



香港物业报告

Hong Kong Property Review

2017



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

2017

本报告回顾 2016 年香港物业市场的活动，
并预测 2017 及 2018 年的楼宇落成量。

A review of the Hong Kong property market for the year 2016
with forecast of completions for 2017 and 2018

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差饷物业估价署
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序言 Foreword

私人住宅
Private Domestic



私人商业楼宇
Private Commercial



私人写字楼
Private Office



私人工业楼宇
Private Industrial



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

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

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

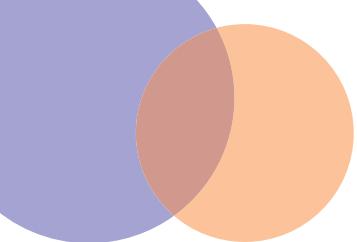
报告所回顾的年度最后数月的有关租金和售价数字均属临时性质，有待收到进一步资料后再作分析。市民可透过本署网页(网址: www.rvd.gov.hk)或24小时自动电话资讯服务附设的资料传真设施(2152 2152)，免费取得各项最新的数字。

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

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

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

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



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

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

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

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

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

序言 Foreword

如有查询，可联络本署技术秘书(物业资料)：

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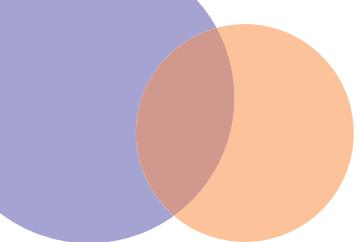
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综观 Overview







随着环球经济环境逐渐改善，香港经济于2016年年初明显转弱后在年底重拾动力，但2016年与前一年相比仍录得较慢经济增长。基本通胀率连续第5年回落，由2015年的2.5%下降至平均2.3%。劳工市场仍然处于差不多全民就业的状况，收入情况进一步改善。

在英国年中公投支持脱离欧洲联盟的情况下，住宅物业市场于2016年第二季由年初的短暂整固转趋亢奋。由于本港房屋的供应相对于需求较为紧绌、环球货币环境的超低利率和资金流入，本港楼价偏离经济基调，加剧泡沫风险。市民的置业负担比率在第四季进一步恶化至63%，远高于1996至2015年期间46%的长期平均数。

为了稳定物业市场，政府在11月初推出最新一轮需求管理措施。及后，楼市气氛显着冷却，市场活动于年底变得淡静，楼价急升的趋势放缓。

零售物业市场在2016年大部分时间维持疲弱，随着访港旅客人次增加，在第四季有回升迹象。写字楼和工业楼宇市场年内录得温和增长，售价和租金稳步上升。

香港经济来年仍然容易受到各种外围和内部因素的变化所影响，例如本地和国际经济前景、美国货币政策正常化进程和国际资金流向等。未来的供应变化亦会对物业市场产生显着影响。政府会保持警觉和审慎，并参照一系列指标（例如楼价、市民的置业负担比率，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。

In tandem with the gradual improving global economic environment, the local economy regained momentum at the year-end after experiencing a notable slowdown early in 2016. Yet, year 2016 still recorded a slower economic growth comparing with the year before. Underlying inflation eased the fifth consecutive year averaging at 2.3%, edged down from 2.5% in 2015. The labour market remained in a virtually full-employment situation and the income condition improved further.

The residential property market consolidated briefly in early 2016 and turned exuberant from the second quarter amid the UK's referendum in favour of leaving the European Union in mid-year. Due to tight local housing demand-supply balance, ultra-low interest rates in the global monetary environment and influx of capital, local property prices were out of line with economic fundamentals and had heightened risk of a bubble. The home purchase affordability ratio worsened further and reached 63% in the fourth quarter, significantly above the long-term average of 46% over 1996-2015.

To stabilise the property market, the Government introduced the latest round of demand-side management measure in early November. Since then, the property market sentiment cooled down visibly, with market activities turned quiet and the surge in flat prices moderated at the year-end.

The retail property market remained subdued in most part of 2016 but showed sign of picking up in the fourth quarter amid improving visitor arrivals. The office and industrial property markets recorded modest growth in the year, with price and rental edged up steadily.

In the coming year, our local economy will remain vulnerable to changes in various external and internal factors, such as the domestic and international economic outlook, the US monetary policy normalisation process, as well as the movement of international funds, etc. Future change in supply will also affect the property market significantly. 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 like property prices, home purchase affordability ratio, and local and global economic developments.

综观 Overview

住宅物业

住宅物业市场于年初短暂整固，至第二季转趋亢奋。尽管全球有各种不明朗情况（例如英国公投支持脱离欧洲联盟），但住宅物业市场在下半年迅速复苏。为冷却过热的楼市、防范楼市泡沫风险进一步增加，以及优先照顾尚未拥有住宅物业的香港永久性居民的置业需要，政府在2016年11月5日全面调高住宅物业交易的从价印花税税率，各个不同税阶的税率划一为15%。其后不久，物业交易量于12月大跌47%至3 550宗，楼价升幅则收窄至0.2%。

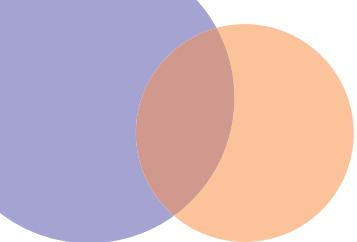
让住宅物业市场维持健康平稳发展，一直是政府其中一个重要的房屋政策目标。政府会继续多管齐下，以确保有稳定的土地供应，满足市场需求。根据2016年12月最新发表的报告，长远房屋策略中未来十年的总房屋供应目标维持在460 000个单位，2017-18年度，以不同来源的土地提供足以兴建18 000个私人住宅单位的目标维持不变。根据2016年12月底的最新推算，未来三至四年一手私人住宅物业市场的预计供应量增至94 000个单位，是自2004年9月政府按季度公布供应数字以来的新高。在政府致力增加房屋土地供应下，私人住宅物业市场未来的供应预料会稳步增加。



Residential

The residential market turned exuberant from the second quarter after a brief consolidation early in the year. Despite the global uncertainties like UK's referendum in favour of leaving the European Union, the residential market revived rapidly in the second half of the year. To cool down the overheated property market, to guard against further increase in the risks of a housing bubble, and to accord priority to the home ownership needs of those Hong Kong permanent residents who do not own any other residential property in Hong Kong, the Government raised the ad valorem stamp duty on residential property transactions to a flat rate of 15% across different value bands on 5 November 2016. Soon after, property transactions plunged by 47% to 3 550 cases and the increase in property prices narrowed to 0.2% in December.

Maintaining the healthy and stable development of residential property market remains one of the important housing policy objectives of the Government. The Government will continue to adopt a multi-pronged approach to ensure a stable supply of land to meet market demand. The newly announced ten-year housing supply target under the Long Term Housing Strategy (LTHS) in December 2016 was maintained at 460 000 units and the target of providing private housing land from various sources capable for producing about 18 000 flats remained unchanged in 2017-18. Based on the latest projection as at end December 2016, the projected supply in the first-hand private residential property market for the coming three to four years increased to 94 000 units, a record high since the first release of quarterly statistics on supply in September 2004. Future supply in the private residential market is expected to increase steadily with Government's continued efforts in increasing housing land supply.



2016年私人住宅的落成量增加29%至14 595个单位。单位入住量为11 881个，低于年内的落成量。年底空置量轻微上升至总存量的3.8%，相当于43 657个单位。在这些空置单位中，7 333个单位于占用许可证发出后仍未获发满意纸或转让同意书。2017和2018年新单位的预测落成量分别为17 122个和19 526个。

住宅物业市场在2016年年初整固。售价在第二季反弹，租金则在第三季上扬。与第三季相比，第四季的售价和租金分别上升6.1%和1.6%。与此同时，第四季的私人住宅整体售价较2015年同季上升4.2%，整体租金同期则录得0.5%跌幅。年内市场回报率下跌。

Completions in 2016 increased by 29% to 14 595 units. Take-up, at 11 881 units, was lower than the year's completions. Vacancy at the year-end edged up marginally to 3.8% of the total stock, equivalent to 43 657 units. Among these vacant units, 7 333 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. The numbers of units forecast for completions in 2017 and 2018 are 17 122 and 19 526 units respectively.

The residential property market consolidated in early 2016. Prices rebounded in the second quarter while rents picked up in the third quarter. Comparing with the third quarter, prices and rents went up by 6.1% and 1.6% respectively in the fourth quarter. Meanwhile, overall flat prices in the fourth quarter increased by 4.2% over the same quarter in 2015 whereas overall rents during the same period recorded a drop of 0.5%. Market yields deteriorated in the year.

写字楼

写字楼市场在2016年大部分时间疲弱，及至后期有回升迹象。全年整体而言，写字楼销售由2015年约1 500宗下跌超过25%至2016年约1 100宗。年内，香港连续第22年获美国传统基金会评选为全球最自由的经济体。政府将继续致力巩固香港的国际金融中心地位。为确保办公室的供应持续不断，政府会透过各种措施，增加不同经济用途的土地供应，以维持香港的竞争力。

Office

The office market was subdued in most part of 2016 but showed sign of picking up in the latter part of the year. For the year as a whole, office sales decreased by some 25% from about 1 500 cases in 2015 to about 1 100 cases in 2016. In the year, Hong Kong was ranked the freest economy in the world for the 22nd consecutive year by the Heritage Foundation. The Government will continue to strive to reinforce Hong Kong's position as an international finance centre. To ensure a continued supply of office space, the Government will increase land supply for different economic activities through various measures in order to sustain our competitiveness.

综观 Overview

2016年写字楼的落成量为153 100平方米，较2015年减少7%。甲级写字楼的落成量为142 200平方米，当中35%来自观塘。乙级写字楼的落成量则为10 700平方米，全部来自中西区。年内，写字楼的整体使用量急升至98 100平方米。只有甲级写字楼的使用量录得正数108 200平方米，而乙级和丙级写字楼则分别为负数5 800平方米和负数4 300平方米。年底空置量温和增长至总存量的8.2%，相当于946 300平方米。

甲级写字楼的空置率增至其总存量的8.0%，乙级写字楼的空置率增至其总存量的9.4%，而丙级写字楼的空置率则跌至其总存量的7.0%。不过，按分区而言，位于中区和油麻地/旺角的甲级写字楼空置率均下跌。

2017年的供应将增至274 600平方米，而2018年将大幅下跌至112 000平方米。2017年甲级写字楼的落成量将有249 800平方米，主要集中于观塘，占预计供应量的54%。2018年甲级写字楼的落成量将有103 100平方米，单是东区已占有关预测落成量的71%。乙级写字楼方面，2017和2018年的预测落成量分别为22 600平方米和4 300平方米。丙级写字楼的落成量在2017和2018年将分别有2 200平方米和4 600平方米。

写字楼售价在2016年首三季回落，至第四季回升。租金方面，2015年的上升趋势延续至2016年。比较2015和2016年的第四季，整体写字楼售价下跌5.6%，而甲级、乙级和丙级写字楼售价则分别下跌3.2%、6.7%和7.0%。同期整体写字楼租金上升1.7%，而甲级、乙级和丙级写字楼则分别录得2.2%、1.3%和1.2%升幅。年内，租金回报率略为上升。

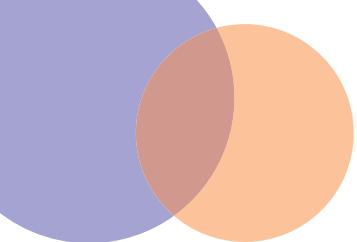
Office completions in 2016 were 153 100 m², 7% lower than 2015. Grade A completions were 142 200 m², of which 35% came from Kwun Tong. Grade B completions of 10 700 m² were all came from Central and Western. The overall take-up surged to 98 100 m² in the year. Only Grade A offices had positive take-up of 108 200 m² whilst Grade B and C offices had a negative take-up of 5 800 m² and 4 300 m² respectively. The year-end vacancy increased moderately to 8.2% of the total stock, amounting to 946 300 m². The

vacancy rate of Grade A offices increased to 8.0% of the Grade A stock, Grade B offices to 9.4% of its stock while that of Grade C offices declined to 7.0% of its stock. For sub-districts, the vacancy rates of Grade A offices in Central, Yau Ma Tei/Mong Kok however dropped.



More supply will come on stream in 2017, with 274 600 m², but then will drop substantially in 2018 to 112 000 m². In 2017, new Grade A completions will account for 249 800 m², mainly from Kwun Tong amounting to 54% of the anticipated supply. Grade A completions in 2018 will be 103 100 m², with the Eastern district alone contributing 71% of such forecast completions. Grade B forecast completions are 22 600 m² in 2017 and 4 300 m² in 2018. There will be 2 200 m² and 4 600 m² of Grade C office completions in 2017 and 2018 respectively.

Office prices fell in the first three quarters of 2016 and rebounded in the fourth quarter. The upward trend of rents however extended from 2015 to 2016. Overall office prices dropped by 5.6% while Grade A, B and C office prices fell by 3.2%, 6.7% and 7.0% respectively between the fourth quarters of 2015 and 2016. During the corresponding period, overall office rentals rose by 1.7%, with Grade A, B and C offices recording an increase of 2.2%, 1.3% and 1.2% respectively. Rental yield inched upwards in the year.



商业楼宇

2016年商业楼宇的落成量急增80%至123 100平方米，新界占当中一半落成量。年内，使用量变为负数42 000平方米，空置率升至总存量的9.0%，相当于998 300平方米。预计2017年落成量会维持相近水平，总落成量达125 600平方米，单是荃湾便提供预测供应量的23%。2018年的落成量将升至165 500平方米，当中油尖旺将独占总供应量的30%，另外15%和14%将分别来自西贡和深水埗。商业楼宇的销售由2015年约2 100宗进一步下跌超过26%至2016年约1 500宗。

Commercial

Completions in 2016 surged by 80% to 123 100 m², with the New Territories providing half of the completions. Take-up turned negative to 42 000 m² in the year and vacancy rate rose to 9.0% of its total stock at 998 300 m². Similar level of completions are expected in 2017, with 125 600 m² in total and Tsuen Wan alone will provide 23% of the anticipated supply. In 2018, the completions will go up to 165 500 m² of which Yau Tsim Mong alone will provide 30% of the total supply. Another 15% and 14% of the anticipated supply will come from Sai Kung and Sham Shui Po respectively. Sales of commercial premises dropped further by some 26% from about 2 100 in 2015 to about 1 500 in 2016.

零售业楼宇

2016年第四季的整体访港旅客数目录得轻微升幅。不过，受全球经济的增长放缓、不利的货币因素，以及「一周一行」个人遊签注所影响，全年整体访港旅客减少4.5%至5 670万人次，是自2003年以来连续第二年录得跌幅。另一方面，差不多全民就业的状况及收入情况持续向好，刺激了本地需求。年内，私人消费开支持续增长。



私人零售业楼宇的售价和租金在2016年大部分时间维持疲弱，及至第四季开始上扬。然而，比较2015和2016年的第四季，仍然分别录得3.9%和1.9%的跌幅。

Retail

Overall visitor arrivals climbed up marginally in the fourth quarter but for year 2016 as a whole, they decreased by 4.5% to 56.7 million, the second annual decline in a row since 2003, amid the slowdown of global economic growth, unfavourable currency factor and the effect of "one trip per week" Individual Visit Endorsements. On the other hand, the virtually full-employment situation and ever-growing income condition fuelled the local demand. Private consumption expenditure continued to expand in the year.

Both private retail prices and rents remained softened in most of the time in 2016 but started heading up in the fourth quarter, and yet still recording a reduction of 3.9% and 1.9% respectively between the fourth quarters of 2015 and 2016.

综观 Overview

工业楼宇

2016年，私人分层工厂大厦销售市场略有波动，售价在2016年第四季开始止跌回升。分层工厂大厦的销售由2015年约3 400宗下跌超过20%至2016年约2 700宗。由于工业楼宇在活化措施下进行整幢改装工程的增长数目放缓，分层工厂大厦的总供应量因而略有增加。

2016年的落成量急跌至4 500平方米，全部来自黄大仙。使用量再次录得负数，急增至189 300平方米。年底空置量攀升至总存量的5.8%，相当于977 800平方米。2017和2018年分层工厂大厦的落成量将分别升至40 300平方米和86 800平方米。

比较2015和2016年的第四季，售价下跌3.3%，而租金则上升3.5%。全年的租金回报率维持相对平稳。

2016年并无工贸大厦落成。使用量为负数12 300平方米，空置率增至年底总存量的8.9%，即52 000平方米。预测这类型大厦在2017和2018年均不会有新供应。

2016年的私人货仓落成量为73 200平方米。使用量轻微增加至64 500平方米，空置率略为上升至年底总存量的4.3%，相当于161 700平方米。预测2017年将有82 800平方米的货仓楼面落成，及至2018年，预期只有8 000平方米的新供应。

Industrial

The sale market of private **flatted factories** experienced some fluctuations in 2016 but prices started reversing upwards in the fourth quarter of 2016. Sales of flatted factories dropped by some 20% from about 3 400 cases in 2015 to about 2 700 cases in 2016. With the slowdown of industrial buildings undergoing wholesale conversion under the revitalisation measures, the total supply of flatted factories edged up.

