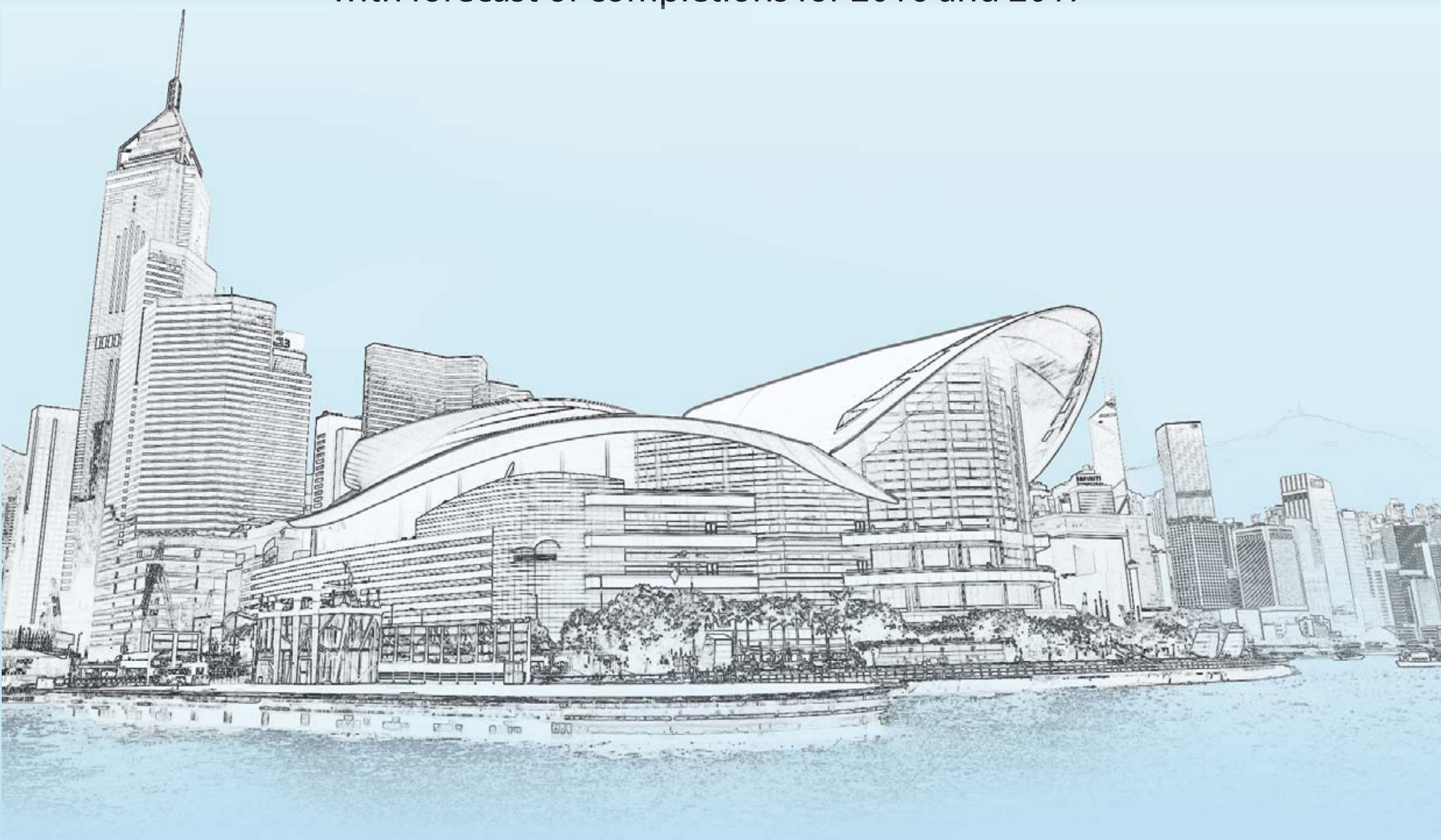
香港物业报告
Hong Kong Property Review
2016

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

香港物业报告
Hong Kong Property Review 2016

本报告回顾 2015 年香港物业市场的活动，
并预测 2016 及 2017 年的楼宇落成量。

A review of the Hong Kong property market for the year 2015
with forecast of completions for 2016 and 2017



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差饷物业估价署
Rating and Valuation Department

目录 Contents

序言
Foreword


私人住宅
Private Domestic
私人写字楼
Private Office
私人商业楼宇
Private Commercial
私人工业楼宇
Private Industrial

《香港物业报告》载录差饷物业估价署在每年年底所编制的物业数据与资料。有关落成量、使用量/入住量、空置量、售价和租金的资料，除详载于正文外，并会另表列明。报告所预测的落成量是根据发展商与建筑师所提供的资料推算。本署并借着视察及在预测期初所进行的调查，了解发展进度和蒐集有关资料，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。

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

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

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

本署在年底进行调查，包括向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。

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

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

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

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

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

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

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

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

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

如有查询，可联络本署技术秘书(物业资料):

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国酒茅台
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综观
Overview

环球经济疲弱之际，香港经济在2015年录得2.4%温和增长，略低于2014年的增幅。年内股票市场大幅波动。通胀率连续第四年回落，由2014年的3.5%下降至平均2.5%。失业率维持在3.3%的极低水平，收入情况大致稳定。

住宅物业市场于2015年2月推出进一步的收紧按揭措施后冷却下来。在人们对美国加息的忧虑升温、本港股票市场有所调整、以及环球经济增长放缓下，住宅物业售价和租金在9月见顶后回落。尽管住宅物业售价和租金在最后一季有显著调整迹象，住宅物业市场供求失衡情况依然持续。物业售价仍然超乎普罗市民所能负担的水平。市民的置业负担比率在第四季维持在约62%的高位，远高于1995至2014年期间46%的长期平均数。政府决意解决住屋问题，让私人住宅物业市场维持健康平稳发展，目前无意撤销需求管理措施。

所有非住宅物业市场亦在2015年第四季失去上升动力。「一周一行」个人遊签注于4月实施后，访港旅客人次进一步减少，加上零售业总销货额下跌，令零售业楼宇售价和租金受压，在第四季开始下调。年内写字楼和工业楼宇物业市场亦有所冷却。

2016年环球经济发展情况颇为不明朗，内地经济增长步伐亦可能放缓。本港经济和物业市场在早已受到「一周一行」个人遊签注的实施、美国在2015年底加息，以及本港股票市场波动的影响下，将无可避免地面临愈来愈大的压力。政府会保持警觉和审慎，并参照一系列指标，包括楼价、市民的置业负担比率、成交量、住宅物业供应量，以及本港和环球经济发展情况，继续密切监察物业市场动向和不断变化的外围情况。

Amid the weak global economic condition, the Hong Kong economy registered a moderate growth of 2.4% in 2015, slightly slower than 2014. The stock market fluctuated wildly during the year. Underlying inflation eased the fourth consecutive year averaging at 2.5%, down from 3.5% in 2014. The unemployment rate stayed at a very low level of 3.3% and the income condition was broadly stable.

The residential property market cooled off after further mortgage tightening measures were rolled out in February 2015. With growing concerns over US interest rate hike, market correction in the local stock market and slowdown of growth in the global economy, both flat prices and rents peaked in September and fell thereafter. While there had been notable signs of moderation of prices and rents in the last quarter, there remained supply-demand imbalance in the housing market. Property prices remained at levels beyond the affordability of the general public. The home purchase affordability ratio stayed high at around 62% in the fourth quarter, significantly above the long-term average of 46% over 1995-2014. Determined to tackle the housing problem and maintain a healthy and stable development of the private residential property market, the Government has no intention to withdraw the demand-side management measures for the time being.

The momentum of all non-residential property markets was also lost in the fourth quarter of 2015. With weakening visitor arrivals which were further dampened by the impact of the "one trip per week" Individual Visit Endorsements introduced in April and declining total retail sales, retail property prices and rents were under pressure and started decreasing in the fourth quarter. The office and industrial property markets also cooled off over the course of the year.

The global economic development in 2016 is rather uncertain. The pace of expansion of the Mainland economy may also be slow. Our local economy and property market, which are already clouded by the implementation of "one trip per week" Individual Visit Endorsements, the hike of US interest rate at the end of 2015 and volatility of local stock market, will inevitably be facing increasing pressure. The Government will remain vigilant and prudent, and continue to closely monitor property market movements and ever-changing external conditions, with reference to a series of indicators including property prices, home purchase affordability ratio, transaction volume, flat supply and local and global economic developments.

住宅物业

住宅物业市场在2015年上半年大致保持畅旺。在2015年2月推出第七轮物业按揭贷款业务的监管措施，以提升银行的风险管理和抗震能力后，住宅物业的买卖开始有放缓迹象。人们对美国加息的忧虑升温、本港股票市场波动、加上环球(包括内地)经济增长放缓，令整体住宅物业售价在上半年的升势逐渐放缓，至10月回落。成交量逐渐下跌，并自本署于2002年开始公布土地注册处的住宅买卖数据以来，首次于11月跌至3 000宗以下。2015年整体而言，成交量下跌12%至56 000宗。不过，政府会继续多管齐下，致力解决住屋问题。长远房屋策略中未来十年的总房屋供应目标于2015年12月修订为460 000个单位，2016-17年度不同来源的私人房屋土地供应目标则调整为18 000个单位。根据2015年12月底的最新预测，未来三至四年一手私人住宅物业市场的预计供应量约为87 000个单位，是自2004年9月起政府按季度公布供应数字以来的新高。行政长官亦在《二零一六年施政报告》公布增加土地和房屋供应的新措施，并就短中长期增加土地和房屋供应的各项现有措施，概述最新进度。

Residential

The residential market stayed generally buoyant in the first half of 2015. Sales of residential property showed signs of contraction after the introduction of the seventh round of supervisory measures on property mortgage to strengthen banks' risk management and resilience in February 2015. Underpinned by the growing concerns about US interest rate hikes, volatility of local stock market and the slowing down of growth in the global economy including the Mainland's, overall flat prices increased at a slower pace gradually in the first half of the year and reversed downwards in October. Transactions contracted gradually and dropped the first time since our publication of Land Registry's statistics on domestic sales in 2002, to below 3 000 in November 2015. For 2015 as a whole, sales dropped by 12% to 56 000 cases. Nevertheless, the Government stayed committed to addressing housing problems with a multi-pronged approach. The ten-year housing supply target under the Long Term Housing Strategy (LTHS) was revised to 460 000 units in December 2015 and the 2016-17 target for private housing land supply from various sources had been adjusted to 18 000 flats. Based on the latest projection as at end December 2015, the projected supply in the first-hand private residential property market for the coming three to four years is about 87 000 units, which was the highest since the first release of quarterly statistics on supply in September 2004. In the 2016 Policy Address, the Chief Executive also announced new initiatives and outlined the latest progress of the various on-going measures to increase the land and housing supply in the short, medium and long term.

2015年私人住宅的落成量减少28%至11 280个单位，单位入住量为10 530个，略低于年内的落成量，但年底空置量连续第五年下降至总存量的3.7%，相当于42 040个单位。预测于2016和2017年落成量的单位分别为18 200个和17 930个。

Completions in 2015 decreased by 28% to 11 280 units. Take-up, at 10 530 units, was slightly lower than the year's completions. Yet, vacancy at the year-end declined the fifth consecutive year to 3.7% of total stock, equivalent to 42 040 units. The numbers of units forecast for completions in 2016 and 2017 are 18 200 and 17 930 units respectively.

住宅物业市场的售价和租金均在2015年第三季見顶，随后在第四季分别下跌4%和2%。不过，2015年第四季的私人住宅售价和租金与去年同期相比，仍分别录得7%和5%增幅。售价和租金的升幅再次由中/小型单位带动，年内所有类别单位的租金回报率保持稳定。

Both prices and rents peaked in the third quarter of 2015 and went down by 4% and 2% respectively in the fourth quarter. Nevertheless, comparing the fourth quarter of 2015 with the same period last year, residential prices and rents still recorded a respective rise of 7% and 5%. The increases in prices and rents were again led by small/medium-sized flats and rental yields for all classes of flats remained stable in the year.

写字楼

香港连续21年获美国传统基金会和华尔街日报评选为全球最自由的经济体。根据投资推广署和政府统计处一项统计调查，母公司在海外及中国内地的驻港公司数目于2015年达7 904间，为历来最高。写字楼销售从2014年1 300宗上升16%至2015年1 500宗。年来录得多宗涉及整幢商业大厦的交易。为满足市场需求，政府将继续出售商业用地。九龙东新商业区将供应大量写字楼楼面。另一方面，活化工厦措施自2010年实施以来，已有多座工厦完成整幢改装，提供额外写字楼楼面。

Office

Hong Kong was ranked the freest economy in the world for the 21st consecutive year by the Heritage Foundation and the Wall Street Journal. According to a survey conducted by the Invest Hong Kong and the Census and Statistics Department, the number of business operations in Hong Kong with parent companies overseas and in the Mainland hit a record high of 7 904 in 2015. Office sales rose by 16% from 1 300 cases in 2014 to 1 500 cases in 2015. A number of en bloc office transactions were recorded in the year. To meet the market demand, the Government will continue to put up commercial sites for sale. The new business district, Kowloon East, will supply considerable office floor areas. On the other hand, since the implementation of the industrial building revitalisation measures in 2010, some industrial buildings had undergone wholesale conversion to provide additional office spaces.

2015年写字楼的落成量为164 500平方米，较2014年增加59%。甲级写字楼的落成量为123 900平方米，当中62%來自观塘。乙级写字楼的落成量则为40 600平方米。年内，写字楼的整体使用量下降至27 300平方米。甲级和乙级写字楼分别录得正楼14 900平方米和24 300平方米，而丙级写字楼的使用量则为负数11 900平方米。年底空置量急增至8.0%，相当于898 500平方米。甲级写字楼的空置率增加至7.8%，乙级写字楼增至8.9%，而丙级写字楼则上升至7.2%。不过，按分区而言，位于上环和湾仔／铜锣湾的甲级写字楼空置率均下跌。

Office completions in 2015 were 164 500 m^2, 59% higher than 2014. Grade A completions were 123 900 m^2, of which 62% came from Kwun Tong. Grade B completions were 40 600 m^2. The overall take-up dropped to 27 300 m^2 in the year. Both Grade A and B offices had positive take-up of 14 900 m^2 and 24 300 m^2 respectively while Grade C offices had a negative take-up of 11 900 m^2. The year-end vacancy surged to 8.0%, amounting to 898 500 m^2. The vacancy rate of Grade A offices increased to 7.8%, Grade B offices to 8.9% while that of Grade C went up to 7.2%. For sub-districts, the vacancy rates of Grade A offices in Sheung Wan, Wan Chai / Causeway Bay however dropped.

2016年的供应将增至198 900平方米，及至2017年升至232 400平方米。2016年甲级写字楼的落成量将有174 200平方米，主要集中于九龙，供应的楼面面积占预计供应量的64%。2017年甲级写字楼的落成量将有215 100平方米，单是观塘已占63%。乙级写字楼方面，2016和2017年的预测落成量分别为22 300平方米和16 000平方米。丙级写字楼的落成量在2016和2017年将分别有2 400平方米和1 300平方米。

More supply will come on stream in 2016, with 198 900 m^2, and in 2017, with 232 400 m^2. In 2016, new Grade A completions will account for 174 200 m^2, mainly on Kowloon side amounting to 64% of the anticipated supply. Grade A completions in 2017 will be 215 100 m^2, with Kwun Tong alone contributing 63%. Grade B forecast completions are 22 300 m^2 in 2016 and 16 000 m^2 in 2017. There will be 2 400 m^2 and 1 300 m^2 of Grade C office completions in 2016 and 2017 respectively.

写字楼售价和租金在2015年首三季上扬，至第四季显示回落迹象。然而，比较2014及2015年的第四季的整体写字楼售价，仍录得7%增长。2015年最后一季甲级写字楼售价较2014年同季上升10%，而乙级和丙级写字楼售价同期则錄得8%升幅。比较2014及2015年的第四季，整体写字楼租金同样上升6%，各级写字楼的租金均录得6%升幅。全年的租金回报率保持相当平稳。

Office prices and rents grew in the first three quarters of 2015 and showed signs of contraction in the fourth quarter. Nevertheless, overall office prices still recorded a gain of 7% between the fourth quarters of 2014 and 2015. Prices of Grade A offices in the last quarter of 2015 hiked up for 10% from the corresponding quarter in 2014 while both Grade B and C office prices recorded a growth of 8% over the same period. Overall office rentals likewise rose by 6%, with each grade recording the same increase of 6% between the fourth quarters of 2014 and 2015. Rental yields remained fairly stable throughout the year.

商业楼宇

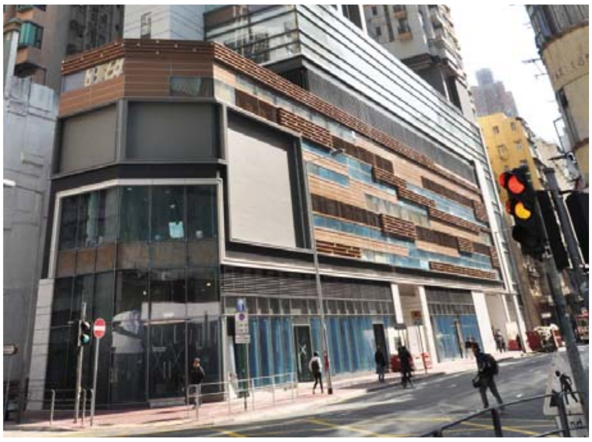
2015年商业楼宇的落成量为68 300平方米，九龙和新界分别提供其中的44%和32%。年内使用量维持正数达10 300平方米，空置率则升至7.7%，相当于847 400平方米。预计2016年落成量会增加，总落成量达125 900平方米，其中元朗的落成量急增至39 700平方米。及至2017年，落成量将减至93 300平方米，当中西贡将提供总供应的19%，另外16%和14%将分别來自油尖旺和沙田。

Commercial

Completions in 2015 were 68 300 m^2, with Kowloon and the New Territories contributing 44% and 32% of the completions respectively. Take-up remained positive with 10 300 m^2 in the year and vacancy rate increased to 7.7% at 847 400 m^2. More completions are expected in 2016, with 125 900 m^2 in total and Yuen Long surging to 39 700 m^2. In 2017, completions will drop to 93 300 m^2 of which Sai Kung alone will provide 19% of the total supply. Another 16% and 14% will come from Yau Tsim Mong and Sha Tin respectively.

零售业楼宇

在环球经济增长放缓，货币因素不利的影响下，2015年整体访港旅客减少2.5%至5 930万人次，是自2003年以来首次录得全年跌幅。就持深圳户籍的居民自4月起实施「一周一行」个人遊签注，加上政治局势紧张和消费模式转变，内地旅客下跌3%至4 580万人次，但依然占整体访港旅客77%。值得注意的是，珠宝钟表等高级货品的销售价值于2015年进一步下跌16%。因此，商铺销售和租赁转差，尤以位处优质地段的街铺为甚，2015年商业楼宇的销售下跌33%至2 100宗。



Retail

Overall visitor arrivals decreased by 2.5% to 59.3 million in 2015, the first annual decline since 2003, amid the slowdown of global economic growth and unfavourable currency factor. In the face of "one trip per week" Individual Visit Endorsements for permanent residents of Shenzhen implemented in April, political tensions and changes in spending patterns, mainland visitors dropped by 3% to 45.8 million but still accounted for 77% of the total visitors. It is noteworthy that the value of high-end sales like jewellery and watches declined further by 16% in 2015. As a result, the sale and leasing of shops especially those at prime street locations suffered and the sales of commercial premises in 2015 dropped by 33% to 2 100 cases.

私人零售业楼宇的售价和租金在2015年首三季均录得温和增长，及至第四季则下跌。然而，比较2014及2015年的第四季，仍然录得3%的增幅。2015年的租金回报率保持平稳。

Both private retail prices and rents recorded modest gains during the first three quarters of 2015 but declined in the fourth quarter, yet still recording a growth of 3% between the fourth quarters of 2014 and 2015. Rental yields remained stable throughout 2015.

工业楼宇

工业物业市场亦于2015年下半年冷却，但年内**分层工厂大厦**的销售仍然录得13%增长至3 400宗。由于越来越多工业楼宇在活化措施下整幢改装，分层工厂大厦的总供应量因而有所下跌。

2015年分层工厂大厦的落成量下跌至29 700平方米，当中82%來自深水埗。使用量再次为负数达70 500平方米。年底空置量进一步跌至5.0%，相当于842 600平方米。2016和2017年分层工厂大厦的落成量会先骤降至12 700平方米，继而上升至26 100平方米。

与其他楼宇类别一样，分层工厂大厦的售价和租金的增长趋势在2015年第四季开始掉头向下。然而，比较2014及2015年的第四季，售价和租金同样上升7%。全年的租金回报率保持相当平稳。

2015年并无**工贸大厦**落成。年内使用量为负数6 500平方米，空置率减至6.8%，即39 700平方米。预测这类大厦在2016和2017年均不会有新供应。

2015年并无**货仓**落成。年内使用量为62 200平方米，空置率减至4.2%，相当于153 000平方米。预测2016和2017年将分别有73 200平方米和82 800平方米的货仓楼面落成。

Industrial

The industrial property market also cooled off in the second half of 2015 and yet still recording an increase of sales of **flatted factories** by 13% to 3 400 cases in the year. With more industrial buildings undergoing wholesale conversion under the revitalisation measures, the total supply of flatted factories dropped.

Completions of flatted factories in 2015 decreased to 29 700 m^2, with 82% coming from Sham Shui Po. Take-up was again negative at 70 500 m^2 and vacancy at the year-end declined further to 5.0% at 842 600 m^2. Completions in 2016 and 2017 will first plunge to 12 700 m^2 and then rise to 26 100 m^2.

Same as the other property sectors, the growing trend of flatted factory prices and rents started reversing downwards in the fourth quarter of 2015. Nevertheless, comparing the fourth quarters of 2014 and 2015, prices and rents still rose by 7%. Rental yields remained fairly stable throughout the year.

There were no **industrial/office** completions in 2015. Take-up was negative at 6 500 m^2 and the vacancy rate decreased to 6.8% at 39 700 m^2. There is unlikely any new supply in 2016 and 2017.

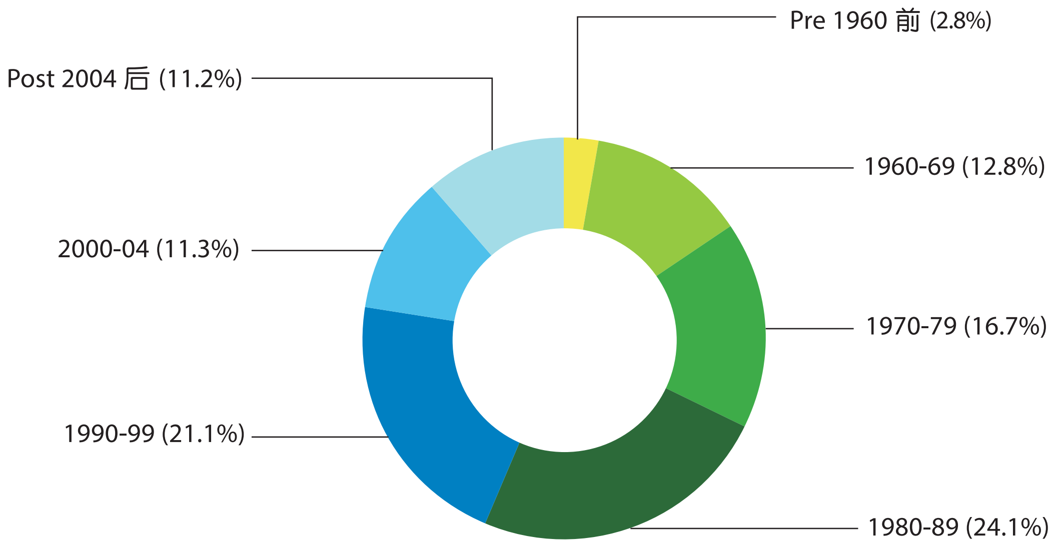
There was no new **storage** space completed in 2015. Take-up was 62 200 m^2 and the vacancy rate decreased to 4.2% at 153 000 m^2. In 2016 and 2017, it is estimated that 73 200 m^2 and 82 800 m^2 of storage spaces will be completed respectively.

