 900	10 500	206 400	26 900	11 400	100	38 400	18.3	23.3	1.0	18.6
港岛	HONG KONG	3 700 200	1 593 200	973 800	6 267 200	189 300	83 700	62 000	335 000	5.1	5.3	6.4	5.3
油尖旺	Yau Tsim Mong	1 141 500	617 500	411 200	2 170 200	35 700	29 500	26 000	91 200	3.1	4.8	6.3	4.2
深水埗	Sham Shui Po	178 700	55 900	39 200	273 800	13 600	8 200	700	22 500	7.6	14.7	1.8	8.2
九龙城	Kowloon City	107 300	49 200	20 400	176 900	7 300	1 200	200	8 700	6.8	2.4	1.0	4.9
黄大仙	Wong Tai Sin	-	45 700	1 200	46 900	-	900	700	1 600	-	2.0	58.3	3.4
观塘	Kwun Tong	1 152 500	72 900	12 500	1 237 900	124 100	12 800	1 100	138 000	10.8	17.6	8.8	11.1
九龙	KOWLOON	2 580 000	841 200	484 500	3 905 700	180 700	52 600	28 700	262 000	7.0	6.3	5.9	6.7
葵青	Kwai Tsing	149 100	11 500	2 000	162 600	4 200	1 500	100	5 800	2.8	13.0	5.0	3.6
荃湾	Tsuen Wan	114 600	10 300	800	125 700	27 200	500	-	27 700	23.7	4.9	-	22.0
屯门	Tuen Mun	32 700	-	8 500	41 200	4 200	-	-	4 200	12.8	-	-	10.2
元朗	Yuen Long	9 200	9 800	19 000	38 000	-	500	700	1 200	-	5.1	3.7	3.2
北区	North	26 900	3 300	500	30 700	2 300	1 600	300	4 200	8.6	48.5	60.0	13.7
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	309 100	16 000	-	325 100	35 500	1 900	-	37 400	11.5	11.9	-	11.5
西贡	Sai Kung	9 000	-	-	9 000	5 500	-	-	5 500	61.1	-	-	61.1
离岛	Islands	130 200	18 900	-	149 100	6 400	3 500	-	9 900	4.9	18.5	-	6.6
新界	NEW TERRITORIES	780 800	75 000	32 000	887 800	85 300	9 500	1 100	95 900	10.9	12.7	3.4	10.8
全港	OVERALL	7 061 000	2 509 400	1 490 300	11 060 700	455 300	145 800	91 800	692 900	6.4	5.8	6.2	6.3

分区	Sub-districts												
上环	Sheung Wan	230 100	357 800	394 400	982 300	8 900	16 500	23 400	48 800	3.9	4.6	5.9	5.0
中区	Central	1 624 200	362 700	167 600	2 154 500	80 000	11 200	10 200	101 400	4.9	3.1	6.1	4.7
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	908 400	571 000	306 000	1 785 400	43 200	37 400	23 000	103 600	4.8	6.5	7.5	5.8
北角 / 鲗鱼涌	North Point / Quarry Bay	740 000	153 800	62 000	955 800	22 300	5 700	4 200	32 200	3.0	3.7	6.8	3.4
尖沙咀	Tsim Sha Tsui	788 200	313 400	203 400	1 305 000	29 200	15 700	12 600	57 500	3.7	5.0	6.2	4.4
油麻地 / 旺角	Yau Ma Tei / Mong Kok	332 400	304 100	206 600	843 100	6 400	13 800	13 400	33 600	1.9	4.5	6.5	4.0

分区数字已包括在地区数字内。

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

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

平方米 m²

地区	District	2013 年底总存量 Stock at year-end	2014 年落成量 Completions	落成量占 2013 年总存量的百分率 Completions as a % of 2013 Stock	2014 年底总存量 Stock at year-end	2014 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	3 257 500	11 800	0.4	3 253 700	159 500	4.9
湾仔	Wan Chai	1 802 200	-	-	1 785 400	103 600	5.8
东区	Eastern	1 020 300	1 700	0.2	1 021 700	33 500	3.3
南区	Southern	206 100	-	-	206 400	38 400	18.6
港岛	HONG KONG	6 286 100	13 500	0.2	6 267 200	335 000	5.3
油尖旺	Yau Tsim Mong	2 170 600	700	0.0 ⁺	2 170 200	91 200	4.2
深水埗	Sham Shui Po	248 900	16 200	6.5	273 800	22 500	8.2
九龙城	Kowloon City	177 000	-	-	176 900	8 700	4.9
黄大仙	Wong Tai Sin	46 900	-	-	46 900	1 600	3.4
观塘	Kwun Tong	1 227 400	10 300	0.8	1 237 900	138 000	11.1
九龙	KOWLOON	3 870 800	27 200	0.7	3 905 700	262 000	6.7
葵青	Kwai Tsing	164 700	-	-	162 600	5 800	3.6
荃湾	Tsuen Wan	99 300	26 300	26.5	125 700	27 700	22.0
屯门	Tuen Mun	41 300	-	-	41 200	4 200	10.2
元朗	Yuen Long	38 000	-	-	38 000	1 200	3.2
北区	North	27 400	3 300	12.0	30 700	4 200	13.7
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	291 600	33 300	11.4	325 100	37 400	11.5
西贡	Sai Kung	9 000	-	-	9 000	5 500	61.1
离岛	Islands	148 600	-	-	149 100	9 900	6.6
新界	NEW TERRITORIES	826 300	62 900	7.6	887 800	95 900	10.8
全港	OVERALL	10 983 200	103 600	0.9	11 060 700	692 900	6.3

分区	Sub-districts						
上环	Sheung Wan	985 400	4 900	0.5	982 300	48 800	5.0
中区	Central	2 154 300	6 800	0.3	2 154 500	101 400	4.7
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 802 200	-	-	1 785 400	103 600	5.8
北角 / 鲗鱼涌	North Point / Quarry Bay	954 400	1 700	0.2	955 800	32 200	3.4
尖沙咀	Tsim Sha Tsui	1 305 900	700	0.1	1 305 000	57 500	4.4
油麻地 / 旺角	Yau Ma Tei / Mong Kok	843 700	-	-	843 100	33 600	4.0

+ 少于 0.05%

2014 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 2013 年底总存量计算。
分区数字已包括在地区数字内。

+ Below 0.05%

2014 Stock figures are derived from the latest rating record,
and not from the 2013 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 OFFICES - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

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			
		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
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
2014	港岛 Hong Kong	17 200	-	3 900	21 100	-	10 400	3 100	13 500	3 700 200	1 593 200	973 800	6 267 200
	九龙 Kowloon	-	500	-	500	26 500	-	700	27 200	2 580 000	841 200	484 500	3 905 700
	新界 New Territories	-	-	-	-	59 600	3 300	-	62 900	780 800	75 000	32 000	887 800
	全港 OVERALL	17 200	500	3 900	21 600	86 100	13 700	3 800	103 600	7 061 000	2 509 400	1 490 300	11 060 700

表 Table 20

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

平方米 m²

地区	District	2014 年落成量 Completions				预测落成量 Forecast Completions	
		甲级 A	乙级 B	丙级 C	总数 Total	[2015]	[2016]
中西区	Central and Western	-	10 400	1 400	11 800	7 800	8 800
湾仔	Wan Chai	-	-	-	-	4 900	-
东区	Eastern	-	-	1 700	1 700	-	23 800
南区	Southern	-	-	-	-	42 100	10 400
港岛	HONG KONG	-	10 400	3 100	13 500	54 800	43 000
油尖旺	Yau Tsim Mong	-	-	700	700	5 400	-
深水埗	Sham Shui Po	16 200	-	-	16 200	10 800	-
九龙城	Kowloon City	-	-	-	-	40 500	-
黄大仙	Wong Tai Sin	-	-	-	-	-	34 000
观塘	Kwun Tong	10 300	-	-	10 300	94 300	53 600
九龙	KOWLOON	26 500	-	700	27 200	151 000	87 600
葵青	Kwai Tsing	-	-	-	-	-	-
荃湾	Tsuen Wan	26 300	-	-	26 300	-	-
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北区	North	-	3 300	-	3 300	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	33 300	-	-	33 300	13 400	39 100
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-
新界	NEW TERRITORIES	59 600	3 300	-	62 900	13 400	39 100
全港	OVERALL	86 100	13 700	3 800	103 600	219 200	169 700
分区	Sub-districts						
上环	Sheung Wan	-	3 500	1 400	4 900	-	2 200
中区	Central	-	6 800	-	6 800	7 800	6 600
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	4 900	-
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	1 700	1 700	-	23 800
尖沙咀	Tsim Sha Tsui	-	-	700	700	45 900	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-