Completions in 2016 plummeted to 4 500 m², all came from Wong Tai Sin. Take-up was again negative and surged to 189 300 m². Vacancy at the year-end climbed up to 5.8% of its total stock at 977 800 m². Completions in 2017 and 2018 will rise to 40 300 m² and 86 800 m² respectively.

Comparing the fourth quarters in 2015 and 2016, prices fell by 3.3% whereas rents rose by 3.5%. Rental yield remained fairly stable throughout the year.

There were no **industrial/office** completions in 2016. Take-up was a negative 12 300 m² and the vacancy rate increased to 8.9% of the year-end stock at 52 000 m². There is unlikely to be any new supply in 2017 and 2018.

There was 73 200 m² new **storage** space completed in 2016. Take-up increased marginally to 64 500 m² and the vacancy rate edged up to 4.3% of the total year-end stock at 161 700 m². In 2017, it is estimated that 82 800 m² of storage spaces will be completed and in 2018, only 8 000 m² new completions are expected.

私人住宅

Private Domestic





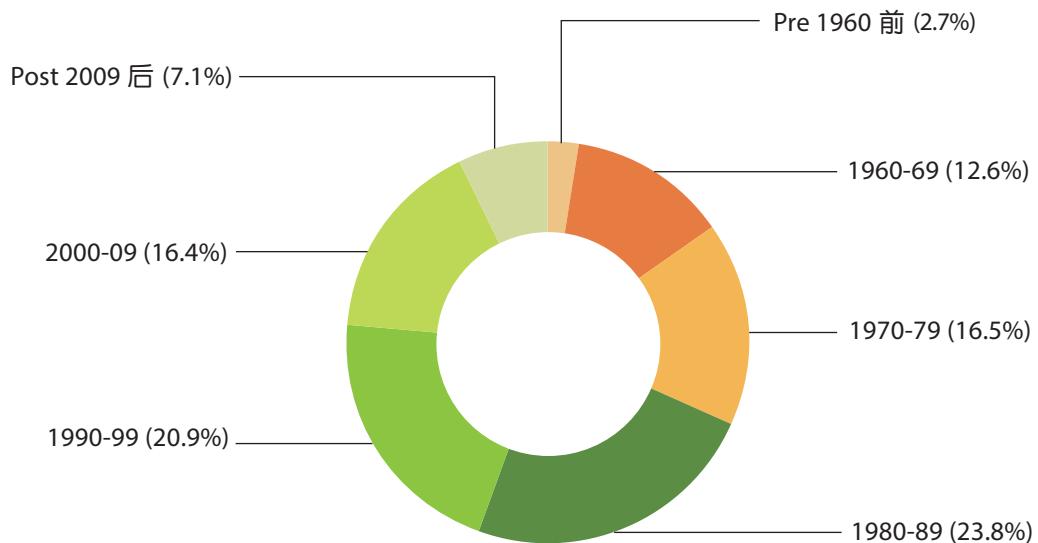
THE
VISIONARY



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。2016年年底的整体总存量为1 158 765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 2016, the overall stock was 1 158 765 units. The chart shows the stock distribution by age.

按楼龄分类的总存量 Stock Distribution by Age



2016年私人住宅落成量回升至14 595个单位，较前一年增加29%。按区域划分，63%落成单位位于新界，22%位于九龙和15%位于港岛。按地区计，西贡供应的新单位占整体落成量的26%，比例最高，其次为离岛和元朗，各占整体落成量的16%。

Completions in 2016 rebounded to 14 595 units, up by 29% from the previous year. By region, 63% of the completions was in the New Territories, 22% in Kowloon and 15% on Hong Kong Island. On district basis, Sai Kung contributed the largest share of new units, at 26% of the overall completions, and then followed by Islands and Yuen Long each accounting 16%.

私人住宅（整体） Private Domestic (Overall)

2016年的入住量为11 881个单位，较前一年增加13%。年底空置量上升至43 657个单位，相当于总存量的3.8%，其中7 333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 2016 was 11 881 units, an increase of 13% from the preceding year. Vacancy at the year-end was driven up to 43 657 units, equivalent to 3.8% of the total stock. 7 333 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



预测落成量在2017年上升至17 122个单位，在2018年再增至19 526个单位。在2017年，新界的新供应占60%，其余27%来自九龙和13%来自港岛。按地区计，元朗和九龙城分别提供26%和22%的新落成单位。在2018年，新界所占的供应比例将略为减少至43%，而九龙城、深水埗和西贡将合共提供落成量的51%。

Completions are expected to rise to 17 122 units in 2017 and increase further to 19 526 units in 2018. In 2017, 60% of the new supply will come from the New Territories, and the remainder will be from Kowloon at 27% and Hong Kong Island at 13%. On district basis, Yuen Long and Kowloon City will contribute 26% and 22% of the new units respectively. In 2018, the New Territories will contribute a smaller portion of 43% of the new supply. Kowloon City, Sham Shui Po and Sai Kung altogether will provide 51% of the completions.

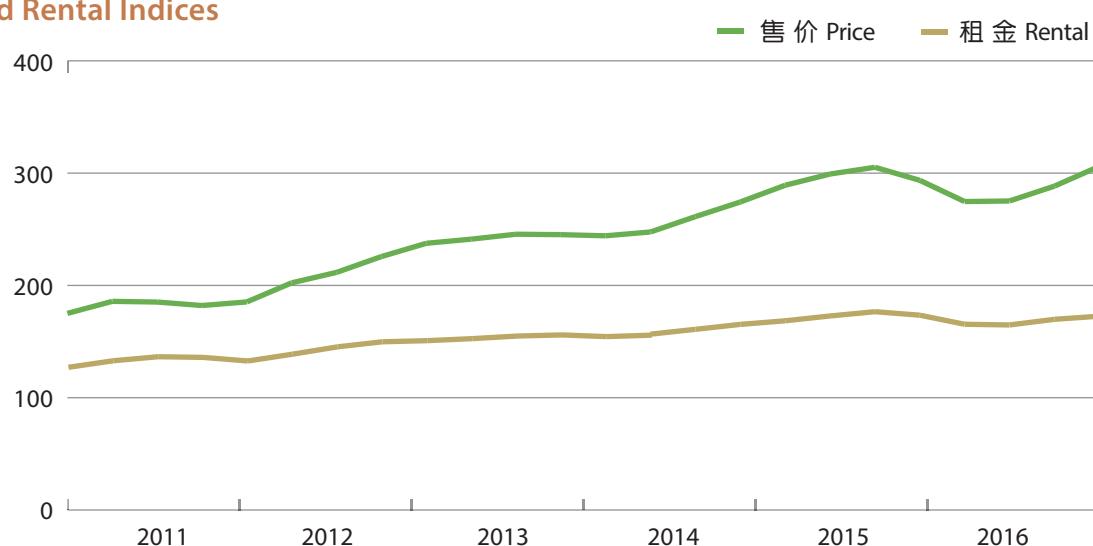


在市场忧虑美国加息和英国公投支持脱离欧洲联盟（英国「脱欧」）触发的连锁效应下，二手市场物业售价在第一季持续下跌并于第二季转趋亢奋。受强劲的私人住宅需求带动下，售价于下半年重拾上升动力，并超逾2015年第三季的顶峯。政府其后于2016年11月推出新一轮需求管理措施，将适用于非首次置业的买家的从价印花税率划一调高至15%，以冷却楼市。尽管如此，第四季的整体售价仍较去年同期高出4.2%。租金自下半年起录得滞后升幅，第四季租金较去年同期下跌0.5%。

Prices in the secondary market continued to fall in the first quarter and turned exuberant from the second quarter, amid the concerns over US interest rate hike and contagious effects of the UK's referendum in favour of leaving the European Union (Brexit). Buoyed by the strong demand of private flats, prices regained momentum in the second half of the year and surpassed the peak in the third quarter of 2015. To cool down the market, the Government introduced a 15% standardised stamp duty on non first-time home buyers in November 2016. Despite so, overall prices in the fourth quarter were still 4.2% higher than the same period in previous year. Rents recorded a lagged increase since the second half of the year, with the fourth quarter exhibiting a 0.5% decrease over the same period of last year.



售价及租金指数 Price and Rental Indices



私人住宅（整体） Private Domestic (Overall)

落成量、入住量及空置量

Completions, Take-up and Vacancy



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

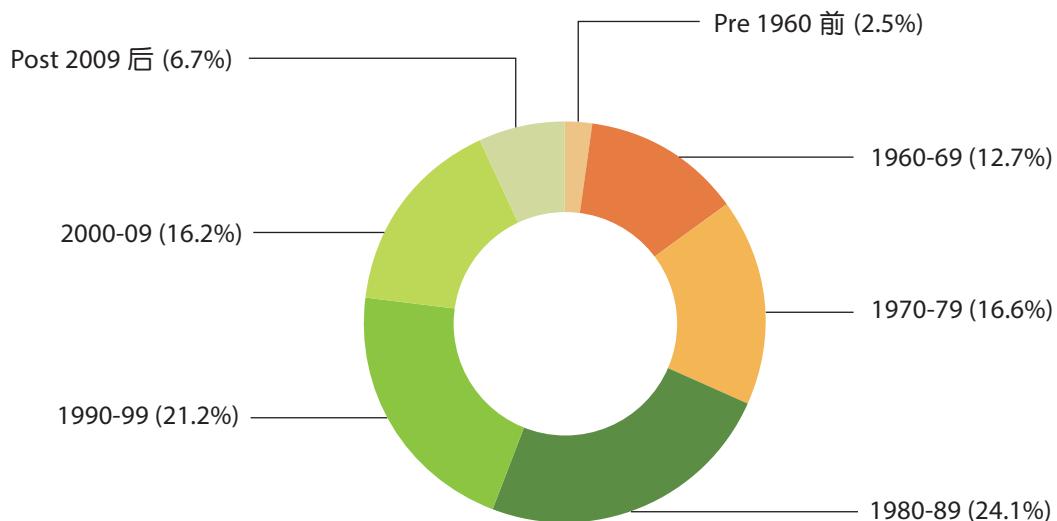
预测数字
Forecast figures



此分类包括实用面积为 100 平方米以下的单位。2016 年年底的总存量为 1 067 622 个单位，占私人住宅总存量的 92%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2016 was 1 067 622 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



2016 年有 12 512 个单位落成，其中 66% 位于新界，19% 位于九龙和 15% 位于港岛。按地区计，四分之一的新供应来自西贡，其次为离岛和元朗。以单位面积计，B 类单位独占新供应的 58%，A 类和 C 类单位则分别占落成量的 31% 和 11%。

There were 12 512 units completed in 2016, of which 66% were located in the New Territories, 19% in Kowloon and 15% on Hong Kong Island. On district level, one-quarter of the new supply came from Sai Kung, and then followed by Islands and Yuen Long. In terms of flat size, Class B units alone accounted for 58% of the new supply while Class A and Class C units providing 31% and 11% of the completions respectively.

私人住宅（中/小型单位） Private Domestic (Small/Medium Units)

2016年的入住量上升23%至11 040个单位。年底空置量增至35 234个单位，占此分类总存量的3.3%。

Take-up in 2016 increased by 23% to 11 040 units. Vacancy at the year-end edged up to 35 234 units, or 3.3% of the stock in this sub-sector.



预计2017和2018年的落成量分别为15 624个单位和17 352个单位。该两年的新供应均主要来自新界，但比例由2017年占预测落成量的59%下降至2018年的44%。按地区计，2017年的新供应有逾一半位于元朗和九龙城。在2018年，九龙城将供应26%的新单位，比例最高，其次为深水埗和西贡，各自比例均为13%。

15 624 units and 17 352 units are estimated to be completed in 2017 and 2018 respectively. New supply will mainly come from the New Territories in both years but its share will retreat from 59% of the forecast completions in 2017 to 44% in 2018. On district basis, over half of the new supply in 2017 will come from Yuen Long and Kowloon City. In 2018, Kowloon City will contribute the largest share of 26% of new units, and then followed by Sham Shui Po and Sai Kung each at 13%.

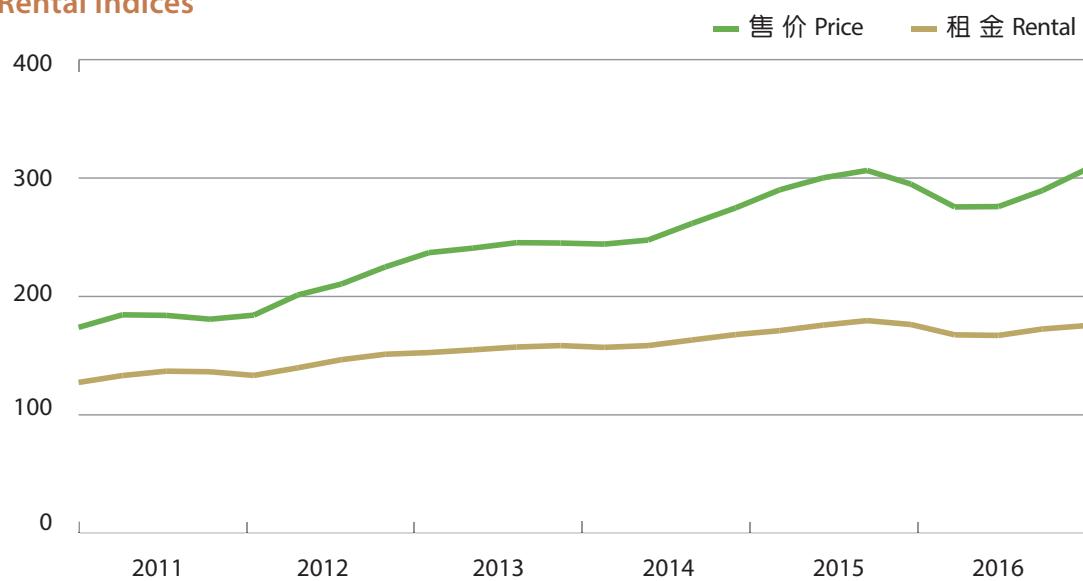


此分类单位的售价在第一季急跌，至第二季转趋稳定。由于英国「脱欧」触发的连锁效应较预期小，售价在下半年逐步上升。第四季售价按年增长4.2%，超逾2015年第三季的顶峯。同样地，租金于第二季见底后在下半年回升，惟第四季租金仍录得0.5%的按年跌幅。

Prices in this sub-sector steadied in the second quarter after a sharp fall in the first quarter. In the wake of the smaller-than-expected contagious effect of Brexit, prices escalated in the second half of the year and finished with a year-on-year increase of 4.2% in the final quarter, surpassing the peak in the third quarter of 2015. Likewise, rents edged up in the second half of the year after bottoming out in the second quarter. A year-on-year decrease of 0.5% was recorded in the fourth quarter.



售价及租金指数 Price and Rental Indices



私人住宅（中/小型单位） Private Domestic (Small/Medium Units)

落成量、入住量及空置量

Completions, Take-up and Vacancy



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

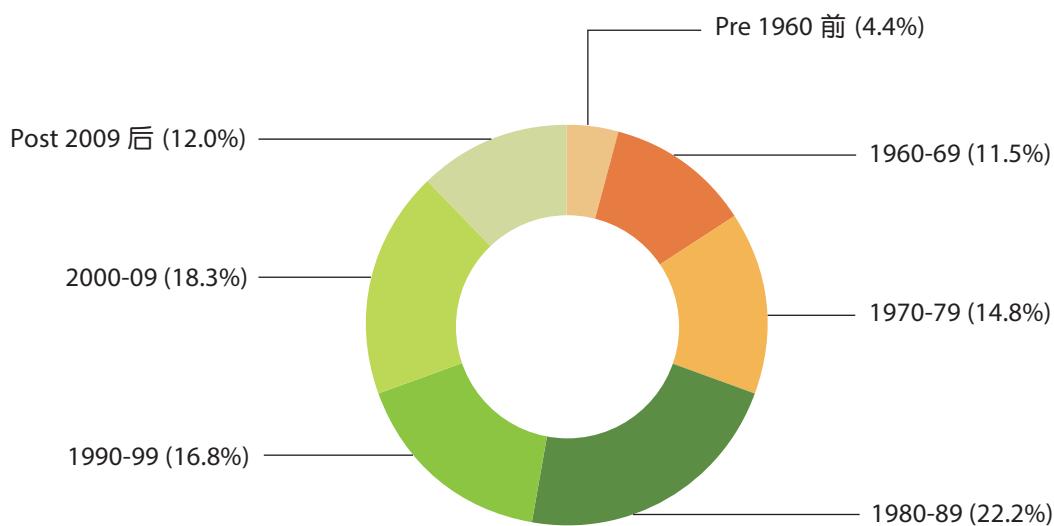
预测数字
Forecast figures



此分类包括实用面积为100平方米或以上的单位。2016年年底的总存量为91 143个单位，占私人住宅总存量的8%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2016 was 91 143 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



2016年落成的2 083个单位中，46%位于新界。按地区计，九龙城和西贡合共占落成量的66%。

Of the 2 083 units completed in 2016, 46% were located in the New Territories. On district basis, Kowloon City and Sai Kung accounted for 66% of the completions.

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

与中 / 小型单位不同，此分类在 2016 年的入住量下跌 46% 至 8 41 个单位。年底空置量增至 8 423 个单位，相当于此分类单位总存量的 9.2%。

Unlike the small/medium sized flats, take-up in this sub-sector decreased by 46% to 8 41 units in 2016. Vacancy at the year-end increased to 8 423 units, representing 9.2% of the stock in this sub-sector.