私人住宅
Private Domestic

这类别包括设有专用煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、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。2015年底的整体总存量约为1 145 500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 2015, the overall stock was about 1 145 500 units. The chart shows the stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age



2015年私人住宅落成量下跌至11 280个单位，较前一年的水平减少28%。新界有最多供应，占落成量的61%，港岛和九龙则分别占22%和17%。按地区计，沙田供应最多新单位，占整体落成量的18%，其次是离岛和湾仔，各占整体落成量的13%。

Completions in 2015 dropped to 11 280 units, down 28% from the previous year. The New Territories provided the largest supply, accounting 61% of the completions. Hong Kong Island and Kowloon contributed 22% and 17% respectively. District-wise, Sha Tin provided the largest number of new units, at 18% of overall completions, followed by Islands and Wan Chai each accounting 13%.

2015年的入住量下降至10 530个单位，相当于年内落成量的93%。年底空置量下跌至42 040个单位，相当于总存量的3.7%，是自1997年以来的最低水平，其中约7 210个空置单位于占用许可证发出后仍未获发满意纸或转让同意书。

Take-up in 2015 reduced to 10 530 units, equivalent to 93% of the completions in the year. Vacancy at the year-end dropped to 42 040 units, or 3.7% of the total stock, the lowest level since 1997. About 7 210 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

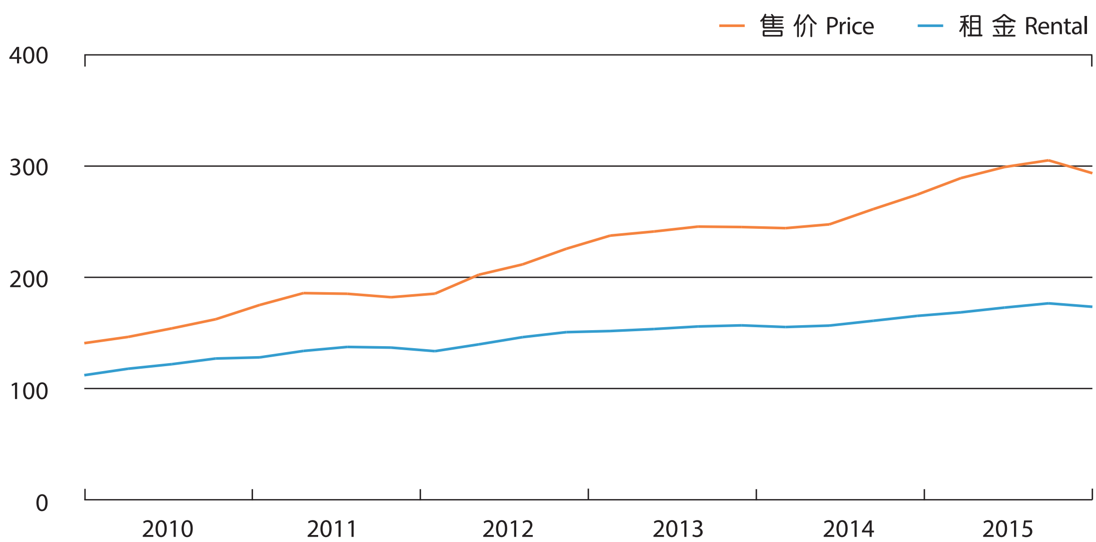
预计落成量在2016年增至18 200个单位，然后在2017年回落至17 930个单位。在2016年，新界的新供应将增至约占68%，其余18%来自九龙和14%来自港岛。按地区计，元朗和西贡将合共提供预测落成量的一半。在2017年，供应将更为平均分布于九龙和新界，其中九龙城、西贡和深水埗将合共供应落成量的55%。

Completions are expected to rise to 18 200 units in 2016 and then ease to 17 930 units in 2017. In 2016, new supply in the New Territories will increase to about 68%, and the remainder will be from Kowloon at 18% and Hong Kong Island at 14%. On district basis, Yuen Long and Sai Kung together will account for half of the forecast completions. In 2017, supply will be more evenly distributed in Kowloon and the New Territories, with Kowloon City, Sai Kung and Sham Shui Po altogether providing 55% of the completions.

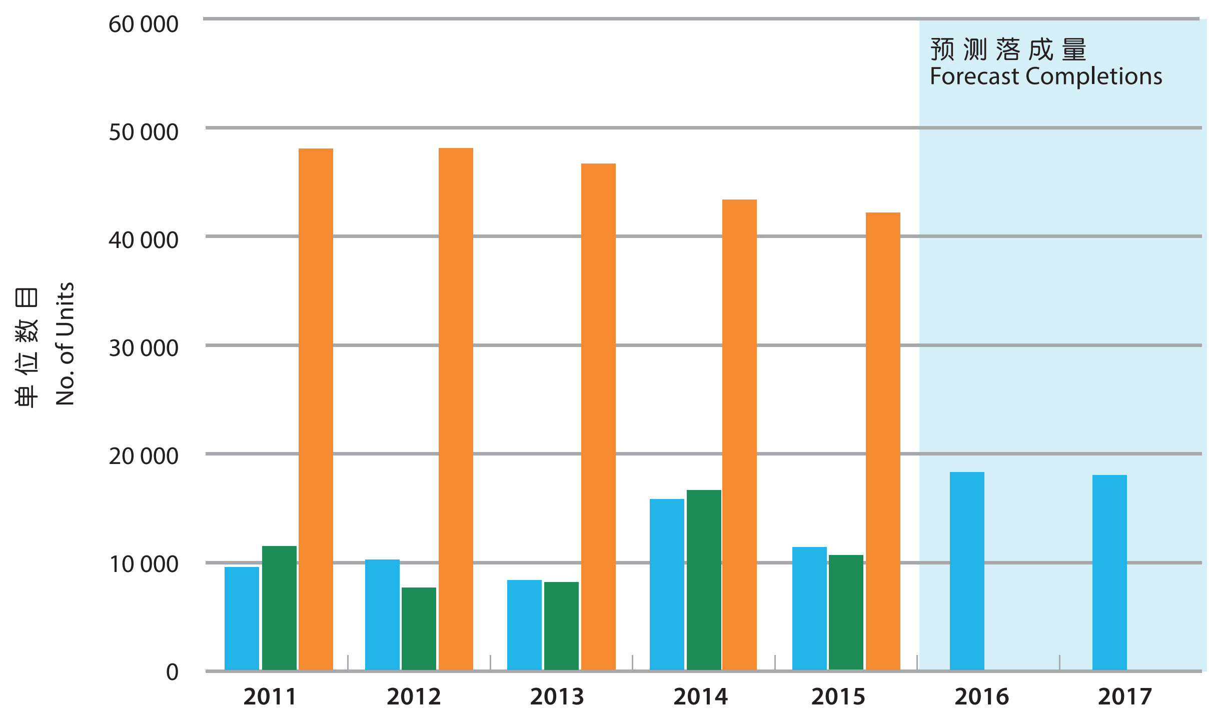
香港金融管理局推出新一轮收紧按揭措施后，私人住宅买卖活动自2015年3月起转趋淡静。然而，二手市场物业售价在首三季持续上扬，但受到市场气氛转弱和美国加息影响，售价在第四季回落。第四季的整体售价较去年同季的水平高出7%。同样地，租金于连续攀升三季后在最后一季整固，亦较去年同期增长5%。

Trading activities turned quiet since March 2015 after the latest round of mortgage tightening measure imposed by Hong Kong Monetary Authority. Yet, prices in the secondary market rose continually in the first three quarters and declined in the fourth quarter, amid concerns of the weakening sentiment and rising interest rates in US. Overall prices in the fourth quarter were 7% higher than the level in the same quarter of the previous year. Similarly, rents consolidated in the last quarter after rising consecutively for three quarters, increasing 5% over the corresponding period.

售价及租金指数
Price and Rental Indices



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



单位数目
No. of Units

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	9 450	10 150	8 250	15 720	11 280	18 200#	17 930#
入住量 Take-up	11 400	7 550	8 060	16 520	10 530		
空置量 Vacancy	47 920	48 000	46 570	43 260	42 040		
%+	4.3	4.3	4.1	3.8	3.7		

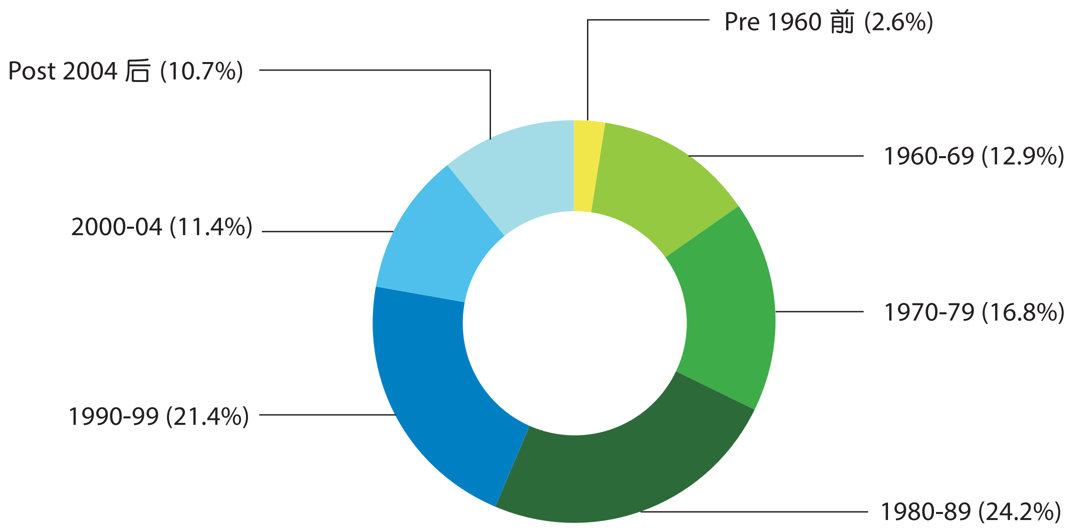
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures

此分类包括实用面积为100平方米以下的单位。2015年底的总存量为1 056 300个单位，占私人住宅总存量的92%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of less than 100 m^2. Stock at the end of 2015 was 1 056 300 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age



2015年约有9 360个单位落成，其中62%位于新界，22%位于港岛和16%位于九龙。按地区计，约有一半的供应来自沙田、湾仔和元朗。以单位面积计，B类单位独占新供应的54%，A和C类单位则各占落成量的23%。

There were about 9 360 units completed in 2015, of which 62% were located in the New Territories, 22% on Hong Kong Island and 16% in Kowloon. On district level, about half of the supply came from Sha Tin, Wan Chai and Yuen Long. In terms of flat size, Class B units alone accounted for 54% of the new supply with Class A and Class C units each providing 23% of the completions.

2015年的入住量下跌37%至8 970个单位，年底空置量减至34 830个单位，占此分类总存量的3.3%。

Take-up in 2015 dropped by 37% to 8 970 units. Vacancy at the year-end edged down to 34 830 units, or 3.3% of the stock in this sub-sector.

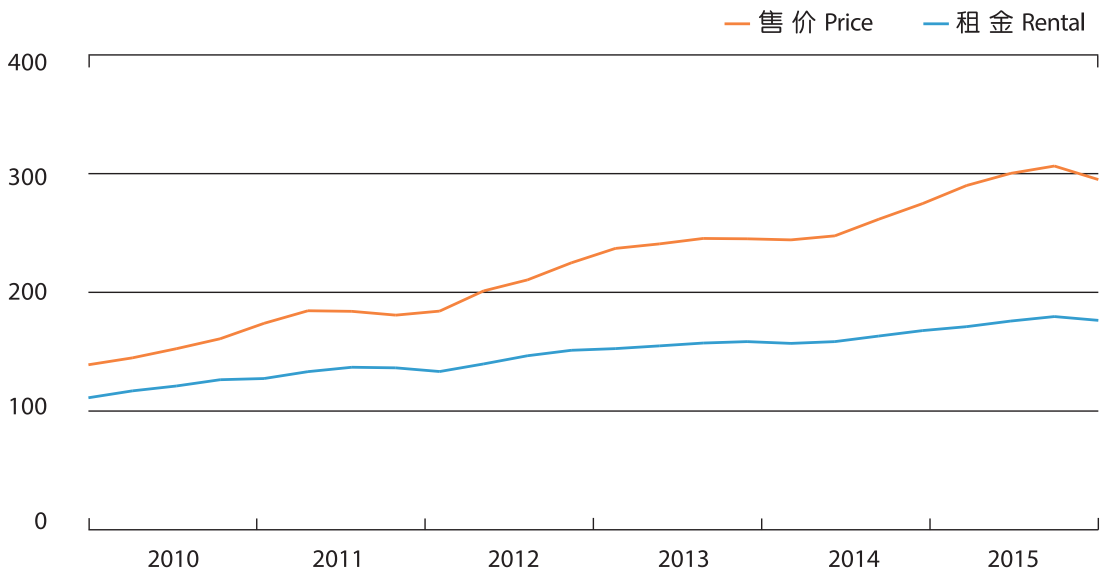
预计2016和2017年的落成量分别增至15 540个单位和16 020个单位。2016年的新供应主要来自新界，占总落成量的70%。按地区计，元朗和西贡将供应52%新落成单位。在2017年，供应将更为平均分布于九龙和新界，主要来自九龙城和西贡。

Completions in 2016 and 2017 are expected to rise to 15 540 units and 16 020 units respectively. New supply in 2016 will mainly come from the New Territories, at 70% of the total completions. District-wise, Yuen Long and Sai Kung will provide 52% of the new units. In 2017, supply will be more evenly distributed in Kowloon and the New Territories, mainly coming from Kowloon City and Sai Kung.

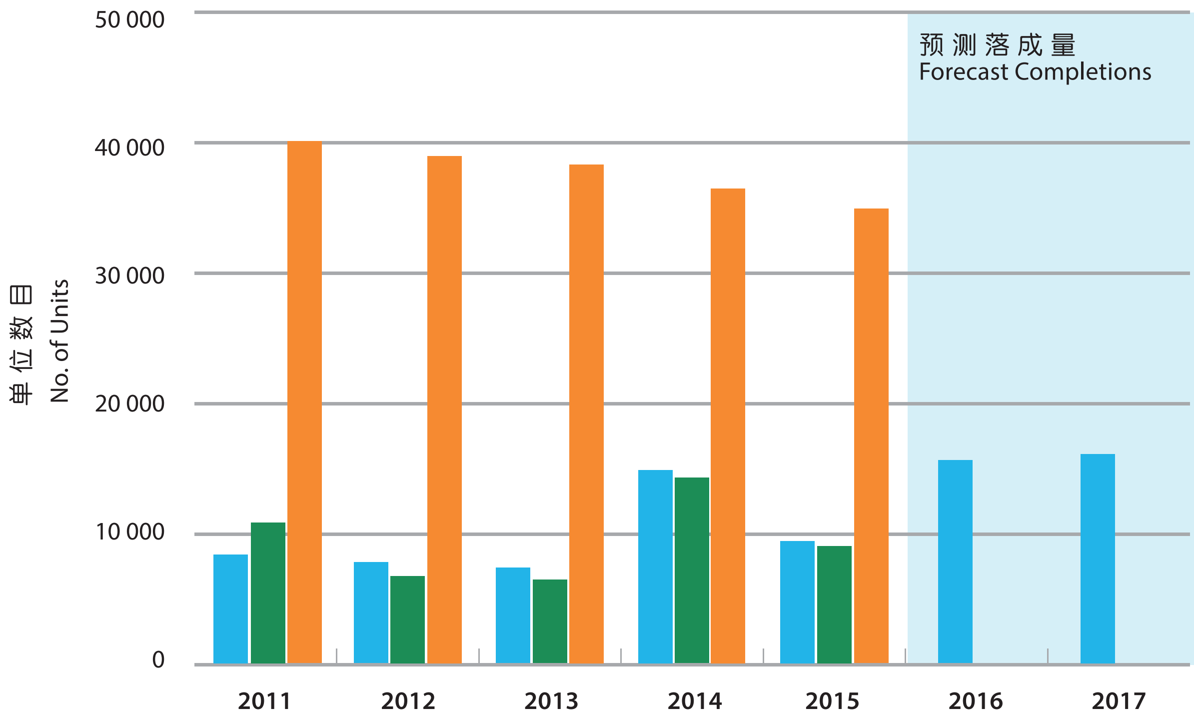
与大型单位相比，此分类单位的销售情况更为优胜。此分类单位的售价在2015年首三季持续上升，及至最后一季回落下，仍较2014年最后一季增长7%。租金在第四季较2014年同季上升5%。

By comparison, sales market in this sub-sector outperformed the large-sized flats. With an uninterrupted rise in the first three quarters of 2015, prices in this sub-sector fell in the last quarter but finished with an increase of 7% over the final quarter of 2014. Rents recorded an increase of 5% in the fourth quarter when compared with the corresponding quarter in 2014.

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

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	8 320	7 730	7 310	14 810	9 360	15 540#	16 020#
入住量 Take-up	10 770	6 680	6 390	14 210	8 970		
空置量 Vacancy	40 000	38 860	38 210	36 370	34 830		
%+	3.9	3.8	3.7	3.5	3.3		

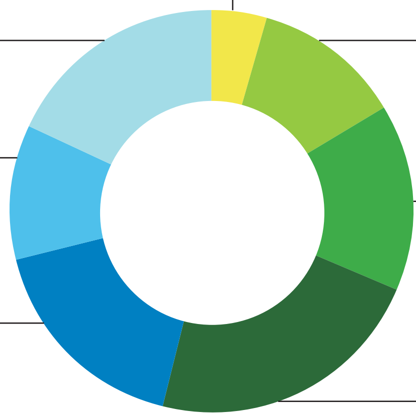
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures

此分类包括实用面积为100平方米或以上的单位。2015年底的总存量为89 100个单位，占私人住宅总存量的8%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of 100 m^2 or above. Stock at the end of 2015 was 89 100 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



2015年共有1 920个单位落成，其中约60%位于新界。按地区计，大埔占落成量的24%，其次为九龙城占21%。

Of the 1 920 units completed in 2015, about 60% were located in the New Territories. On district level, Tai Po accounted for 24% of the completions, followed by Kowloon City at 21%.

私人住宅 Private Domestic

2015年的入住量下跌32%至1 560个单位。年底空置量增至7 210个单位，相当于此分类总存量的8.1%。

Take-up in 2015 decreased by 32% to 1 560 units. Vacancy at the year-end increased to 7 210 units, representing 8.1% of the stock in this sub-sector.

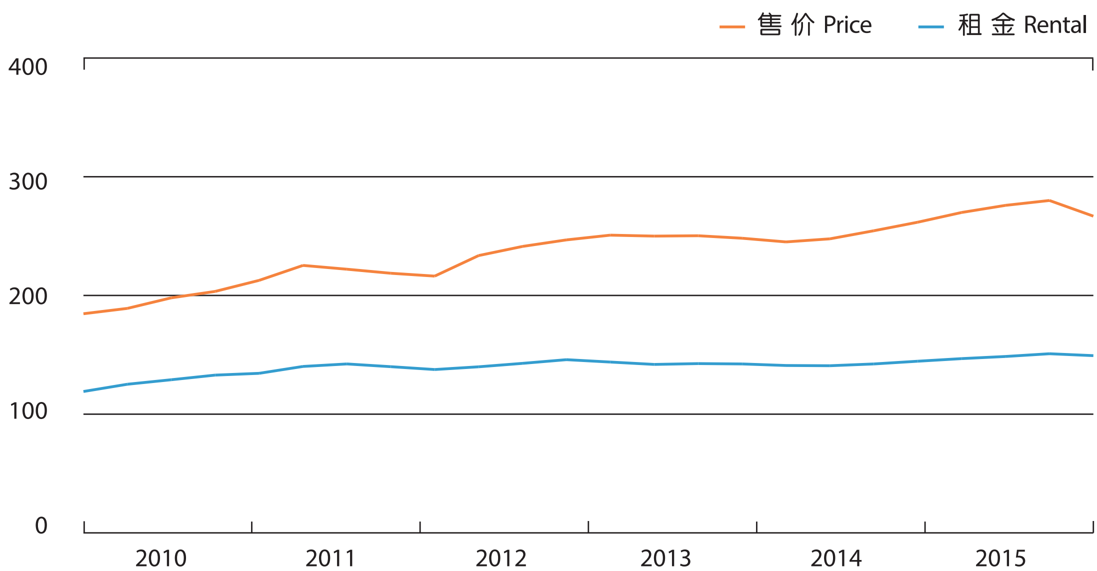
预计2016和2017年的落成量分别约为2 660个单位和1 910个单位。2016年的新供应集中在新界，九龙城和西贡将合共提供落成量的53%。2017年的新供应将颇为平均地分布在港岛、九龙和新界。按地区计，深水埗的供应量最多，占新单位的27%。

Around 2 660 and 1 910 units are forecast to be completed in 2016 and 2017 respectively. In 2016, new supply will be concentrated in the New Territories. Kowloon City and Sai Kung will provide in total 53% of the new completions. New supply will be distributed quite evenly among Hong Kong, Kowloon and the New Territories in 2017. Sham Shui Po tops the list of supply at district level, accounting for 27% of the new units.

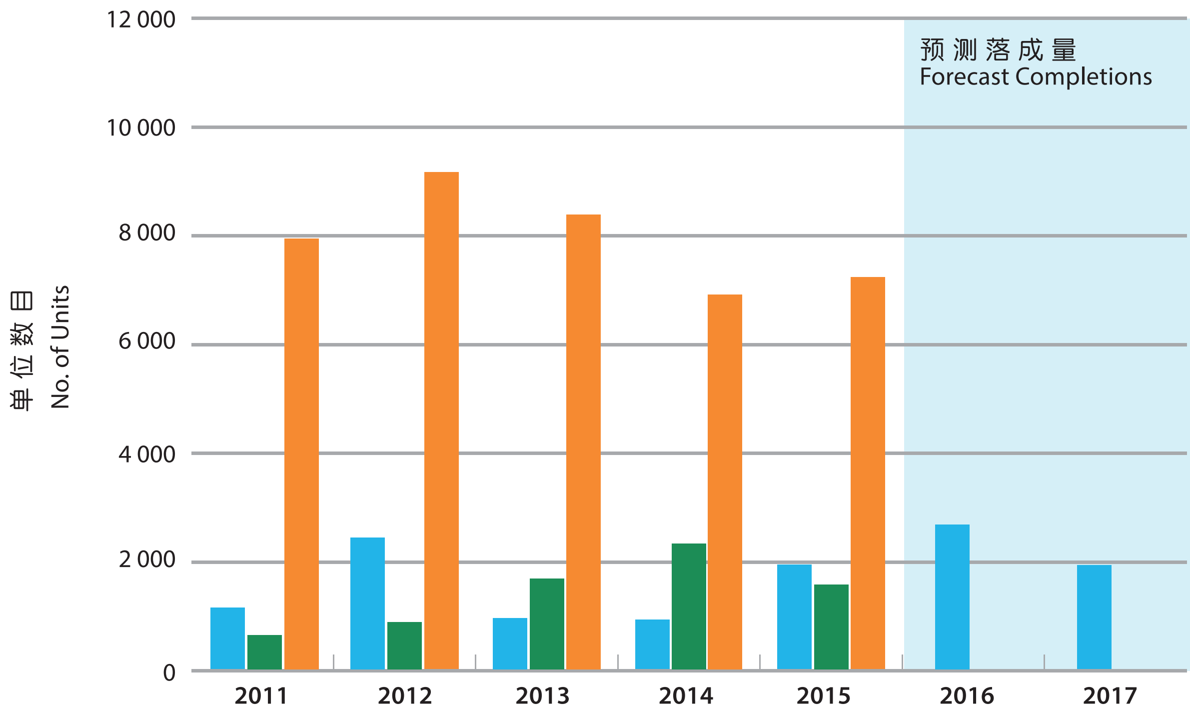
此分类单位的售价在2015年第三季见顶，随后在最后一季微跌。由于售价在首三季持续上扬，最后一季的售价较去年同季增加2%。租金同样在首三季持续急升，至最后一季开始回落。在租金表现较为平稳下，2015年第四季较去年同期增长3%。

Prices in this sub-sector saw a slight decline in the last quarter in 2015 after surpassing the peak in the third quarter. As a result of the continuous rise throughout the first three quarters, price level in the last quarter was 2% higher than that in the corresponding quarter of the year earlier. Likewise, rents soared consecutively for the first three quarters and began to fall in the last quarter. With steadier performance, rents in the fourth quarter of 2015 recorded a 3% increase over the corresponding period.