分区数字已包括在地区数字内。

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

表 Table 21

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

平方米 m²

地区	District	[2015]				[2016]			
		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	-	7 800	-	7 800	-	4 000	4 800	8 800
湾仔	Wan Chai	4 900	-	-	4 900	-	-	-	-
东区	Eastern	-	-	-	-	23 800	-	-	23 800
南区	Southern	24 100	18 000	-	42 100	-	10 400	-	10 400
港岛	HONG KONG	29 000	25 800	-	54 800	23 800	14 400	4 800	43 000
油尖旺	Yau Tsim Mong	-	5 400	-	5 400	-	-	-	-
深水埗	Sham Shui Po	10 800	-	-	10 800	-	-	-	-
九龙城	Kowloon City	40 500	-	-	40 500	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	34 000	-	-	34 000
观塘	Kwun Tong	77 700	16 600	-	94 300	52 200	-	1 400	53 600
九龙	KOWLOON	129 000	22 000	-	151 000	86 200	-	1 400	87 600
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	-	-
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北区	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	13 400	-	-	13 400	39 100	-	-	39 100
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-	-	-
新界	NEW TERRITORIES	13 400	-	-	13 400	39 100	-	-	39 100
全港	OVERALL	171 400	47 800	-	219 200	149 100	14 400	6 200	169 700

分区	Sub-districts								
上环	Sheung Wan	-	-	-	-	-	-	2 200	2 200
中区	Central	-	7 800	-	7 800	-	4 000	2 600	6 600
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	4 900	-	-	4 900	-	-	-	-
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	23 800	-	-	23 800
尖沙咀	Tsim Sha Tsui	40 500	5 400	-	45 900	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-	-	-

分区数字已包括在地区数字内。

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

表 Table 22

私人写字楼 - 整体空置趋势
PRIVATE OFFICES - 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
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
2014	103 600	73 800	71.2	10 957 100	619 100	5.7	692 900	6.3

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

每平方米月租 \$ / m² per month

[平均面积] [Average size]		甲级 Grade A [255 平方米 m²]							乙级 Grade B [90 平方米 m²]							丙级 Grade C [45 平方米 m²]						
		上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 #	上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 #	上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 #
年 / 月	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Kwun Tong #	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Kwun Tong #	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Kwun Tong #	
2013	811	1 012	709	462	505	589	329	382	681	465	345	414	412	315	344	526	428	377	419	354	265	
2014 *	752	1 006	687	475	529	665	346	432	686	491	377	434	431	350	366	555	449	405	450	374	296	
2013	7	847	1 036	736	508	503	479	305	407	714	481	332	398	429	223	350	528	448	374	414	363	-
	8	791	1 042	724	529	500	529	322	407	692	463	331	430	424	(437)	371	575	454	383	448	379	(256)
	9	620	1 033	708	440	516	514	341	409	731	499	353	426	423	(290)	350	531	439	391	478	385	(269)
	10	(630)	969	701	443	514	(1 213)	366	394	684	466	(406)	416	427	(281)	337	552	437	363	410	362	-
	11	697	1 015	681	469	518	662	351	411	687	477	357	423	448	(338)	358	544	413	376	431	359	(282)
	12	(775)	950	761	450	498	(501)	307	367	733	460	383	402	426	-	332	535	420	386	408	360	-
2014	1	769	1 033	730	480	524	602	346	423	681	478	356	429	404	(343)	354	545	446	397	432	333	-
	2	(729)	899	693	467	539	598	349	400	723	514	372	414	412	338	345	529	440	434	432	359	-
	3	688	1 010	672	461	533	694	326	416	667	495	389	429	464	334	369	563	451	400	453	372	-
	4	895	1 001	708	461	515	(811)	326	401	677	489	398	447	458	381	352	536	448	391	432	368	(312)
	5	830	1 043	663	438	512	(772)	341	455	681	486	369	421	373	344	370	532	433	395	428	389	-
	6	643	1 005	707	452	508	(485)	340	425	688	492	384	431	430	(417)	365	551	442	402	432	378	(296)
	7	646	1 000	691	475	563	636	334	438	685	479	357	435	456	(315)	396	533	452	409	491	370	(313)
	8 *	648	1 040	662	455	521	586	383	431	689	477	394	421	448	(350)	363	577	463	393	454	376	(315)
	9 *	759	1 065	704	498	532	(540)	358	455	692	479	376	441	447	(356)	378	557	441	422	455	396	(241)
	10 *	714	959	622	508	552	(679)	343	454	713	509	371	452	410	(387)	356	623	469	390	474	384	-
	11 *	789	985	664	529	531	832	359	486	622	495	394	449	410	(321)	368	616	457	426	451	393	(302)
	12 *	921	970	680	473	518	-	370	413	692	509	354	444	446	(305)	350	539	458	411	474	358	-

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2014 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。
资料由 2013 年 2 月起提供。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2014.

- 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.