此分类的落成量预计于 2017 年下跌至 1 498 个单位，及后于 2018 年上升至 2 174 个单位。2017 年的新供应集中在新界，沙田和屯门将合共提供落成量的 39%。在 2018 年，74% 的新供应分布于新界和九龙，其所占的比例大概相等。按地区计，深水埗、沙田和东区将合共占落成量的 60%。

Completions in this sub-sector are expected to drop to 1 498 units in 2017 and then rise to 2 174 units in 2018. In 2017, new supply will be concentrated in the New Territories. Sha Tin and Tuen Mun will provide a total 39% of the new completions. In 2018, 74% of the new supply will spread between the New Territories and Kowloon in approximately equal share. On district level, Sham Shui Po, Sha Tin and Eastern districts altogether will provide 60% of the completions.

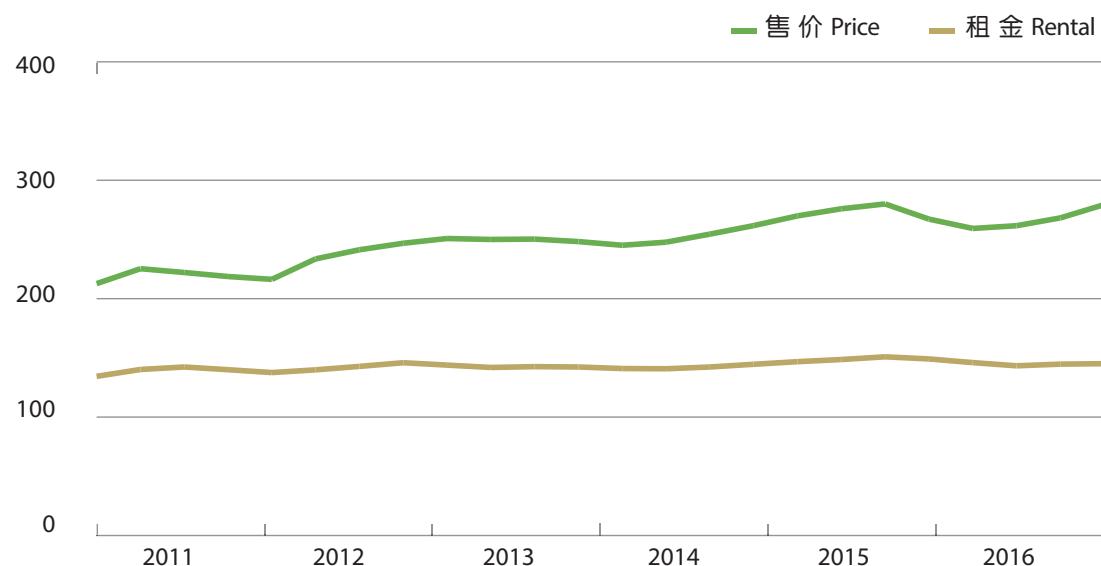


此分类单位的售价有较为平稳的表现。售价于2016年第一季调整后，在第二季开始上扬并于年内持续上升，最后一季的售价较去年高出4.6%。租金表现落后于售价，于下半年开始回升，最后一季的租金仍较去年同期下跌2.7%。

Prices in this sub-sector posted a relatively steadier performance. After the correction in the first quarter of 2016, prices began to rise in the second quarter and posted a continuous rise until the year-end. Prices in the last quarter were 4.6% higher than a year earlier. Lagged behind the prices, rents started picking up in the second half of the year but still registered a 2.7% decrease in the last quarter over the corresponding quarter of last year.



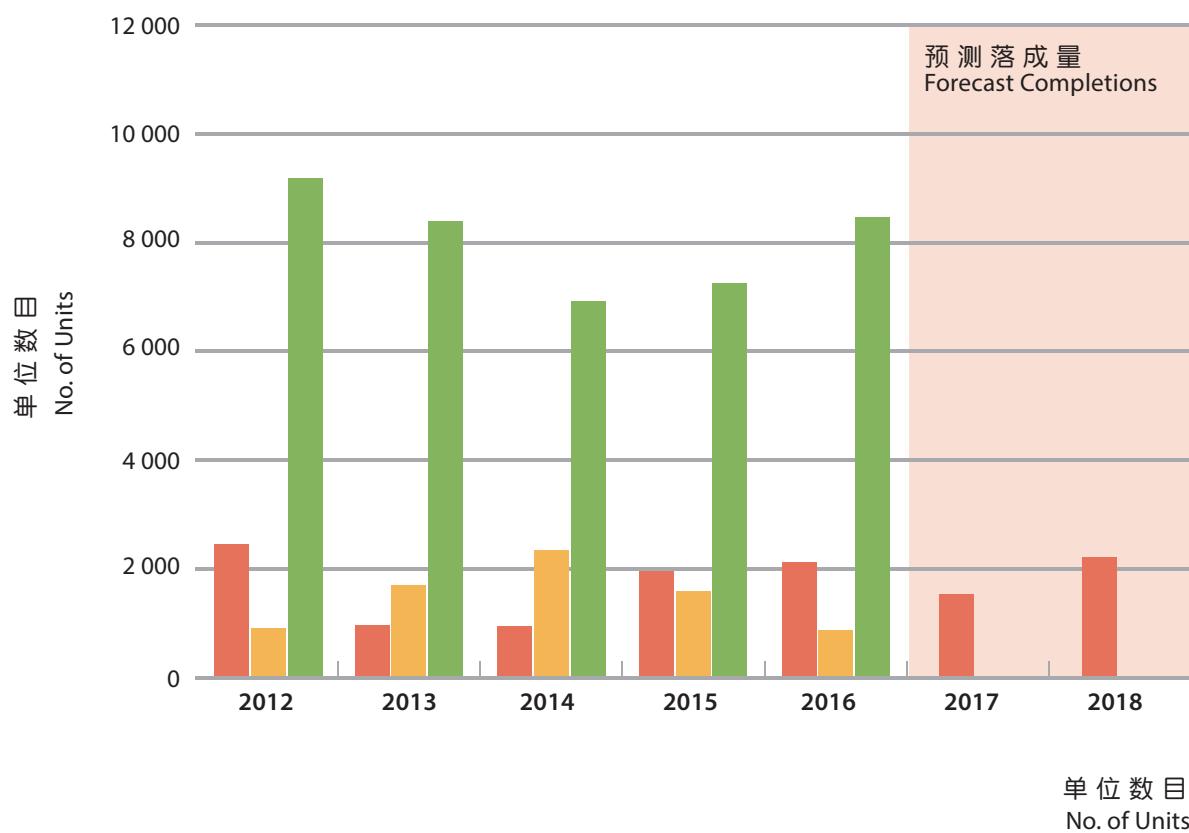
售价及租金指数 Price and Rental Indices



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

落成量、入住量及空置量

Completions, Take-up and Vacancy



	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	2 422	936	906	1 924	2 083	1 498 [#]	2 174 [#]
入住量 Take-up	872	1 673	2 314	1 561	841		
空置量 Vacancy	9 140	8 358	6 893	7 209	8 423		
% ⁺	10.7	9.7	7.9	8.1	9.2		

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

预测数字
Forecast figures

私人写字楼

Private Office



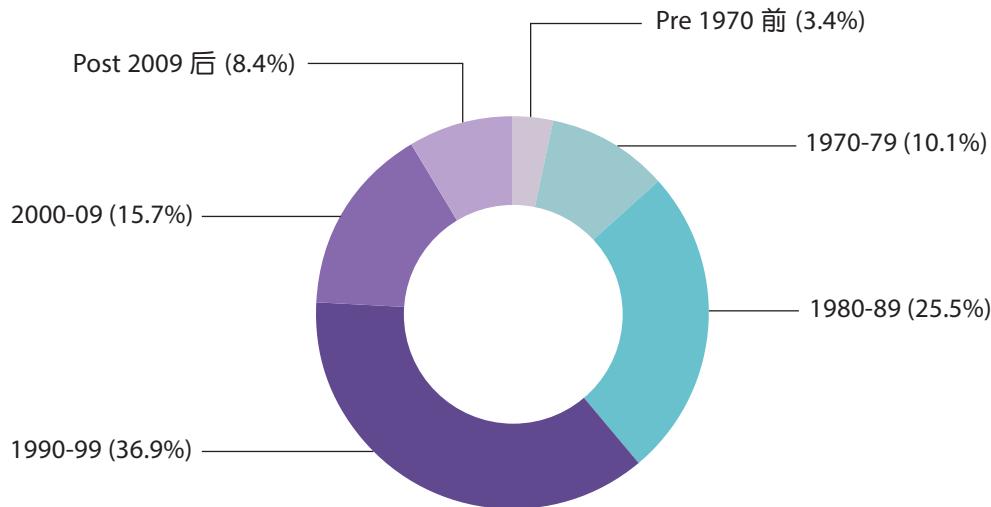




2016 年年底私人写字楼的总存量为 11 530 000 平方米，当中甲级写字楼占 64%、乙级写字楼占 23% 及丙级写字楼占 13%。2016 年年底，位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积共占总存量的 54%。图表显示按楼龄分类的整体写字楼总存量。

The total stock of private offices at the end of 2016 amounted to 11 530 000 m², 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 54% of the total stock at the end of 2016. The chart shows the total stock of all offices by age.

按楼龄分类的总存量 Stock Distribution by Age



2016 年私人写字楼的落成量为 153 100 平方米，较 2015 年减少 7%，当中 68% 的落成量位于非核心地区。甲级写字楼的落成量为 142 200 平方米，相当于总供应量的 93%。

Office completions in 2016 were 153 100 m², representing a decrease of 7% from 2015. 68% of the completions were in the non-core districts. Completions of Grade A space amounted to 142 200 m², equivalent to 93% of the total supply.

私人写字楼（整体） Private Office (Overall)

年内的整体使用量录得 98 100 平方米，较去年上升 260%。年底空置量增加 5% 至 946 300 平方米，相当于总存量的 8.2%。

An overall take-up of 98 100 m² was recorded for the year, demonstrating an increase of 260% from the preceding year. Vacancy at the year-end increased by 5% to 946 300 m², which was equivalent to 8.2% of the total stock.



预计 2017 和 2018 年的落成量分别为 274 600 平方米和 112 000 平方米。2017 年来自九龙的供应占总落成量的 72%，当中观塘和油尖旺合共提供 83% 的新落成楼面。2018 年，预测供应将集中于东区。此外，预计甲级写字楼将分别占 2017 和 2018 年预测落成量的 91% 和 92%。

274 600 m² and 112 000 m² are expected to be completed in 2017 and 2018 respectively. Supply from Kowloon in 2017, at 72% of total completions, will again dominate the scene with Kwun Tong and Yau Tsim Mong together providing 83% of the newly completed space. In 2018, focus of forecast supply would fall on the Eastern district. It is also anticipated that Grade A offices will account for 91% and 92% of the forecast completions in 2017 and 2018 respectively.

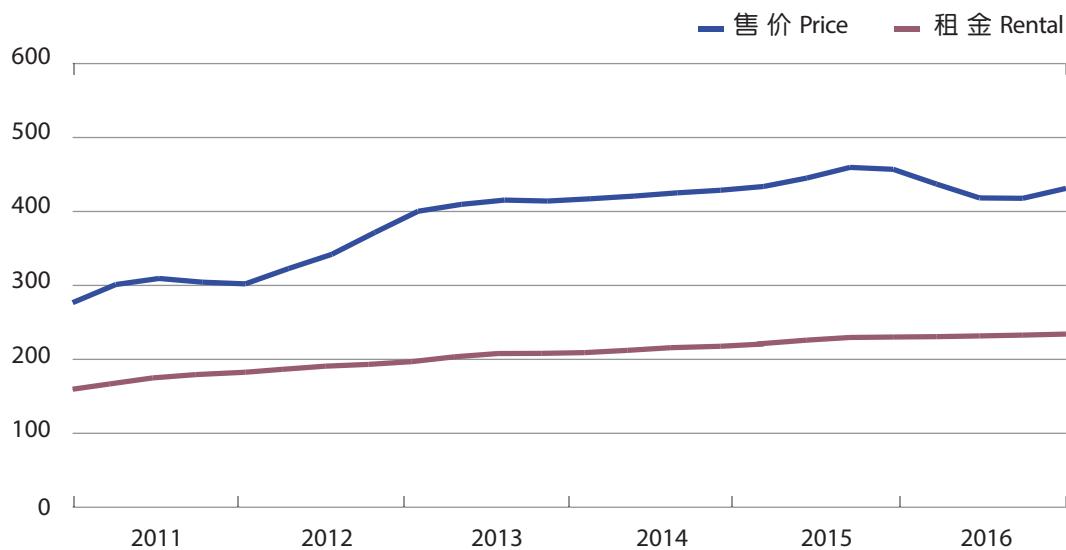


写字楼售价在2016年首三季录得跌幅，但在最后一季反弹，而写字楼租金则全年向上。总括而言，2016年第四季售价较2015年同期下跌5.6%，写字楼租金则于同一时段内录得1.7%增幅。

Office prices recorded a decline through the first three quarters but rebounded in the last quarter of 2016. Office rents, on the other hand, edged up throughout the year. In all, prices in the fourth quarter of 2016 registered a decrease of 5.6% over that in the corresponding period of 2015 while office rents marked an increase of 1.7% over the same period.

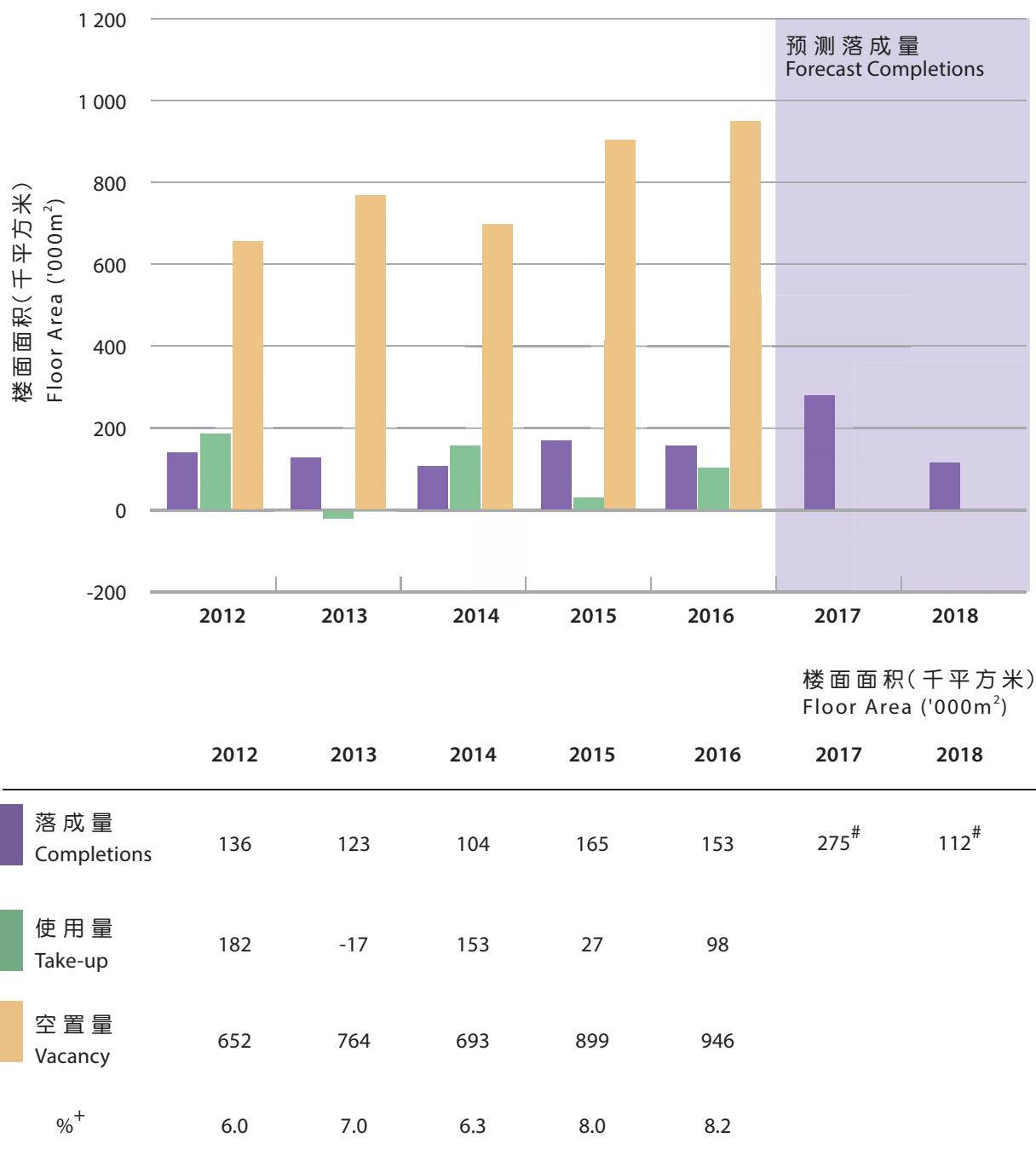


售价及租金指数 Price and Rental Indices



私人写字楼（整体） Private Office (Overall)

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



+ 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.