售价及租金指数
Price and Rental Indices



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



单位数目
No. of Units

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	1 130	2 420	940	910	1 920	2 660#	1 910#
入住量 Take-up	630	870	1 670	2 310	1 560		
空置量 Vacancy	7 920	9 140	8 360	6 890	7 210		
%+	9.5	10.7	9.7	7.9	8.1		

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

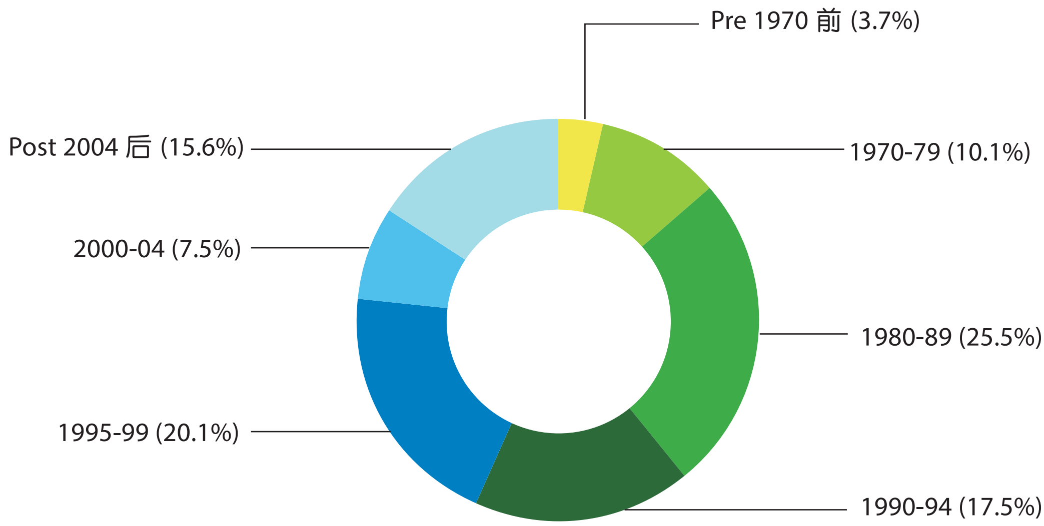
\# 预测数字
Forecast figures

私人写字楼
Private Office

2015年底私人写字楼的总存量为11 283 200平方米，当中甲级写字楼占64%，乙级写字楼占23%和丙级写字楼占13%。2015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55%。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 2015 amounted to 11 283 200 m^2, comprising 64% Grade A, 23% Grade B and 13% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 55% of the total stock at the end of 2015. The chart shows the total stock of all offices by age.

按楼龄分类的总存量
Stock Distribution by Age



2015年私人写字楼的落成量为164 500平方米，较2014年增加59%，当中94%的落成量位于非核心地区。甲级写字楼的落成量为123 900平方米，相当于总供应量的75%。

Office completions in 2015 were 164 500 m^2, representing a rise of 59% from 2014 level. 94% of the completions were in the non-core districts. Completions of Grade A space amounted to 123 900 m^2, equivalent to 75% of the total supply.

年内的整体使用量录得27 300平方米，较前一年下跌82%。年底空置量增加30%至898 500平方米，相当于总存量的8%。

The overall take-up of 27 300 m^2 was recorded for the year, demonstrating a reduction of 82% from the preceding year. Vacancy at the year-end increased by 30% to 898 500 m^2, which was equivalent to 8% of the total stock.

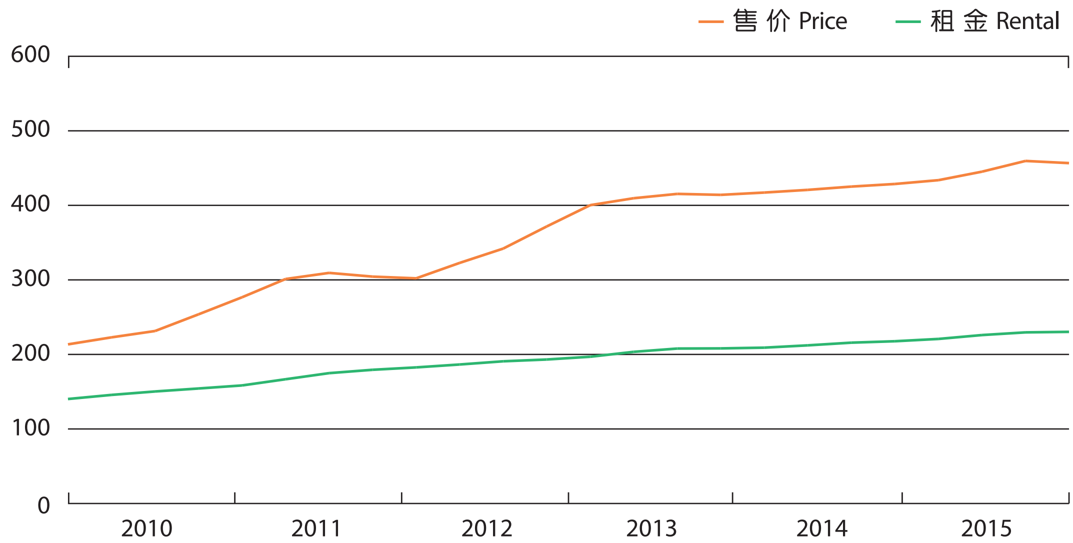
预计2016和2017年的落成量分别增至198 900平方米和232 400平方米。在2016年，56%的总落成量来自九龙，主要由观塘和油尖旺合共提供81%的新落成楼面。2016年另一个有较多供应的分区为沙田，将占整体落成量的20%。在2017年，预计观塘有更多供应。此外，亦预计甲级写字楼将分别占2016和2017年整体预测落成量的88%和93%。

Completions are expected to increase to 198 900 m^2 and 232 400 m^2 in 2016 and 2017 respectively. Supply from Kowloon in 2016, at 56% of total completions, will dominate the scene with Kwun Tong and Yau Tsim Mong together providing 81% of the newly completed space. Another district with relatively higher supply in 2016 is Sha Tin which will account for 20% of the overall completions. In 2017, more supply from Kwun Tong is expected. It is also anticipated that Grade A offices will account for 88% and 93% of the forecast completions in 2016 and 2017 respectively.

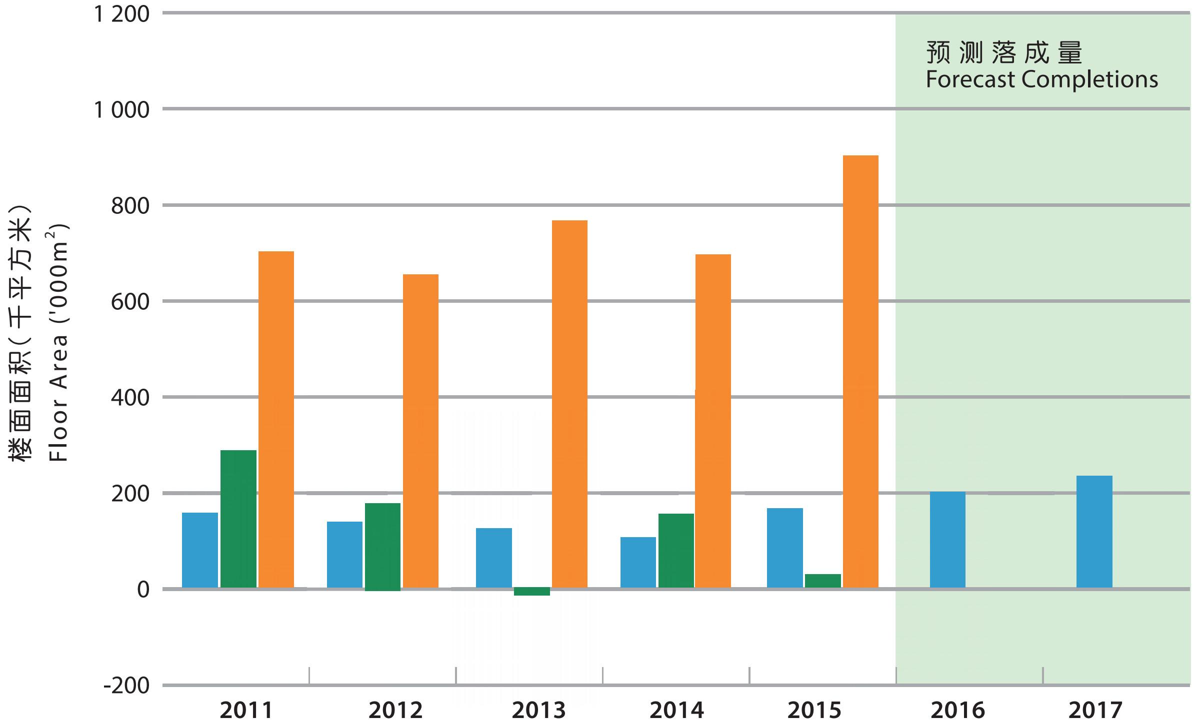
写字楼售价在年内稳步上升至第三季，但在第四季回落，写字楼租金则全年向上。第四季售价和租金与2014年同期相比均有所上升，分别录得7%和6%增幅。

Office prices grew steadily to the third quarter but stumbled in the fourth quarter of the year while office rents rose in the whole year. Both prices and rents in the fourth quarter recorded a growth of 7% and 6% respectively over the corresponding period in 2014.

售价及租金指数
Price and Rental Indices



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



楼面面积（千平方米）
Floor Area ('000m^2)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	155	136	123	104	165	199#	232#
使用量 Take-up	285	182	-17	153	27		
空置量 Vacancy	700	652	764	693	899		
%+	6.5	6.0	7.0	6.3	8.0		

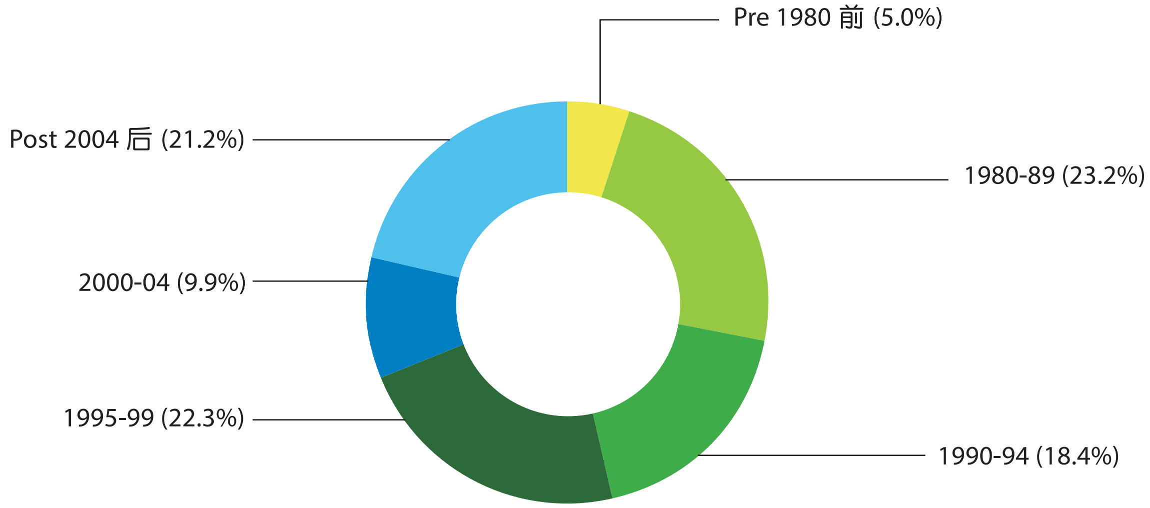
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures

2015年底，甲级写字楼的总存量为7 179 600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。

At the end of 2015, stock of Grade A office space stood at 7 179 600 m^2, 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，九龙及新界则分别占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123 900平方米，较2014年的水平增加44%。新的发展项目大多位于非核心地区，例如观塘占62%、南区占14%和沙田占11%。

Completions of Grade A offices were 123 900 m^2, a rise of 44% from 2014 level. Majority of the new developments were located in the non-core districts such as Kwun Tong with 62%, Southern district with 14% and Sha Tin with 11%.

2015年的使用量维持正数，但减少至14 900平方米。年底空置量增加至甲级写字楼总存量的7.8%，相当于558 000平方米，其中29%的空置面积位于核心地区。

Take-up in 2015 remained positive but was reduced to 14 900 m^2. The year-end vacancy increased to 7.8% of the Grade A stock, amounting to 558 000 m^2. 29% of the vacant space was found in the core districts.

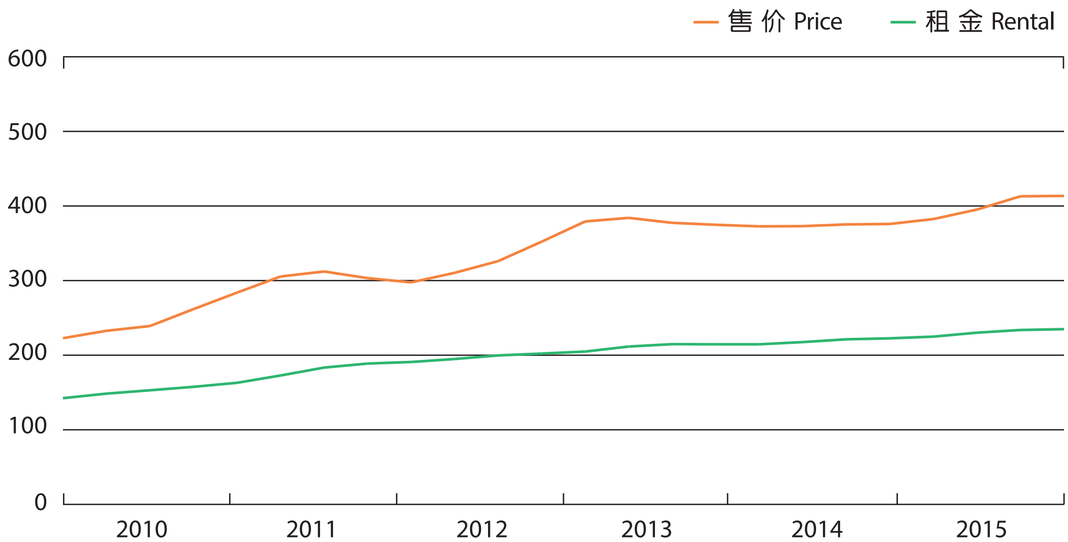
预计落成量在2016年将增加至174 200平方米，在2017年再上升至215 100平方米。2016年的新供应集中在观塘、油尖旺和沙田，占预测落成量的74%。2017年的新供应大多来自观塘，占整体落成量的63%。

It is anticipated that completions will increase to 174 200 m^2 in 2016 and further to 215 100 m^2 in 2017. New supply in 2016 will be concentrated in Kwun Tong, Yau Tsim Mong and Sha Tin by providing 74% of the estimated completions. In 2017, most of the new supply will come from Kwun Tong which will account for 63% of the overall completions.

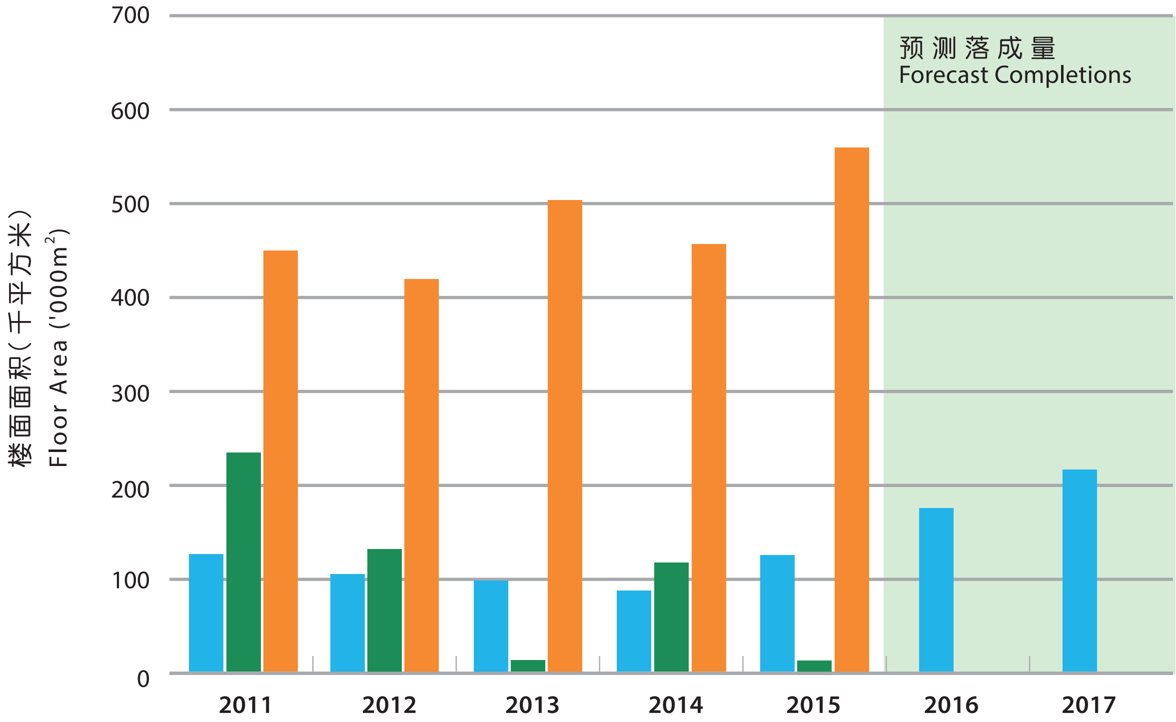
写字楼售价稳步攀升至第三季，及至年底开始停止。第四季的售价仍较去年同季上涨10%。年内租金上升较为轻微，第四季较2014年同期增加6%。

Office prices rose steadily up to the third quarter but started to halt at the year-end. It still demonstrated a hike of 10% in the fourth quarter over the same quarter of the year earlier. Rents rose much mildly during the year and registered a 6% gain in the fourth quarter over the same period in 2014.

售价及租金指数
Price and Rental Indices



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



楼面面积（千平方米）
Floor Area ('000m^2)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	125	104	97	86	124	174#	215#
使用量 Take-up	233	134	12	116	15		
空置量 Vacancy	448	418	502	455	558		
%+	6.6	6.1	7.2	6.4	7.8		

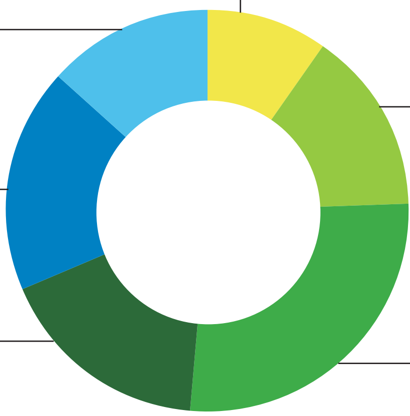
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures

2015年底乙级写字楼的总存量为2 616 400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。

Stock of Grade B offices at the end of 2015 was 2 616 400 m^2, 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62%，九龙与新界则分别占35%和3%。

Hong Kong Island accounted for 62%, while Kowloon and the New Territories contributed 35% and 3% respectively.

2015年乙级写字楼的落成量较2014年大幅增加，达40 600平方米，全部坐落于南区、观塘和油尖旺。

Grade B office completions in 2015 hiked up significantly from 2014 level to 40 600 m^2. All completions came from Southern district, Kwun Tong and Yau Tsim Mong.

与甲级写字楼的使用量相似，乙级写字楼在2015年的使用量同样为正数，但跌至24 300平方米。年底空置量同样录得升幅，增至乙级写字楼总存量的8.9%，相当于233 800平方米，其中38%的空置面积位于核心地区。

Similar to that for the Grade A offices, the take-up for Grade B offices in 2015 was again positive but it dropped to 24 300 m^2. The year-end vacancy, amounting to 233 800 m^2, also recorded a rise to 8.9% of the Grade B stock. 38% of the vacant space was found in the core districts.

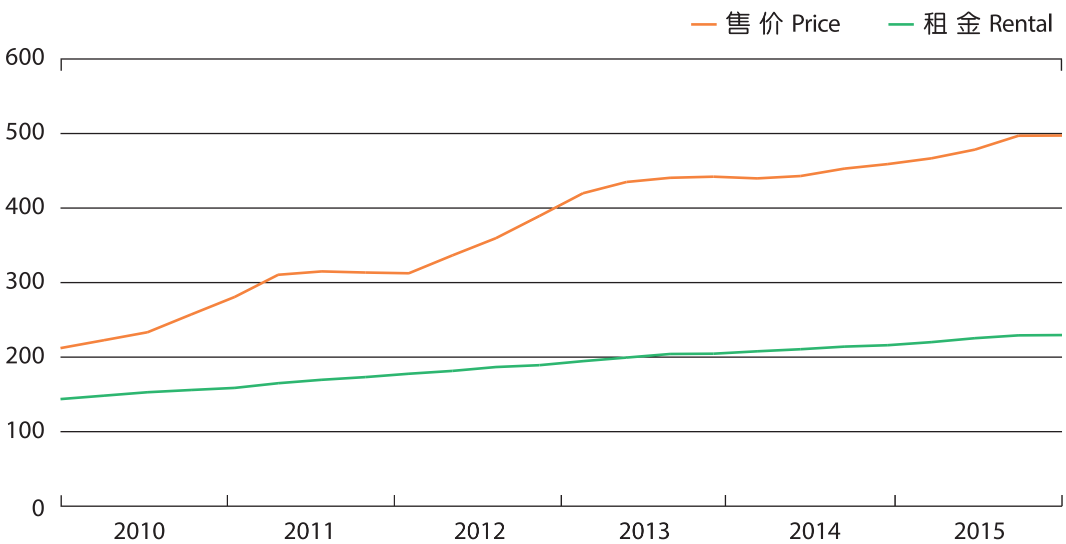
预计2016和2017年的落成量分别为22 300平方米和16 000平方米。在2016年，主要供应来自港岛，将提供22 200平方米写字楼楼面。预计2017年的供应将全部来自中西区。

22 300 m^2 and 16 000 m^2 are estimated to come on stream in 2016 and 2017 respectively. In 2016, major supply will be contributed from Hong Kong Island which will provide 22 200 m^2 of office spaces. It is expected that the entire supply in 2017 will come from Central and Western district.

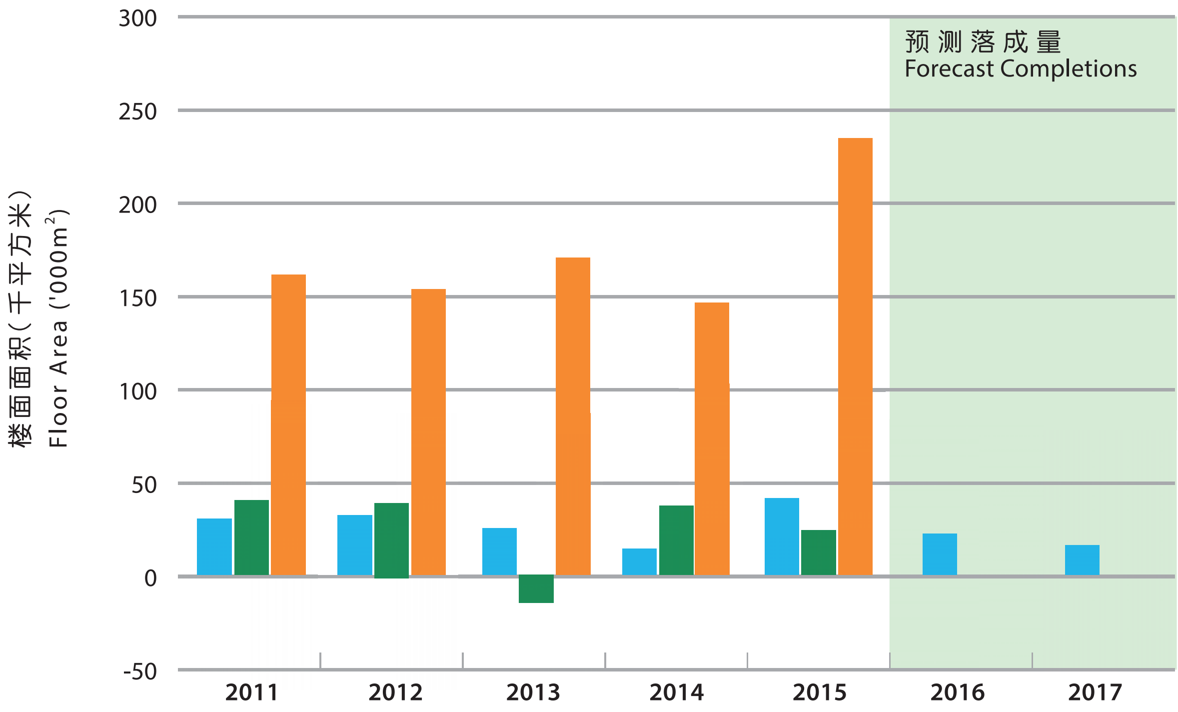
年内写字楼租金持续上扬，2015和2014年的第四季相比，录得6%增幅。售价亦在首三季持续攀升，及至第四季同样开始停止。然而，2015年第四季的售价仍较2014年同期上涨8%。

Office rents grew throughout the year with an increase of 6% between the fourth quarters of 2014 and 2015. Prices also rose continually in the first three quarters but again started to halt in the fourth quarter. Nevertheless, the prices still registered an increase of 8% in the fourth quarter of 2015 over the corresponding period in 2014.