表 Table 24

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

每平方米售价 \$ / m²

[平均面积] [Average size]		甲级 Grade A [148 平方米 m²]							乙级 Grade B [72 平方米 m²]							丙级 Grade C [41 平方米 m²]						
		上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 [#]	上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 [#]	上环	中区	湾仔 / 铜锣湾	北角 / 鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 [#]
年 / 月 Year / Month	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Kwun Tong [#]		Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Kwun Tong [#]	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Kwun Tong [#]
2013	(189 940)	356 517	203 598	(154 809)	180 841	-	128 348		144 557	284 008	198 180	120 525	159 501	140 064	-	144 054	191 149	161 154	141 897	144 234	139 871	-
2014 *	(171 027)	353 514	(264 596)	(163 290)	195 759	-	123 051		150 484	242 180	203 551	130 263	174 261	144 847	151 153	144 425	203 810	167 733	144 823	154 445	147 914	-
2013	7	-	-	-	(163 359)	-	(140 851)		-	(161 085) (163 166)	-	(138 265) (148 407)	-	160 581	-	155 112	(167 606) (157 939)	148 230			-	
	8	-	-	-	(182 821)	-	(115 201)	(200 935) (249 028)	(165 397)	-	161 870	-	-	(189 954) (213 906)	(160 482) (151 542)	(139 737)	147 889			-		
	9	-	-	-	(208 784)	-	-	(115 323) (266 181)	(229 267) (116 986)	(156 429)	134 425	-	125 789	-	(213 656)	-	130 303	144 951		-		
	10	-	(390 035)	-	(137 736)	-	(158 568)	(140 217)	-	(204 848) (124 166)	(169 304) (139 500)	-	150 039	(179 888) (175 170)	135 863	168 322	158 028		-			
	11	-	(331 738)	-	(221 948)	-	(132 752)	-	(293 291) (152 321)	(116 468) (199 268)	(170 254)	-	129 946	-	(158 278)	-	140 424	141 564		-		
	12	(277 620) (374 562)	-	-	(218 531)	-	(141 564)	(159 499) (180 037)	(242 009)	-	(165 804)	128 030	-	124 466	-	(160 800) (131 188)	178 562	118 821		-		
2014	1	-	(305 514)	-	(168 927)	-	(147 861)	(167 659)	-	(155 017) (124 410)	-	(155 693) (148 088)	(154 352) (154 322)	(149 322) (141 434)	171 381	136 169		-				
	2	-	(365 871)	-	-	-	-	-	-	(211 607)	-	(175 183) (143 194)	-	(131 518)	-	(131 966) (102 409)	(125 828)	174 743		-		
	3	-	(455 781)	-	(169 388)	-	-	(154 630)	-	(189 053)	-	(145 977) (162 664)	-	(151 006) (251 716)	164 476	-	(144 167)	124 236		-		
	4	-	-	(179 465)	(225 146)	-	(149 223)	(149 130)	-	(234 156)	-	(144 243)	-	(124 000)	-	(167 486) (131 875)	-	(146 125)		-		
	5	-	(292 258)	-	(192 780)	-	(117 803)	(148 284)	-	(238 607) (135 108)	(139 815) (127 828)	(192 852)	139 390	(225 003)	180 407	(103 561)	129 168	142 073		-		
	6	-	(414 900) (156 080)	-	(206 427)	-	(109 952)	-	-	(222 468) (139 860)	(156 381) (139 339)	-	(165 035) (192 350)	149 978	(185 345)	149 858	144 723		-			
	7	-	(312 778) (389 108)	-	(177 262)	-	(134 868)	(159 589) (185 652)	208 076	(134 298) (186 981)	153 067	-	122 823	(138 340) (180 656)	147 496	202 733	166 624		-			
	8 *	(185 007) (332 334)	(211 273) (155 203)	(198 570)		-	(146 356) (152 824)	(233 285) (201 357)	-	(166 524)	152 181	(118 652)	159 555	-	(152 339)	141 856	156 114	160 096		-		
	9 *	(176 023) (334 825)	-	-	183 487	-	(92 652) (136 274)	(294 531)	190 312	-	-	136 304	-	139 746	-	(236 735) (160 515)	(144 532)	136 073		-		
	10 *	-	(330 550) (301 922)	-	(227 669)	-	(124 697) (168 723)	(205 477) (200 624)	(123 076) (197 192)	(143 219)	-	172 462	(376 940) (159 724)	138 813	(107 465)	159 913		-				
	11 *	(152 051) (368 156)	-	-	(217 846)	-	(132 582)	-	(300 847) (201 286)	(132 011) (193 941)	(145 036)	-	141 975	(163 554)	170 307	(165 812)	149 504	139 368		-		
	12 *	-	-	-	188 470	-	110 402	(132 713)	-	(225 402)	-	184 359	139 659	-	(163 099) (196 509)	172 116	(138 766)	146 338	142 578		-	

* 临时数字
() 表示少于 5 宗交易。
[] 表示 2014 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。
资料由 2013 年 2 月起提供。

* Provisional figures
() Indicates fewer than 5 transactions.
[] Indicates average size of the units analysed during 2014.
- 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 OFFICES - RENTAL AND PRICE INDICES BY GRADE (ALL DISTRICTS)
(1999 = 100)

年 Year	/ /	月 Month	租金 Rents				售价 Prices			
			甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall
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			211.5	200.7	182.2	204.1	378.9	434.4	430.7	409.8
2014 *			218.8	211.9	195.7	213.5	374.4	448.7	444.2	423.0
2013		7 - 9	214.8	204.2	187.1	207.9	377.4	440.6	444.3	415.4
		10 - 12	214.6	204.6	188.0	208.1	374.8	442.1	443.4	414.1
2014		1 - 3	214.6	207.8	190.0	209.1	(372.7)	439.8	439.9	417.2
		4 - 6	217.6	210.6	193.9	212.2	373.0	443.0	442.0	420.8
		7 - 9 *	221.2	214.1	197.5	215.8	375.3	452.9	445.4	425.2
		10 - 12 *	221.8	215.2	201.2	216.9	376.4	459.1	449.5	428.8
2013		7	213.8	202.7	185.1	206.5	(383.7)	(438.9)	436.8	415.5
		8	215.8	205.1	188.8	209.0	(374.2)	(441.3)	446.6	415.2
		9	214.8	204.9	187.5	208.2	(374.3)	(441.6)	449.6	415.4
		10	213.8	203.8	187.2	207.3	(373.8)	(439.6)	444.5	412.5
		11	214.8	205.5	188.8	208.6	(377.0)	(444.8)	440.4	414.4
		12	215.1	204.6	188.0	208.3	(373.7)	(441.8)	445.2	415.4
2014		1	213.2	207.0	188.5	207.8	(369.7)	(440.6)	443.3	412.4
		2	214.9	207.1	189.9	209.1	(374.5)	(439.0)	439.2	418.9
		3	215.8	209.2	191.5	210.4	(373.9)	(439.7)	437.3	420.3
		4	216.1	210.1	192.8	211.0	(375.3)	(437.5)	(439.8)	419.2
		5	217.8	210.7	194.4	212.4	(371.7)	(443.4)	442.0	420.2
		6	218.8	211.1	194.6	213.1	(372.1)	(448.1)	444.2	422.9
		7	220.7	213.4	196.0	215.1	(373.9)	450.8	444.4	423.9
		8 *	221.0	214.2	197.8	215.7	(374.7)	(451.5)	445.0	423.9
		9 *	221.9	214.8	198.7	216.5	(377.4)	(456.5)	446.8	427.8
		10 *	221.4	214.8	200.0	216.4	(378.7)	(457.5)	450.6	429.3
		11 *	222.2	214.9	201.1	217.0	(374.5)	(458.7)	448.5	427.5
		12 *	221.8	216.0	202.6	217.4	(375.9)	461.0	449.4	429.5

* 临时数字
() 表示少于 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

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

年 Year	/ /	月 Month	租金 Rents			售价 Prices
			上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地区 # Core Districts #
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			267.8	215.5	187.4	380.1
2014 *			270.6	218.3	195.6	365.4
2013	7	- 9	268.3	218.8	188.3	(402.9)
	10	- 12	263.8	218.1	189.3	358.5
2014	1	- 3	266.4	218.8	191.8	(354.2)
	4	- 6	269.5	217.0	195.4	358.9
	7	- 9 *	272.0	218.0	196.1	374.7
	10	- 12 *	274.4	219.4	199.1	373.8
2013	7		269.5	219.5	188.2	(351.5)
	8		267.2	217.5	188.5	(451.4)
	9		268.1	219.4	188.2	(405.8)
	10		263.7	217.0	188.5	(349.4)
	11		262.0	218.3	188.9	(358.4)
	12		265.6	219.1	190.6	(367.6)
2014	1		265.7	217.5	193.5	(331.4)
	2		266.4	218.8	189.7	(360.5)
	3		267.0	220.0	192.3	(370.8)
	4		268.1	216.3	194.2	(357.3)
	5		270.0	217.4	195.7	(352.5)
	6		270.4	217.4	196.4	(366.8)
	7		271.7	217.3	195.9	(371.9)
	8 *		271.4	217.8	195.6	(382.5)
	9 *		272.9	218.9	196.8	(369.7)
	10 *		273.8	219.8	198.1	(374.0)
	11 *		274.7	219.7	199.5	(371.8)
	12 *		274.8	218.7	199.7	(375.5)

核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀

* 临时数字

() 表示少于 10 宗交易。

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

* Provisional figures

() Indicates fewer than 10 transactions.