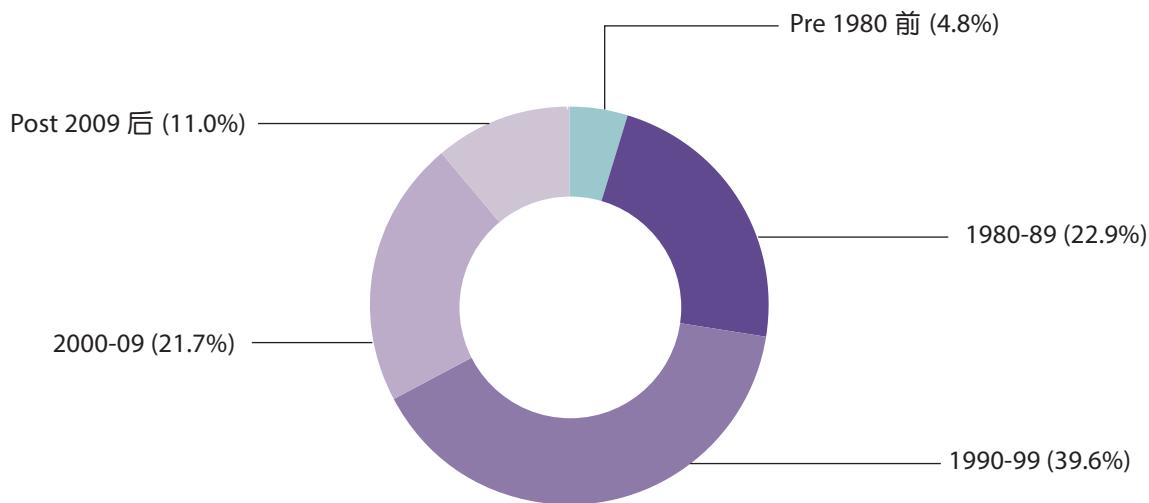
预测数字
Forecast figures



2016年年底，甲级写字楼的总存量为7 390 600平方米，占整体写字楼总存量的64%。图表显示按楼龄分类的甲级写字楼总存量。

The stock of Grade A office space at the end of 2016 was 7 390 600 m², representing 64% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



总存量中有51%位于港岛，九龙及新界则分别占37%和12%。

甲级写字楼的落成量为142 200平方米，较2015年增加15%。新的发展项目大多来自观塘和九龙城，占甲级写字楼落成量的62%。

Hong Kong Island accounted for 51% of the stock, while the share for Kowloon and the New Territories were 37% and 12% respectively.

Completions of Grade A offices were 142 200 m², a rise of 15% from 2015. Majority of the new developments were come from Kwun Tong and Kowloon City, contributing 62% of the Grade A office completions.

2016 年的使用量大幅增至 108 200 平方米。年底空置量微升至甲级写字楼总存量的 8.0%，相当于 592 000 平方米，其中 33% 的空置面积位于核心地区。

Take-up in 2016 increased substantially to 108 200 m². The year-end vacancy slightly rose to 8.0% of the Grade A stock, amounting to 592 000 m². 33% of the vacant space was found in the core districts.



预计落成量于 2017 年将增至 249 800 平方米，但在 2018 年则下降至 103 100 平方米。2017 年的新供应大多来自观塘，占整体落成量的 54%。2018 年的新供应将集中于东区，占预计落成量的 71%。

It is anticipated that the completions will increase to 249 800 m² in 2017 but drop to 103 100 m² in 2018. Most of the new supply in 2017 will come from Kwun Tong which will account for 54% of the overall completions. In 2018, new supply will be concentrated in the Eastern district by providing 71% of the estimated completions.

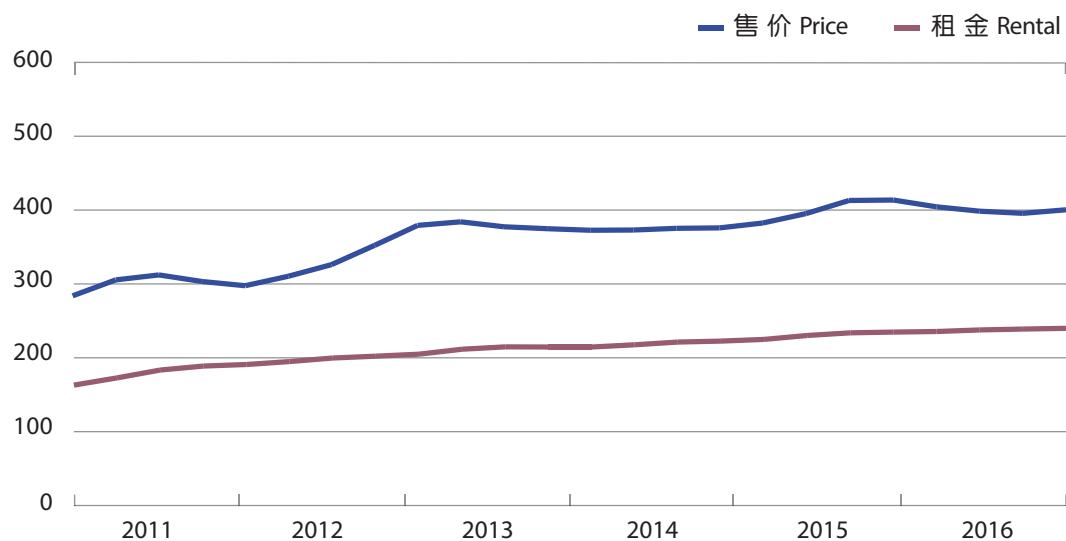


写字楼售价持续下跌至2016年第三季，虽然售价在年底回升，但以2016年第四季与去年同季相比，仍录得3.2%的跌幅。租金于2016年第四季较2015年同期上涨2.2%，年内升幅温和。

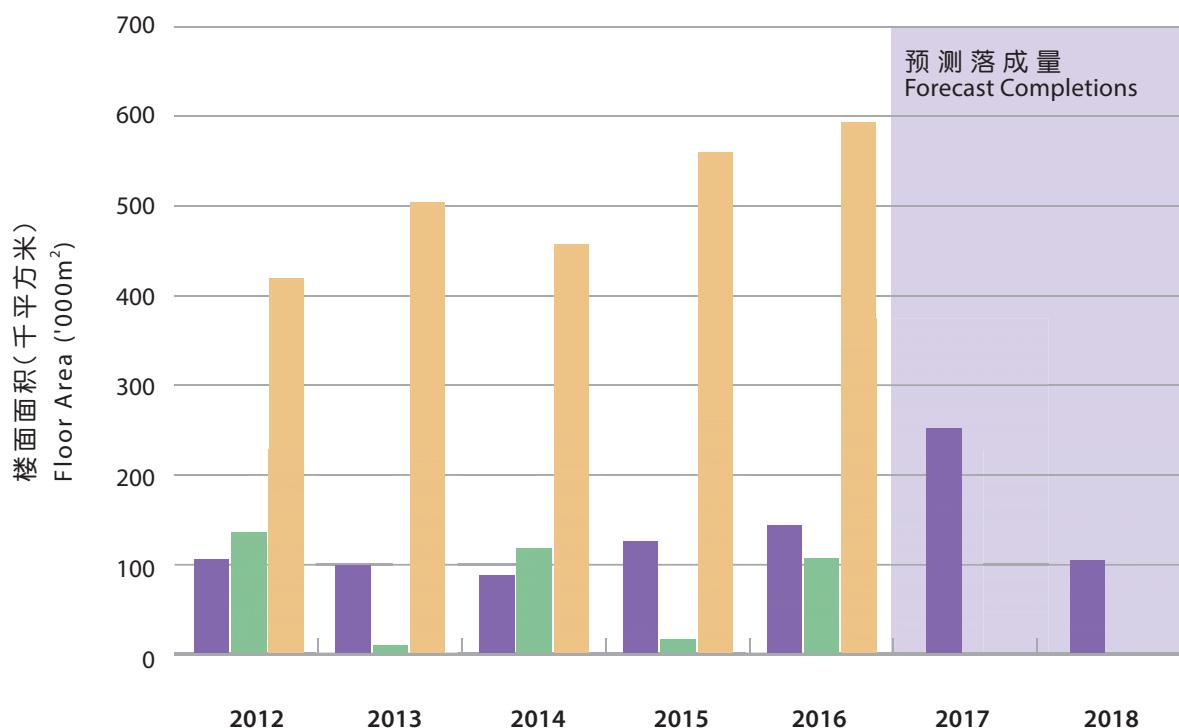
Office prices slid down to the third quarter of 2016. Although they picked up at the year-end of 2016, a stumble of 3.2% was still demonstrated by comparing the fourth quarter of 2016 over the same quarter of the year earlier. Rents rose very gently during the year and registered a 2.2% gain in the fourth quarter of 2016 over the same period in 2015.



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 ('000m ²) Floor Area ('000m ²)						
	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	104	97	86	124	142	250 [#]	103 [#]
使用量 Take-up	134	12	116	15	108		
空置量 Vacancy	418	502	455	558	592		
% ⁺	6.1	7.2	6.4	7.8	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.

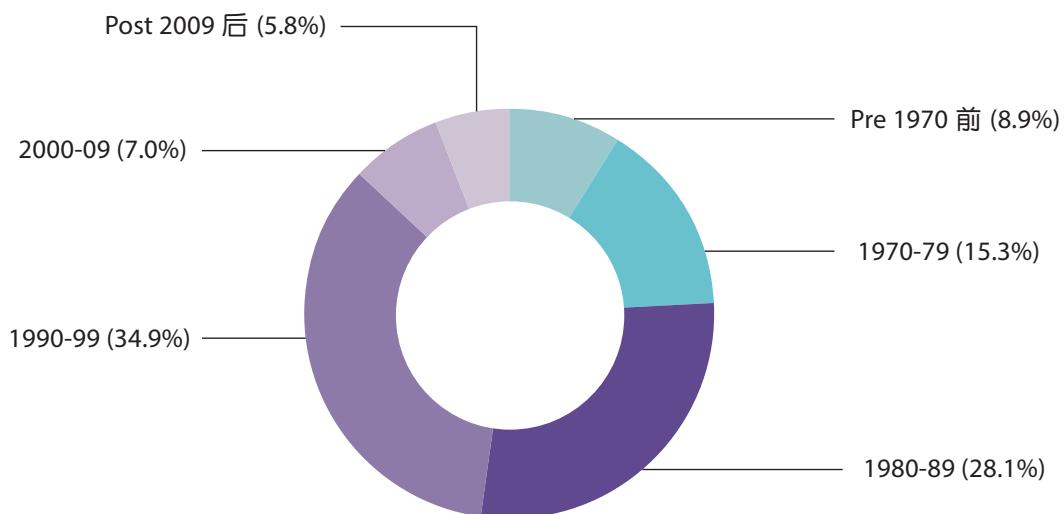
预测数字
Forecast figures



2016 年年底乙级写字楼的总存量为 2 664 000 平方米，占整体写字楼总存量的 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 2016 was 2 664 000 m², representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的 61%，九龙与新界则分别占 36% 和 3%。

2016 年乙级写字楼的落成量减少至 10 700 平方米，较 2015 年下跌 74%，全部来自中西区。

Hong Kong Island accounted for 61%, while Kowloon and the New Territories contributed 36% and 3% respectively.

Grade B office completions in 2016 was reduced to 10 700 m², a drop of 74% from 2015. All completions were from Central and Western district solely.

与甲级写字楼的情况不同，乙级写字楼在2016年的使用量为负数5 800平方米。年底空置量上升至乙级写字楼总存量的9.4%，相当于250 300平方米，其中41%的空置面积位于核心地区。

Unlike that for the Grade A offices, Grade B offices in 2016 had a negative take-up of 5 800 m². The year-end vacancy, amounting to 250 300 m², recorded a rise to 9.4% of the Grade B stock. 41% of the vacant space was found in the core districts.



预计2017和2018年的落成量分别为22 600平方米和4 300平方米。2017年的落成量主要来自港岛，将提供22 500平方米的写字楼楼面。预计2018年的供应将再次全部来自港岛。

22 600 m² and 4 300 m² are estimated to come on stream in 2017 and 2018 respectively. In 2017, Hong Kong Island will dominate the scene by providing 22 500 m² of the office spaces. It is also expected that the entire supply in 2018 will come from Hong Kong Island again.

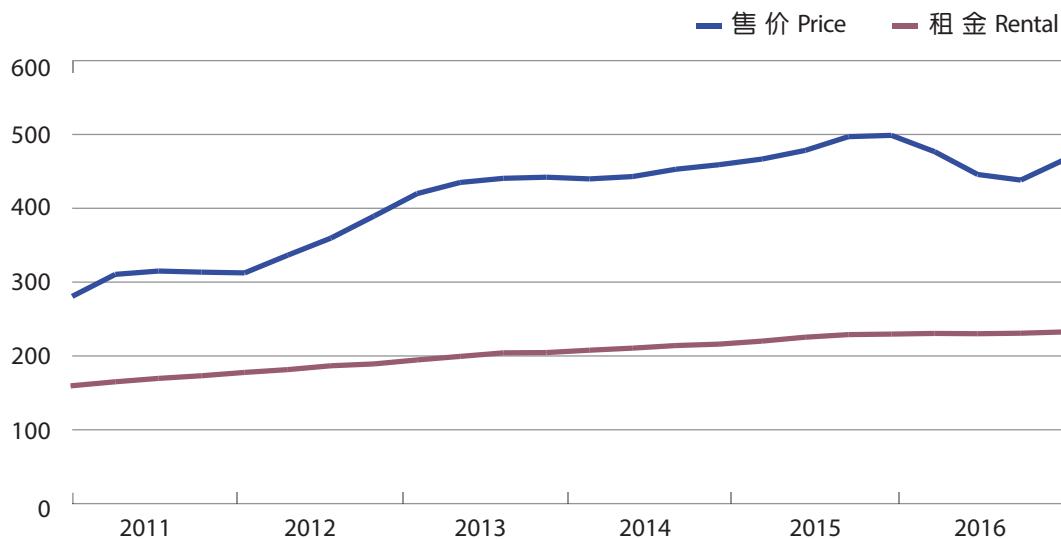


年内写字楼租赁市场整固，以2015年第四季与2016年第四季相比，租金轻微上升1.3%。然而，售价在首三季持续下挫，及至第四季回升，但仍导致售价在2016年第四季较2015年同期下跌6.7%。

Office leasing market consolidated throughout the year with its rents performing a mild increase of 1.3% between the fourth quarters of 2015 and 2016. Prices however declined continually in the first three quarters but picked up in the fourth quarter, yet leading to a drop of 6.7% in the fourth quarter of 2016 over the corresponding period in 2015.



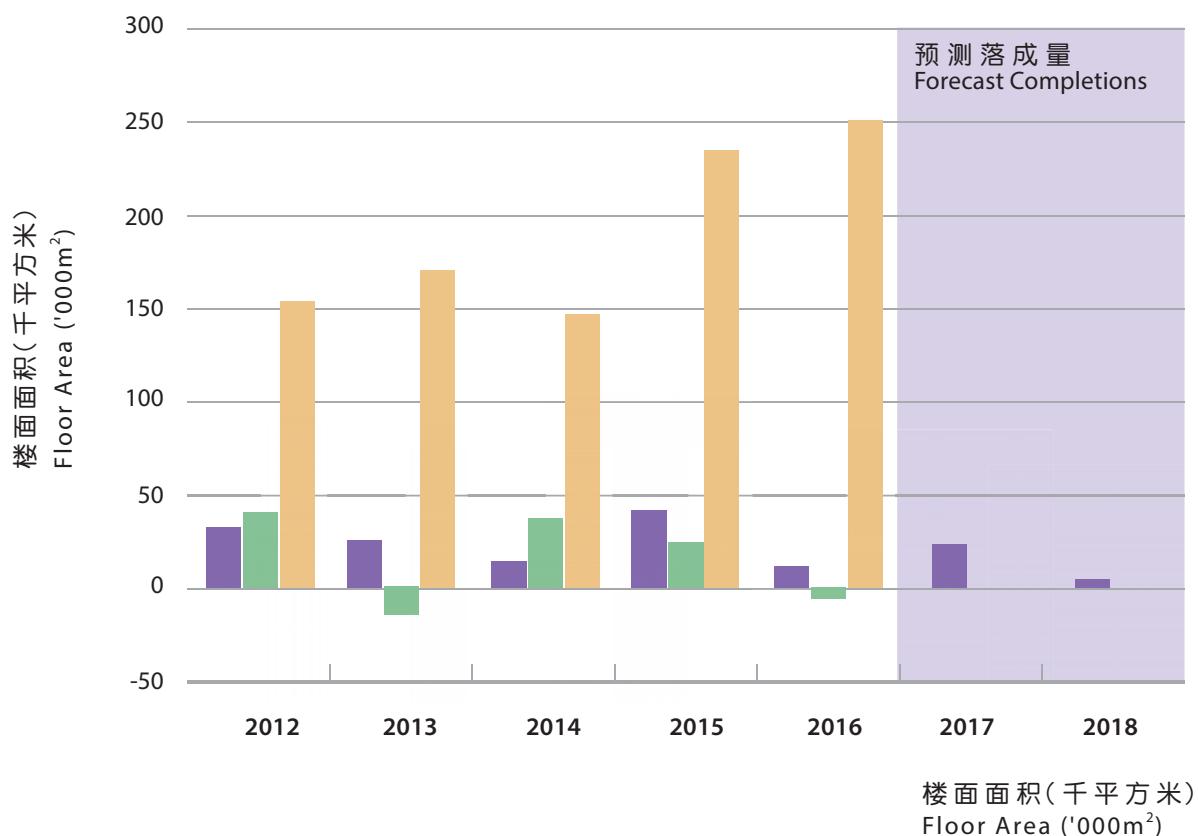
售价及租金指数 Price and Rental Indices



私人写字楼（乙级） Private Office (Grade B)

落成量、使用量及空置量

Completions, Take-up and Vacancy



	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	32	25	14	41	11	23 [#]	4 [#]
使用量 Take-up	40	-15	37	24	-6		
空置量 Vacancy	153	170	146	234	250		
% ⁺	6.1	6.8	5.8	8.9	9.4		

+ 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.