售价及租金指数
Price and Rental Indices



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



楼面面积（千平方米）
Floor Area ('000m^2)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	30	32	25	14	41	22#	16#
使用量 Take-up	40	40	-15	37	24		
空置量 Vacancy	161	153	170	146	234		
%+	6.6	6.1	6.8	5.8	8.9		

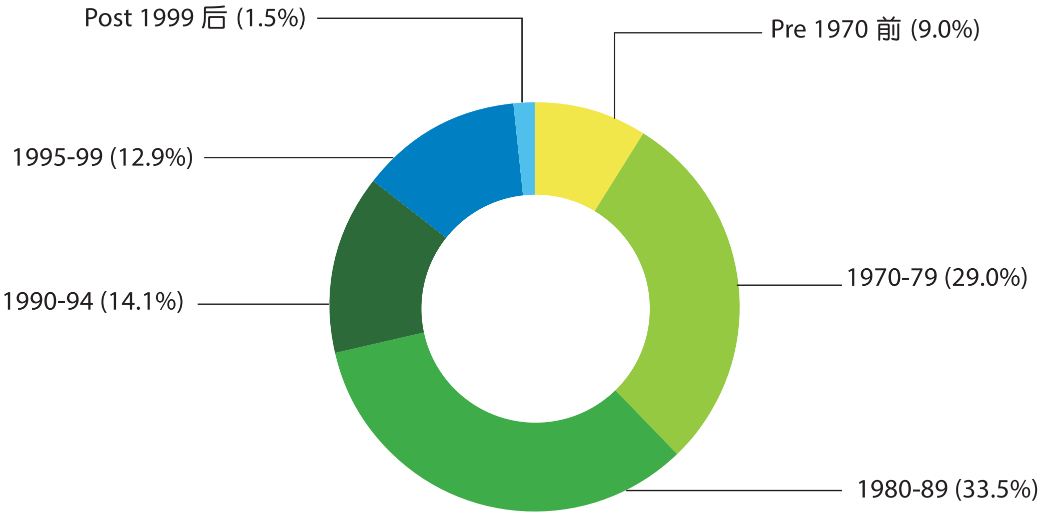
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures

2015年底丙级写字楼的总存量为1 487 200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 1 487 200 m² at the end of 2015, 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66%，九龙与新界则分别占32%和2%。

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

2015年没有丙级写字楼落成。

There were no completions for the Grade C offices in 2015.

使用量录得负数11 900平方米，空置量则升至106 700平方米，相等于总存量的7.2%，当中65%的空置面积位于核心地区。

A negative take-up of 11 900 m^2 was recorded and the vacancy, as increased to 106 700 m^2, was equivalent to 7.2% of the total stock. 65% of the vacant space was found in the core districts.

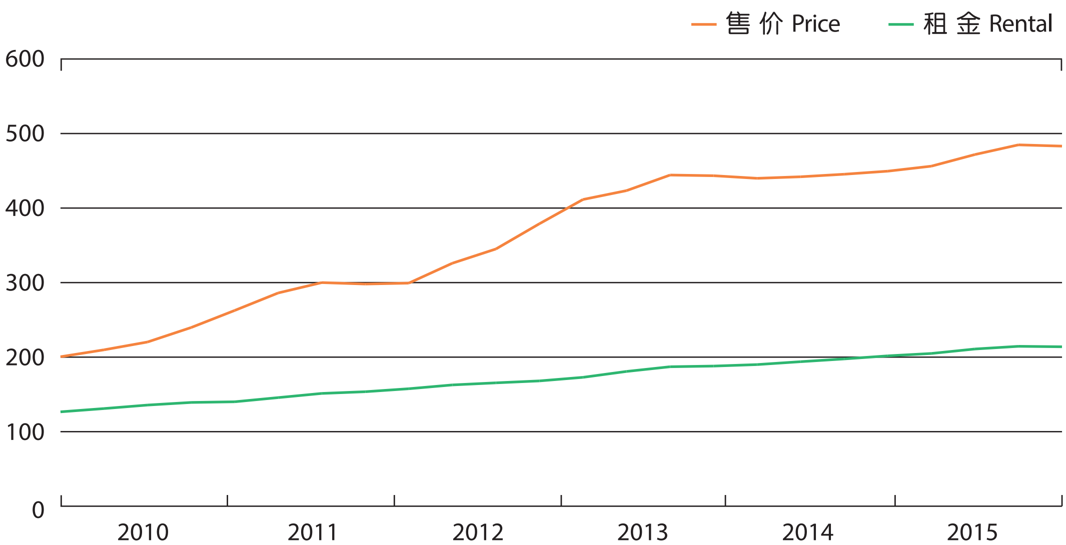
预计仅有少量丙级写字楼于2016和2017年落成，分别为2 400平方米和1 300平方米，新供应全部位于中西区。

Only limited Grade C office spaces of 2 400 m^2 and 1 300 m^2 will be expected in 2016 and 2017 respectively. All new supply will be located in Central and Western district.

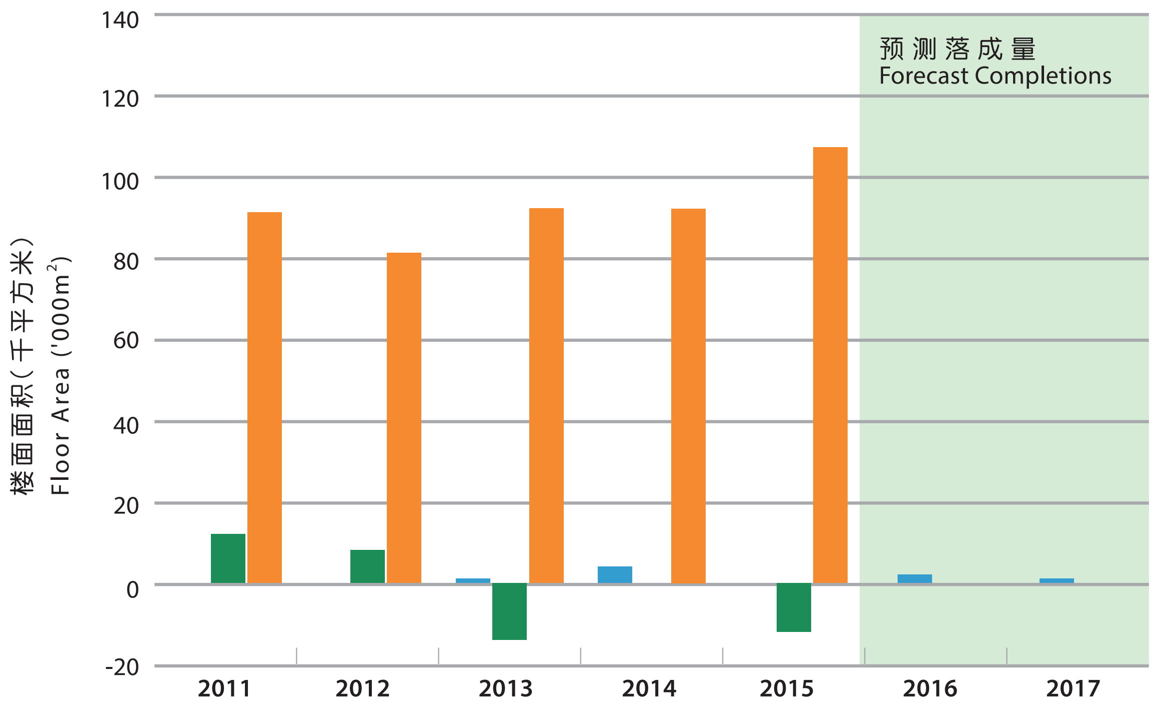
这分类的售价和租金首三季均持续上扬，但却于最后一季录得少于1%的跌幅。尽管如此，最后一季的售价和租金与去年末季相比，仍分别有8%和6%的增长。

Both the prices and rents in this sub-sector were buoyant to the third quarter but they recorded a drop of less than 1% in the final quarter. Despite these performances, prices and rents in the last quarter still grew by 8% and 6% respectively over the final quarter of the year earlier.

售价及租金指数
Price and Rental Indices



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



楼面面积（千平方米）
Floor Area ('000m²)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	0	0	1	4	0	2#	1#
使用量 Take-up	12	8	-14	0	-12		
空置量 Vacancy	91	81	92	92	107		
%+	6.0	5.4	6.1	6.2	7.2		

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

\# 预测数字
Forecast figures


chicco

私人商业楼宇
Private Commercial

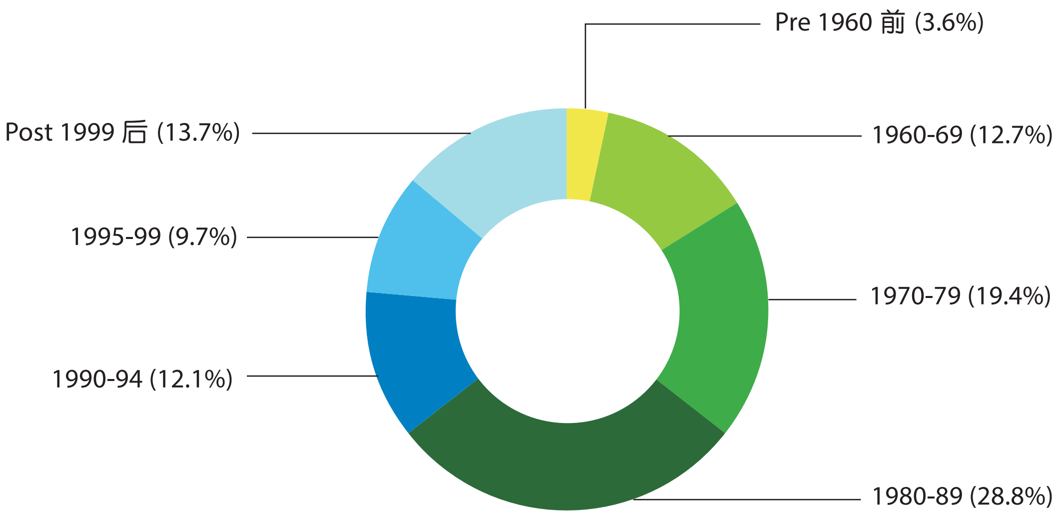
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

这类物业在2015年底的总存量为10 992 400平方米，其中29%在港岛，41%坐落九龙和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 2015 was 10 992 400 m^2, with 29% of the total space on Hong Kong Island, 41% in Kowloon and 30% in the New Territories. Distribution of total stock by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2015年的落成量增至68 300平方米，其中24%位于港岛，44%在九龙，其余32%坐落新界。按地区计，观塘和湾仔两区的落成量最多，各占22%，其次为沙田，占17%。

Completions in 2015 increased to 68 300 m^2, of which 24% was attributable to Hong Kong Island, 44% to Kowloon and the remaining 32% to the New Territories. On district basis, Kwun Tong and Wan Chai provided the two largest completions with each at 22%, followed by Sha Tin which accounted for 17%.

年内使用量维持正数，但跌至10 300平方米。另一方面，空置量上升至847 400平方米，为总存量的7.7%，商场铺位及楼上商业单位占整体空置量的61%。

Take-up in 2015 maintained a positive level but decreased to 10 300 m^2. On the other hand, vacancy increased to 847 400 m^2, representing 7.7% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 61% of the total.

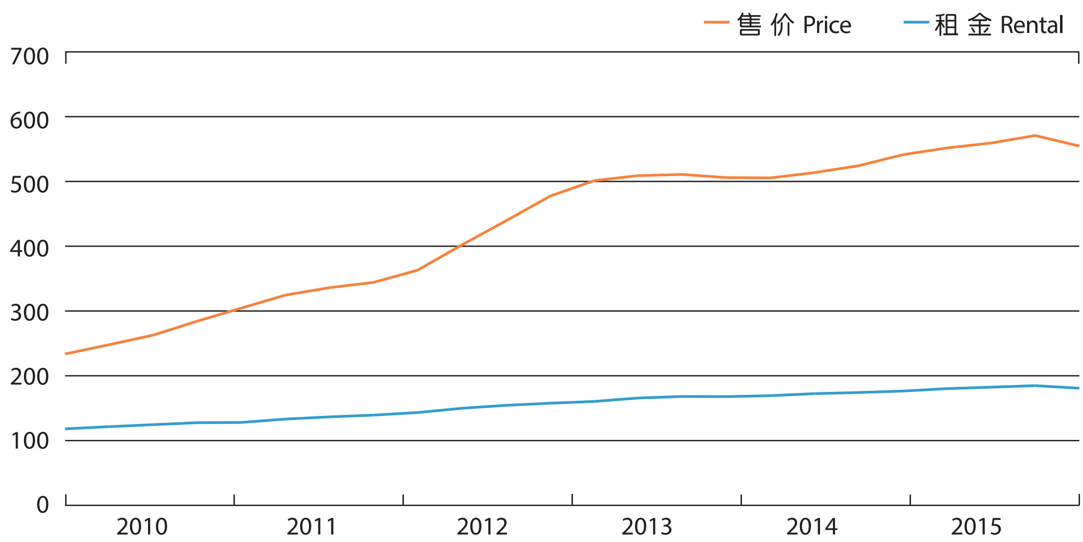
预计2016年落成量上升至125 900平方米，但2017年则跌至93 300平方米。2016年的供应主要有32%来自元朗、12%来自湾仔和11%来自油尖旺，三区合共提供预测落成量的55%。2017年的供应主要来自西贡、油尖旺和沙田，分别占总落成量的19%、16%和14%。

Completions are forecast to rise to 125 900 m^2 in 2016 but drop to 93 300 m^2 in 2017. Supply in 2016 will be contributed mainly from Yuen Long with 32%, Wan Chai with 12% and Yau Tsim Mong with 11%. They will altogether provide 55% of the estimated completions. In 2017, main source of supply is from Sai Kung, Yau Tsim Mong and Sha Tin. They will account for 19%, 16% and 14% of the total completions respectively.

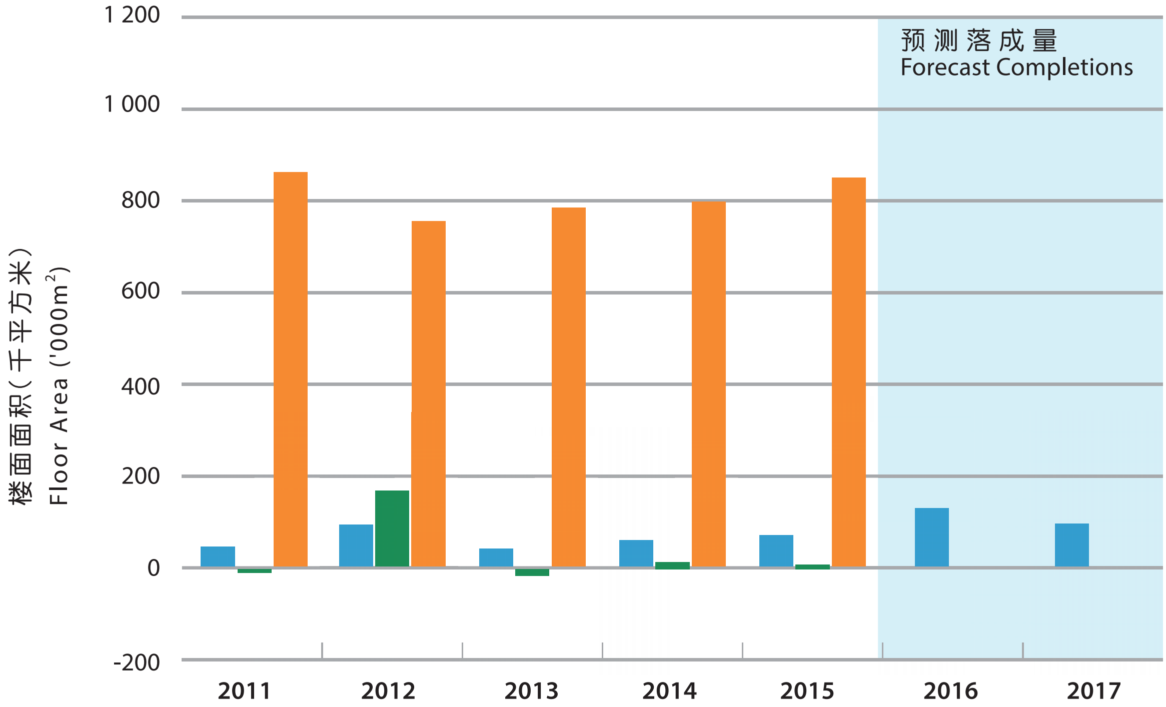
零售业楼宇方面，年内销售市场的售价与租赁市场的租金表现相仿，在早段均呈升势，及至2015年最后一季回落。整体而言，2015年第四季的售价和租金与2014年同期相比，增长了3%。

For retail properties, the price performance of the sales market resembled the leasing market during the year. Both prices and rents marked an upward movement in the beginning but fell in the last quarter of 2015. Overall, prices and rents in the fourth quarter of 2015 demonstrated a growth of 3% over the same period in 2014.

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



楼面面积(千平方米)
Floor Area ('000m²)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	42	90	38	57	68	126#	93#
使用量 Take-up	-7	165	-14	16	10		
空置量 Vacancy	859	752	782	795	847		
%+	8.0	6.9	7.2	7.3	7.7		

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

\# 预测数字
Forecast figures

私人工业楼宇
Private Industrial

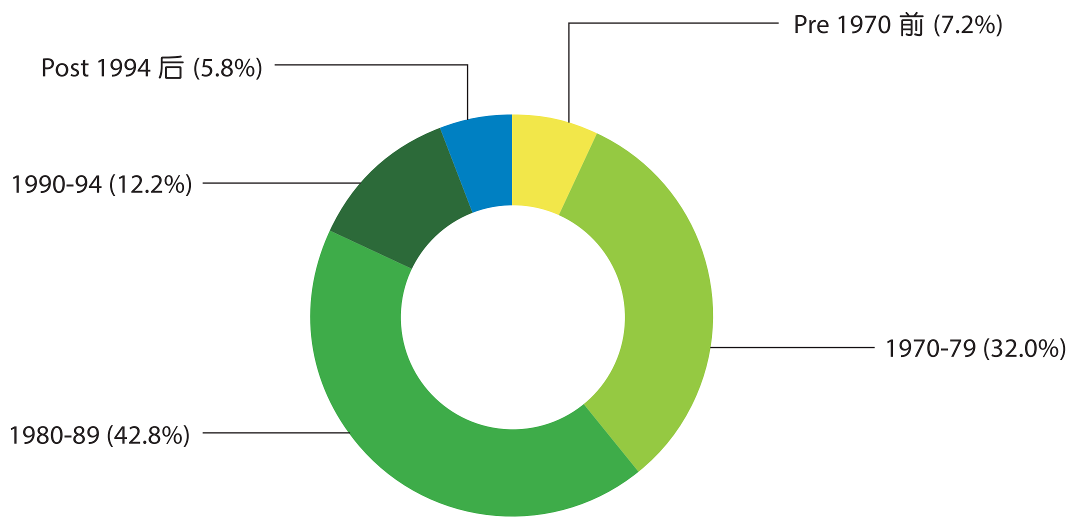
这类别包括分层工厂大厦及其附属写字楼。

This category comprises flatted factories and ancillary office accommodation.

这类物业于2015年底的总存量为16 850 800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。

At the end of 2015, stock in this sector was 16 850 800 m^2, which was evenly distributed between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2015年的落成量为29 700平方米，82%的新供应来自深水埗，余下的18%来自观塘和北区。

Completions in 2015 amounted to 29 700 m^2. 82% of the new supply came from Sham Shui Po whereas the remaining 18% were from Kwun Tong and North district.

2015年的使用量录得负数70 500平方米。空置量减至842 600平方米，相当于总存量的5.0%。58%的空置面积位于观塘、葵青和荃湾。

A negative take-up of 70 500 m^2 was recorded in 2015. Vacancy decreased to 842 600 m^2, representing 5.0% of stock. 58% of the vacant space was found in Kwun Tong, Kwai Tsing and Tsuen Wan.

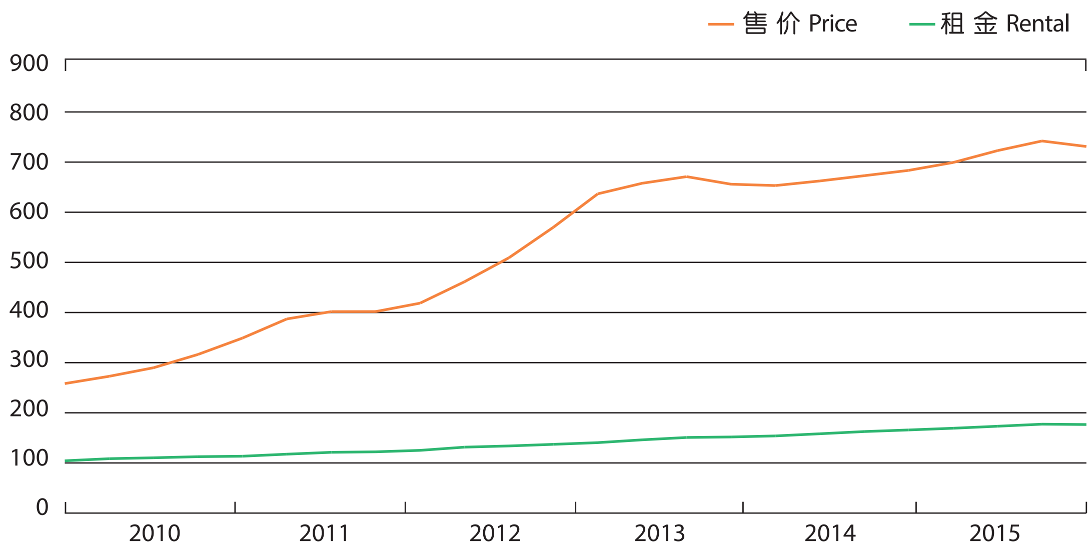
预计2016年的落成量跌至12 700平方米，其中65%位于葵青，余下的坐落于黄大仙。2017年将有26 100平方米的新面积供应，主要来自观塘和南区，分别占新落成量的32%和25%。

Completions in 2016 are expected to decrease to 12 700 m^2, of which 65% will be located in Kwai Tsing and the rest in Wong Tai Sin. A new space of 26 100 m^2 will be coming on stream in 2017, largely in Kwun Tong and Southern district accounting for 32% and 25% of the new completions respectively.

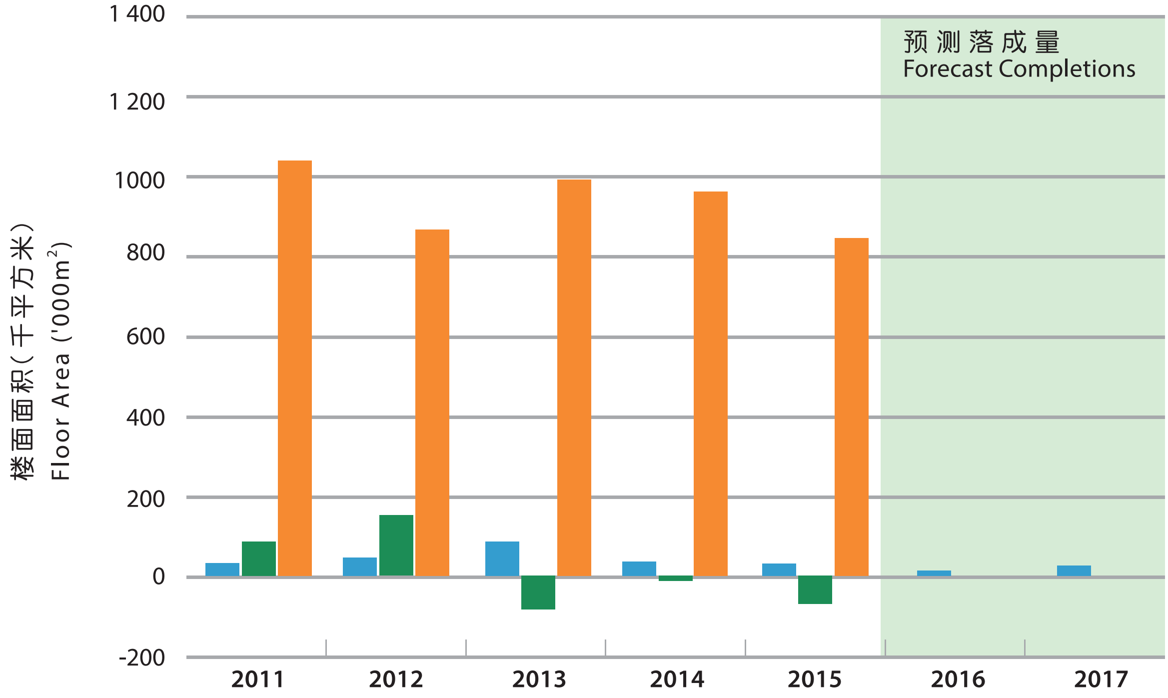
售价和租金于2015年继续上扬，及至第四季稍为调整。与去年同季相比，2015年第四季的售价和租金均上升7%。

Prices and rents continued to rise in 2015 but slightly adjusted in the fourth quarter. When comparing the fourth quarter of 2015 with the corresponding quarter of the year earlier, both prices and rents increased by 7%.