表 Table 27

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	2013 年底总存量 Stock at year-end	2014 年落成量 Completions	落成量占 2013 年总存量的百分率 Completions as a % of 2013 Stock	2014 年底总存量 Stock at year-end	2014 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	1 121 300	7 400	0.7	1 125 300	87 300	7.8
湾仔	Wan Chai	1 085 900	900	0.1	1 083 000	76 300	7.0
东区	Eastern	763 800	4 200	0.5	765 200	38 400	5.0
南区	Southern	253 800	-	-	254 200	24 500	9.6
港岛	HONG KONG	3 224 800	12 500	0.4	3 227 700	226 500	7.0
油尖旺	Yau Tsim Mong	2 079 000	5 400	0.3	2 084 500	142 900	6.9
深水埗	Sham Shui Po	695 000	6 100	0.9	702 900	44 800	6.4
九龙城	Kowloon City	712 600	3 800	0.5	712 000	51 300	7.2
黄大仙	Wong Tai Sin	320 300	-	-	320 000	44 000	13.8
观塘	Kwun Tong	627 300	7 500	1.2	629 200	48 900	7.8
九龙	KOWLOON	4 434 200	22 800	0.5	4 448 600	331 900	7.5
葵青	Kwai Tsing	345 900	-	-	347 200	26 000	7.5
荃湾	Tsuen Wan	495 600	800	0.2	499 000	45 100	9.0
屯门	Tuen Mun	416 900	-	-	414 300	29 900	7.2
元朗	Yuen Long	470 200	2 500	0.5	468 400	53 500	11.4
北区	North	217 000	12 700	5.9	229 800	15 400	6.7
大埔	Tai Po	232 800	-	-	232 000	5 600	2.4
沙田	Sha Tin	462 500	2 100	0.5	462 600	32 000	6.9
西贡	Sai Kung	285 400	3 700	1.3	290 300	18 300	6.3
离岛	Islands	297 400	-	-	297 300	10 800	3.6
新界	NEW TERRITORIES	3 223 700	21 800	0.7	3 240 900	236 600	7.3
全港	OVERALL	10 882 700	57 100	0.5	10 917 200	795 000	7.3

2014 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 2013 年底总存量计算。

2014 Stock figures are derived from the latest rating record,
and not from the 2013 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
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
2014	港岛 Hong Kong	9 600	12 500	3 227 700
	九龙 Kowloon	18 400	22 800	4 448 600
	新界 New Territories	100	21 800	3 240 900
	全港 OVERALL	28 100	57 100	10 917 200

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	2014 年落成量	预测落成量 Forecast Completions	
		Completions	[2015]	[2016]
中西区	Central and Western	7 400	5 000	16 400
湾仔	Wan Chai	900	22 100	8 400
东区	Eastern	4 200	800	1 400
南区	Southern	-	200	400
港岛	HONG KONG	12 500	28 100	26 600
油尖旺	Yau Tsim Mong	5 400	12 500	10 300
深水埗	Sham Shui Po	6 100	4 800	4 500
九龙城	Kowloon City	3 800	8 300	5 700
黄大仙	Wong Tai Sin	-	-	4 400
观塘	Kwun Tong	7 500	15 800	6 500
九龙	KOWLOON	22 800	41 400	31 400
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	800	300	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	2 500	15 300	29 700
北区	North	12 700	-	1 100
大埔	Tai Po	-	2 800	-
沙田	Sha Tin	2 100	11 400	11 100
西贡	Sai Kung	3 700	1 000	19 700
离岛	Islands	-	3 000	1 000
新界	NEW TERRITORIES	21 800	33 800	62 600
全港	OVERALL	57 100	103 300	120 600

表 Table 30

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2014	57 100	48 300	84.6	10 860 100	746 700	6.9	795 000	7.3

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)			售价 Prices (每平方米售价 \$ / m ²)		
		港岛 Hong Kong [61 平方米 m ²]	九龙 Kowloon [54 平方米 m ²]	新界 New Territories [55 平方米 m ²]	港岛 Hong Kong [39 平方米 m ²]	九龙 Kowloon [34 平方米 m ²]	新界 New Territories [27 平方米 m ²]
年 / 月 Year / Month							
2013		1 549	1 482	1 176	522 310	432 934	356 174
2014 *		1 621	1 527	1 239	449 098	416 654	385 206
2013	7	1 616	1 555	1 227	665 084	593 362	348 074
	8	1 546	1 631	1 207	(429 936)	405 350	322 626
	9	1 618	1 695	1 216	(526 425)	328 878	423 777
	10	1 368	1 400	1 266	527 919	387 876	366 180
	11	1 759	1 705	1 169	597 525	419 578	436 247
	12	1 501	1 343	1 068	356 256	458 732	292 804
2014	1	1 232	1 401	1 073	(763 571)	437 297	375 731
	2	1 559	1 360	1 125	(507 753)	495 480	446 508
	3	1 725	1 629	1 218	(546 391)	441 660	487 774
	4	1 648	1 441	1 219	386 764	369 397	407 947
	5	1 574	1 430	1 298	387 316	475 167	369 148
	6	1 887	1 548	1 288	(446 014)	329 482	286 760
	7	1 699	1 452	1 223	(342 918)	349 556	353 402
	8 *	1 548	1 463	1 330	395 712	481 836	359 744
	9 *	1 791	1 677	1 294	372 044	390 375	408 856
	10 *	1 543	1 536	1 240	(571 173)	470 127	258 531
	11 *	1 456	1 879	1 169	452 111	465 608	354 564
	12 *	1 574	1 547	1 228	(438 674)	391 077	487 348

* 临时数字

() 表示少于 20 宗交易。

[] 表示 2014 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 2014.

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

年 Year	/ /	月 Month	租金 Rents	售价 Prices
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			165.5	506.8
2014 *			173.0	520.5
2013	7	- 9	168.1	510.8
	10	- 12	167.9	505.9
2014	1	- 3	169.3	505.5
	4	- 6	172.5	513.7
	7	- 9 *	174.2	523.0
	10	- 12 *	175.8	539.9
2013		7	168.2	513.8
		8	167.6	510.1
		9	168.6	508.6
		10	167.5	507.7
		11	166.9	504.7
		12	169.2	505.2
2014		1	168.9	505.3
		2	169.4	505.0
		3	169.7	506.3
		4	170.8	510.9
		5	173.0	514.0
		6	173.6	516.3
		7	173.7	520.3
		8 *	174.0	521.0
		9 *	175.0	527.6
		10 *	174.9	534.5
		11 *	175.4	541.1
		12 *	177.0	544.0

* 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	2013 年底总存量 Stock at year-end	2014 年落成量 Completions	落成量占 2013 年总存量的百分率 Completions as a % of 2013 Stock	2014 年底总存量 Stock at year-end	2014 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	66 900	-	-	66 900	6 300	9.4
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 319 200	-	-	1 254 800	32 500	2.6
南区	Southern	713 500	-	-	713 100	51 200	7.2
港岛	HONG KONG	2 099 600	-	-	2 034 800	90 000	4.4
油尖旺	Yau Tsim Mong	306 500	-	-	306 500	27 800	9.1
深水埗	Sham Shui Po	1 054 700	-	-	1 038 100	39 500	3.8
九龙城	Kowloon City	852 300	-	-	850 500	16 200	1.9
黄大仙	Wong Tai Sin	763 500	-	-	763 300	37 700	4.9
观塘	Kwun Tong	3 215 800	-	-	3 171 700	230 600	7.3
九龙	KOWLOON	6 192 800	-	-	6 130 100	351 800	5.7
葵青	Kwai Tsing	3 299 000	27 000	0.8	3 296 400	239 500	7.3
荃湾	Tsuen Wan	2 325 200	5 100	0.2	2 321 400	154 700	6.7
屯门	Tuen Mun	1 476 500	-	-	1 476 300	57 200	3.9
元朗	Yuen Long	204 100	-	-	203 400	4 800	2.4
北区	North	286 200	3 500	1.2	286 600	14 700	5.1
大埔	Tai Po	151 900	-	-	151 900	1 300	0.9
沙田	Sha Tin	1 115 000	-	-	1 110 000	37 400	3.4
西贡	Sai Kung	9 000	-	-	9 000	7 300	81.1
离岛	Islands	900	-	-	900	-	-
新界	NEW TERRITORIES	8 867 800	35 600	0.4	8 855 900	516 900	5.8
全港	OVERALL	17 160 200	35 600	0.2	17 020 800	958 700	5.6