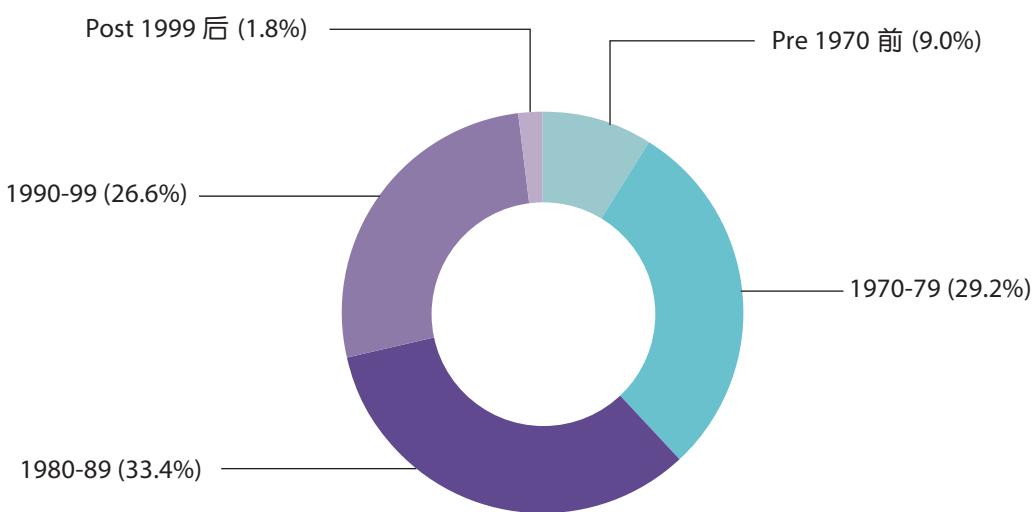
预测数字
Forecast figures



2016 年年底丙级写字楼的总存量为 1 475 400 平方米，占整体写字楼总存量的 13%。图表显示按楼龄分类的丙级写字楼总存量。

Grade C offices had 1 475 400 m² as stock at the end of 2016, 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%。

2016 年丙级写字楼仅录得来自中西区的 200 平方米落成量。

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

Only 200 m² of completions for Grade C offices from Central and Western district was registered in 2016.

使用量录得负数 4 300 平方米，年底空置量达 104 000 平方米，相等于其总存量的 7.0%，当中 69% 的空置面积位于核心地区。

A negative take-up of 4 300 m² was recorded. The year-end vacancy, amounting to 104 000 m², was equivalent to 7.0% of its stock. 69% of the vacant space was found in the core districts.



预计 2017 和 2018 年丙级写字楼的落成量分别为 2 200 平方米和 4 600 平方米，新供应将全部位于中西区。

Grade C office spaces of 2 200 m² and 4 600 m² will be expected in 2017 and 2018 respectively. All new supply will be located in Central and Western district.

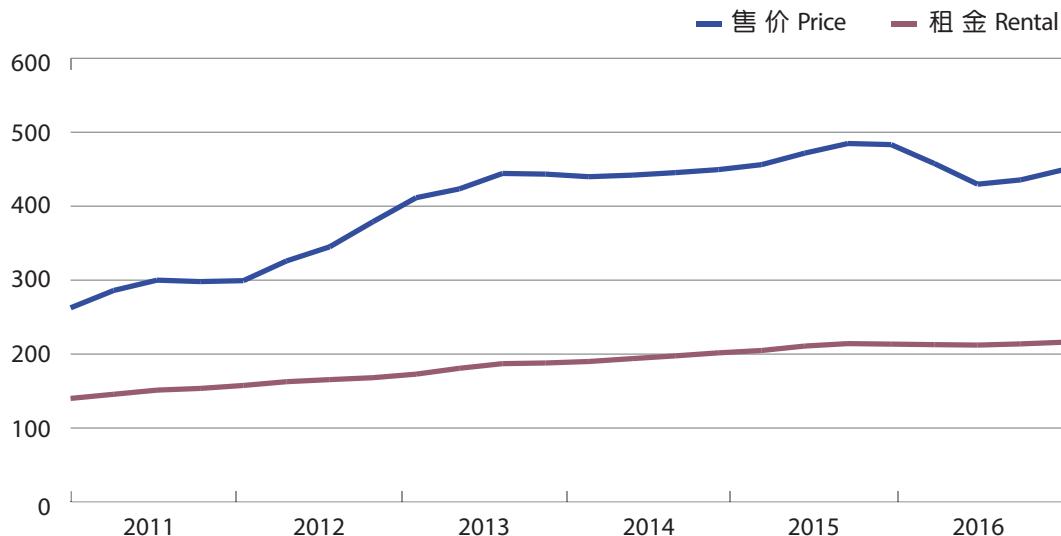


这分类的写字楼售价在2016年首两季下跌，至第三季重拾升势。2016年最后一季的售价与去年末季相比，录得7.0%的跌幅。租赁市场方面，租金与售价走势相若，但变动幅度较轻微。然而，2016年最后一季的租金则较2015年同期轻微上升1.2%。

Office prices in this sub-sector dropped in the first two quarters in 2016 but then ascended in the third quarter. Prices in the last quarter of 2016 illustrated a fall of 7.0% over the final quarter of the year earlier. In the leasing market, the rents resembled the price movement but in a much moderate pace. Rents in the last quarter of 2016 however demonstrated a mild increase of 1.2% over the corresponding period in 2015.



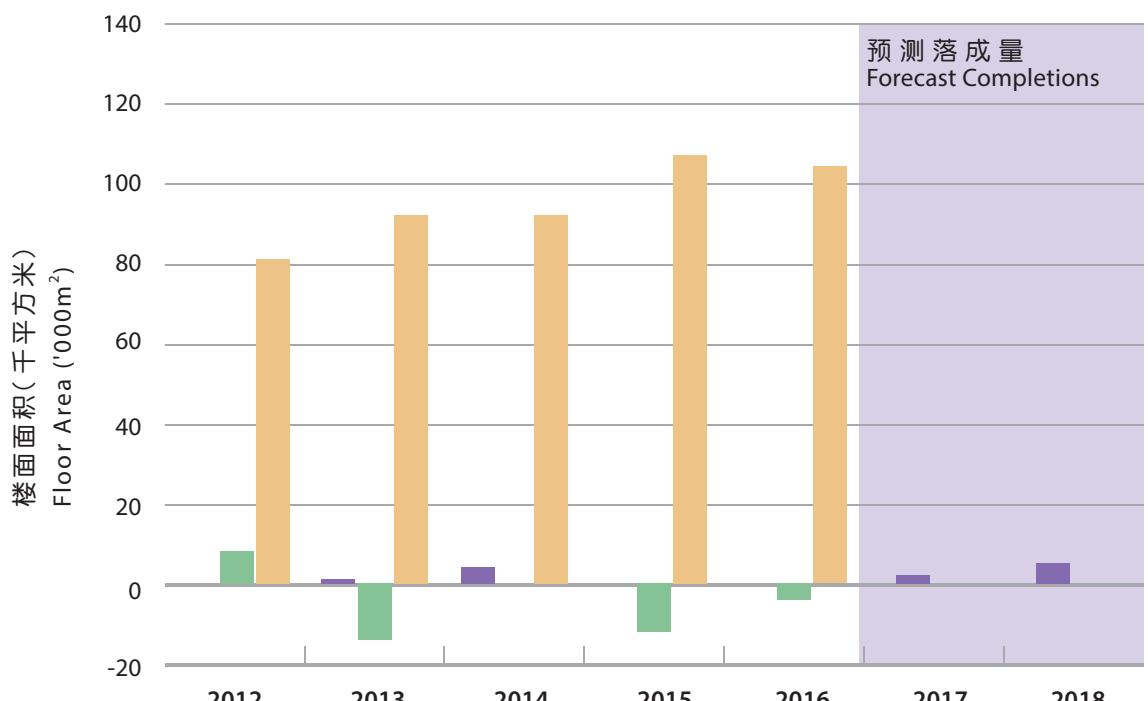
售价及租金指数 Price and Rental Indices



私人写字楼（丙级） Private Office (Grade C)

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)

2012 2013 2014 2015 2016 2017 2018

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	0	1	4	0	0	2 [#]	5 [#]
使用量 Take-up	8	-14	0	-12	-4		
空置量 Vacancy	81	92	92	107	104		
% ⁺	5.4	6.1	6.2	7.2	7.0		

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

预测数字
Forecast figures

私人商业楼宇

Private Commercial







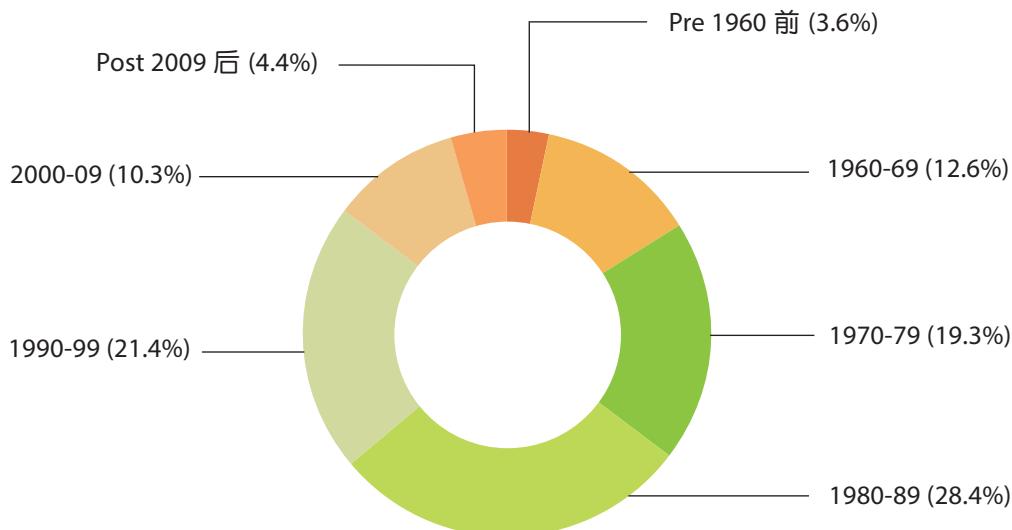
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

2016年年底这类物业的总存量为11 133 200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 2016 was 11 133 200 m², 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



2016年的落成量进一步增至123 100平方米。按三大区域划分，港岛和九龙分别占总落成量的21%和29%，其余50%则坐落新界。按地区计，落成量以元朗为首，占29%，其次为湾仔，占13%。

Completions in 2016 further increased to 123 100 m². Among the three geographical areas, Hong Kong Island and Kowloon contributed 21% and 29% of the total completions respectively while the remaining 50% was attributable to the New Territories. On district basis, Yuen Long provided the largest completions at 29%, followed by Wan Chai at 13%.

2016年，商业楼宇的使用量录得负数42 000平方米。年底空置量上升至998 300平方米，为总存量的9.0%，商场铺位和楼上商业单位占整体空置量的63%。

The commercial sector recorded a negative take-up of 42 000 m² in 2016. The vacancy at the year-end increased to 998 300 m², representing 9.0% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 63% of the total.



预计2017和2018年的落成量分别为125 600平方米和165 500平方米。2017年的供应主要有23%来自荃湾、12%来自中西区和11%来自油尖旺，该三区合共提供预测落成量的46%。2018年的供应主要来自油尖旺、西贡和深水埗，分别占总落成量的30%、15%和14%。

125 600 m² and 165 500 m² are forecast to be completed in 2017 and 2018 respectively. Supply in 2017 will be mainly from Tsuen Wan with 23%, Central and Western district with 12% and Yau Tsim Mong with 11%. They will altogether provide 46% of the estimated completions. In 2018, main source of supply is from Yau Tsim Mong, Sai Kung and Sham Shui Po. They will account for 30%, 15% and 14% of the total completions respectively.

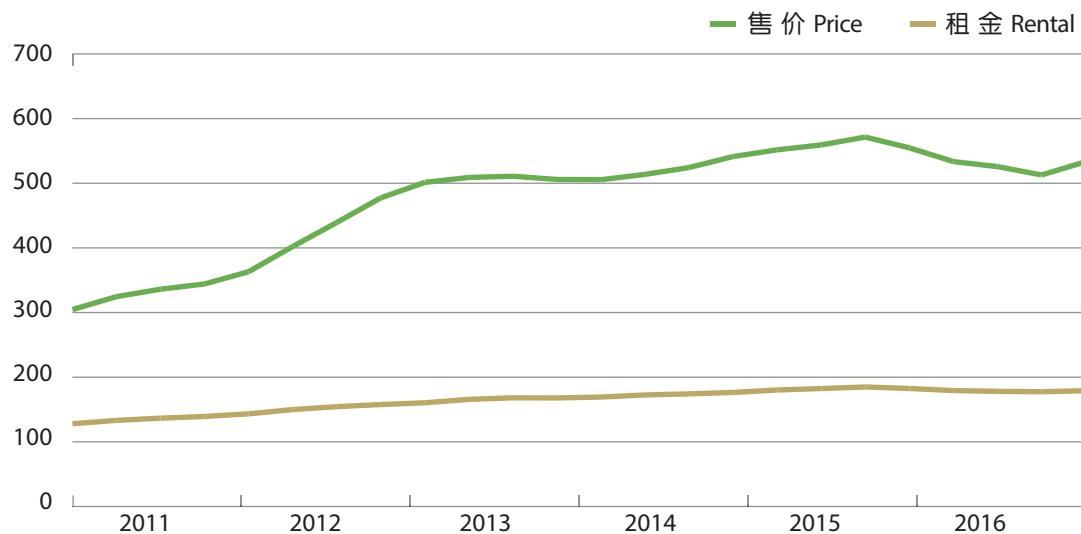


零售业楼宇方面，年内销售市场与租赁市场的表现相仿。售价和租金在早段均呈跌势，至2016年最后一季回升。整体而言，2016年第四季的售价和租金与2015年同期相比，分别下跌3.9%和1.9%。

For retail properties, the performance of the sales market resembled the leasing market during the year. Both prices and rents marked a downward movement in the beginning but rebounded in the last quarter of 2016. Overall, the prices and rents for the fourth quarter of 2016 demonstrated a decline of 3.9% and 1.9% respectively over the same period in 2015.