售价及租金指数
Price and Rental Indices



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



楼面面积（千平方米）
Floor Area ('000m²)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	32	46	85	36	30	13#	26#
使用量 Take-up	85	151	-84	-13	-71		
空置量 Vacancy	1 036	864	989	959	843		
%+	6.0	5.0	5.8	5.6	5.0		

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

\# 预测数字
Forecast figures

这类别包括设计作工贸用途，并为此取得占用许可证的楼宇。

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

在2015年并无新供应，亦无楼宇拆卸。由于深水埗区内有工贸大厦进行整幢改装工程，年底的总存量相应降至581 800平方米，大部分的楼面面积位于市区，其中深水埗和观塘共占总楼面面积的60%。

There was neither new supply nor demolition in 2015. Stock as at the end of this year dropped to 581 800 m^2, resulting from the wholesale conversion of industial/office building in Sham Shui Po. The majority of space was located in urban districts. Sham Shui Po and Kwun Tong accounted for 60% of the total space.

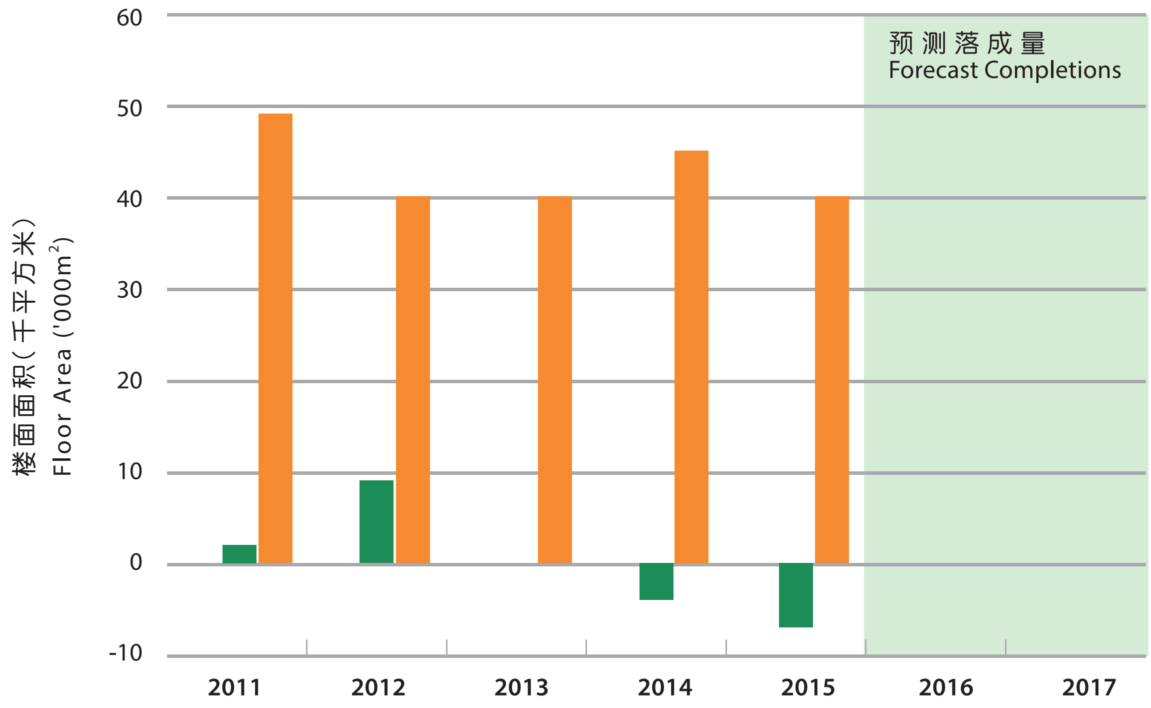
使用量为负数6 500平方米，空置率减至总存量的6.8%，即39 700平方米，45%的空置面积位于观塘。

Take-up was negative at 6 500 m^2, vacancy rate decreased to 6.8% of stock at 39 700 m^2. 45% of the vacant space was found in Kwun Tong.

预测此类楼宇在2016和2017年大致不会有新供应。

No new supply will likely be forthcoming in 2016 and 2017.

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



楼面面积(千平方米)
Floor Area ('000m^2)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	2	9	0	-4	-7		
空置量 Vacancy	49	40	40	45	40		
%+	8.2	6.7	6.8	7.5	6.8		

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

\# 预测数字
Forecast figures

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

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

2015年底这类物业的总存量为3 072 400平方米，其中新界占87%。

The stock in this sector was 3 072 400 m^2 at the end of 2015, of which 87% came from the New Territories.

2015年有六个新发展项目于新界落成，共提供61 100平方米楼面面积，其中四个项目位于元朗，占新落成楼面的一半。

Six new developments in the New Territories with 61 100 m^2 floor space were completed in 2015. Four of them were in Yuen Long, accounting for half of the newly completed space.

预计2016和2017年的落成量分别升至116 400平方米和102 500平方米。2016年有60%的预测供应来自西贡。在2017年，元朗和西贡将分别提供新供应的70%和30%。

Completions are expected to rise to 116 400 m^2 in 2016 and 102 500 m^2 in 2017. 60% of the forecast supply in 2016 will be found in Sai Kung. In 2017, Yuen Long and Sai Kung will provide 70% and 30% of the new supply respectively.

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

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.

2015年底的总存量为3 644 800平方米，其中80%以上位于新界，主要集中于葵青、荃湾和沙田，占整体楼面面积的68%。

Stock amounted to 3 644 800 m^2 at the end of 2015. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 68% of the total space.

2015年没有新供应。空置量减至153 000平方米，相当于总存量的4.2%，使用量则为正数62 200平方米。

There was no new supply in 2015. Vacancy decreased to 153 000 m^2, or 4.2% of stock, with a positive take-up of 62 200 m^2.

预测在2016和2017年分别有73 200平方米和82 800平方米的新供应，全部将来自葵青。

New supply of 73 200 m^2 and 82 800 m^2 are forecast to be available in 2016 and 2017 respectively and all new spaces will come from Kwai Tsing.


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.

技术附注
Technical Notes

1. 报告年度

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

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. 范围

本报告的调查对象涵盖全港私人楼宇。

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. 区域及地区

本报告把港岛、九龙及新界按区议会2011年的选区分界划分为18个地区，详情请见附录及分区图。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。

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 in 2011. For the office sector, there is further sub-division into certain sub-districts, to enable more detailed analysis of the principal office districts.

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

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

技术附注 Technical Notes

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。

4.3 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 表9的洋房包括只包含一个住宅物业的独立式、半独立式或排屋式建筑物。村屋并不包括在内。

4.4 House in Table 9 comprises detached, semi-detached or terraced building that contains only one residential property. Village houses are not included.

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

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

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；普遍有泊车设施。

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.

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；不一定有泊车设施。

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

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

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展房地产投资信托基金(领展)后，这些分拆出售的物业已归入私人物业类别。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 Link Real Estate Investment Trust (Link REIT) at the end of 2005, these divested properties 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。

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. 楼面面积

5. Floor Areas

5.1 住宅单位的楼面面积是以「实用面积」来计算。「实用面积」是指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。

5.1 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 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及/或与毗连单位的共用墙向内的一面所围绕的全部面积。

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

6. 楼宇总存量

6. Stock

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

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

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

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

7. 落成量

7. Completions

7.1 私人楼宇的落成量是指获发占用许可证的楼宇数量。

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

7.2 各类物业的落成量并不包括上文第4段所述的公营房屋落成量。

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

8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价记录中删除的私人楼宇数量。

8. Demolition

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

9. 预测数量

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

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

9.3 上文第4段所述的公营房屋发展项目并不包括在内。

9. Forecast

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

9.2 To arrive at the figures, data are compiled in respect of all known 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 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，有些单位在占用许可证发出后，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 after obtaining the Occupation Permit. 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2013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2013年前落成并已评估差饷的住宅楼宇，其空置量是根据抽样调查该等楼宇3%的单位所得结果来推算的。

11. 入住量 / 使用量

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

11.2 有关数字的计算方法是把年内落成量与年初空置量相加，然后减去该年的拆卸量及年终空置量（如有整幢改装的数字，已反映）。

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展所持有的物业(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 2013, 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 2013, 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 (with figures for wholesale conversion, if any, already reflected).

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 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。

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

12.3 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

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

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

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

12.5 有关平均租金和售价的分析，只供一般参考用途。某段时期的水平，主要取决于期内出租或出售物业的特点，包括楼宇质素及位置。因此，在不同时期内出现的变化，可能是因为在两个时段所分析的不同物业的质素有所差异，而**不应**一概而论视之为该时段中在价值方面的整体变化。尤其是加上括号的数字，表示交易宗数有限，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。

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

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

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

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

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

13. 租金和售价指数

13. Rental and Price Indices

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

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

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

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

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

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

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

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

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

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

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

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

14. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合约所载的售价来分析计算。在2014年及之后获选作分析的楼宇与以往所选的略有不同，包括：

港岛 - 碧瑶湾、比华利山、赛西湖大厦、置富花园、会景阁、帝景园、嘉亨湾、杏花邨、阳明山庄、光明台、港运城、蓝湾半岛、康怡花园、逸涛湾、浪琴园、帝后华庭、贝沙湾及贝沙湾南湾、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、涂涛山、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、灏景湾、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 Island South, 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 Shatin, 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2015年的权数是根据2014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 2015, the weights are based on the number of transactions effected in 2014.

15. 落成后使用方式

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

15. Mode of Occupation after Completion

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

16. 物业市场回报率

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

16. Property Market Yields

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

17. 楼宇买卖

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

17. Sales Transactions

Statistics on domestic sales are sourced from the Land Registry, derived from sale and purchase agreements of domestic units **received for registration** in the Land Registry for the relevant periods. Statistics on non-domestic sales are based on analysis made of sales transaction records obtained by this Department from the Land Registry and the 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.

18. 四舍五入

由于数字四舍五入，所以个别项目的总和与各表所示的总数可能有些微差别。

18. Rounding of Figures

Due to rounding, there may be a slight discrepancy between the sum of individual items and the total shown in the Tables.

图表 · 附录 · 分区图
Tables · Appendix · Plans

私人住宅

Private Domestic

私人写字楼

Private Offices

私人商业楼宇

Private Commercial

私人分层工厂大厦

Private Flatted Factories

私人工贸大厦

Private Industrial/Office

私人特殊厂房

Private Specialised Factories

私人货仓

Private Storage

私人物业市场回报率

Private Property Market Yields

物业买卖

Sales Transactions

私 人 住 宅 - 各 类 单 位 总 存 量 及 空 置 量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m^2]	2015 年底总存量 Stock at year-end		2015 年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	9 230	355 969	8 331	2.3
	20 - 39.9	346 739			
B	40 - 69.9	560 064	560 064	17 784	3.2
C	70 - 99.9	140 300	140 300	8 711	6.2
D	100 - 159.9	63 370	63 370	4 771	7.5
E	160 - 199.9	12 618	25 751	2 438	9.5
	200 - 279.9	10 014			
	> 279.9	3 119			
所 有 类 别	**ALL CLASSES**	**1 145 454**	**1 145 454**	**42 035**	**3.7**

表 Table 2

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

单位数目 No. of units

地区	District	2014 年底总存量 Stock at year-end	2015 年落成量 Completions	落成量占 2014 年总存量的百分率 Completions as a % of 2014 Stock	2015 年底总存量 Stock at year-end	2015 年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	92 015	438	0.5	91 905	3 373	3.7
湾仔	Wan Chai	62 505	1 418	2.3	63 675	4 973	7.8
东区	Eastern	127 376	595	0.5	127 335	1 970	1.5
南区	Southern	42 039	8	0.0 +	41 992	1 899	4.5
港岛	***HONG KONG***	***323 935***	***2 459***	***0.8***	***324 907***	***12 215***	***3.8***
油尖旺	Yau Tsim Mong	112 535	114	0.1	112 504	3 751	3.3
深水埗	Sham Shui Po	74 095	592	0.8	74 496	1 986	2.7
九龙城	Kowloon City	101 227	1 178	1.2	102 086	3 679	3.6
黄大仙	Wong Tai Sin	19 123	-	-	19 011	116	0.6
观塘	Kwun Tong	47 225	-	-	47 225	766	1.6
九龙	***KOWLOON***	***354 205***	***1 884***	***0.5***	***355 322***	***10 298***	***2.9***
葵青	Kwai Tsing	35 503	-	-	35 499	421	1.2
荃湾	Tsuen Wan	77 384	-	-	77 378	2 006	2.6
屯门	Tuen Mun	57 477	7	0.0 +	57 482	1 265	2.2
元朗	Yuen Long	72 949	1 381	1.9	74 329	2 860	3.8
北区	North	27 597	-	-	27 600	1 000	3.6
大埔	Tai Po	31 066	1 370	4.4	32 450	2 067	6.4
沙田	Sha Tin	77 668	2 085	2.7	79 750	3 474	4.4
西贡	Sai Kung	55 905	596	1.1	56 501	3 700	6.5
离岛	Islands	22 741	1 498	6.6	24 236	2 729	11.3
新界	***NEW TERRITORIES***	***458 290***	***6 937***	***1.5***	***465 225***	***19 522***	***4.2***
全港	***OVERALL***	***1 136 430***	***11 280***	***1.0***	***1 145 454***	***42 035***	***3.7***

\+ 少于 0.05%
2015 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 2014 年底总存量计算。

\+ Below 0.05%
2015 Stock figures are derived from the latest rating record,
and not from the 2014 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	拆卸量 Demolition	落成量 Completions	年底各类单位总存量 Stock by Class at year-end A	B	C	D	E	总数 Total
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***
2015	港岛	Hong Kong	1 182	2 459	105 998	137 159	38 791	27 007	15 952	324 907
	九龙	Kowloon	817	1 884	127 339	166 228	41 226	17 607	2 922	355 322
	新界	New Territories	-	6 937	122 632	256 677	60 283	18 756	6 877	465 225
	全港	***OVERALL***	***1 999***	***11 280***	***355 969***	***560 064***	***140 300***	***63 370***	***25 751***	***1 145 454***

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					
			A	B	C	D	E	总数 Total	A	B	C	D	E	总数 Total
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***
2015	港岛	Hong Kong	724	387	49	-	22	1 182	669	1 115	316	257	102	2 459
	九龙	Kowloon	234	420	138	24	1	817	646	587	232	358	61	1 884
	新界	New Territories	-	-	-	-	-	-	820	3 329	1 642	856	290	6 937
	全港	***OVERALL***	***958***	***807***	***187***	***24***	***23***	***1 999***	***2 135***	***5 031***	***2 190***	***1 471***	***453***	***11 280***

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**
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
2015	2 135	5 031	2 190	1 471	453	11 280

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 m^2]	2011	2012	2013	2014	2015 港岛 Hong Kong	2015 九龙 Kowloon	2015 新界 New Territories	2015 总数 Total
A	< 20.0	22	-	81	64	-	4	75	79
	20 - 39.9	614	1 511	1 342	2 096	669	642	745	2 056
B	40 - 69.9	4 586	4 496	4 688	8 446	1 115	587	3 329	5 031
C	70 - 99.9	3 101	1 720	1 207	4 207	316	232	1 642	2 190
D	100 - 159.9	919	1 827	573	666	257	358	856	1 471
E	160 - 199.9	136	253	164	90	26	46	159	231
	200 - 279.9	36	233	154	89	30	8	110	148
	> 279.9	35	109	45	61	46	7	21	74
所有类别	**ALL CLASSES**	**9 449**	**10 149**	**8 254**	**15 719**	**2 459**	**1 884**	**6 937**	**11 280**

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	2015年各类单位落成量 Completions by Class A	B	C	D	E	总数 Total	预测落成量 Forecast Completions [2016]	[2017]
中西区	Central and Western	119	30	115	109	65	438	1 422	1 186
湾仔	Wan Chai	481	795	103	13	26	1 418	487	353
东区	Eastern	69	290	98	135	3	595	146	1 177
南区	Southern	-	-	-	-	8	8	407	121
港岛	***HONG KONG***	***669***	***1 115***	***316***	***257***	***102***	***2 459***	***2 462***	***2 837***
油尖旺	Yau Tsim Mong	114	-	-	-	-	114	793	628
深水埗	Sham Shui Po	185	372	20	2	13	592	892	2 554
九龙城	Kowloon City	347	215	212	356	48	1 178	1 686	4 290
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	-	-	-	-	-	-	-	256
九龙	***KOWLOON***	***646***	***587***	***232***	***358***	***61***	***1 884***	***3 371***	***7 728***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	5	-
屯门	Tuen Mun	-	-	2	2	3	7	15	1 949
元朗	Yuen Long	689	587	26	41	38	1 381	5 274	1 436
北区	North	-	-	-	-	-	-	-	547
大埔	Tai Po	47	362	496	334	131	1 370	-	1
沙田	Sha Tin	1	1 234	652	136	62	2 085	868	142
西贡	Sai Kung	83	426	27	55	5	596	3 771	3 092
离岛	Islands	-	720	439	288	51	1 498	2 437	196
新界	***NEW TERRITORIES***	***820***	***3 329***	***1 642***	***856***	***290***	***6 937***	***12 370***	***7 363***
全港	***OVERALL***	***2 135***	***5 031***	***2 190***	***1 471***	***453***	***11 280***	***18 203***	***17 928***

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	[2016] A	B	C	D	E	总数 Total	[2017] A	B	C	D	E	总数 Total
中西区	Central and Western	470	575	271	54	52	1 422	577	216	160	6	227	1 186
湾仔	Wan Chai	340	38	12	26	71	487	131	217	-	4	1	353
东区	Eastern	103	42	-	1	-	146	578	179	184	228	8	1 177
南区	Southern	127	127	2	6	145	407	-	-	-	44	77	121
港岛	***HONG KONG***	***1 040***	***782***	***285***	***87***	***268***	***2 462***	***1 286***	***612***	***344***	***282***	***313***	***2 837***
油尖旺	Yau Tsim Mong	660	130	2	1	-	793	620	8	-	-	-	628
深水埗	Sham Shui Po	361	531	-	-	-	892	1 578	466	-	474	36	2 554
九龙城	Kowloon City	636	178	78	558	236	1 686	1 322	2 059	686	208	15	4 290
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
观塘	Kwun Tong	-	-	-	-	-	-	-	128	128	-	-	256
九龙	***KOWLOON***	***1 657***	***839***	***80***	***559***	***236***	***3 371***	***3 520***	***2 661***	***814***	***682***	***51***	***7 728***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	4	1	5	-	-	-	-	-	-
屯门	Tuen Mun	-	-	-	-	15	15	497	927	275	164	86	1 949
元朗	Yuen Long	1 113	2 827	932	353	49	5 274	706	631	98	-	1	1 436
北区	North	-	-	-	-	-	-	301	245	1	-	-	547
大埔	Tai Po	-	-	-	-	-	-	-	-	-	-	1	1
沙田	Sha Tin	-	360	56	148	304	868	-	-	-	46	96	142
西贡	Sai Kung	385	1 867	905	287	327	3 771	655	1 804	470	114	49	3 092
离岛	Islands	543	1 869	-	5	20	2 437	14	104	58	20	-	196
新界	***NEW TERRITORIES***	***2 041***	***6 923***	***1 893***	***797***	***716***	***12 370***	***2 173***	***3 711***	***902***	***344***	***233***	***7 363***
全港	***OVERALL***	***4 738***	***8 544***	***2 258***	***1 443***	***1 220***	***18 203***	***6 979***	***6 984***	***2 060***	***1 308***	***597***	***17 928***

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	2014 年底总存量 Stock at year-end	2015 年落成量 Completions	落成量占 2014 年总存量的百分率 Completions as a % of 2014 Stock	2015 年底总存量 Stock at year-end
中西区	Central and Western	511	5	1.0	512
湾仔	Wan Chai	305	22	7.2	325
东区	Eastern	-	-	-	-
南区	Southern	1 712	8	0.5	1 717
港岛	***HONG KONG***	***2 528***	***35***	***1.4***	***2 554***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	70	13	18.6	83
九龙城	Kowloon City	470	21	4.5	489
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	***KOWLOON***	***584***	***34***	***5.8***	***616***
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	142	-	-	140
屯门	Tuen Mun	414	-	-	414
元朗	Yuen Long	7 919	79	1.0	7 998
北区	North	855	-	-	855
大埔	Tai Po	2 427	12	0.5	2 438
沙田	Sha Tin	665	20	3.0	685
西贡	Sai Kung	1 914	5	0.3	1 919
离岛	Islands	788	35	4.4	823
新界	***NEW TERRITORIES***	***15 126***	***151***	***1.0***	***15 274***
全港	***OVERALL***	***18 238***	***220***	***1.2***	***18 444***

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。
2015 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 2014 年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2015 Stock figures are derived from the latest rating record,
and not from the 2014 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
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
2015	11 280	10 756	95.4	1 134 174	31 279	2.8	42 035	3.7

私 人 住 宅 - 各 类 单 位 落 成 后 使 用 方 式
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

类别 Class	区域	Area	于 2015 年评估差饷时申报为已入住的单位数目 No. of Units Valued in 2015 and Reported as Wholly Occupied	业主自住 Owner Occupied 单位数目 No. of Units	业主自住 Owner Occupied 百分率 %	出租 Let 单位数目 No. of Units	出租 Let 百分率 %
A	港岛	Hong Kong	254	48	18.9	206	81.1
	九龙	Kowloon	340	162	47.6	178	52.4
	新界	New Territories	302	210	69.5	92	30.5
	全港	***OVERALL***	***896***	***420***	***46.9***	***476***	***53.1***
B	港岛	Hong Kong	521	219	42.0	302	58.0
	九龙	Kowloon	340	159	46.8	181	53.2
	新界	New Territories	4 757	3 399	71.5	1 358	28.5
	全港	***OVERALL***	***5 618***	***3 777***	***67.2***	***1 841***	***32.8***
C	港岛	Hong Kong	73	19	26.0	54	74.0
	九龙	Kowloon	270	178	65.9	92	34.1
	新界	New Territories	972	774	79.6	198	20.4
	全港	***OVERALL***	***1 315***	***971***	***73.8***	***344***	***26.2***
D	港岛	Hong Kong	77	53	68.8	24	31.2
	九龙	Kowloon	10	6	60.0	4	40.0
	新界	New Territories	75	65	86.7	10	13.3
	全港	***OVERALL***	***162***	***124***	***76.5***	***38***	***23.5***
E	港岛	Hong Kong	14	2	14.3	12	85.7
	九龙	Kowloon	6	6	100.0	-	-
	新界	New Territories	12	8	66.7	4	33.3
	全港	***OVERALL***	***32***	***16***	***50.0***	***16***	***50.0***
所 有 类 别 All Classes	港岛	Hong Kong	939	341	36.3	598	63.7
	九龙	Kowloon	966	511	52.9	455	47.1
	新界	New Territories	6 118	4 456	72.8	1 662	27.2
	全港	***OVERALL***	***8 023***	***5 308***	***66.2***	***2 715***	***33.8***

私 人 住 宅 - 各 类 单 位 平 均 租 金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 $/m² per month