2014 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 2013 年底总存量计算。

2014 Stock figures are derived from the latest rating record,
and not from the 2013 Stock figures shown here.

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

平方米 m²

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
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
2014	港岛 Hong Kong	58 300	-	2 034 800
	九龙 Kowloon	20 700	-	6 130 100
	新界 New Territories	-	35 600	8 855 900
	全港 OVERALL	79 000	35 600	17 020 800

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

平方米 m²

地区	District	2014 年落成量	预测落成量 Forecast Completions	
		Completions	[2015]	[2016]
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	-	24 400	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	4 200
观塘	Kwun Tong	-	2 800	7 600
九龙	KOWLOON	-	27 200	11 800
葵青	Kwai Tsing	27 000	-	14 100
荃湾	Tsuen Wan	5 100	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	3 500	-	3 300
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	35 600	-	17 400
全港	OVERALL	35 600	27 200	29 200

表 Table 36

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2014	35 600	31 000	87.1	16 985 200	927 700	5.5	958 700	5.6

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 [170 平方米 m ²]	九龙 Kowloon [133 平方米 m ²]	新界 New Territories [150 平方米 m ²]	港岛 Hong Kong [109 平方米 m ²]	九龙 Kowloon [119 平方米 m ²]	新界 New Territories [112 平方米 m ²]
年 / 月 Year / Month							
2013		141	153	102	68 193	69 571	43 250
2014 *		155	163	112	72 175	70 452	41 819
2013	7	136	157	103	(77 603)	69 102	44 178
	8	137	159	105	(64 436)	70 657	43 116
	9	144	161	106	(71 866)	65 212	41 863
	10	146	157	102	(65 703)	61 196	38 096
	11	158	167	104	(57 130)	71 050	40 337
	12	136	160	108	(67 115)	64 493	41 098
2014	1	154	149	109	(61 489)	64 557	40 489
	2	142	168	111	(78 747)	78 194	40 485
	3	154	167	111	(68 040)	64 419	38 808
	4	155	160	107	(81 180)	58 947	40 407
	5	166	158	108	(63 649)	65 166	39 086
	6	157	163	112	(73 542)	65 627	41 382
	7	153	161	113	(74 364)	71 928	42 683
	8 *	145	168	112	71 928	64 200	40 693
	9 *	151	164	115	(65 518)	70 169	43 825
	10 *	162	164	114	(70 601)	79 291	44 024
	11 *	158	173	117	(82 509)	84 012	43 129
	12 *	161	170	116	(74 492)	76 153	43 636

* 临时数字
() 表示少于 20 宗交易。
[] 表示 2014 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 2014.
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
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	147.3	655.4
2014 *	160.0	668.2
2013 7 - 9	150.8	671.0
10 - 12	151.8	655.9
2014 1 - 3	153.9	653.2
4 - 6	158.2	662.4
7 - 9 *	162.6	672.9
10 - 12 *	165.1	684.2
2013 7	149.7	671.1
8	151.2	669.7
9	151.5	672.1
10	150.9	664.9
11	152.1	652.0
12	152.4	650.9
2014 1	152.8	650.2
2	153.9	652.6
3	155.1	656.7
4	156.2	659.5
5	158.0	663.6
6	160.3	664.1
7	161.4	669.0
8 *	162.7	671.7
9 *	163.7	678.1
10 *	164.6	682.2
11 *	165.1	684.5
12 *	165.6	686.0

* 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.

表 Table 39

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

每平方米售价 \$/m²

地区 District [平均面积] [Average size]		东区 Eastern [67 平方米 m ²]	深水埗 Sham Shui Po [67 平方米 m ²]	观塘 Kwun Tong [57 平方米 m ²]	葵青 Kwai Tsing [84 平方米 m ²]	荃湾 Tsuen Wan [103 平方米 m ²]	沙田 Sha Tin [77 平方米 m ²]
年 / Year	月 Month						
2013		83 519	83 352	97 189	50 280	63 839	72 657
2014 *		99 801	98 153	100 003	52 332	68 694	72 905
2013	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	74 093	(81 633)
	11	(65 445)	(81 271)	(98 884)	45 572	75 579	-
	12	(101 825)	(76 857)	(99 890)	43 432	70 870	75 519
2014	1	-	(87 039)	(78 877)	39 714	62 163	(74 494)
	2	(60 081)	103 855	92 455	58 352	69 703	(76 654)
	3	(85 784)	(68 218)	(110 123)	58 147	60 110	(61 367)
	4	107 181	(99 498)	(65 955)	59 907	72 402	(58 196)
	5	(86 644)	(77 613)	(95 434)	46 801	62 521	(68 869)
	6	(84 890)	-	(93 246)	46 521	66 052	(66 741)
	7	(102 987)	108 184	112 032	38 508	68 977	72 594
	8 *	(97 912)	-	95 961	45 627	63 000	(79 879)
	9 *	(110 625)	98 028	103 705	48 125	77 369	(63 411)
	10 *	(100 016)	(123 804)	110 988	(50 241)	79 140	(73 415)
	11 *	120 608	(95 174)	98 315	55 242	71 306	(58 193)
	12 *	(90 031)	(93 686)	98 955	45 600	66 311	87 729

* 临时数字
() 表示少于 5 宗交易。
[] 表示 2014 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 2014.
- 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	2013 年底总存量 Stock at year-end	2014 年落成量 Completions	落成量占 2013 年总存量的百分率 Completions as a % of 2013 Stock	2014 年底总存量 Stock at year-end	2014 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
东区	Eastern	47 000	-	-	47 000	9 300	19.8
南区	Southern	5 900	-	-	5 900	500	8.5
港岛	HONG KONG	52 900	-	-	52 900	9 800	18.5
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	-	-
深水埗	Sham Shui Po	131 400	-	-	131 500	14 000	10.6
九龙城	Kowloon City	5 200	-	-	5 200	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	1 500	5.3
观塘	Kwun Tong	230 700	-	-	230 500	14 900	6.5
九龙	KOWLOON	404 900	-	-	404 800	30 400	7.5
葵青	Kwai Tsing	90 900	-	-	90 900	3 800	4.2
荃湾	Tsuen Wan	21 300	-	-	21 300	300	1.4
北区	North	6 500	-	-	6 500	200	3.1
沙田	Sha Tin	16 500	-	-	16 500	-	-
新界	NEW TERRITORIES	135 200	-	-	135 200	4 300	3.2
全港	OVERALL	593 000	-	-	592 900	44 500	7.5

2014 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 2013 年底总存量计算。

2014 Stock figures are derived from the latest rating record, and not from the 2013 Stock figures shown here.

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

平方米 m²

地区	District	2014 年落成量	预测落成量 Forecast Completions	
		Completions	[2015]	[2016]
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	KOWLOON	-	-	-
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
北区	North	-	-	-
沙田	Sha Tin	-	-	-
新界	NEW TERRITORIES	-	-	-
全港	OVERALL	-	-	-

表 Table 42

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2014	-	-	-	592 900	44 500	7.5	44 500	7.5

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

平方米 m²

地区	District	2013 年底总存量 Stock at year-end	2014 年落成量 Completions	落成量占 2013 年总存量的百分率 Completions as a % of 2013 Stock	2014 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	-	-	84 900
港岛	HONG KONG	98 000	-	-	92 800
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	21 500	-	-	21 600
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	-	-	232 600
九龙	KOWLOON	357 600	-	-	328 800
葵青	Kwai Tsing	125 000	-	-	125 000
荃湾	Tsuen Wan	195 500	-	-	195 600
屯门	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	563 800	4 500	0.8	558 300
北区	North	120 800	-	-	125 600
大埔	Tai Po	724 400	9 100	1.3	731 800
沙田	Sha Tin	145 800	-	-	145 800
西贡	Sai Kung	409 100	49 000	12.0	458 000
离岛	Islands	79 400	-	-	79 400
新界	NEW TERRITORIES	2 541 000	62 600	2.5	2 596 700
全港	OVERALL	2 996 600	62 600	2.1	3 018 300