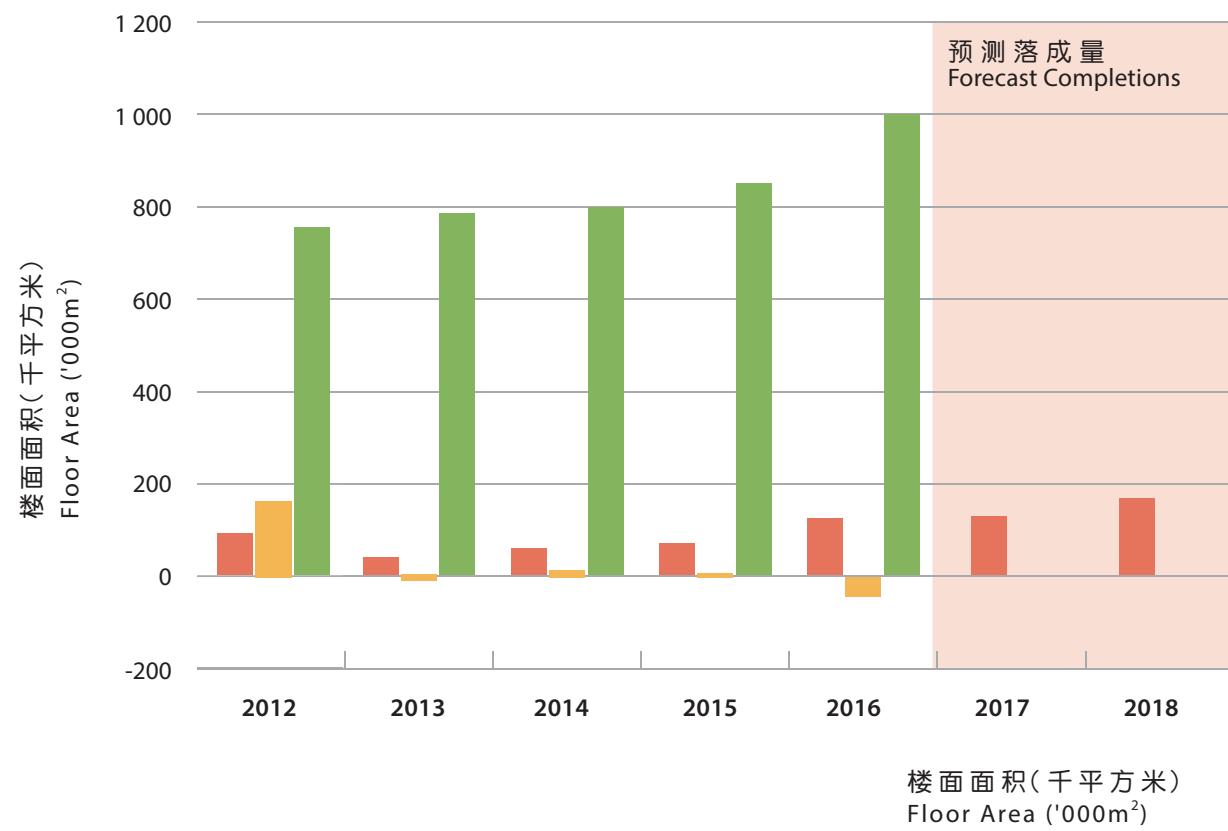


私人零售业楼宇售价及租金指数 Private Retail Price and Rental Indices



落成量、使用量及空置量

Completions, Take-up and Vacancy



	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	90	38	57	68	123	126 [#]	166 [#]
使用量 Take-up	165	-14	16	10	-42		
空置量 Vacancy	752	782	795	847	998		
% ⁺	6.9	7.2	7.3	7.7	9.0		

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

预测数字
Forecast figures

私人工业楼宇

Private Industrial







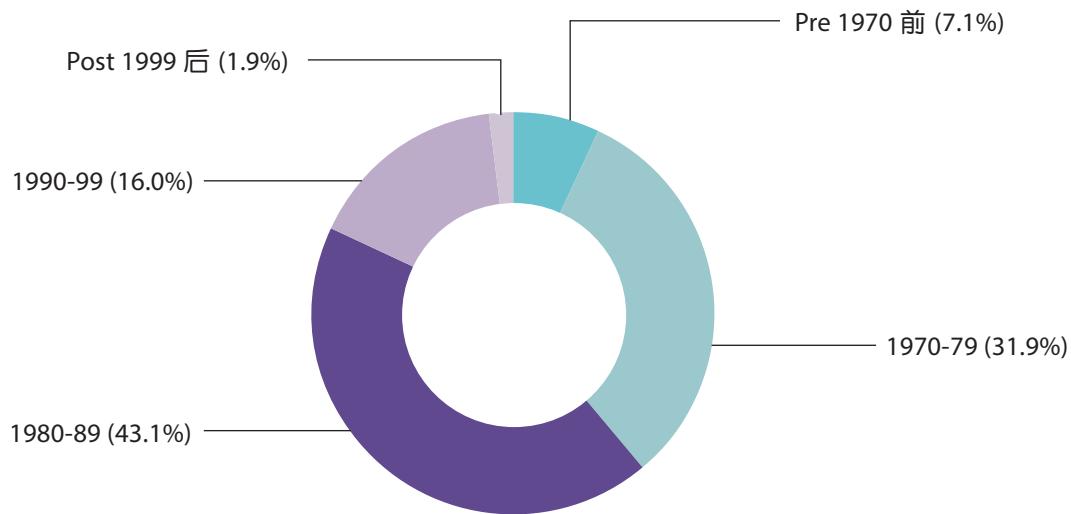
这类别包括分层工厂大厦及其附属写字楼。

这类物业于2016年年底的总存量为16 729 100平方米，平均分布于市区和新界。按楼龄分类的总存量详见图表。

This category comprises flatted factories and their ancillary office accommodation.

At the end of 2016, stock in this sector was 16 729 100 m², which was evenly distributed between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按楼龄分类的总存量 Stock Distribution by Age



2016年仅有一幢4 500平方米的工厂大厦在黄大仙落成。

Only one factory building of 4 500 m² located in Wong Tai Sin was completed in 2016.

2016年的使用量维持负数 189 300 平方米。年底空置量增至 977 800 平方米，相当于总存量的 5.8%。逾半空置面积位于葵青、观塘和荃湾。

Take-up in 2016 remained negative at 189 300 m². Vacancy at the year-end increased to 977 800 m², representing 5.8% of the total stock. More than half of the vacant space was located in Kwai Tsing, Kwun Tong and Tsuen Wan.



预计 2017 年的落成量升至 40 300 平方米，单是葵青将占总落成量的 35%，另外 28% 则来自南区。2018 年将有 86 800 平方米的新面积供应，主要来自荃湾和葵青，分别占新落成量的 41% 和 36%。

Completions in 2017 are expected to increase to 40 300 m², of which Kwai Tsing alone will provide 35% of the total. Another 28% will come from the Southern district. New space of 86 800 m² will be coming on stream in 2018, largely in Tsuen Wan and Kwai Tsing accounting for 41% and 36% of the new completions respectively.

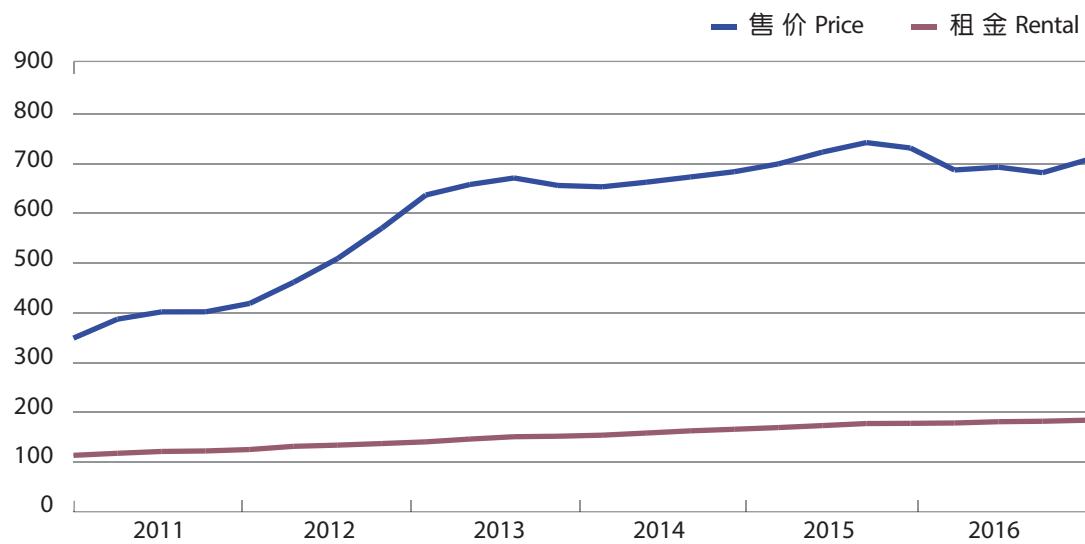


售价于2016年第一季向下调整，但逐渐靠稳，及至第四季开始上升。尽管市场在最后一季重拾上升动力，但比较2015年第四季和2016年第四季，售价仍然录得3.3%跌幅。年内租金轻微上升，2016年第四季较2015年同期增加3.5%。

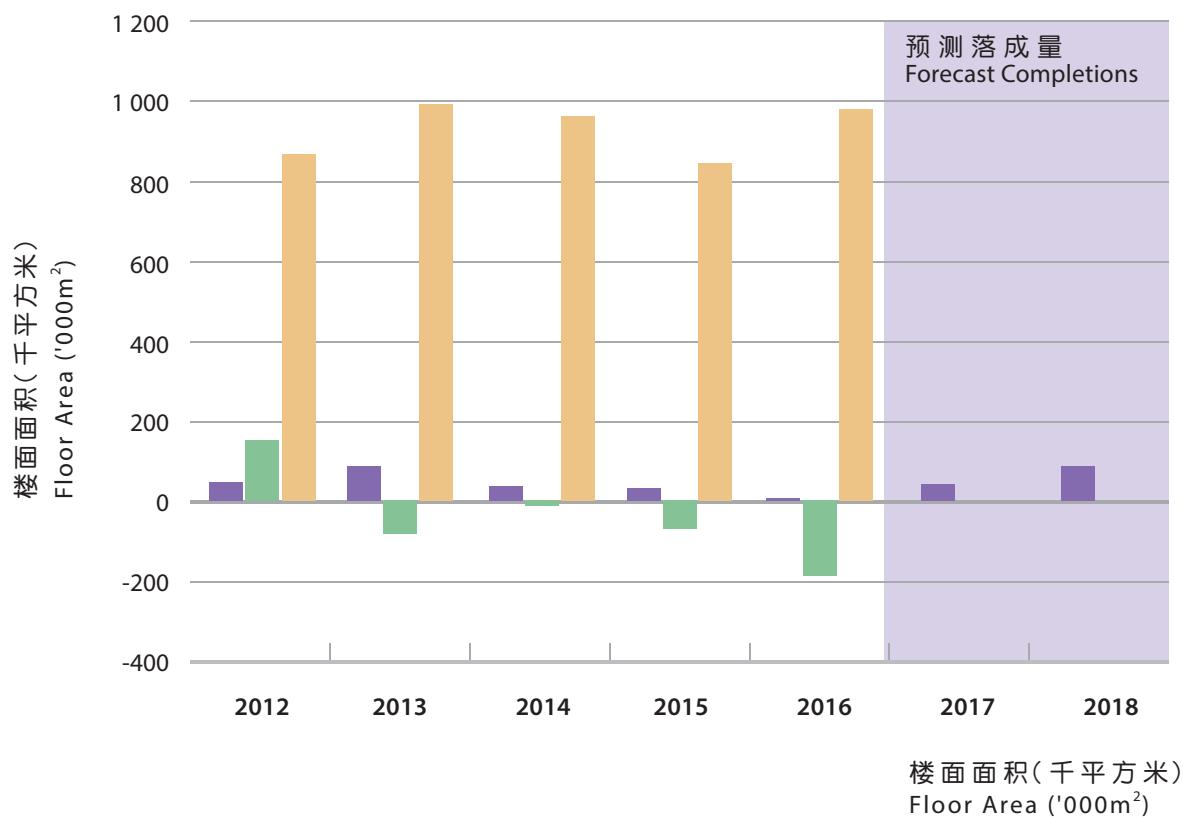
Prices adjusted downwards in the first quarter of 2016 but gradually stabilised and started edging up in the fourth quarter. Despite the market regaining momentum in the final quarter, prices still registered a decrease of 3.3% between the fourth quarters of 2015 and 2016. Rents rose mildly during the year and recorded an increase of 3.5% in the fourth quarter of 2016 over the same period in 2015.



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



	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	46	85	36	30	5	40 [#]	87 [#]
使用量 Take-up	151	-84	-13	-71	-189		
空置量 Vacancy	864	989	959	843	978		
% ⁺	5.0	5.8	5.6	5.0	5.8		

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

预测数字
Forecast figures



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。

在2016年并无新供应，亦无楼宇拆卸。年底的总存量维持581 700平方米。大部分的楼面面积位于市区，其中观塘和深水埗共占总楼面面积的60%。

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

There was neither new supply nor demolition in 2016. Stock as at the end of this year maintained at 581 700 m². The majority of space was located in urban districts. Kwun Tong and Sham Shui Po accounted for 60% of the total space.



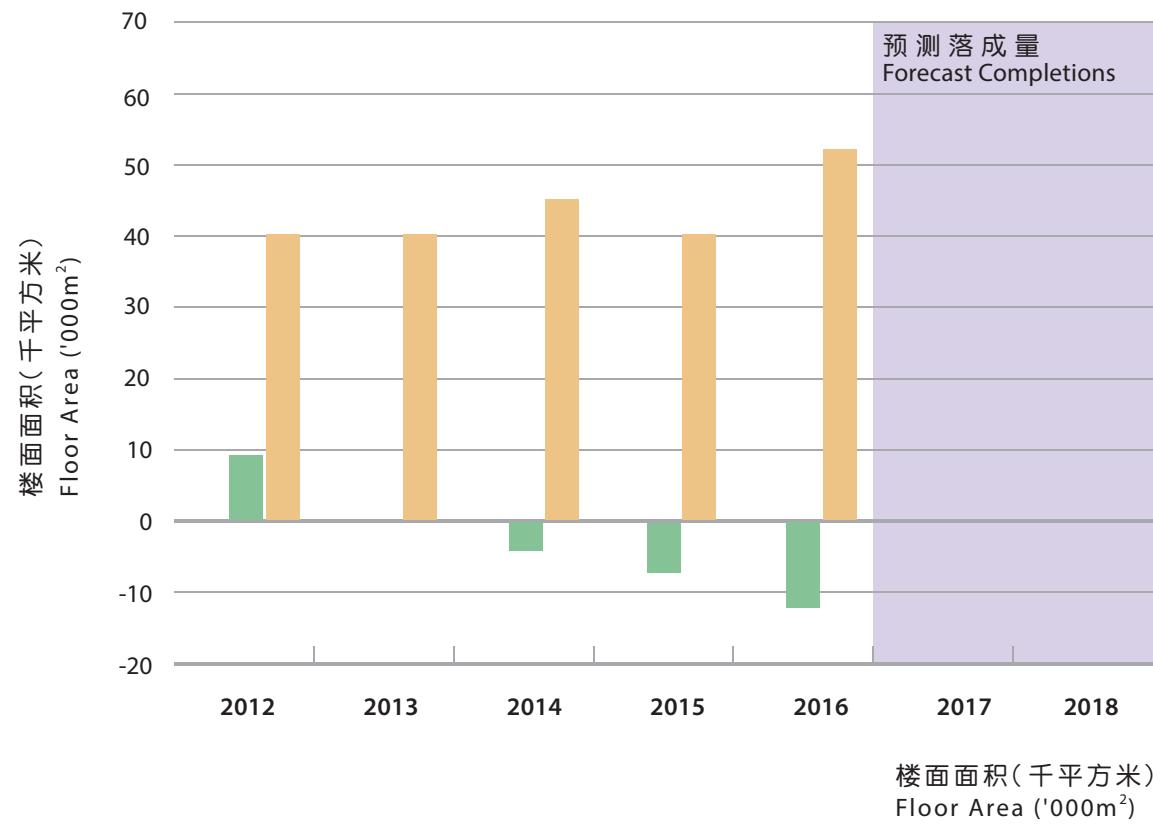
使用量为负数12 300平方米，空置率升至年底总存量的8.9%，即52 000平方米，75%的空置面积位于观塘和葵青。

预测此类楼宇在2017和2018年均不会有新供应。

Take-up was negative at 12 300 m², vacancy rate increased to 8.9% of the year-end stock at 52 000 m². 75% of the vacant space was located in Kwun Tong and Kwai Tsing.

No new supply will likely be forthcoming in 2017 and 2018.

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



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

预测数字
Forecast figures



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

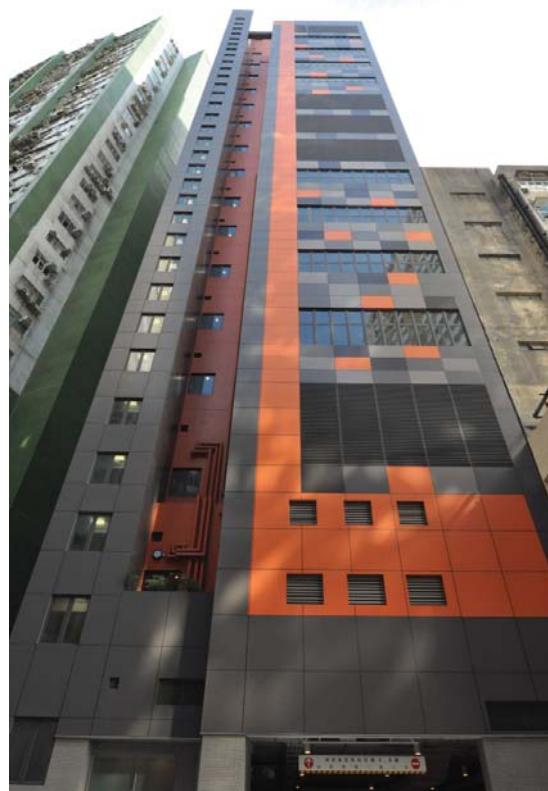
2016年年底这类物业的总存量为3 100 800平方米，其中新界占88%。

2016年有四个新发展项目于新界落成，共提供47 500平方米楼面面积，单是西贡便占新落成楼面面积的60%，另外32%则来自大埔。

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

The stock in this sector was 3 100 800 m² at the end of 2016, of which 88% came from the New Territories.

Four new developments in the New Territories with 47 500 m² floor space were completed in 2016. Sai Kung alone provided 60% of the newly completed space and another 32% came from Tai Po.



预计2017年的落成量将升至158 500平方米，但于2018年回落至36 000平方米。2017年的供应量主要来自西贡和元朗，分别占其中50%和47%。2018年的新供应中，81%位于元朗。

Completions are expected to rise to 158 500 m² in 2017 but drop to 36 000 m² in 2018. Supply in 2017 will be mainly from Sai Kung with 50% and Yuen Long with 47%. In 2018, 81% of the new supply will be located in Yuen Long.

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。

2016年年底的总存量为3 732 700平方米，其中80%以上位于新界，主要集中于葵青、沙田和荃湾，占整体楼面面积的69%。

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

Stock amounted to 3 732 700 m² at the end of 2016. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 69% of the total space.