类别 Class		A			B			C			D			E		
年 / Year /	月 Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2014		397	311	253	358	300	218	391	321	227	412	322	250	466	329	247
2015 *		435	345	272	392	325	238	420	356	249	437	349	257	465	342	257
2014	10	400	323	266	367	318	230	395	325	236	427	311	227	467	(318)	(245)
	11	405	312	263	371	328	231	402	326	233	394	365	253	444	(320)	246
	12	401	322	271	377	318	236	402	333	238	409	328	277	478	(277)	259
2015	1	407	313	271	368	318	234	397	349	251	443	339	266	485	(363)	266
	2	407	330	262	384	325	233	407	350	244	423	338	272	447	(330)	(256)
	3	408	326	262	383	328	241	411	351	245	429	319	260	453	(318)	(211)
	4	414	339	270	381	317	234	415	347	236	431	316	242	486	(296)	(258)
	5	424	351	255	394	330	236	421	372	253	429	346	249	425	(345)	(253)
	6	446	367	266	397	322	235	419	384	249	446	366	242	467	(464)	233
	7	470	361	287	396	331	240	433	373	249	432	379	253	456	(349)	276
	8	450	363	286	409	334	249	437	369	261	447	363	257	480	(357)	261
	9	427	342	274	396	326	240	428	355	253	443	373	269	494	(320)	263
	10	438	336	269	401	325	239	428	336	246	436	326	262	450	(345)	243
	11 *	432	327	268	391	317	237	416	333	244	445	338	254	463	(286)	(273)
	12 *	433	327	263	382	306	231	400	327	246	423	320	259	440	(310)	(243)

* 临时数字
( ) 表示少于 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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

每平方米售价 $ / m^2

类别 Class	A			B			C			D			E		
年 / 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
2014	128 912	104 403	91 436	129 629	108 820	81 476	153 720	138 586	89 607	183 962	160 259	85 479	249 984	235 620	73 677
2015 *	146 437	117 993	107 754	147 993	121 000	94 343	171 756	148 758	101 374	198 841	166 913	96 960	238 707	206 485	89 054
2014 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	134 900	112 186	97 153	137 402	113 685	85 454	167 636	143 987	94 218	195 271	141 968	82 498	(286 672)	(205 896)	73 839
12	138 166	112 619	101 034	138 205	119 118	88 665	159 238	145 756	95 058	184 926	(190 669)	88 881	(253 795)	(192 621)	76 417
2015 1	142 185	116 929	104 719	140 527	121 402	91 268	172 497	140 574	97 361	187 518	173 207	94 158	(212 108)	-	90 613
2	147 092	119 297	106 392	145 126	121 840	92 028	169 071	151 768	94 277	215 879	154 503	96 912	(206 375)	(310 947)	72 891
3	148 875	112 545	104 778	150 289	119 964	92 482	166 777	138 633	102 627	189 581	(186 081)	95 913	(227 406)	(285 667)	(81 938)
4	146 094	116 134	105 166	148 475	119 159	93 346	170 560	151 631	100 716	198 755	(197 965)	101 506	(230 305)	(175 436)	97 235
5	147 960	118 409	109 038	151 728	124 110	95 574	176 366	153 818	103 624	195 155	172 690	88 912	(245 471)	(113 863)	103 147
6	147 821	122 337	113 816	153 461	125 591	97 813	179 459	158 861	105 736	209 342	177 783	95 726	(215 963)	(171 254)	131 290
7	151 462	123 736	114 705	152 175	128 291	99 534	170 908	154 191	107 064	193 054	158 491	96 277	(261 183)	(220 875)	72 531
8	150 395	124 574	112 796	153 073	124 979	99 686	181 770	146 704	105 710	198 771	(144 226)	106 307	(263 819)	-	81 271
9	149 928	120 022	108 030	150 115	117 509	93 686	174 574	166 294	101 746	(191 916)	(172 404)	100 499	(301 318)	(196 863)	(88 326)
10	144 388	114 392	102 668	146 295	111 165	91 530	160 319	157 851	95 326	(198 759)	(159 643)	101 059	(231 285)	(248 255)	(82 420)
11 *	141 356	109 026	101 264	138 396	112 485	87 356	167 668	136 341	97 364	188 504	(152 237)	98 603	(226 361)	(193 424)	(80 351)
12 *	134 703	108 357	100 437	136 496	108 183	88 482	150 043	127 397	98 222	207 501	(145 886)	91 319	(239 001)	(232 564)	(82 790)

* 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 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
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
2015 *		187.4	172.7	154.1	150.6	145.7	175.7	148.9	172.8
2014	10 - 12	178.3	165.3	148.2	145.3	143.3	167.8	144.6	165.3
2015	1 - 3	181.9	168.7	150.8	147.9	144.5	171.1	146.8	168.5
	4 - 6	187.4	173.1	153.9	150.3	145.2	175.8	148.6	172.8
	7 - 9	191.6	176.7	156.8	153.1	147.0	179.6	150.9	176.6
	10 - 12 *	189.0	172.3	155.0	151.1	145.9	176.4	149.3	173.5
2014	10	177.4	164.2	147.0	144.8	142.9	166.8	144.2	164.3
	11	178.2	165.5	148.3	145.5	143.5	167.9	144.8	165.3
	12	179.2	166.3	149.4	145.7	143.5	168.8	144.9	166.2
2015	1	180.7	167.4	149.7	147.0	144.3	169.9	146.1	167.3
	2	181.3	168.6	151.1	147.7	144.5	170.9	146.6	168.3
	3	183.6	170.1	151.5	149.0	144.8	172.5	147.6	169.8
	4	185.8	171.4	152.7	149.9	144.9	174.2	148.2	171.3
	5	187.7	173.5	154.2	150.0	145.2	176.1	148.4	173.1
	6	188.6	174.5	154.7	151.0	145.6	177.1	149.2	174.1
	7	190.1	175.2	156.3	152.0	146.7	178.2	150.2	175.2
	8	191.9	177.4	157.0	153.6	147.0	180.1	151.3	177.0
	9	192.7	177.5	157.2	153.6	147.2	180.5	151.3	177.5
	10	190.6	175.3	155.7	152.0	146.7	178.5	150.1	175.5
	11 *	189.0	172.5	155.7	151.8	145.9	176.6	149.7	173.7
	12 *	187.3	169.2	153.5	149.5	145.1	174.0	148.0	171.3

* 临时数字

* Provisional figures

私 人 住 宅 - 各 类 单 位 售 价 指 数 （ 全 港 ）
PRIVATE DOMESTIC - PRICE INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
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	247.8	264.7	257.1	252.3	256.9
2015 *		326.8	282.8	265.3	269.3	283.4	297.9	273.1	296.8
2014	10 - 12	299.2	260.6	249.2	258.3	270.7	274.8	261.7	274.3
2015	1 - 3	316.5	275.5	259.5	266.6	278.7	290.0	269.9	289.2
	4 - 6	328.4	285.4	266.7	272.5	285.4	300.2	275.9	299.2
	7 - 9	336.8	290.9	272.3	276.0	290.3	306.4	280.0	305.2
	10 - 12 *	325.3	279.6	262.8	262.0	279.1	295.0	266.8	293.6
2014	10	294.4	256.9	246.9	257.0	269.1	270.9	260.2	270.5
	11	299.1	260.4	249.1	257.9	270.2	274.7	261.3	274.1
	12	304.0	264.6	251.6	260.0	272.9	278.9	263.6	278.3
2015	1	311.7	270.7	255.6	263.5	276.3	285.3	267.0	284.6
	2	318.9	277.9	261.2	268.1	279.3	292.3	271.1	291.5
	3	318.9	277.9	261.6	268.3	280.5	292.3	271.6	291.5
	4	326.1	283.8	264.4	270.7	283.4	298.4	274.1	297.4
	5	328.1	285.0	266.5	271.9	284.8	299.9	275.3	298.8
	6	331.0	287.5	269.1	274.8	288.0	302.3	278.3	301.3
	7	335.1	290.0	270.7	275.4	288.3	305.3	279.0	304.1
	8	337.1	291.1	272.1	275.7	290.1	306.6	279.7	305.3
	9	338.2	291.5	274.1	276.8	292.5	307.3	281.2	306.1
	10	334.5	288.3	270.9	264.7	286.9	303.9	271.0	302.3
	11 *	327.0	278.6	259.1	263.3	279.0	294.8	267.6	293.4
	12 *	314.4	271.8	258.4	258.0	271.3	286.3	261.7	285.1

* 临时数字   * Provisional figures

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

年 / 月 Year / Month		A, B & C 市区 Urban	A, B & C 新界 N.T.	A, B & C 合计 All	D & E 市区 Urban	D & E 新界 N.T.	D & E 合计 All	所有类别 Overall 市区 Urban	所有类别 Overall 新界 N.T.	所有类别 Overall 合计 All
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	242.7	219.4	231.3	288.5	217.3	259.1	246.1	220.9	233.6
	12	244.9	223.4	234.8	291.6	219.3	261.5	248.3	225.0	237.2
2015	1	250.6	229.9	241.3	297.3	222.1	266.2	253.9	231.3	243.7
	2	255.9	233.7	245.6	299.0	219.2	265.0	259.1	234.8	247.9
	3	257.3	234.9	246.9	307.0	220.4	268.9	260.9	236.0	249.1
	4	261.7	238.0	250.6	307.2	228.0	274.1	265.1	239.3	252.9
	5	263.7	239.9	252.4	305.3	233.1	276.6	266.9	241.4	254.8
	6	265.9	243.8	256.0	308.6	237.0	280.5	269.2	245.4	258.3
	7	267.6	245.5	257.8	309.4	238.5	281.7	271.0	246.9	260.2
	8	268.1	247.3	259.0	312.5	237.0	282.2	271.4	248.7	261.5
	9	265.4	245.0	256.6	315.8	235.6	282.5	268.9	246.3	259.0
	10	257.7	239.7	250.4	307.2	230.3	275.6	261.1	241.1	252.7
	11 *	255.3	232.0	244.4	307.2	223.1	270.9	258.8	233.3	246.8
	12 *	248.0	226.2	237.8	304.2	222.5	269.2	251.7	227.6	240.4

* 临时数字
技术附注第 14 段对「较受欢迎屋苑」有详细说明。

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

私 人 写 字 楼 - 各 区 不 同 级 别 总 存 量 及 空 置 量
PRIVATE OFFICES - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m²

地区	District	2015年底总存量 Stock at year-end				2015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	1 895 800	773 900	575 000	3 244 700	95 700	27 700	41 100	164 500	5.0	3.6	7.1	5.1
湾仔	Wan Chai	914 600	567 800	300 700	1 783 100	38 300	40 800	19 800	98 900	4.2	7.2	6.6	5.5
东区	Eastern	740 100	203 100	79 800	1 023 000	28 800	9 600	5 100	43 500	3.9	4.7	6.4	4.3
南区	Southern	164 700	66 900	18 000	249 600	44 100	28 700	2 600	75 400	26.8	42.9	14.4	30.2
港岛	***HONG KONG***	***3 715 200***	***1 611 700***	***973 500***	***6 300 400***	***206 900***	***106 800***	***68 600***	***382 300***	***5.6***	***6.6***	***7.0***	***6.1***
油尖旺	Yau Tsim Mong	1 140 600	622 500	408 400	2 171 500	53 300	35 300	29 600	118 200	4.7	5.7	7.2	5.4
深水埗	Sham Shui Po	189 400	66 300	39 200	294 900	8 200	19 100	1 800	29 100	4.3	28.8	4.6	9.9
九龙城	Kowloon City	107 300	42 000	20 400	169 700	17 400	100	900	18 400	16.2	0.2	4.4	10.8
黄大仙	Wong Tai Sin	-	45 600	1 200	46 800	-	6 500	600	7 100	-	14.3	50.0	15.2
观塘	Kwun Tong	1 209 000	149 800	12 500	1 371 300	145 600	50 700	3 100	199 400	12.0	33.8	24.8	14.5
九龙	***KOWLOON***	***2 646 300***	***926 200***	***481 700***	***4 054 200***	***224 500***	***111 700***	***36 000***	***372 200***	***8.5***	***12.1***	***7.5***	***9.2***
葵青	Kwai Tsing	149 000	24 800	2 000	175 800	17 700	9 100	-	26 800	11.9	36.7	-	15.2
荃湾	Tsuen Wan	114 600	10 300	800	125 700	20 300	1 100	-	21 400	17.7	10.7	-	17.0
屯门	Tuen Mun	32 300	-	8 500	40 800	4 300	-	800	5 100	13.3	-	9.4	12.5
元朗	Yuen Long	9 200	8 700	19 000	36 900	-	500	1 000	1 500	-	5.7	5.3	4.1
北区	North	26 900	3 300	500	30 700	1 600	600	300	2 500	5.9	18.2	60.0	8.1
大埔	Tai Po	-	5 200	1 200	6 400	-	100	-	100	-	1.9	-	1.6
沙田	Sha Tin	348 500	3 800	-	352 300	74 200	-	-	74 200	21.3	-	-	21.1
西贡	Sai Kung	9 000	3 400	-	12 400	5 500	-	-	5 500	61.1	-	-	44.4
离岛	Islands	128 600	19 000	-	147 600	3 000	3 900	-	6 900	2.3	20.5	-	4.7
新界	***NEW TERRITORIES***	***818 100***	***78 500***	***32 000***	***928 600***	***126 600***	***15 300***	***2 100***	***144 000***	***15.5***	***19.5***	***6.6***	***15.5***
全港	***OVERALL***	***7 179 600***	***2 616 400***	***1 487 200***	***11 283 200***	***558 000***	***233 800***	***106 700***	***898 500***	***7.8***	***8.9***	***7.2***	***8.0***
分区	**Sub-districts**												
上环	Sheung Wan	230 100	360 800	392 800	983 700	7 400	16 100	27 300	50 800	3.2	4.5	7.0	5.2
中区	Central	1 622 800	362 400	166 700	2 151 900	87 500	11 200	12 300	111 000	5.4	3.1	7.4	5.2
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	914 600	567 800	300 700	1 783 100	33 400	40 900	19 800	94 100	3.7	7.2	6.6	5.3
北角 / 鲗鱼涌	North Point / Quarry Bay	740 100	154 100	62 000	956 200	28 800	7 900	4 100	40 800	3.9	5.1	6.6	4.3
尖沙咀	Tsim Sha Tsui	787 700	318 800	201 100	1 307 600	32 100	19 800	10 400	62 300	4.1	6.2	5.2	4.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	331 900	303 600	207 300	842 800	21 100	15 400	19 200	55 700	6.4	5.1	9.3	6.6

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

私 人 写 字 楼 - 各 区 总 存 量 、 落 成 量 及 空 置 量
PRIVATE OFFICES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地区	District	2014 年底总存量 Stock at year-end	2015 年落成量 Completions	落成量占 2014 年总存量的百分率 Completions as a % of 2014 Stock	2015 年底总存量 Stock at year-end	2015 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	3 253 700	-	-	3 244 700	164 500	5.1
湾仔	Wan Chai	1 785 400	4 900	0.3	1 783 100	98 900	5.5
东区	Eastern	1 021 700	-	-	1 023 000	43 500	4.3
南区	Southern	206 400	35 600	17.2	249 600	75 400	30.2
港岛	***HONG KONG***	***6 267 200***	***40 500***	***0.6***	***6 300 400***	***382 300***	***6.1***
油尖旺	Yau Tsim Mong	2 170 200	5 400	0.2	2 171 500	118 200	5.4
深水埗	Sham Shui Po	273 800	10 800	3.9	294 900	29 100	9.9
九龙城	Kowloon City	176 900	-	-	169 700	18 400	10.8
黄大仙	Wong Tai Sin	46 900	-	-	46 800	7 100	15.2
观塘	Kwun Tong	1 237 900	94 400	7.6	1 371 300	199 400	14.5
九龙	***KOWLOON***	***3 905 700***	***110 600***	***2.8***	***4 054 200***	***372 200***	***9.2***
葵青	Kwai Tsing	162 600	-	-	175 800	26 800	15.2
荃湾	Tsuen Wan	125 700	-	-	125 700	21 400	17.0
屯门	Tuen Mun	41 200	-	-	40 800	5 100	12.5
元朗	Yuen Long	38 000	-	-	36 900	1 500	4.1
北区	North	30 700	-	-	30 700	2 500	8.1
大埔	Tai Po	6 400	-	-	6 400	100	1.6
沙田	Sha Tin	325 100	13 400	4.1	352 300	74 200	21.1
西贡	Sai Kung	9 000	-	-	12 400	5 500	44.4
离岛	Islands	149 100	-	-	147 600	6 900	4.7
新界	***NEW TERRITORIES***	***887 800***	***13 400***	***1.5***	***928 600***	***144 000***	***15.5***
全港	***OVERALL***	***11 060 700***	***164 500***	***1.5***	***11 283 200***	***898 500***	***8.0***
分区	**Sub-districts**						
上环	Sheung Wan	982 300	-	-	983 700	50 800	5.2
中区	Central	2 154 500	-	-	2 151 900	111 000	5.2
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 785 400	4 900	0.3	1 783 100	94 100	5.3
北角 / 鲗鱼涌	North Point / Quarry Bay	955 800	-	-	956 200	40 800	4.3
尖沙咀	Tsim Sha Tsui	1 305 000	5 400	0.4	1 307 600	62 300	4.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	843 100	-	-	842 800	55 700	6.6

2015 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 2014 年底总存量计算。
分区数字已包括在地区数字内。

2015 Stock figures are derived from the latest rating record,
and not from the 2014 Stock figures shown here.
Sub-district figures have already been included in District figures.

私人写字楼 - 各级别拆卸量、落成量及总存量
PRIVATE OFFICES - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m^2

年 **Year**	区域	**Area**	拆卸量 **Demolition**				落成量 **Completions**				年底总存量 **Stock at year-end**			
			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**
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***
2015	港岛	Hong Kong	-	-	1 900	1 900	22 500	18 000	-	40 500	3 715 200	1 611 700	973 500	6 300 400
	九龙	Kowloon	24 100	-	-	24 100	88 000	22 600	-	110 600	2 646 300	926 200	481 700	4 054 200
	新界	New Territories	-	-	-	-	13 400	-	-	13 400	818 100	78 500	32 000	928 600
	全港	***OVERALL***	***24 100***	***-***	***1 900***	***26 000***	***123 900***	***40 600***	***-***	***164 500***	***7 179 600***	***2 616 400***	***1 487 200***	***11 283 200***

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 m^2

地区	District	2015 年落成量 Completions 甲级 A	乙级 B	丙级 C	总数 Total	预测落成量 Forecast Completions [2016]	[2017]
中西区	Central and Western	-	-	-	-	14 200	17 300
湾仔	Wan Chai	4 900	-	-	4 900	-	26 900
东区	Eastern	-	-	-	-	23 800	-
南区	Southern	17 600	18 000	-	35 600	10 400	-
港岛	***HONG KONG***	***22 500***	***18 000***	***-***	***40 500***	***48 400***	***44 200***
油尖旺	Yau Tsim Mong	-	5 400	-	5 400	40 600	29 900
深水埗	Sham Shui Po	10 800	-	-	10 800	-	-
九龙城	Kowloon City	-	-	-	-	-	8 200
黄大仙	Wong Tai Sin	-	-	-	-	20 700	14 300
观塘	Kwun Tong	77 200	17 200	-	94 400	50 100	135 800
九龙	***KOWLOON***	***88 000***	***22 600***	***-***	***110 600***	***111 400***	***188 200***
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	-
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***13 400***	***-***	***-***	***13 400***	***39 100***	***-***
全港	***OVERALL***	***123 900***	***40 600***	***-***	***164 500***	***198 900***	***232 400***
分区	**Sub-districts**						
上环	Sheung Wan	-	-	-	-	2 200	8 200
中区	Central	-	-	-	-	12 000	9 100
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	4 900	-	-	4 900	-	26 900
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	23 800	-
尖沙咀	Tsim Sha Tsui	-	5 400	-	5 400	40 600	29 900
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-

分区数字已包括在地区数字内。

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

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

平方米 m^2

地区	District	[2016] 甲级 A	乙级 B	丙级 C	总数 Total	[2017] 甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	-	11 800	2 400	14 200	-	16 000	1 300	17 300
湾仔	Wan Chai	-	-	-	-	26 900	-	-	26 900
东区	Eastern	23 800	-	-	23 800	-	-	-	-
南区	Southern	-	10 400	-	10 400	-	-	-	-
港岛	***HONG KONG***	***23 800***	***22 200***	***2 400***	***48 400***	***26 900***	***16 000***	***1 300***	***44 200***
油尖旺	Yau Tsim Mong	40 500	100	-	40 600	29 900	-	-	29 900
深水埗	Sham Shui Po	-	-	-	-	-	-	-	-
九龙城	Kowloon City	-	-	-	-	8 200	-	-	8 200
黄大仙	Wong Tai Sin	20 700	-	-	20 700	14 300	-	-	14 300
观塘	Kwun Tong	50 100	-	-	50 100	135 800	-	-	135 800
九龙	***KOWLOON***	***111 300***	***100***	***-***	***111 400***	***188 200***	***-***	***-***	***188 200***
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	39 100	-	-	39 100	-	-	-	-
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***39 100***	***-***	***-***	***39 100***	***-***	***-***	***-***	***-***
全港	***OVERALL***	***174 200***	***22 300***	***2 400***	***198 900***	***215 100***	***16 000***	***1 300***	***232 400***
分区	**Sub-districts**								
上环	Sheung Wan	-	-	2 200	2 200	-	8 200	-	8 200
中区	Central	-	11 800	200	12 000	-	7 800	1 300	9 100
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	26 900	-	-	26 900
北角 / 鲗鱼涌	North Point / Quarry Bay	23 800	-	-	23 800	-	-	-	-
尖沙咀	Tsim Sha Tsui	40 500	100	-	40 600	29 900	-	-	29 900
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-	-	-

分区数字已包括在地区数字内。

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

私 人 写 字 楼 - 整 体 空 置 趋 势
PRIVATE OFFICES - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2015	164 500	135 800	82.6	11 118 700	762 700	6.9	898 500	8.0

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 \$ / m^2 per month

[平均面积] [Average size]		甲级 Grade A [238 平方米 m^2]							乙级 Grade B [93 平方米 m^2]							丙级 Grade C [44 平方米 m^2]						
年 Year	月 Month	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/Causeway Bay	北角/鲗鱼涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok	九龙湾/观塘# Kowloon Bay/Kwun Tong#	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/Causeway Bay	北角/鲗鱼涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok	九龙湾/观塘# Kowloon Bay/Kwun Tong#	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/Causeway Bay	北角/鲗鱼涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok	九龙湾/观塘# Kowloon Bay/Kwun Tong#
2014		750	1 013	689	475	530	661	345	437	686	492	378	434	434	347	367	556	450	405	449	374	296
2015 *		890	1 030	716	467	537	718	369	476	741	522	379	460	461	363	413	591	478	422	476	407	268
2014	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	690	477	394	421	445	(345)	364	577	465	393	454	376	(315)
	9	759	1 080	712	497	532	(540)	357	464	698	480	376	443	454	(356)	377	557	439	428	457	394	(241)
	10	711	972	619	508	546	(679)	338	454	700	514	371	444	413	(387)	357	629	473	390	469	386	-
	11	789	1 016	706	539	534	812	352	489	638	498	394	446	421	(321)	374	603	455	414	449	398	(302)
	12	843	1 039	686	465	533	(589)	367	462	698	516	382	443	463	(284)	364	554	461	411	460	351	-
2015	1	953	1 007	704	474	527	762	358	426	683	506	336	423	430	313	375	558	450	394	446	369	-
	2	(937)	996	640	454	529	(878)	359	490	767	509	399	498	428	(333)	391	555	449	448	461	359	-
	3	835	973	654	513	547	(821)	335	466	661	504	362	451	464	(433)	442	597	495	407	459	403	-
	4	876	1 033	712	438	527	(764)	351	474	738	526	380	450	460	(501)	427	542	466	416	459	393	(249)
	5	890	1 039	732	447	539	614	362	468	733	534	379	462	453	(523)	420	616	483	423	460	394	(283)
	6	982	926	767	460	534	620	370	448	761	503	369	473	475	372	428	556	498	428	480	411	-
	7	942	1 019	756	460	521	719	379	497	739	529	386	471	479	(291)	422	637	476	419	509	419	-
	8 *	960	1 090	725	473	545	519	369	491	784	532	381	456	504	(440)	415	641	509	407	497	442	-
	9 *	918	1 102	715	479	537	(587)	383	516	719	536	404	480	437	(241)	402	619	471	450	505	432	(278)
	10 *	648	1 040	694	450	571	954	404	503	782	530	417	458	446	424	402	592	483	425	482	437	-
	11 *	688	1 046	750	472	553	-	403	511	733	539	351	440	462	313	401	612	452	414	490	403	(275)
	12 *	814	1 078	741	465	515	-	379	441	785	523	394	473	477	(319)	403	595	478	449	469	404	-