2014 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 2013 年底总存量计算。

2014 Stock figures are derived from the latest rating record,
and not from the 2013 Stock figures shown here.

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

平方米 m²

地区	District	2014 年落成量	预测落成量 Forecast Completions	
		Completions	[2015]	[2016]
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	-	-	74 100
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	4 500	34 300	42 600
北区	North	-	-	-
大埔	Tai Po	9 100	6 500	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	49 000	22 800	69 200
离岛	Islands	-	-	-
新界	NEW TERRITORIES	62 600	63 600	185 900
全港	OVERALL	62 600	63 600	185 900

表 Table 45

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	2013 年底总存量 Stock at year-end	2014 年落成量 Completions	落成量占 2013 年总存量的百分率 Completions as a % of 2013 Stock	2014 年底总存量 Stock at year-end	2014 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	94 700	-	-	93 600	2 600	2.8
南区	Southern	29 900	-	-	29 900	-	-
港岛	HONG KONG	149 200	-	-	148 100	2 600	1.8
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	-	-
九龙城	Kowloon City	106 200	-	-	105 100	1 000	1.0
黄大仙	Wong Tai Sin	1 500	-	-	1 500	1 500	100.0
观塘	Kwun Tong	261 200	-	-	261 200	74 600	28.6
九龙	KOWLOON	511 100	-	-	510 000	77 100	15.1
葵青	Kwai Tsing	1 519 400	80 200	5.3	1 610 700	109 100	6.8
荃湾	Tsuen Wan	435 400	-	-	435 500	15 700	3.6
屯门	Tuen Mun	142 400	-	-	142 400	-	-
元朗	Yuen Long	130 600	-	-	129 300	2 900	2.2
北区	North	129 000	-	-	126 100	-	-
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 200	-	-	442 200	900	0.2
西贡	Sai Kung	7 400	-	-	7 400	-	-
离岛	Islands	94 400	-	-	94 400	6 900	7.3
新界	NEW TERRITORIES	2 901 400	80 200	2.8	2 988 600	135 500	4.5
全港	OVERALL	3 561 700	80 200	2.3	3 646 700	215 200	5.9

2014 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 2013 年底总存量计算。

2014 Stock figures are derived from the latest rating record, and not from the 2013 Stock figures shown here.

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

平方米 m²

地区	District	2014 年落成量	预测落成量 Forecast Completions	
		Completions	[2015]	[2016]
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	-	-	4 000
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	-	4 000
全港	OVERALL	80 200	-	4 000

表 Table 47

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2014	80 200	80 200	100.0	3 566 500	135 000	3.8	215 200	5.9

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

回报百分率 % return

		类别 Class				
年 Year	/ 月 / Month	A	B	C	D	E
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
2014 *		3.1	2.8	2.7	2.4	2.2
2013	7 - 9	3.1	2.8	2.6	2.4	2.1
	10 - 12	3.2	2.9	2.6	2.4	2.1
2014	1 - 3	3.2	2.9	2.6	2.4	2.2
	4 - 6	3.2	2.9	2.7	2.5	2.2
	7 - 9	3.1	2.8	2.7	2.4	2.2
	10 - 12 *	3.0	2.7	2.6	2.4	2.2
2013	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	2.1
	12	3.2	2.9	2.6	2.4	2.1
2014	1	3.2	2.9	2.6	2.4	2.2
	2	3.2	2.9	2.6	2.4	2.1
	3	3.2	2.9	2.6	2.4	2.2
	4	3.2	2.9	2.7	2.5	2.2
	5	3.2	2.9	2.7	2.5	2.2
	6	3.1	2.8	2.7	2.4	2.2
	7	3.1	2.8	2.7	2.4	2.2
	8	3.1	2.8	2.7	2.4	2.2
	9	3.0	2.8	2.6	2.4	2.2
	10	3.0	2.8	2.6	2.4	2.2
	11 *	3.0	2.7	2.6	2.4	2.2
	12 *	3.0	2.7	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 - OFFICES, FLATTED FACTORIES AND RETAIL

回报百分率 % return

年 Year	/ /	月 Month	写字楼 Offices 甲级 Grade A	乙级 Grade B	分层工厂大厦 Flatted Factories**	零售业楼宇 Retail
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	2.8	2.4
2014 *			2.9	3.0	2.9	2.4
2013	7	- 9	2.9	2.9	2.7	2.4
	10	- 12	2.9	2.9	2.8	2.4
2014	1	- 3	2.9	2.9	2.8	2.4
	4	- 6	2.9	3.0	2.9	2.4
	7	- 9 *	2.9	3.0	2.9	2.4
	10	- 12 *	2.9	2.9	2.9	2.4
2013		7	2.8	2.9	2.7	2.3
		8	2.9	2.9	2.7	2.4
		9	2.9	2.9	2.8	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
2014		1	2.9	2.9	2.8	2.4
		2	2.9	2.9	2.8	2.4
		3	2.9	3.0	2.9	2.4
		4	2.8	3.0	2.9	2.4
		5	2.9	3.0	2.9	2.4
		6	2.9	3.0	2.9	2.4
		7	2.9	3.0	2.9	2.4
		8 *	2.9	3.0	2.9	2.4
		9 *	2.9	3.0	2.9	2.4
		10 *	2.9	3.0	2.9	2.4
		11 *	2.9	2.9	2.9	2.3
		12 *	2.9	2.9	2.9	2.4

* 临时数字

** 此栏数字只就楼上单位计算。

* Provisional figures

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

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

年 Year	/ /	月 Month	数目 No.	总值（百万元） Consideration (\$ million)
2012			81 333	452 275
2013			50 676	298 942
2014			63 807	433 418
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
2014	1 - 3		10 788	68 894
	4 - 6		16 011	94 856
	7 - 9		19 962	141 312
	10 - 12		17 046	128 356
2014		1	4 488	27 258
		2	3 159	21 079
		3	3 141	20 557
		4	4 781	29 117
		5	5 270	31 862
		6	5 960	33 877
		7	7 792	57 113
		8	6 212	42 035
		9	5 958	42 164
		10	6 189	49 704
		11	4 848	34 821
		12	6 009	43 831

资料来源：土地注册处

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

Source : The Land Registry

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

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

买卖合约数目 No. of Agreements

			成交金额（百万元） Range of Consideration (\$ million)												
			少于 1 Less than 1		1 至少于 2 1 to less than 2		2 至少于 3 2 to less than 3		3 至少于 5 3 to less than 5		5 至少于 10 5 to less than 10		10 或以上 10 or over		总数 Total
年 / 月 Year / Month			数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	
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
2014			378	1	2 491	4	8 874	14	23 056	36	21 230	33	7 778	12	63 807
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
2014	1 - 3		101	1	519	5	1 673	16	3 982	37	3 388	31	1 125	10	10 788
	4 - 6		89	1	738	5	2 727	17	6 104	38	4 933	31	1 420	9	16 011
	7 - 9		96	0	673	3	2 616	13	6 971	35	6 827	34	2 779	14	19 962
	10 - 12		92	1	561	3	1 858	11	5 999	35	6 082	36	2 454	14	17 046
2014	1		45	1	207	5	647	14	1 793	40	1 336	30	460	10	4 488
	2		30	1	157	5	448	14	1 032	33	1 158	37	334	11	3 159
	3		26	1	155	5	578	18	1 157	37	894	28	331	11	3 141
	4		32	1	221	5	804	17	1 842	39	1 449	30	433	9	4 781
	5		30	1	259	5	975	19	2 112	40	1 389	26	505	10	5 270
	6		27	0	258	4	948	16	2 150	36	2 095	35	482	8	5 960
	7		38	0	232	3	1 000	13	2 534	33	2 671	34	1 317	17	7 792
	8		30	0	221	4	789	13	2 158	35	2 306	37	708	11	6 212
	9		28	0	220	4	827	14	2 279	38	1 850	31	754	13	5 958
	10		34	1	196	3	726	12	2 089	34	2 051	33	1 093	18	6 189
	11		32	1	185	4	563	12	1 802	37	1 657	34	609	13	4 848
	12		26	0	180	3	569	9	2 108	35	2 374	40	752	13	6 009