2016年的落成量为73 200平方米，来自一个位于葵青的发展项目。年底空置量轻微上升至161 700平方米，相当于总存量的4.3%，使用量则为正数64 500平方米。

一个占82 800平方米的发展项目将于2017年在葵青落成。预计2018年的新供应将跌至8 000平方米，该新供应来自屯门。

Completions in 2016 were 73 200 m² in one development located in Kwai Tsing. Vacancy at the year-end increased slightly to 161 700 m², or 4.3% of stock, with a positive take-up of 64 500 m².

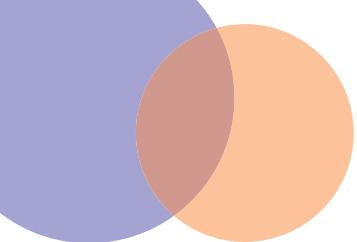
A new development of 82 800 m² in Kwai Tsing will be completed in 2017. New supply in 2018 is expected to drop to 8 000 m² which will come from Tuen Mun.

技术附注

Technical Notes







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1. 报告年度

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

2. 范围

本报告的调查范围涵盖全港私人楼宇。

3. 区域及地区

港岛、九龙及新界区域已按区议会2015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。

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，并按楼面面积分类如下：

A类单位 - 实用面积少于40平方米

B类单位 - 实用面积为40至69.9平方米

C类单位 - 实用面积为70至99.9平方米

D类单位 - 实用面积为100至159.9平方米

E类单位 - 实用面积为160平方米或以上

1. Review Period

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

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts as shown in the Appendix and on the Plans. The boundaries of these districts follow those of the 18 District Council Districts in 2015. For the office sector, there is a further classification into certain sub-districts, to enable more detailed analysis of the principal office districts.

4. Property Types

4.1 Premises are categorised according to the use for which the occupation permit was originally issued, unless known to have been subsequently structurally altered. 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 classified by reference to floor area as follows:

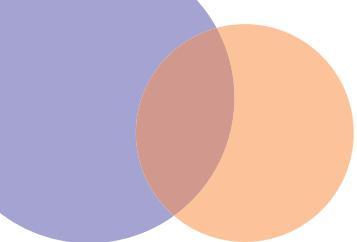
Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above



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

4.4 表 9 的洋房包括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。

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

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

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

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

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

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

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

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

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

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

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

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。

4.7 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。

4.8 私人工贸大厦包括设计或获证明作工贸用途的物业。

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。

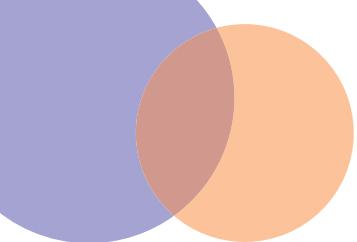
It should be noted that location is not a feature of grade. Offices owned by the Government of the Hong Kong Special Administrative Region and managed by the Government Property Agency are excluded.

4.6 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Car parking 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 Private Flatted Factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. Specialised factories, as described below, are excluded. Similar premises built by the Housing Authority are not included.

4.8 Private Industrial/Office premises comprise premises designed or certified for industrial/office use.

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



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

5. 楼面面积

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

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

6. 楼宇总存量

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

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

7. 落成量

7.1 私人楼宇的落成量是指获发占用许可证的楼宇数量。

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

5. Floor Areas

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

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

6. Stock

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

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

7. Completions

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

7.2 各类物业的落成量并不包括上文第4段所述的公营房屋落成量。

8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价记录中删除的私人楼宇数量。

9. 预测数量

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

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

9.3 上文第4段所述的公营房屋发展项目并不包括在内。

10. 空置量

10.1 空置量是指在年底进行普查时，单位实际上未被占用。正在装修的物业一般都界定为空置。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。

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

8. Demolition

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

9. Forecast

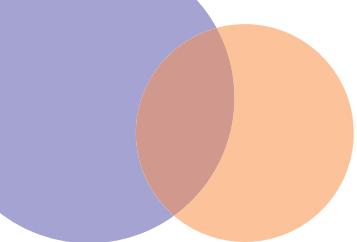
9.1 Forecast figures of completions are given for each of the two years succeeding the year under review. They are presented as the number of units for domestic premises and the total internal floor area for non-domestic premises expected to come on stream in the respective years.

9.2 To arrive at the figures, data are compiled in respect of all known 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. 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 2014 年前落成并已评估差饷的住宅楼宇则另有处理方法。空置物业数据是向大厦管理处、业主和占用人搜集，或本署派员视察而获得的。

10.3 在 2014 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）。负数显示入住单位数目/使用楼面面积出现减少的情况。

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 2014, 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 2014, 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). A negative figure indicates a net decrease in occupied unit/floor space.

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。

12.3 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

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

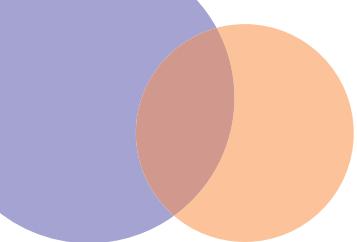
12.5 有关平均租金和售价的分析，只供一般参考用途。某段时期的水平，主要取决于期内出租或出售物业的特点，包括楼宇质素及位置。因此，在不同时期内出现的变化，可能是因为在两个时段所分析的不同物业的质素有所差异，而不应一概而论视之为该时段中在价值方面的整体变化。尤其是加上括号的数字，表示交易宗数有限，使用这些数字时应特别小心。相对而言，租金与售价指数能较准确地反映价值的转变。

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

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

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

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



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

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

13. 租金和售价指数

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

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

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

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

13. Rental and Price Indices

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

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

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

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

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

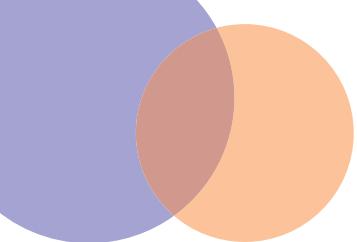
13.6 指数（尤其是租金指数）未必能充分显示出市场趋势。虽然所有租金都是按净额分析（参考上文第12.3段），但本署无法得知的其他「等同租值」租约条件，是不会计算在内的。例如在租赁市场供过于求时，业主通常都会给予租客一些优惠，包括整修楼宇或延长免租期等。如果为反映标准租约条件而调算租金，在指数下降时，经调算的租金很可能低于所报的租金。在指数上升时，情况则相反。

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

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

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

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



14. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合约所载的售价来分析计算。在2016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、翔龙湾、君汇港、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、汇景花园、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、涤涛山、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、银湖·天峰、日出康城、匡湖居、新都城、都会駅、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 2016 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, Grand Waterfront, 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, 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, Lake Silver, Lohas Park, Marina Cove, Metro City, Metro Town, 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2016年的权数是根据2015年内的交易宗数而厘定。

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。

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。

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。

18. 四舍五入

由于数字四舍五入，所以表内个别项目的总和与所示的总数可能有些微差别。

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 2016, the weights are based on the number of transactions effected in 2015.

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. 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. 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.

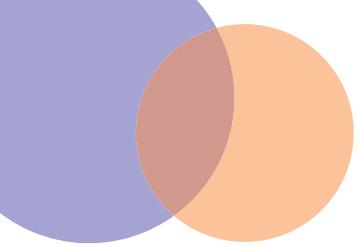
18. Rounding of Figures

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

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41. 各区落成量及预测落成量
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Private Industrial/Office

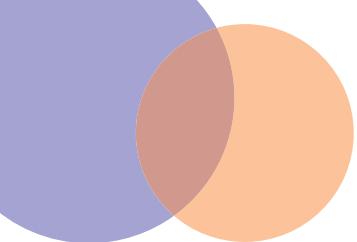
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Completions and Forecast Completions by District
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表 Table 1

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

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m ²]	2016 年年底总存量 Stock at year-end	2016 年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	9 601		
	20 - 39.9	359 725	9 319	2.6
B	40 - 69.9	350 124		
			20 389	3.6
C	70 - 99.9	566 338		
		566 338	20 389	3.6
D	100 - 159.9	141 559		
		141 559	5 526	3.9
E	160 - 199.9	64 719		
		64 719	4 732	7.3
	200 - 279.9	13 079		
		13 079	3 691	14.0
	> 279.9	26 424		
		26 424		
		3 206		
所有类别 All Classes		1 158 765	43 657	3.8

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

地区	District	单位数目 No. of units					
		2015年年底总存量 Stock at year-end	2016年落成量 Completions	落成量占2015年总存量的百分率 Completions as a % of 2015 Stock	2016年年底总存量 Stock at year-end	2016年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	91 905	1 424	1.5	93 158	3 254	3.5
湾仔	Wan Chai	63 675	443	0.7	72 314	4 120	5.7
东区	Eastern	127 335	-	-	118 808	3 292	2.8
南区	Southern	41 992	382	0.9	42 319	2 441	5.8
港岛	HONG KONG	324 907	2 249	0.7	326 599	13 107	4.0
油尖旺	Yau Tsim Mong	112 504	646	0.6	112 953	2 756	2.4
深水埗	Sham Shui Po	74 496	892	1.2	74 913	2 091	2.8
九龙城	Kowloon City	102 086	1 377	1.3	103 333	3 479	3.4
黄大仙	Wong Tai Sin	19 011	-	-	19 002	201	1.1
观塘	Kwun Tong	47 225	256	0.5	47 480	1 038	2.2
九龙	KOWLOON	355 322	3 171	0.9	357 681	9 565	2.7
葵青	Kwai Tsing	35 499	-	-	35 499	528	1.5
荃湾	Tsuen Wan	77 378	-	-	77 380	765	1.0
屯门	Tuen Mun	57 482	32	0.1	57 512	1 449	2.5
元朗	Yuen Long	74 329	2 325	3.1	76 656	5 031	6.6
北区	North	27 600	-	-	27 600	412	1.5
大埔	Tai Po	32 450	-	-	32 452	1 107	3.4
沙田	Sha Tin	79 750	651	0.8	80 394	3 204	4.0
西贡	Sai Kung	56 501	3 761	6.7	60 260	5 399	9.0
离岛	Islands	24 236	2 406	9.9	26 732	3 090	11.6
新界	NEW TERRITORIES	465 225	9 175	2.0	474 485	20 985	4.4
全港	OVERALL	1 145 454	14 595	1.3	1 158 765	43 657	3.8

2016年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2015年年底总存量计算。

2016 Year-end Stock figures are derived from the latest rating record,
 and not from the 2015 Year-end 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

年 Year	区域 Area	拆卸量		落成量		年底各类单位总存量		Stock by Class at year-end		总数 Total
		Demolition	Completions	A	B	C	D	E		
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
2016	港岛	Hong Kong	428	2 249	106 736	137 583	39 003	27 172	16 105	326 599
	九龙	Kowloon	664	3 171	128 595	166 488	41 301	18 146	3 151	357 681
	新界	New Territories	-	9 175	124 394	262 267	61 255	19 401	7 168	474 485
	全港	OVERALL	1 092	14 595	359 725	566 338	141 559	64 719	26 424	1 158 765

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

年 Year	区域 Area		拆卸量 Demolition						落成量 Completions												单位数目 No. of units						
			A		B		C		D		E		Total		A		B		C		D						
			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
2012	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													
	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													
2013	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													
	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													
2014	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													
	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													
2015	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													
	港岛	Hong Kong	131	229	49	6	13	428	848	793	262	126	220	2 249													
	九龙	Kowloon	63	520	72	6	3	664	1 386	797	206	551	231	3 171													
2016	新界	New Territories	-	-	-	-	-	-	1 703	5 572	945	648	307	9 175													
	全港	OVERALL	194	749	121	12	16	1 092	3 937	7 162	1 413	1 325	758	14 595													

表 Table 5

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

年 Year	A	B	C	D	E	单位数目 No. of units
						总数 Total
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
2016	3 937	7 162	1 413	1 325	758	14 595

表 Table 6

私人住宅 - 不同面積單位落成量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

类别 Class	面积 Size Range [平方米 m ²]	单位数目 No. of units								
		2012				2016		港岛 Hong Kong	九龙 Kowloon	新界 New Territories
		2013	2014	2015	2016					
A	< 20.0	-	81	64	79	138	68	-	-	206
	20 - 39.9	1 511	1 342	2 096	2 056	710	1 318	1 703	3 731	
B	40 - 69.9	4 496	4 688	8 446	5 031	793	797	5 572	7 162	
C	70 - 99.9	1 720	1 207	4 207	2 190	262	206	945	1 413	
	100 - 159.9	1 827	573	666	1 471	126	551	648	1 325	
E	160 - 199.9	253	164	90	231	118	219	200	537	
	200 - 279.9	233	154	89	148	47	7	84	138	
	> 279.9	109	45	61	74	55	5	23	83	
所有类别	ALL CLASSES	10 149	8 254	15 719	11 280	2 249	3 171	9 175	14 595	

表 Table 7

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

								单位数目 No. of units	
地区	District	2016年各类单位落成量 Completions by Class					总数 Total	预测落成量 Forecast Completions	
		A	B	C	D	E		[2017]	[2018]
中西区	Central and Western	470	541	248	114	51	1 424	820	915
湾仔	Wan Chai	251	125	12	4	51	443	456	140
东区	Eastern	-	-	-	-	-	-	881	2 332
南区	Southern	127	127	2	8	118	382	86	59
港岛	HONG KONG	848	793	262	126	220	2 249	2 243	3 446
油尖旺	Yau Tsim Mong	524	119	2	1	-	646	683	54
深水埗	Sham Shui Po	487	405	-	-	-	892	157	2 792
九龙城	Kowloon City	375	145	76	550	231	1 377	3 825	4 802
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	-	128	128	-	-	256	-	-
九龙	KOWLOON	1 386	797	206	551	231	3 171	4 665	7 648
葵青	Kwai Tsing	-	-	-	-	-	-	-	136
荃湾	Tsuen Wan	-	-	-	-	-	-	975	2 134
屯门	Tuen Mun	-	18	-	1	13	32	1 783	1 148
元朗	Yuen Long	758	1 366	128	59	14	2 325	4 383	148
北区	North	-	-	-	-	-	-	-	557
大埔	Tai Po	-	-	-	-	-	-	-	2
沙田	Sha Tin	-	352	44	240	15	651	359	1 916
西贡	Sai Kung	403	1 987	773	336	262	3 761	2 452	2 391
离岛	Islands	542	1 849	-	12	3	2 406	262	-
新界	NEW TERRITORIES	1 703	5 572	945	648	307	9 175	10 214	8 432
全港	OVERALL	3 937	7 162	1 413	1 325	758	14 595	17 122	19 526

表 Table 8

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

												单位数目 No. of units	
地区	District	[2017]						[2018]					
		A	B	C	D	E	总数 Total	A	B	C	D	E	总数 Total
中西区	Central and Western	407	217	38	2	156	820	524	111	145	43	92	915
湾仔	Wan Chai	274	112	-	27	43	456	68	-	-	20	52	140
东区	Eastern	599	161	28	85	8	881	510	736	781	285	20	2 332
南区	Southern	-	-	14	30	42	86	-	-	-	-	59	59
港岛	HONG KONG	1 280	490	80	144	249	2 243	1 102	847	926	348	223	3 446
油尖旺	Yau Tsim Mong	671	12	-	-	-	683	54	-	-	-	-	54
深水埗	Sham Shui Po	153	4	-	-	-	157	1 616	620	1	430	125	2 792
九龙城	Kowloon City	924	2 193	573	127	8	3 825	2 330	1 777	453	208	34	4 802
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
观塘	Kwun Tong	-	-	-	-	-	-	-	-	-	-	-	-
九龙	KOWLOON	1 748	2 209	573	127	8	4 665	4 000	2 397	454	638	159	7 648
葵青	Kwai Tsing	-	-	-	-	-	-	136	-	-	-	-	136
荃湾	Tsuen Wan	160	328	443	43	1	975	355	1 059	580	138	2	2 134
屯门	Tuen Mun	418	840	277	139	109	1 783	765	335	47	-	1	1 148
元朗	Yuen Long	977	2 713	515	146	32	4 383	23	89	-	30	6	148
北区	North	-	-	-	-	-	-	371	186	-	-	-	557
大埔	Tai Po	-	-	-	-	-	-	-	-	-	-	2	2
沙田	Sha Tin	-	8	12	152	187	359	1 290	6	176	167	277	1 916
西贡	Sai Kung	498	1 402	443	81	28	2 452	426	1 106	676	117	66	2 391
离岛	Islands	28	124	58	46	6	262	-	-	-	-	-	-
新界	NEW TERRITORIES	2 081	5 415	1 748	607	363	10 214	3 366	2 781	1 479	452	354	8 432
全港	OVERALL	5 109	8 114	2 401	878	620	17 122	8 468	6 025	2 859	1 438	736	19 526

表 Table 9

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

单位数目 No. of units

地区	District	2015 年年底总存量 Stock at year-end	2016 年落成量 Completions	落成量占 2015 年总存量的百分率 Completions as a % of 2015 Stock	2016 年年底总存量 Stock at year-end
中西区	Central and Western	512	-	-	508
湾仔	Wan Chai	325	4	1.2	328
东区	Eastern	-	-	-	-
南区	Southern	1 717	6	0.3	1 722
港岛	HONG KONG	2 554	10	0.4	2 558
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	83	-	-	83
九龙城	Kowloon City	489	6	1.2	494
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	KOWLOON	616	6	1.0	621
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	140	-	-	140
屯门	Tuen Mun	414	14	3.4	428
元朗	Yuen Long	7 998	68	0.9	8 066
北区	North	855	-	-	855
大埔	Tai Po	2 438	-	-	2 438
沙田	Sha Tin	685	1	0.1	686
西贡	Sai Kung	1 919	20	1.0	1 938
离岛	Islands	823	15	1.8	839
新界	NEW TERRITORIES	15 274	118	0.8	15 392
全港	OVERALL	18 444	134	0.7	18 571

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。
2016 年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 2015 年年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2016 Year-end Stock figures are derived from the latest rating record,
and not from the 2015 Year-end Stock figures shown here.