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2015 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。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2015.
\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

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] 年 / 月 Year / Month		甲级 Grade A [164 平方米 m²] 上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龙湾/观塘# Kowloon Bay/ Kwun Tong#	乙级 Grade B [55 平方米 m²] 上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龙湾/观塘# Kowloon Bay/ Kwun Tong#	丙级 Grade C [38 平方米 m²] 上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龙湾/观塘# Kowloon Bay/ Kwun Tong#
2014		(171 027)	353 514	(264 596)	(163 290)	194 712	-	123 051	150 484	242 180	203 551	130 263	174 196	144 847	151 153	144 425	203 810	167 733	144 823	154 445	147 914	-
2015 *		(162 989)	354 300	292 141	-	196 338	-	141 697	177 686	306 904	208 190	132 400	183 862	148 677	(132 890)	162 955	249 848	184 743	153 436	155 350	157 629	-
2014	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)	-	(228 182)	-	(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)	-	186 956	139 659	-	(163 099)	(196 509)	172 116	(138 766)	146 338	142 578	-
2015	1	-	(312 982)	(313 281)	-	(192 552)	-	(133 365)	-	(303 030)	(158 407)	-	(186 920)	127 401	-	(144 132)	-	-	(162 745)	168 903	153 321	-
	2	-	(317 704)	-	-	(191 806)	-	(131 284)	(174 580)	(290 231)	(215 758)	-	181 135	(124 402)	-	(155 626)	-	172 109	(137 490)	151 223	146 870	-
	3	-	(383 687)	(191 861)	-	175 346	-	149 715	(137 185)	(315 651)	(242 575)	(122 289)	176 993	135 340	-	178 713	-	187 456	(155 933)	137 806	162 732	-
	4	-	(372 750)	(189 698)	-	(170 575)	-	(110 949)	(136 997)	(501 266)	(244 240)	-	192 768	167 240	-	178 948	(262 288)	168 223	163 291	147 501	159 864	-
	5	-	319 094	-	-	204 191	-	158 247	(251 871)	-	(220 263)	-	188 190	147 737	-	173 332	(212 624)	217 321	(137 985)	151 705	151 735	-
	6	(163 218)	(299 456)	(432 113)	-	(231 022)	-	(123 423)	(157 123)	(270 440)	(148 148)	(149 721)	(160 818)	144 690	-	179 135	-	179 796	(164 314)	169 983	161 686	-
	7	-	(346 399)	(328 606)	-	(214 075)	-	(142 386)	(154 891)	-	(314 815)	(124 847)	(192 610)	(139 585)	-	(131 588)	(231 343)	164 035	143 508	165 445	163 964	-
	8 *	-	(343 131)	(247 633)	-	(226 376)	-	160 011	(177 187)	(348 416)	(199 314)	-	(183 054)	(176 440)	-	161 835	-	209 909	139 524	157 742	152 103	-
	9 *	-	-	(509 600)	-	(172 575)	-	145 186	(232 050)	-	(229 825)	-	(179 312)	-	-	146 131	(264 277)	(185 515)	(184 231)	(138 873)	168 506	-
	10 *	-	(343 635)	-	-	-	-	145 230	(196 759)	-	-	-	-	(152 794)	-	(131 337)	-	(197 791)	(197 328)	174 646	176 999	-
	11 *	-	(475 308)	(169 173)	-	198 465	-	(131 515)	(169 594)	(235 400)	(165 037)	(130 526)	(202 293)	175 183	-	(147 050)	-	-	(147 309)	(153 304)	151 015	-
	12 *	(162 759)	(395 632)	-	-	(183 889)	-	(95 648)	(142 935)	(190 800)	(207 824)	-	(161 252)	(181 111)	(132 890)	173 280	-	(170 333)	-	(140 712)	130 027	-

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2015 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。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2015.
\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

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 / 月 Year / Month		租金 Rents 甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	售价 Prices 甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall
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		219.0	212.1	195.8	213.7	374.3	448.7	444.2	423.0
2015 *		230.9	226.1	211.0	226.7	401.1	484.9	474.0	448.8
2014	7 - 9	221.3	214.1	197.6	215.8	375.3	452.9	445.4	425.2
	10 - 12	222.6	216.0	201.7	217.7	375.9	459.0	449.5	428.7
2015	1 - 3	224.9	220.1	204.9	220.8	382.5	466.7	456.2	433.8
	4 - 6	230.2	225.4	210.9	226.0	395.2	478.4	471.8	445.2
	7 - 9 *	233.8	229.2	214.5	229.6	413.0	497.0	484.8	459.6
	10 - 12 *	234.9	229.6	213.9	230.3	413.5	497.3	483.1	456.7
2014	7	220.7	213.4	196.0	215.1	(373.9)	450.8	444.4	423.9
	8	221.1	214.1	197.8	215.7	(374.7)	(451.5)	445.0	423.9
	9	222.1	214.9	199.1	216.7	(377.4)	(456.5)	446.8	427.8
	10	221.9	215.1	200.4	216.8	(377.4)	(457.5)	450.6	428.9
	11	222.9	215.6	201.5	217.7	(374.5)	(458.7)	448.5	427.6
	12	222.9	217.3	203.1	218.5	(375.9)	460.9	449.4	429.6
2015	1	223.5	218.5	203.7	219.3	(379.0)	(463.5)	452.9	431.6
	2	224.7	219.9	204.2	220.5	(381.9)	(467.5)	455.4	433.6
	3	226.6	222.0	206.8	222.5	386.5	469.1	460.2	436.2
	4	228.9	223.6	209.2	224.6	(388.7)	(473.7)	464.9	440.5
	5	229.8	225.6	211.6	226.0	394.0	477.5	472.5	443.6
	6	231.8	226.9	211.9	227.5	(402.9)	484.1	478.1	451.4
	7	232.5	227.0	213.1	228.1	(409.4)	(494.2)	481.4	457.0
	8 *	234.3	230.2	215.1	230.3	(411.8)	(497.4)	486.3	459.8
	9 *	234.5	230.3	215.2	230.5	(417.9)	(499.4)	486.7	462.0
	10 *	235.0	230.2	215.4	230.8	(418.0)	(502.0)	488.4	462.9
	11 *	235.0	229.3	213.2	230.2	(413.7)	(499.2)	(483.2)	457.0
	12 *	234.7	229.3	213.0	229.9	(408.9)	(490.8)	477.6	450.1

* 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 / 月 Year / Month		租金 Rents 上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售价 Prices 核心地区 # Core Districts #
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	218.6	195.7	365.2
2015 *		282.7	228.4	208.6	391.4
2014	7 - 9	272.0	218.0	196.2	374.7
	10 - 12	274.7	220.5	199.3	373.0
2015	1 - 3	276.9	222.7	202.3	380.9
	4 - 6	280.7	228.5	208.6	384.0
	7 - 9 *	286.1	231.1	211.7	409.7
	10 - 12 *	287.0	231.5	212.0	391.1
2014	7	271.7	217.3	195.9	(371.9)
	8	271.4	217.8	195.6	(382.5)
	9	272.9	218.8	197.1	(369.7)
	10	273.4	219.5	198.4	(371.7)
	11	275.8	222.4	200.7	(371.8)
	12	274.9	219.7	198.8	(375.5)
2015	1	276.3	220.7	200.4	(376.7)
	2	277.3	223.3	202.0	(381.3)
	3	277.1	224.1	204.4	(384.6)
	4	279.0	226.1	206.6	(377.9)
	5	280.6	229.5	209.2	384.8
	6	282.4	230.0	209.9	(389.2)
	7	284.1	230.8	210.4	(397.0)
	8 *	286.6	231.8	212.3	(412.0)
	9 *	287.6	230.6	212.4	(420.2)
	10 *	285.2	229.7	210.8	(400.5)
	11 *	287.6	232.9	212.0	(385.7)
	12 *	288.3	231.8	213.2	(387.1)

\# 核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀
* 临时数字
( ) 表示少于 10 宗交易。

\# Core districts : Sheung Wan / Central , Wan Chai / Causeway Bay and Tsim Sha Tsui
* Provisional figures
( ) Indicates fewer than 10 transactions.

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

平方米 m²

地区	District	2014 年底总存量 Stock at year-end	2015 年落成量 Completions	落成量占 2014 年总存量的百分率 Completions as a % of 2014 Stock	2015 年底总存量 Stock at year-end	2015 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	1 125 300	1 100	0.1	1 125 700	66 100	5.9
湾仔	Wan Chai	1 083 000	14 900	1.4	1 101 800	89 600	8.1
东区	Eastern	765 200	700	0.1	761 100	42 200	5.5
南区	Southern	254 200	-	-	254 100	19 700	7.8
港岛	***HONG KONG***	***3 227 700***	***16 700***	***0.5***	***3 242 700***	***217 600***	***6.7***
油尖旺	Yau Tsim Mong	2 084 500	8 300	0.4	2 070 800	150 600	7.3
深水埗	Sham Shui Po	702 900	3 500	0.5	704 100	42 600	6.1
九龙城	Kowloon City	712 000	2 800	0.4	715 100	53 600	7.5
黄大仙	Wong Tai Sin	320 000	-	-	318 200	37 800	11.9
观塘	Kwun Tong	629 200	15 300	2.4	655 300	73 300	11.2
九龙	***KOWLOON***	***4 448 600***	***29 900***	***0.7***	***4 463 500***	***357 900***	***8.0***
葵青	Kwai Tsing	347 200	-	-	353 600	28 000	7.9
荃湾	Tsuen Wan	499 000	300	0.1	501 900	52 900	10.5
屯门	Tuen Mun	414 300	-	-	414 100	39 500	9.5
元朗	Yuen Long	468 400	2 300	0.5	473 400	33 800	7.1
北区	North	229 800	-	-	229 400	20 500	8.9
大埔	Tai Po	232 000	2 000	0.9	235 400	8 900	3.8
沙田	Sha Tin	462 600	11 600	2.5	486 400	45 200	9.3
西贡	Sai Kung	290 300	2 500	0.9	292 300	27 900	9.5
离岛	Islands	297 300	3 000	1.0	299 700	15 200	5.1
新界	***NEW TERRITORIES***	***3 240 900***	***21 700***	***0.7***	***3 286 200***	***271 900***	***8.3***
全港	***OVERALL***	***10 917 200***	***68 300***	***0.6***	***10 992 400***	***847 400***	***7.7***

2015 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 2014 年底总存量计算。

2015 Stock figures are derived from the latest rating record,
and not from the 2014 Stock figures shown here.

私 人 商 业 楼 宇 - 拆 卸 量 、 落 成 量 及 总 存 量
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
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***
2015	港岛	Hong Kong	8 000	16 700	3 242 700
	九龙	Kowloon	14 600	29 900	4 463 500
	新界	New Territories	-	21 700	3 286 200
	全港	***OVERALL***	***22 600***	***68 300***	***10 992 400***

表 Table 29

私 人 商 业 楼 宇 - 各 区 落 成 量 及 预 测 落 成 量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2015 年落成量 Completions	预测落成量 Forecast Completions [2016]	[2017]
中西区	Central and Western	1 100	9 800	12 600
湾仔	Wan Chai	14 900	15 300	7 700
东区	Eastern	700	1 400	6 400
南区	Southern	-	500	-
港岛	***HONG KONG***	***16 700***	***27 000***	***26 700***
油尖旺	Yau Tsim Mong	8 300	13 900	14 500
深水埗	Sham Shui Po	3 500	4 400	800
九龙城	Kowloon City	2 800	8 900	5 400
黄大仙	Wong Tai Sin	-	2 200	1 200
观塘	Kwun Tong	15 300	5 000	8 200
九龙	***KOWLOON***	***29 900***	***34 400***	***30 100***
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	300	-	-
屯门	Tuen Mun	-	-	3 100
元朗	Yuen Long	2 300	39 700	100
北区	North	-	-	2 800
大埔	Tai Po	2 000	-	-
沙田	Sha Tin	11 600	11 100	13 000
西贡	Sai Kung	2 500	12 700	17 500
离岛	Islands	3 000	1 000	-
新界	***NEW TERRITORIES***	***21 700***	***64 500***	***36 500***
全港	***OVERALL***	***68 300***	***125 900***	***93 300***

私 人 商 业 楼 宇 - 整 体 空 置 趋 势
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2015	68 300	64 100	93.9	10 924 100	783 300	7.2	847 400	7.7

私 人 零 售 业 楼 宇 - 平 均 租 金 及 售 价
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

		租金 Rents（每平方米月租 $ / m^2 per month）			售价 Prices（每平方米售价 $ / m^2）		
区域 Area		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
[平均面积] [Average size]		[59 平方米 m^2]	[57 平方米 m^2]	[55 平方米 m^2]	[34 平方米 m^2]	[33 平方米 m^2]	[24 平方米 m^2]
年 / Year	月 / Month						
2014		1 628	1 534	1 250	447 041	420 271	386 792
2015 *		1 607	1 514	1 287	558 076	400 109	367 661
2014	7	1 699	1 452	1 223	(342 918)	349 556	353 402
	8	1 551	1 463	1 335	388 295	485 307	362 529
	9	1 818	1 665	1 326	378 716	387 921	415 287
	10	1 546	1 643	1 255	(571 173)	467 126	258 531
	11	1 456	1 827	1 202	435 310	491 165	359 466
	12	1 669	1 537	1 284	(438 674)	413 716	487 348
2015	1	1 453	1 497	1 033	642 365	358 230	439 290
	2	1 355	1 520	1 318	(409 872)	399 922	356 213
	3	1 560	1 774	1 358	(472 611)	462 861	330 603
	4	1 683	1 518	1 361	555 156	477 722	328 025
	5	1 518	1 575	1 310	457 014	376 477	436 987
	6	1 796	1 530	1 343	539 458	364 351	412 280
	7	1 580	1 498	1 256	(817 901)	391 872	319 986
	8 *	1 795	1 532	1 302	(469 975)	540 594	261 395
	9 *	1 587	1 493	1 303	655 026	398 230	387 031
	10 *	1 601	1 333	1 322	(437 688)	(225 142)	(318 805)
	11 *	1 619	1 293	1 189	(621 487)	436 037	(391 714)
	12 *	1 530	1 360	1 175	(361 025)	291 783	(370 612)

* 临时数字
( ) 表示少于 20 宗交易。
[ ] 表示 2015 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 2015.

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

年 / 月 **Year / Month**		租金 **Rents**	售价 **Prices**
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		173.1	521.2
2015 *		182.0	559.1
2014	7 - 9	174.2	524.3
	10 - 12	176.4	541.3
2015	1 - 3	180.2	551.7
	4 - 6	182.4	559.3
	7 - 9 *	184.8	570.9
	10 - 12 *	180.8	554.7
2014	7	173.7	520.3
	8	174.0	525.2
	9	175.0	527.3
	10	175.2	535.8
	11	176.1	543.6
	12	177.9	544.4
2015	1	179.2	547.7
	2	180.5	550.4
	3	180.8	556.9
	4	181.7	557.7
	5	182.4	558.7
	6	183.0	561.4
	7	184.9	569.4
	8 *	184.9	571.1
	9 *	184.7	572.2
	10 *	180.9	567.0
	11 *	180.7	556.8
	12 *	180.7	540.3

* 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	2014 年底总存量 Stock at year-end	2015 年落成量 Completions	落成量占 2014 年总存量的百分率 Completions as a % of 2014 Stock	2015 年底总存量 Stock at year-end	2015 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	4 500	6.7
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 254 800	-	-	1 258 100	50 500	4.0
南区	Southern	713 100	-	-	700 200	55 000	7.9
港岛	***HONG KONG***	***2 034 800***	***-***	***-***	***2 025 200***	***110 000***	***5.4***
油尖旺	Yau Tsim Mong	306 500	-	-	303 000	32 200	10.6
深水埗	Sham Shui Po	1 038 100	24 400	2.4	1 041 500	62 400	6.0
九龙城	Kowloon City	850 500	-	-	850 400	30 200	3.6
黄大仙	Wong Tai Sin	763 300	-	-	749 700	19 700	2.6
观塘	Kwun Tong	3 171 700	2 800	0.1	3 092 800	159 200	5.1
九龙	***KOWLOON***	***6 130 100***	***27 200***	***0.4***	***6 037 400***	***303 700***	***5.0***
葵青	Kwai Tsing	3 296 400	-	-	3 283 300	188 400	5.7
荃湾	Tsuen Wan	2 321 400	-	-	2 295 800	141 100	6.1
屯门	Tuen Mun	1 476 300	-	-	1 476 300	48 700	3.3
元朗	Yuen Long	203 400	-	-	203 400	9 700	4.8
北区	North	286 600	2 500	0.9	282 300	8 500	3.0
大埔	Tai Po	151 900	-	-	152 300	3 000	2.0
沙田	Sha Tin	1 110 000	-	-	1 084 900	20 500	1.9
西贡	Sai Kung	9 000	-	-	9 000	9 000	100.0
离岛	Islands	900	-	-	900	-	-
新界	***NEW TERRITORIES***	***8 855 900***	***2 500***	***0.0*** +	***8 788 200***	***428 900***	***4.9***
全港	***OVERALL***	***17 020 800***	***29 700***	***0.2***	***16 850 800***	***842 600***	***5.0***

\+ 少于 0.05%
2015 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 2014 年底总存量计算。

\+ Below 0.05%
2015 Stock figures are derived from the latest rating record,
and not from the 2014 Stock figures shown here.

表 Table 34

私 人 分 层 工 厂 大 厦 - 拆 卸 量 、 落 成 量 及 总 存 量
PRIVATE FLATTED FACTORIES - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
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***
2015	港岛	Hong Kong	2 300	-	2 025 200
	九龙	Kowloon	16 300	27 200	6 037 400
	新界	New Territories	32 900	2 500	8 788 200
	全港	***OVERALL***	***51 500***	***29 700***	***16 850 800***

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 m^2

地区	District	2015 年落成量 Completions	预测落成量 Forecast Completions [2016]	预测落成量 Forecast Completions [2017]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	6 500
港岛	***HONG KONG***	**-**	**-**	***6 500***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	24 400	-	5 300
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	4 500	-
观塘	Kwun Tong	2 800	-	8 400
九龙	***KOWLOON***	***27 200***	***4 500***	***13 700***
葵青	Kwai Tsing	-	8 200	5 900
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	2 500	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	***NEW TERRITORIES***	***2 500***	***8 200***	***5 900***
全港	***OVERALL***	***29 700***	***12 700***	***26 100***

私 人 分 层 工 厂 大 厦 - 整 体 空 置 趋 势
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2015	29 700	18 600	62.6	16 821 100	824 000	4.9	842 600	5.0

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

区域 Area	租金 Rents （每平方米月租 $ / m^2 per month） 港岛 Hong Kong	九龙 Kowloon	新界 New Territories	售价 Prices （每平方米售价 $ / m^2） 港岛 Hong Kong	九龙 Kowloon	新界 New Territories
[平均面积] [Average size]	[158 平方米 m^2]	[127 平方米 m^2]	[137 平方米 m^2]	[119 平方米 m^2]	[114 平方米 m^2]	[107 平方米 m^2]
年 / 月 Year / Month						
2014	155	164	113	71 931	70 363	42 071
2015 *	169	179	124	80 632	75 808	47 570
2014 7	153	161	113	(74 364)	71 928	42 683
8	144	168	112	71 928	64 200	40 693
9	150	166	115	(64 043)	69 723	44 312
10	162	165	115	(70 601)	79 291	44 030
11	158	174	118	(82 509)	84 012	43 709
12	161	173	121	(73 591)	75 689	44 739
2015 1	174	162	118	(72 900)	74 346	48 424
2	180	174	129	(82 189)	76 149	48 399
3	175	174	125	(65 137)	75 668	47 450
4	157	174	117	(90 630)	78 575	43 936
5	159	181	123	(92 023)	74 838	47 957
6	165	186	130	83 452	75 545	51 003
7	162	179	122	(82 783)	74 633	44 168
8 *	171	181	127	(80 802)	75 690	49 669
9 *	178	183	128	(76 363)	70 905	46 926
10 *	180	184	123	(90 775)	88 313	46 482
11 *	176	186	119	(73 981)	76 600	46 807
12 *	160	183	128	(60 143)	63 606	47 405

* 临时数字
( ) 表示少于 20 宗交易。
[ ] 表示 2015 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 2015.
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
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		160.1	668.0
2015 *		174.1	723.8
2014	7 - 9	162.6	672.9
	10 - 12	165.8	683.5
2015	1 - 3	169.2	699.2
	4 - 6	173.2	722.9
	7 - 9 *	177.3	742.1
	10 - 12 *	176.6	731.1
2014	7	161.4	669.0
	8	162.8	671.7
	9	163.7	678.0
	10	164.8	682.4
	11	165.9	683.7
	12	166.8	684.4
2015	1	167.1	691.7
	2	169.8	699.4
	3	170.8	706.5
	4	171.7	715.3
	5	173.1	723.5
	6	174.9	729.8
	7	175.8	736.4
	8 *	177.4	744.3
	9 *	178.7	745.6
	10 *	178.2	746.9
	11 *	175.8	741.9
	12 *	175.8	704.6

* 临时数字
上述指数只就楼上单位计算。

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

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

每平方米售价 $ / m^2

地区 District [平均面积] [Average size] 年 / 月 Year / Month		东区 Eastern [54 平方米 m^2]	深水埗 Sham Shui Po [95 平方米 m^2]	观塘 Kwun Tong [54 平方米 m^2]	葵青 Kwai Tsing [67 平方米 m^2]	荃湾 Tsuen Wan [82 平方米 m^2]	沙田 Sha Tin [63 平方米 m^2]
2014		99 801	95 611	100 089	52 419	69 596	72 905
2015 *		107 331	108 816	104 651	53 960	76 116	80 034
2014	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	104 350	48 125	78 091	(63 411)
	10	(100 016)	(123 804)	110 988	56 263	79 140	(73 415)
	11	120 608	87 363	98 315	51 697	73 228	(58 193)
	12	(90 031)	(93 686)	98 955	46 911	71 317	87 729
2015	1	-	96 642	98 391	48 504	74 117	(86 577)
	2	(125 006)	105 661	105 671	46 754	79 909	(78 010)
	3	(77 529)	100 312	107 990	61 354	66 631	(83 242)
	4	109 657	(96 173)	110 310	52 121	79 337	-
	5	105 673	(117 894)	111 576	52 621	85 557	(91 623)
	6	108 586	115 289	109 864	55 236	79 821	79 925
	7	-	127 088	96 608	62 064	60 666	(86 222)
	8 *	(141 822)	(101 980)	(101 490)	50 351	86 765	(83 514)
	9 *	(117 318)	(106 895)	(115 604)	64 571	59 520	(80 000)
	10 *	-	109 923	(117 230)	(45 890)	75 995	65 861
	11 *	-	(99 317)	(82 611)	81 297	81 968	75 398
	12 *	(66 341)	115 166	(92 877)	44 941	84 491	(86 002)

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2015 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 2015.
\- No transaction record received by this Department.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

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

平方米 m²

地区	District	2014 年底总存量 Stock at year-end	2015 年落成量 Completions	落成量占 2014 年总存量的百分率 Completions as a % of 2014 Stock	2015 年底总存量 Stock at year-end	2015 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
东区	Eastern	47 000	-	-	47 000	5 800	12.3
南区	Southern	5 900	-	-	5 900	-	-
港岛	***HONG KONG***	***52 900***	***-***	***-***	***52 900***	***5 800***	***11.0***
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	200	2.2
深水埗	Sham Shui Po	131 500	-	-	120 200	7 200	6.0
九龙城	Kowloon City	5 200	-	-	5 200	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	700	2.5
观塘	Kwun Tong	230 500	-	-	230 600	17 700	7.7
九龙	***KOWLOON***	***404 800***	***-***	***-***	***393 600***	***25 800***	***6.6***
葵青	Kwai Tsing	90 900	-	-	90 900	7 100	7.8
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	-	-	16 600	500	3.0
新界	***NEW TERRITORIES***	***135 200***	***-***	***-***	***135 300***	***8 100***	***6.0***
全港	***OVERALL***	***592 900***	***-***	***-***	***581 800***	***39 700***	***6.8***

2015 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 2014 年底总存量计算。

2015 Stock figures are derived from the latest rating record,
and not from the 2014 Stock figures shown here.

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

平方米 m^2

地区	District	2015 年落成量 Completions	预测落成量 Forecast Completions [2016]	[2017]
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
北区	North	-	-	-
沙田	Sha Tin	-	-	-
新界	***NEW TERRITORIES***	**-**	**-**	**-**
全港	***OVERALL***	**-**	**-**	**-**