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 Year	/ /	月 Month	一手买卖 Primary Sales			二手买卖 Secondary Sales			总数 Total No.
			数目 No.	%	总值 (百万元) Consideration (\$ million)	数目 No.	%	总值 (百万元) Consideration (\$ million)	
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
2014			16 857	26	176 157	46 950	74	257 260	63 807
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
2014		1 - 3	3 595	33	32 041	7 193	67	36 853	10 788
		4 - 6	3 352	21	30 627	12 659	79	64 229	16 011
		7 - 9	5 295	27	60 274	14 667	73	81 037	19 962
		10 - 12	4 615	27	53 215	12 431	73	75 141	17 046
2014		1	1 760	39	14 007	2 728	61	13 252	4 488
		2	1 142	36	9 983	2 017	64	11 096	3 159
		3	693	22	8 051	2 448	78	12 505	3 141
		4	1 136	24	11 005	3 645	76	18 112	4 781
		5	841	16	8 544	4 429	84	23 318	5 270
		6	1 375	23	11 078	4 585	77	22 799	5 960
		7	2 507	32	29 291	5 285	68	27 822	7 792
		8	1 606	26	16 207	4 606	74	25 828	6 212
		9	1 182	20	14 776	4 776	80	27 387	5 958
		10	1 723	28	23 258	4 466	72	26 446	6 189
		11	1 119	23	13 459	3 729	77	21 362	4 848
		12	1 773	30	16 498	4 236	70	27 333	6 009

资料来源：土地注册处

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

Source : The Land Registry

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

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

			写字楼 Offices			商业楼宇 Commercial			分层工厂大厦 Flatted Factories	
年 Year	/ /	月 Month	宗数 No.	总值（百万元） Consideration (\$ million)		宗数 No.	总值（百万元） Consideration (\$ million)		宗数 No.	总值（百万元） Consideration (\$ million)
2012			3 269	36 625		7 282	101 273		9 731	43 974
2013			1 685	22 545		4 305	47 080		4 271	28 286
2014 *			1 273	16 432		3 096	35 434		2 997	19 202
2013	7	- 9	273	3 772		596	6 512		697	5 833
	10	- 12	263	3 576		808	7 675		619	4 247
2014	1	- 3	205	2 715		671	9 773		596	4 035
	4	- 6	276	3 595		838	9 209		683	4 160
	7	- 9 *	467	5 860		889	8 614		903	5 916
	10	- 12 *	325	4 262		698	7 838		815	5 092
2013		7	90	752		247	3 193		228	2 076
		8	99	1 793		210	1 947		192	1 167
		9	84	1 226		139	1 372		277	2 590
		10	79	921		367	3 104		202	1 378
		11	94	1 207		240	2 753		178	1 139
		12	90	1 449		201	1 818		239	1 729
2014		1	89	1 374		153	1 991		195	1 121
		2	53	458		127	3 710		115	798
		3	63	883		391	4 072		286	2 116
		4	71	667		387	3 041		210	1 261
		5	110	1 825		193	3 167		228	1 396
		6	95	1 102		258	3 000		245	1 503
		7	141	2 133		194	2 740		270	1 754
		8 *	217	2 151		224	2 521		290	1 852
		9 *	109	1 576		471	3 353		343	2 310
		10 *	110	1 033		178	1 564		223	1 318
		11 *	90	1 157		311	3 429		266	1 844
		12 *	125	2 071		209	2 845		326	1 930

* 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、石硤尾、 又一村、大窝坪、 昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	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 区 North	粉 岭 、 联 和 墟 、 上 水 、 石 湖 墟 、 沙 头 角 、 鹿 颈 、 乌 蛟 腾	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	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 笏 、 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

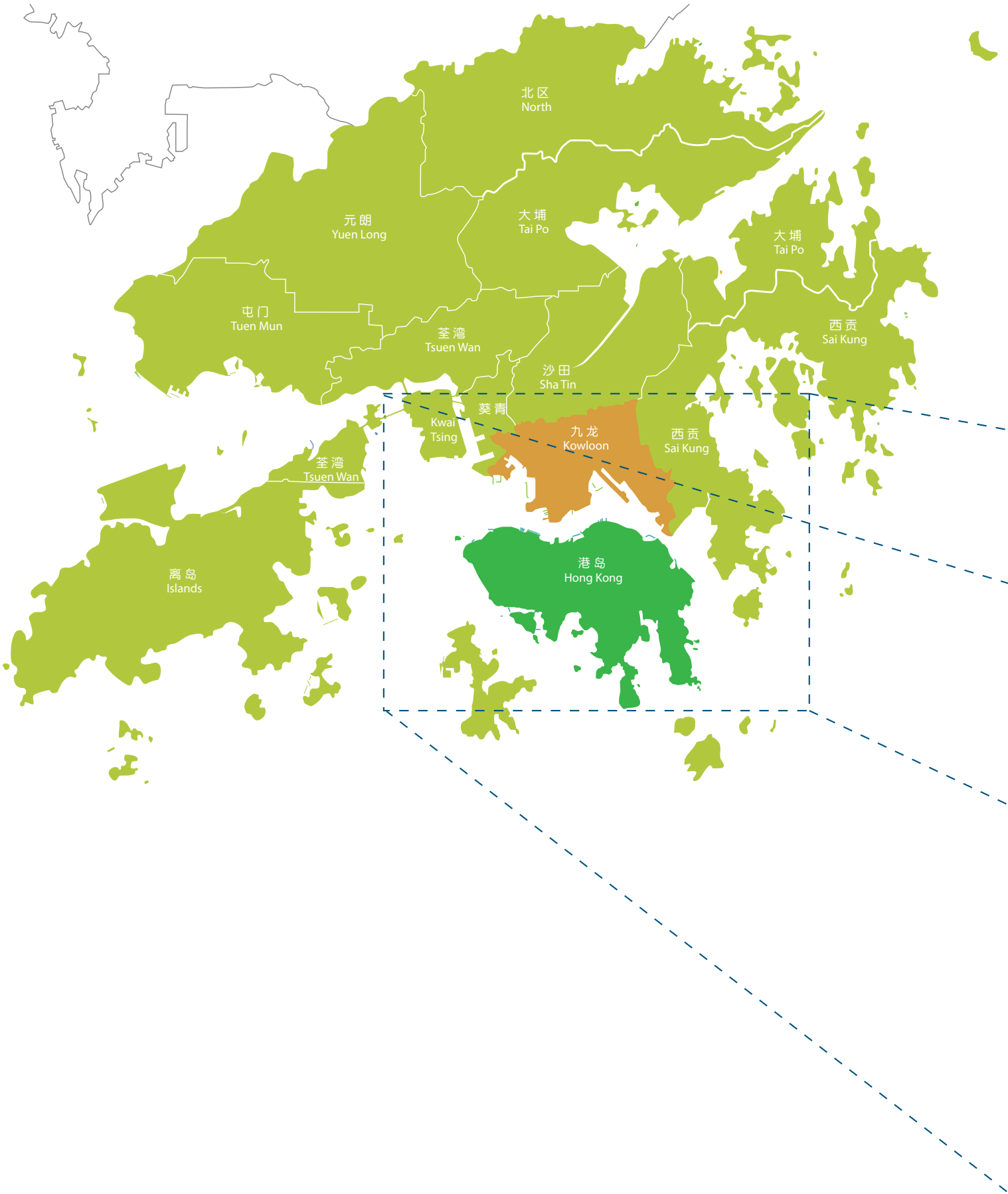
区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
新界 NEW TERRITORIES	西贡 Sai Kung	清水湾、西贡、 大网仔、 将军澳、 坑口、调景岭、 马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 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