私 人 工 贸 大 厦 - 整 体 空 置 趋 势
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2015	-	-	-	581 800	39 700	6.8	39 700	6.8

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

平方米 m^2

地区	District	2014 年底总存量 Stock at year-end	2015 年落成量 Completions	落成量占 2014 年总存量的百分率 Completions as a % of 2014 Stock	2015 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	84 900	-	-	84 800
港岛	***HONG KONG***	***92 800***	**-**	**-**	***92 700***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	21 600	-	-	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	232 600	-	-	220 900
九龙	***KOWLOON***	***328 800***	**-**	**-**	***317 100***
葵青	Kwai Tsing	125 000	-	-	125 000
荃湾	Tsuen Wan	195 600	-	-	195 600
屯门	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	558 300	30 500	5.5	574 700
北区	North	125 600	-	-	133 000
大埔	Tai Po	731 800	1 600	0.2	732 600
沙田	Sha Tin	145 800	-	-	145 200
西贡	Sai Kung	458 000	29 000	6.3	499 900
离岛	Islands	79 400	-	-	79 400
新界	***NEW TERRITORIES***	***2 596 700***	***61 100***	***2.4***	***2 662 600***
全港	***OVERALL***	***3 018 300***	***61 100***	***2.0***	***3 072 400***

2015 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 2014 年底总存量计算。

2015 Stock figures are derived from the latest rating record,
and not from the 2014 Stock figures shown here.

私 人 特 殊 厂 房 - 各 区 落 成 量 及 预 测 落 成 量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2015 年落成量 Completions	预测落成量 Forecast Completions [2016]	[2017]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	4 000	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	30 500	27 100	71 500
北区	North	-	-	-
大埔	Tai Po	1 600	16 100	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	29 000	69 200	31 000
离岛	Islands	-	-	-
新界	***NEW TERRITORIES***	***61 100***	***116 400***	***102 500***
全港	***OVERALL***	***61 100***	***116 400***	***102 500***

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	2014 年底总存量 Stock at year-end	2015 年落成量 Completions	落成量占 2014 年总存量的百分率 Completions as a % of 2014 Stock	2015 年底总存量 Stock at year-end	2015 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	93 600	-	-	94 600	500	0.5
南区	Southern	29 900	-	-	28 600	2 700	9.4
港岛	***HONG KONG***	***148 100***	**-**	**-**	***147 800***	***3 200***	***2.2***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	-	-
九龙城	Kowloon City	105 100	-	-	105 100	300	0.3
黄大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
观塘	Kwun Tong	261 200	-	-	261 200	61 400	23.5
九龙	***KOWLOON***	***510 000***	**-**	**-**	***510 000***	***61 700***	***12.1***
葵青	Kwai Tsing	1 610 700	-	-	1 608 800	65 600	4.1
荃湾	Tsuen Wan	435 500	-	-	435 600	8 300	1.9
屯门	Tuen Mun	142 400	-	-	142 400	-	-
元朗	Yuen Long	129 300	-	-	129 500	3 500	2.7
北区	North	126 100	-	-	126 100	500	0.4
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 200	-	-	442 200	5 900	1.3
西贡	Sai Kung	7 400	-	-	7 400	100	1.4
离岛	Islands	94 400	-	-	94 400	4 200	4.4
新界	***NEW TERRITORIES***	***2 988 600***	**-**	**-**	***2 987 000***	***88 100***	***2.9***
全港	***OVERALL***	***3 646 700***	**-**	**-**	***3 644 800***	***153 000***	***4.2***

2015 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 2014 年底总存量计算。

2015 Stock figures are derived from the latest rating record, and not from the 2014 Stock figures shown here.

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

平方米 m^2

地区	District	2015 年落成量 Completions	预测落成量 Forecast Completions [2016]	[2017]
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	-	73 200	82 800
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	***NEW TERRITORIES***	**-**	***73 200***	***82 800***
全港	***OVERALL***	**-**	***73 200***	***82 800***

私 人 货 仓 - 整 体 空 置 趋 势
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2015	-	-	-	3 644 800	153 000	4.2	153 000	4.2

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

回报百分率 % return

年 / 月 Year / Month		类别 Class A	B	C	D	E
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
2015 *		2.9	2.7	2.6	2.4	2.2
2014	7 - 9	3.1	2.8	2.7	2.4	2.2
	10 - 12	3.0	2.7	2.6	2.4	2.2
2015	1 - 3	2.9	2.7	2.6	2.3	2.1
	4 - 6	2.9	2.6	2.6	2.3	2.2
	7 - 9	2.9	2.7	2.6	2.4	2.2
	10 - 12 *	3.0	2.7	2.6	2.5	2.2
2014	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
2015	1	2.9	2.7	2.6	2.4	2.2
	2	2.9	2.6	2.6	2.3	2.1
	3	2.9	2.6	2.6	2.4	2.1
	4	2.9	2.6	2.6	2.4	2.2
	5	2.9	2.7	2.6	2.3	2.2
	6	2.9	2.7	2.6	2.3	2.2
	7	2.9	2.6	2.6	2.3	2.2
	8	2.9	2.7	2.6	2.4	2.2
	9	2.9	2.7	2.6	2.4	2.1
	10	2.9	2.7	2.6	2.4	2.2
	11 *	2.9	2.7	2.7	2.5	2.2
	12 *	3.0	2.7	2.6	2.5	2.3

* 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 / 月 **Year / 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**
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
2015 *		2.9	3.0	2.9	2.4
2014	7 - 9	2.9	3.0	2.9	2.4
	10 - 12	2.9	3.0	2.9	2.4
2015	1 - 3	2.9	3.0	2.9	2.4
	4 - 6	2.9	3.0	2.9	2.4
	7 - 9 *	2.8	3.0	2.9	2.4
	10 - 12 *	2.8	3.0	2.9	2.4
2014	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	3.0	2.9	2.3
	12	2.9	3.0	3.0	2.4
2015	1	2.9	3.0	3.0	2.4
	2	2.9	3.0	2.9	2.4
	3	2.9	3.0	2.9	2.4
	4	2.9	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	2.8	2.9	2.9	2.4
	8 *	2.8	3.0	2.9	2.4
	9 *	2.8	2.9	2.9	2.4
	10 *	2.8	2.9	2.8	2.4
	11 *	2.8	2.9	2.8	2.4
	12 *	2.9	3.0	3.0	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 / 月 **Year / Month**		数目 **No.**	总值（百万元） **Consideration ($ million)**
2013		50 676	298 942
2014		63 807	433 418
2015		55 982	416 520
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
2015	1 - 3	16 768	115 903
	4 - 6	15 493	118 341
	7 - 9	13 552	109 136
	10 - 12	10 169	73 140
2015	1	6 412	43 209
	2	6 027	40 851
	3	4 329	31 843
	4	4 549	34 899
	5	5 168	40 200
	6	5 776	43 242
	7	5 393	44 551
	8	3 896	31 065
	9	4 263	33 520
	10	3 300	22 521
	11	2 826	20 797
	12	4 043	29 822

资料来源 ： 土地注册处

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

Source : The Land Registry

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

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

买卖合约数目 No. of Agreements

成交金额（百万元）
Range of Consideration ($ million)

年 / 月 Year / Month		少于 1 Less than 1 数目 No.	%	1 至少于 2 1 to less than 2 数目 No.	%	2 至少于 3 2 to less than 3 数目 No.	%	3 至少于 5 3 to less than 5 数目 No.	%	5 至少于 10 5 to less than 10 数目 No.	%	10 或以上 10 or over 数目 No.	%	总数 Total
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
2015		356	1	1 660	3	4 282	8	19 292	34	23 045	41	7 347	13	55 982
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
2015	1 - 3	96	1	529	3	1 504	9	6 391	38	6 385	38	1 863	11	16 768
	4 - 6	81	1	445	3	1 132	7	4 624	30	7 089	46	2 122	14	15 493
	7 - 9	99	1	375	3	897	7	4 729	35	5 437	40	2 015	15	13 552
	10 - 12	80	1	311	3	749	7	3 548	35	4 134	41	1 347	13	10 169
2015	1	32	0	193	3	586	9	2 523	39	2 450	38	628	10	6 412
	2	29	0	182	3	506	8	2 309	38	2 329	39	672	11	6 027
	3	35	1	154	4	412	10	1 559	36	1 606	37	563	13	4 329
	4	24	1	154	3	337	7	1 243	27	2 140	47	651	14	4 549
	5	24	0	125	2	334	6	1 529	30	2 432	47	724	14	5 168
	6	33	1	166	3	461	8	1 852	32	2 517	44	747	13	5 776
	7	38	1	149	3	365	7	1 781	33	2 131	40	929	17	5 393
	8	27	1	113	3	288	7	1 276	33	1 677	43	515	13	3 896
	9	34	1	113	3	244	6	1 672	39	1 629	38	571	13	4 263
	10	22	1	97	3	259	8	1 184	36	1 348	41	390	12	3 300
	11	30	1	96	3	221	8	1 168	41	847	30	464	16	2 826
	12	28	1	118	3	269	7	1 196	30	1 939	48	493	12	4 043

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 数目 No.	%	总值（百万元） Consideration ($ million)	二手买卖 Secondary Sales 数目 No.	%	总值（百万元） Consideration ($ million)	总数 Total No.
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
2015		16 826	30	161 028	39 156	70	255 493	55 982
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
2015	1 - 3	3 743	22	35 013	13 025	78	80 891	16 768
	4 - 6	4 989	32	49 053	10 504	68	69 289	15 493
	7 - 9	3 488	26	38 830	10 064	74	70 306	13 552
	10 - 12	4 606	45	38 132	5 563	55	35 007	10 169
2015	1	1 465	23	13 003	4 947	77	30 207	6 412
	2	1 540	26	13 527	4 487	74	27 324	6 027
	3	738	17	8 483	3 591	83	23 360	4 329
	4	1 634	36	16 833	2 915	64	18 066	4 549
	5	1 808	35	17 805	3 360	65	22 395	5 168
	6	1 547	27	14 415	4 229	73	28 828	5 776
	7	1 122	21	15 720	4 271	79	28 831	5 393
	8	764	20	9 016	3 132	80	22 049	3 896
	9	1 602	38	14 094	2 661	62	19 426	4 263
	10	1 404	43	10 601	1 896	57	11 919	3 300
	11	1 049	37	9 026	1 777	63	11 771	2 826
	12	2 153	53	18 505	1 890	47	11 317	4 043

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値加起来可能不等于图表 50 的总値。

Source : The Land Registry

Figures are derived from Table 50. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers.

Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in Table 50.

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

年 / 月 Year / Month		写字楼 Offices 宗数 No.	写字楼 Offices 总值（百万元） Consideration ($ million)	商业楼宇 Commercial 宗数 No.	商业楼宇 Commercial 总值（百万元） Consideration ($ million)	分层工厂大厦 Flatted Factories 宗数 No.	分层工厂大厦 Flatted Factories 总值（百万元） Consideration ($ million)
2013		1 685	22 545	4 305	47 080	4 271	28 286
2014		1 271	16 411	3 092	35 413	3 016	19 247
2015 *		1 471	22 493	2 073	29 378	3 408	21 976
2014	7 - 9	467	5 860	887	8 601	911	5 939
	10 - 12	323	4 241	696	7 830	826	5 114
2015	1 - 3	413	6 431	557	11 595	934	5 562
	4 - 6	504	7 689	501	6 387	986	7 323
	7 - 9 *	330	5 072	698	6 718	778	5 264
	10 - 12 *	224	3 300	317	4 678	710	3 827
2014	7	141	2 133	194	2 740	270	1 754
	8	217	2 151	223	2 510	296	1 869
	9	109	1 576	470	3 351	345	2 316
	10	109	1 015	176	1 550	223	1 321
	11	90	1 157	311	3 435	267	1 847
	12	124	2 068	209	2 845	336	1 946
2015	1	107	1 542	177	2 104	320	1 630
	2	122	1 764	205	6 339	349	2 271
	3	184	3 125	175	3 152	265	1 660
	4	159	1 564	160	1 878	284	1 773
	5	179	3 206	155	1 741	315	2 460
	6	166	2 919	186	2 767	387	3 090
	7	137	1 560	344	2 297	300	1 851
	8 *	110	2 063	188	2 079	257	1 872
	9 *	83	1 450	166	2 342	221	1 541
	10 *	68	644	107	1 248	206	1 246
	11 *	80	1 484	109	1 883	203	1 101
	12 *	76	1 172	101	1 547	301	1 480

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

(p) = part 部分

各区域及地区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 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、大尾笃、 船湾、 樟木头、 企岭下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751
	沙田 Sha Tin	大围、沙田、 火炭、马料水、 乌溪沙、 马鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762

(p) = part 部分

各区域及地区
AREAS AND DISTRICTS

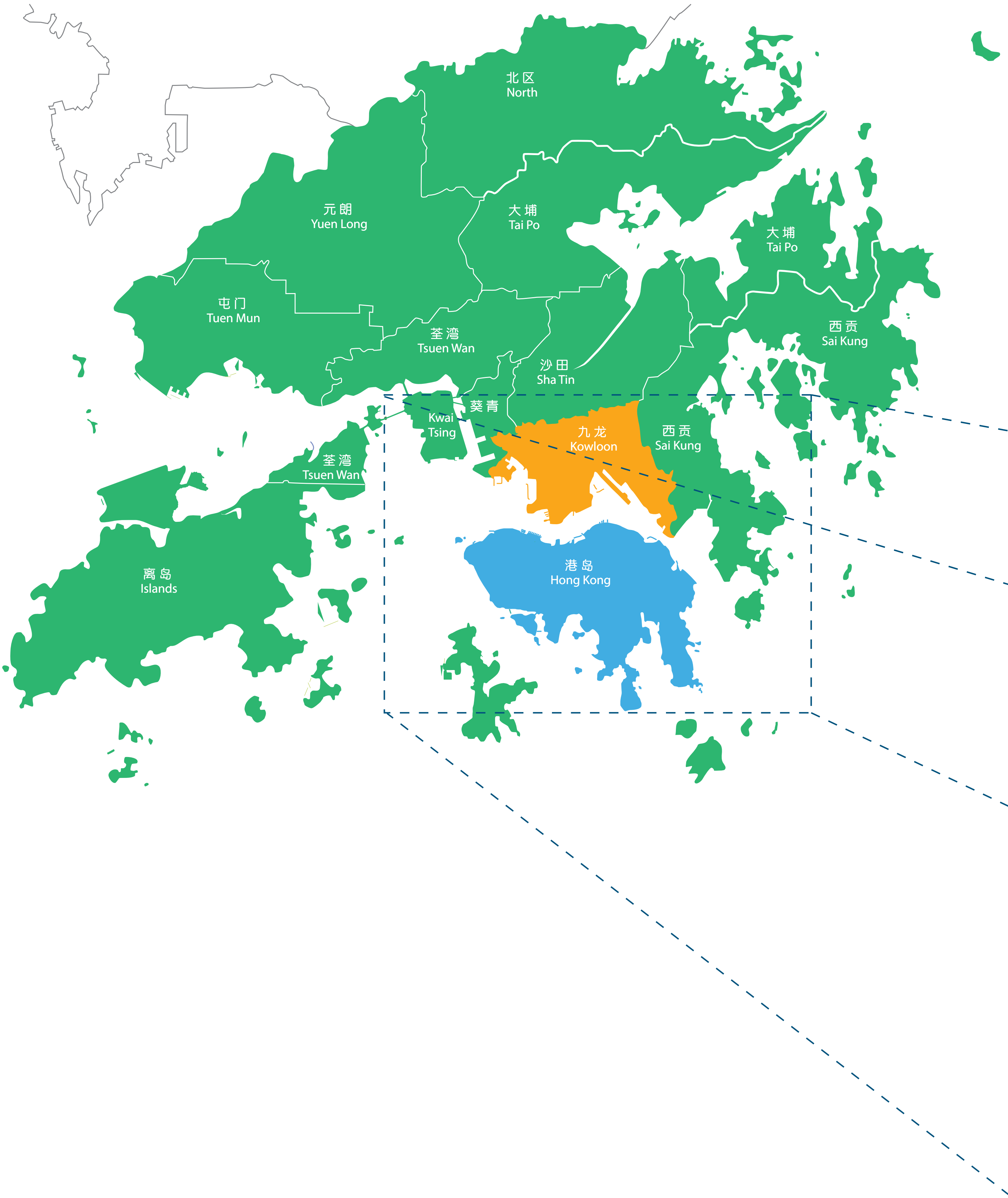
区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
新界 NEW TERRITORIES	西贡 Sai Kung	清水湾、西贡、大网仔、将军澳、坑口、调景岭、马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 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	小规划统计区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124
湾仔 / 铜锣湾	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鲗鱼涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157, 158
尖沙咀	Tsim Sha Tsui	211, 212, 214, 215, 216
油麻地 / 旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254

(p) = part 部分

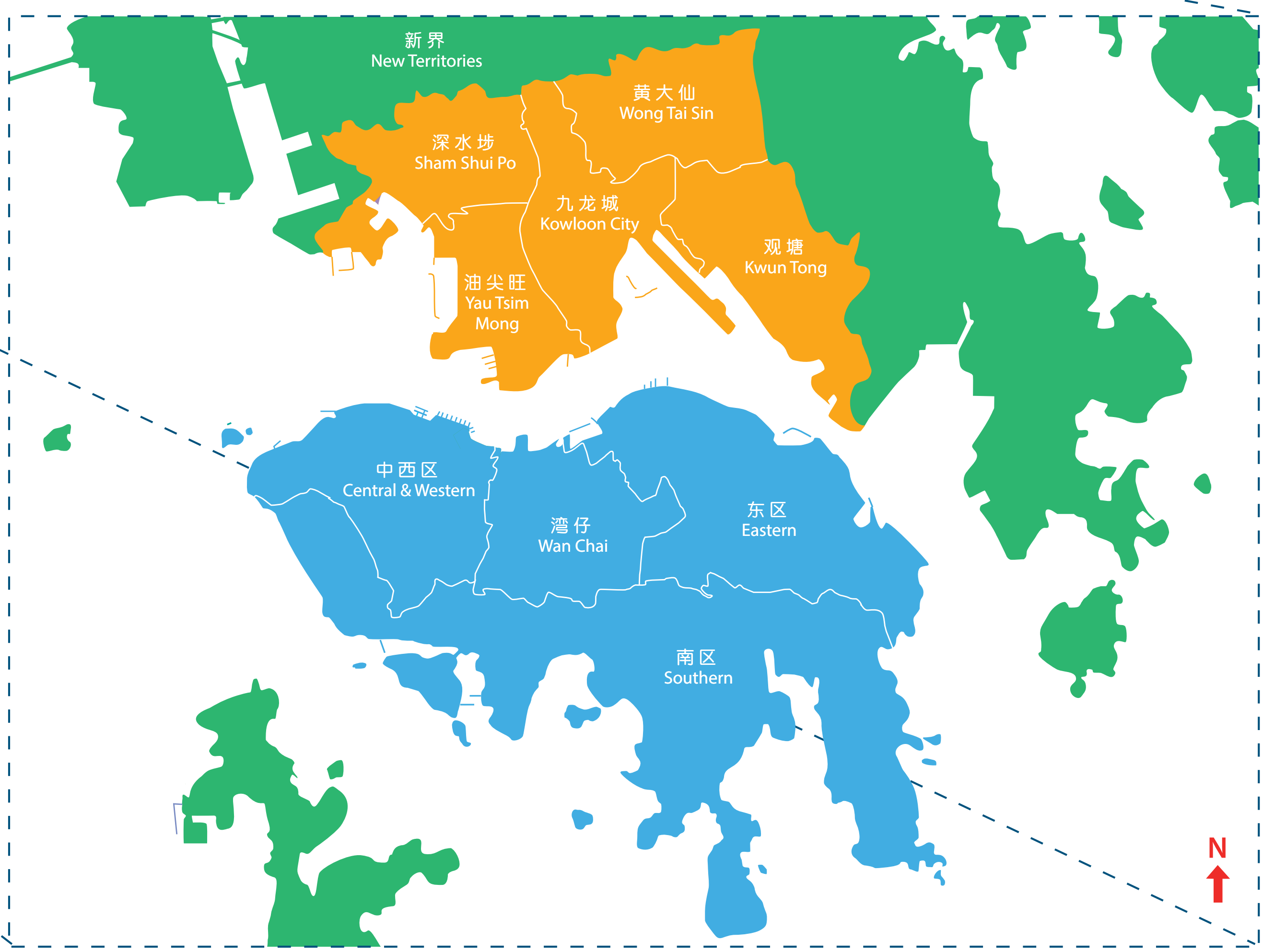
新界地区 New Territories Districts



分区图
Plans

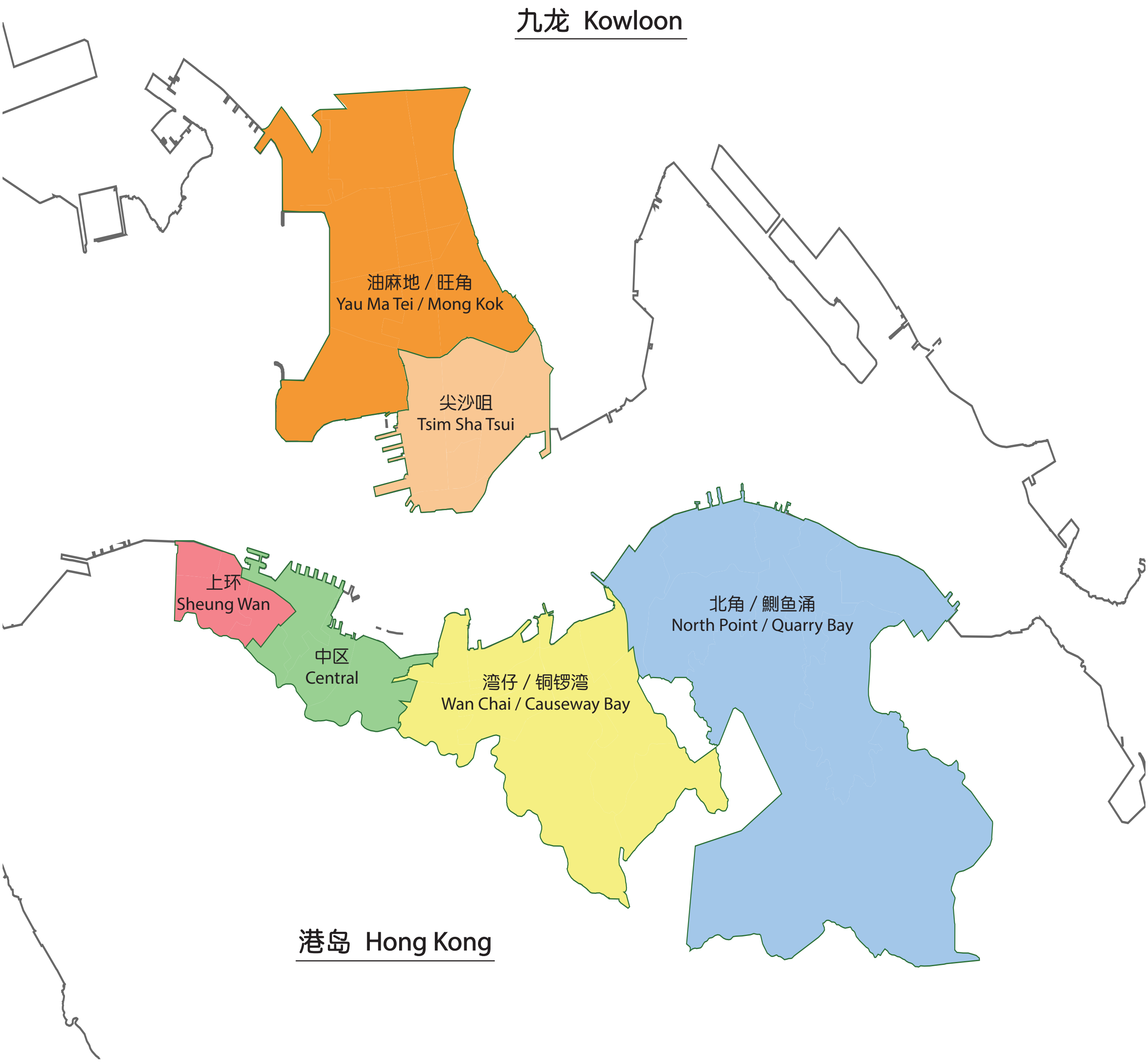
差饷物业估价署
Rating and Valuation Department

港岛及九龙地区 Hong Kong and Kowloon Districts



分区图
Plans

差饷物业估价署
Rating and Valuation Department



写字楼分区图 Office Sub-districts Plan

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