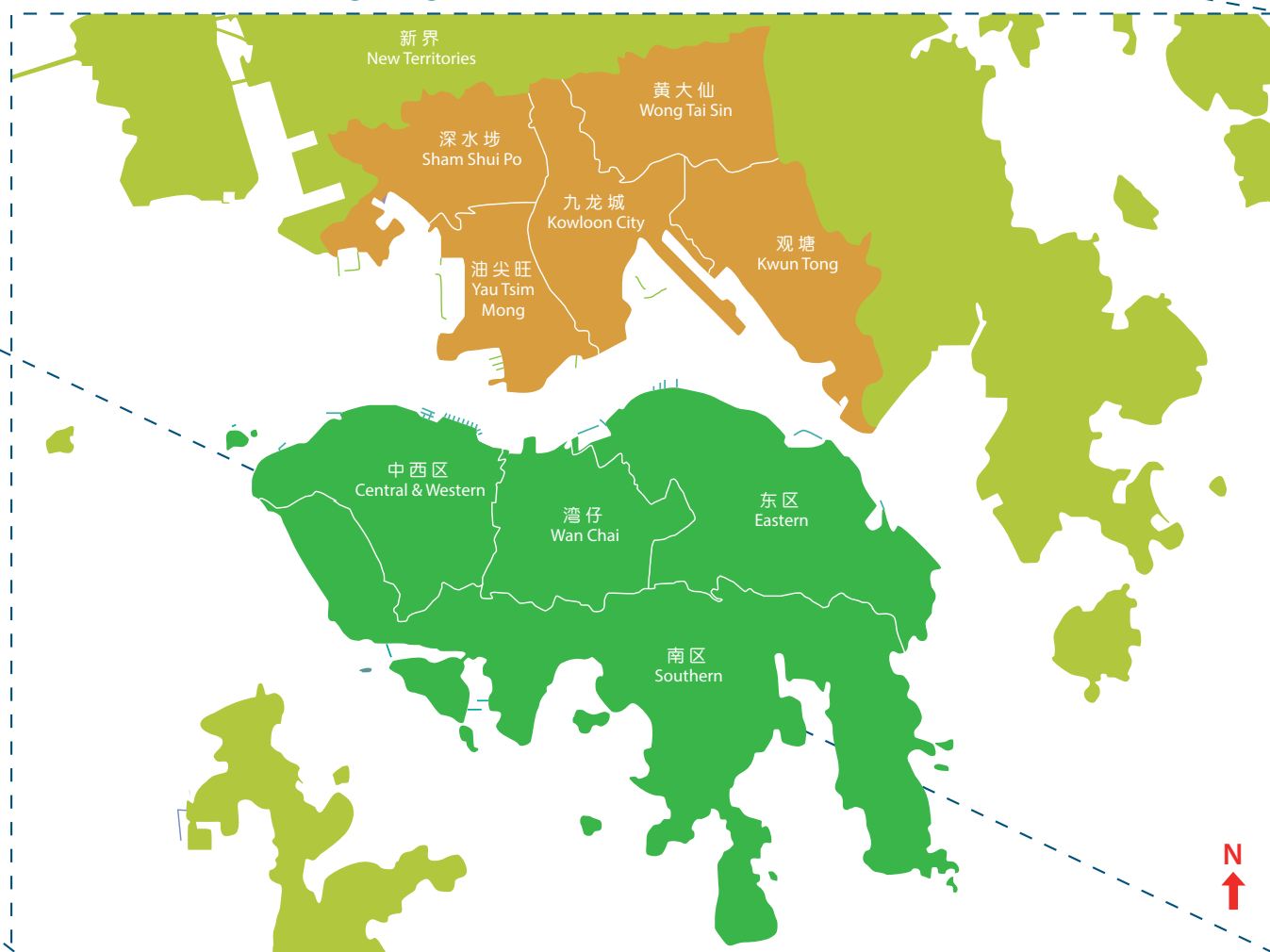
写字楼的分区	Sub-districts for Offices	规划统计小区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124
湾仔 / 铜锣湾	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鲗鱼涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157, 158
尖沙咀	Tsim Sha Tsui	211, 212, 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

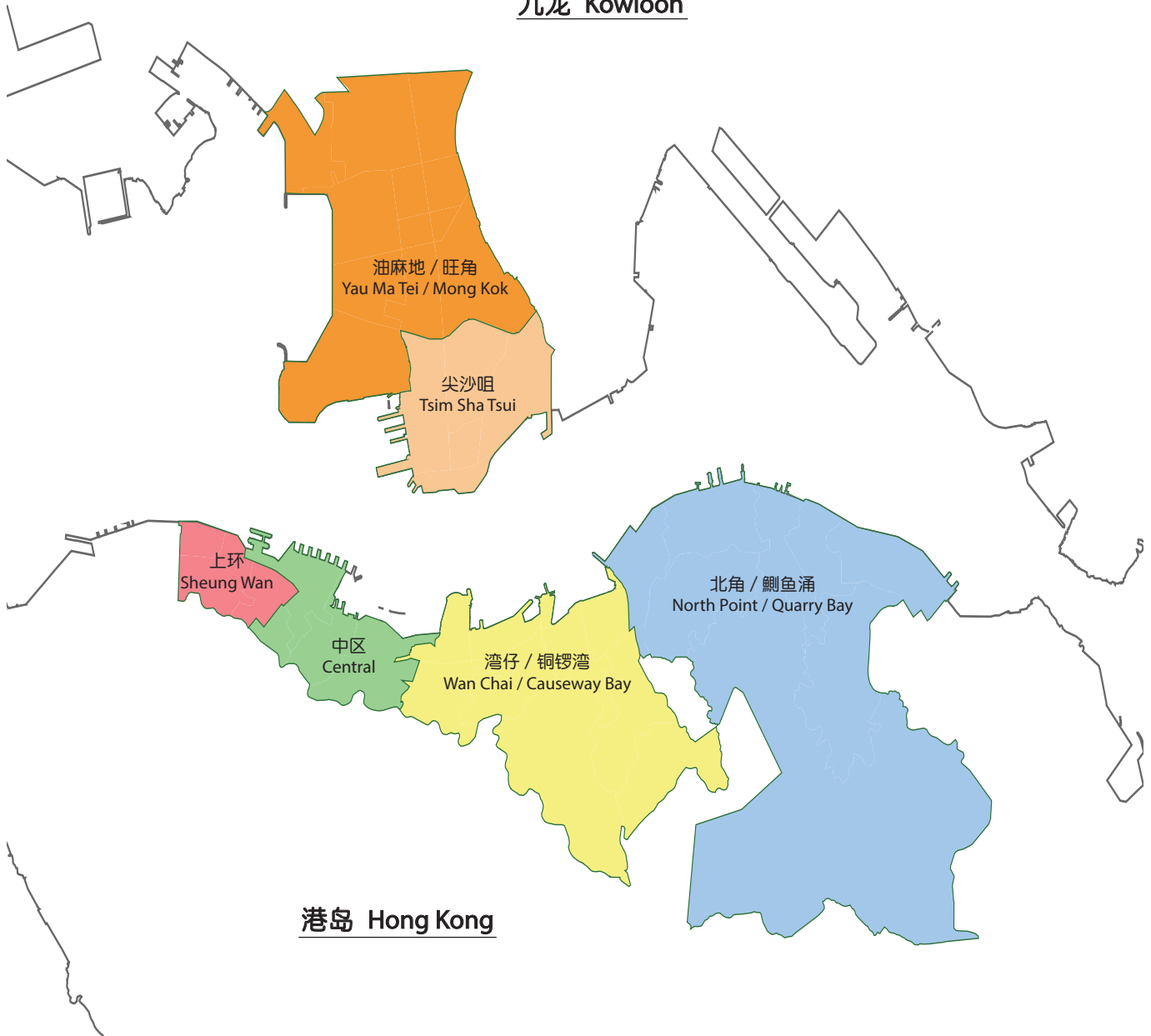
新界地区 New Territories Districts



港岛及九龙地区 Hong Kong and Kowloon Districts



九龙 Kowloon



港岛 Hong Kong

写字楼分区图 Office Sub-districts Plan