表 Table 10

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
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
2016	14 595	13 399	91.8	1 144 170	30 258	2.6	43 657	3.8

表 Table 11

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 2016 年评估差饷时申报为已入住的单位数目		业主自住 Owner Occupied		出租	Let
				No. of Units Valued in 2016 and Reported as Wholly Occupied	单位数目 No. of Units	百分率 %	单位数目 No. of Units		
A		港岛	Hong Kong	487	74	15.2	413	84.8	
		九龙	Kowloon	494	263	53.2	231	46.8	
		新界	New Territories	182	107	58.8	75	41.2	
		全港	OVERALL	1 163	444	38.2	719	61.8	
B		港岛	Hong Kong	751	177	23.6	574	76.4	
		九龙	Kowloon	942	567	60.2	375	39.8	
		新界	New Territories	2 827	2 165	76.6	662	23.4	
		全港	OVERALL	4 520	2 909	64.4	1 611	35.6	
C		港岛	Hong Kong	88	34	38.6	54	61.4	
		九龙	Kowloon	300	156	52.0	144	48.0	
		新界	New Territories	2 466	1 970	79.9	496	20.1	
		全港	OVERALL	2 854	2 160	75.7	694	24.3	
D		港岛	Hong Kong	25	16	64.0	9	36.0	
		九龙	Kowloon	104	72	69.2	32	30.8	
		新界	New Territories	364	295	81.0	69	19.0	
		全港	OVERALL	493	383	77.7	110	22.3	
E		港岛	Hong Kong	30	11	36.7	19	63.3	
		九龙	Kowloon	11	10	90.9	1	9.1	
		新界	New Territories	69	61	88.4	8	11.6	
		全港	OVERALL	110	82	74.5	28	25.5	
所有类别		港岛	Hong Kong	1 381	312	22.6	1 069	77.4	
	All Classes	九龙	Kowloon	1 851	1 068	57.7	783	42.3	
	All Classes	新界	New Territories	5 908	4 598	77.8	1 310	22.2	
全港				9 140	5 978	65.4	3 162	34.6	

表 Table 12

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

每平方米月租 \$ / 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
2015		435	345	272	392	324	238	421	355	249	438	349	256
2016 *		415	329	266	372	302	226	395	329	233	421	326	247
2015	10	438	336	269	401	325	239	428	336	246	436	326	262
	11	430	327	265	391	316	235	418	329	244	454	333	249
	12	433	323	263	379	303	230	412	321	247	434	316	254
2016	1	432	314	255	365	299	224	398	339	247	422	341	261
	2	407	308	249	361	288	222	412	318	230	437	337	281
	3	396	303	249	353	299	218	385	327	230	418	305	261
	4	385	310	241	355	286	214	390	300	231	418	298	258
	5	398	310	251	364	289	219	408	313	225	411	305	236
	6	419	319	262	375	295	215	385	332	223	410	343	229
	7	427	355	277	383	307	227	387	336	225	417	336	235
	8	429	344	282	377	309	232	402	333	232	429	340	250
	9	422	334	272	377	310	227	397	333	233	422	339	239
	10	422	338	278	379	314	235	396	324	244	428	321	242
11 *		411	340	281	377	316	245	398	344	247	422	311	247
12 *		404	345	287	392	316	246	389	348	250	418	324	270

* 临时数字

() 表示少于 20 宗交易。

* Provisional figures

() Indicates fewer than 20 transactions.

表 Table 13

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

每平方米售价 \$ / m²

类别 Class		A		B		C		D		E					
年 / 月 Year / Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2015	146 515	117 955	107 763	147 969	120 994	94 297	171 848	148 980	101 364	198 709	166 958	96 962	238 707	206 485	88 734
2016 *	137 615	112 436	102 643	140 256	115 819	92 002	163 065	149 414	97 833	197 622	167 209	94 968	239 332	231 700	82 547
2015	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	141 753	108 690	100 809	137 688	112 494	87 276	167 668	140 658	97 175	186 914	(152 237)	96 376	(226 361) (193 424) (77 268)	
	12	135 326	108 080	101 079	136 718	108 247	87 842	153 661	127 824	98 222	207 501	(144 848)	93 642	(239 001) (232 564) (80 059)	
2016	1	136 457	104 023	96 646	143 632	109 071	83 353	139 160	154 162	90 632	(192 387) (153 555) (82 098) (211 327) (192 067) (71 136)				
	2	125 025	107 502	96 064	131 983	110 148	83 513	(173 390)	145 688	93 876	(194 307) (141 692) (92 857) (188 414)	-	(65 411)		
	3	127 715	103 717	95 951	133 682	112 064	85 780	162 224	144 512	93 636	173 541	182 679	85 524	(245 048) (208 336) (93 043)	
	4	129 431	106 356	97 765	132 320	111 303	88 045	153 594	145 701	95 092	203 676	(142 289)	88 521	(245 171) (243 520) (71 193)	
	5	133 507	108 231	97 458	134 256	111 662	88 584	153 059	149 022	96 873	186 966	155 816	91 296	(218 079) (196 098) (81 815)	
	6	130 647	109 073	98 504	134 963	110 717	88 775	156 139	150 673	95 109	197 576	(172 882)	94 347	(234 386) (188 398) (91 043)	
	7	135 071	109 448	98 910	134 731	117 487	90 957	163 322	153 184	94 996	189 671	165 374	101 860	(217 234) (234 271) (86 290)	
	8	138 947	115 267	104 381	140 168	114 848	92 999	164 639	135 220	98 053	190 944	167 200	96 948	(245 937) (291 560) (83 660)	
	9	141 802	116 264	106 982	144 356	120 996	96 947	171 045	149 165	100 183	196 841	155 545	94 385	229 523	(307 372) (76 196)
	10	145 297	119 074	107 950	146 160	122 991	98 973	170 455	156 642	101 524	213 438	171 961	100 111	(263 134) (190 476)	88 056
	11 *	143 732	118 031	110 775	148 531	114 621	96 731	173 350	160 648	105 793	213 616	194 531	103 342	(243 374) (202 962) (93 950)	
	12 *	142 584	115 526	111 679	150 497	124 255	97 500	162 611	145 608	99 708	212 356	(196 301)	92 383	(305 884) (216 219) (70 474)	

* 临时数字

() 表示少于 20 宗交易。

- 本署没有收到成交个案。

住宅楼宇的首次买卖并不会用作分析。

* Provisional figures

() Indicates fewer than 20 transactions.

- No transaction record received by this Department.

Primary sales of domestic premises are excluded from the analysis.

表 Table 14

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
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	154.0	150.5	145.7	175.7	148.9	172.8
2016 *	184.7	165.7	148.3	146.3	141.9	170.7	144.8	168.1
2015 10 - 12	188.9	172.4	154.7	150.8	146.1	176.3	149.1	173.5
2016 1 - 3	181.3	162.0	148.1	147.2	143.7	167.6	146.0	165.4
4 - 6	181.3	161.6	146.0	144.5	141.0	167.1	143.3	164.8
7 - 9	186.8	167.9	148.4	146.5	141.4	172.5	144.7	169.8
10 - 12 *	189.4	171.4	150.7	147.1	141.5	175.4	145.1	172.6
2015 10	190.6	175.3	155.7	152.0	146.7	178.5	150.1	175.5
11	189.0	172.6	155.3	151.7	146.0	176.6	149.7	173.7
12	187.1	169.2	153.1	148.7	145.6	173.9	147.6	171.2
2016 1	185.0	165.5	152.6	148.5	144.4	171.3	147.1	168.8
2	179.4	160.5	146.0	147.5	143.6	165.9	146.1	163.9
3	179.4	159.9	145.8	145.6	143.1	165.6	144.7	163.5
4	179.4	159.9	145.7	145.2	141.3	165.6	143.8	163.4
5	181.5	161.6	145.7	144.2	140.7	167.2	142.9	164.8
6	182.9	163.2	146.5	144.2	141.1	168.6	143.1	166.1
7	184.5	165.1	146.7	146.4	141.3	170.1	144.6	167.6
8	186.8	168.4	148.9	146.4	141.4	172.8	144.6	170.1
9	189.0	170.3	149.5	146.7	141.4	174.7	144.8	171.8
10	189.9	171.5	151.4	147.0	141.5	175.8	145.1	172.9
11 *	188.8	170.7	149.8	146.6	141.1	174.7	144.7	171.9
12 *	189.6	172.0	151.0	147.6	142.0	175.8	145.6	172.9

* 临时数字

* Provisional figures

表 Table 15

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

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
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	326.7	282.8	265.4	269.4	283.4	297.9	273.2	296.8
2016 *	314.7	272.8	258.7	264.4	275.1	287.0	267.1	286.1
2015 10 - 12	325.0	279.6	263.0	262.5	279.3	294.9	267.2	293.6
2016 1 - 3	302.0	261.9	249.8	257.2	264.5	275.6	259.3	274.7
4 - 6	302.4	261.9	251.7	259.0	268.4	275.9	261.6	275.2
7 - 9	317.8	275.0	259.2	265.5	276.5	289.4	268.2	288.4
10 - 12 *	336.7	292.5	274.2	276.0	290.9	307.3	279.4	306.0
2015 10	334.5	288.3	270.9	264.7	286.9	303.9	271.0	302.3
11	326.6	278.6	259.7	264.0	279.9	294.7	268.4	293.4
12	314.0	271.8	258.5	258.8	271.1	286.2	262.2	285.0
2016 1	307.9	266.0	250.8	258.3	265.5	280.1	260.3	279.0
2	299.9	261.4	249.3	257.6	(264.1)	274.5	259.5	273.7
3	298.1	258.4	249.3	255.7	264.0	272.1	258.0	271.4
4	300.8	259.9	251.1	256.7	266.3	274.0	259.4	273.3
5	303.0	262.8	251.9	259.7	269.1	276.5	262.3	275.8
6	303.5	263.1	252.1	260.6	269.9	277.1	263.1	276.4
7	310.4	268.2	254.6	262.8	271.0	282.5	265.0	281.7
8	316.8	274.1	258.2	263.0	275.2	288.5	265.9	287.4
9	326.2	282.8	264.7	270.8	283.2	297.2	273.8	296.2
10	335.3	290.7	272.0	275.1	288.7	305.5	278.2	304.3
11 *	337.0	293.1	275.5	277.3	290.9	307.9	280.4	306.6
12 *	337.9	293.6	275.2	275.5	293.0	308.4	279.5	307.1

* 临时数字

() 表示少于 20 宗交易。

住宅楼宇的首次买卖并不会用作分析。

* Provisional figures

() Indicates fewer than 20 transactions.

Primary sales of domestic premises are excluded from the analysis.

表 Table 16

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		市区 Urban	A, B & C		D & E		所有类别 Overall	
			新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	市区 Urban
2015	1	250.6	229.9	241.3	297.3	222.1	266.2	253.9
	2	255.9	233.7	245.6	299.0	219.2	265.0	259.1
	3	257.3	234.9	246.9	307.0	220.4	268.9	260.9
	4	261.7	238.0	250.6	307.2	228.0	274.1	265.1
	5	263.7	239.9	252.4	305.3	233.1	276.6	266.9
	6	265.9	243.8	256.0	308.6	237.0	280.5	269.2
	7	267.6	245.5	257.8	309.4	238.5	281.7	271.0
	8	268.1	247.3	259.0	312.5	237.0	282.2	271.4
	9	265.4	245.0	256.6	315.8	235.6	282.5	268.9
	10	257.7	239.7	250.4	307.2	230.3	275.6	261.1
	11	255.3	232.0	244.4	307.2	223.3	270.9	258.8
	12	247.8	225.4	237.4	303.1	222.7	268.9	251.4
2016	1	237.7	221.5	231.2	300.5	222.9	268.1	242.1
	2	233.3	215.6	225.7	299.4	219.9	265.9	237.8
	3	233.3	215.4	225.6	298.5	218.7	264.8	237.7
	4	233.9	216.4	226.5	299.5	218.1	264.9	238.3
	5	239.4	218.6	229.8	298.8	220.4	265.9	243.4
	6	237.9	220.5	230.6	298.3	219.9	265.3	242.0
	7	240.7	224.5	234.3	298.0	219.0	264.7	244.7
	8	246.9	231.4	241.1	298.4	218.7	264.7	250.5
	9	258.0	237.6	249.1	303.9	222.9	269.7	261.3
	10	266.3	244.7	256.7	305.0	224.4	271.0	269.1
	11 *	266.2	247.8	258.8	309.7	227.5	275.0	269.3
	12 *	266.0	249.0	259.5	309.6	227.3	274.9	269.1

* 临时数字

技术附注第 14 段对「较受欢迎屋苑」有详细说明。
住宅楼宇的首次买卖并不会用作分析。

* Provisional figures

For details of the Selected Popular Residential Developments, see paragraph 14 of the Technical Notes.
Primary sales of domestic premises are excluded from the analysis.

表 Table 17

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

													平方米 m ²
地区	District	2016年年底总存量 Stock at year-end				2016年年底空置量 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	1 926 700	782 500	567 000	3 276 200	72 300	37 000	40 600	149 900	3.8	4.7	7.2	4.6
湾仔	Wan Chai	957 700	597 100	316 800	1 871 600	50 600	34 600	20 500	105 700	5.3	5.8	6.5	5.6
东区	Eastern	695 000	173 400	58 500	926 900	31 700	6 100	2 900	40 700	4.6	3.5	5.0	4.4
南区	Southern	164 200	66 800	21 700	252 700	34 500	19 300	1 200	55 000	21.0	28.9	5.5	21.8
港岛	HONG KONG	3 743 600	1 619 800	964 000	6 327 400	189 100	97 000	65 200	351 300	5.1	6.0	6.8	5.6
油尖旺	Yau Tsim Mong	1 133 000	630 000	401 500	2 164 500	58 000	55 200	27 900	141 100	5.1	8.8	6.9	6.5
深水埗	Sham Shui Po	188 400	76 900	39 200	304 500	9 600	29 400	1 600	40 600	5.1	38.2	4.1	13.3
九龙城	Kowloon City	144 500	42 000	20 400	206 900	51 600	2 300	2 500	56 400	35.7	5.5	12.3	27.3
黄大仙	Wong Tai Sin	17 800	45 600	1 200	64 600	17 700	5 500	400	23 600	99.4	12.1	33.3	36.5
观塘	Kwun Tong	1 260 900	164 200	14 400	1 439 500	142 000	50 700	3 800	196 500	11.3	30.9	26.4	13.7
九龙	KOWLOON	2 744 600	958 700	476 700	4 180 000	278 900	143 100	36 200	458 200	10.2	14.9	7.6	11.0
葵青	Kwai Tsing	172 500	35 100	4 700	212 300	6 700	7 000	2 200	15 900	3.9	19.9	46.8	7.5
荃湾	Tsuen Wan	113 800	10 300	800	124 900	8 600	2 600	-	11 200	7.6	25.2	-	9.0
屯门	Tuen Mun	32 300	-	8 500	40 800	2 700	-	-	2 700	8.4	-	-	6.6
元朗	Yuen Long	9 200	8 700	19 000	36 900	-	100	300	400	-	1.1	1.6	1.1
北区	North	29 900	-	500	30 400	1 700	-	100	1 800	5.7	-	20.0	5.9
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	406 900	3 800	-	410 700	95 500	-	-	95 500	23.5	-	-	23.3
西贡	Sai Kung	9 000	3 400	-	12 400	7 000	-	-	7 000	77.8	-	-	56.5
离岛	Islands	128 800	19 000	-	147 800	1 800	500	-	2 300	1.4	2.6	-	1.6
新界	NEW TERRITORIES	902 400	85 500	34 700	1 022 600	124 000	10 200	2 600	136 800	13.7	11.9	7.5	13.4
全港	OVERALL	7 390 600	2 664 000	1 475 400	11 530 000	592 000	250 300	104 000	946 300	8.0	9.4	7.0	8.2
分区	Sub-districts												
上环	Sheung Wan	228 400	356 500	388 200	973 100	8 100	14 400	29 000	51 500	3.5	4.0	7.5	5.3
中区	Central	1 655 300	375 800	163 400	2 194 500	58 700	21 500	10 800	91 000	3.5	5.7	6.6	4.1
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	913 600	567 000	295 500	1 776 100	49 300	33 400	19 600	102 300	5.4	5.9	6.6	5.8
北角 / 鲗鱼涌	North Point / Quarry Bay	739 100	154 100	62 000	955 200	33 000	6 200	3 600	42 800	4.5	4.0	5.8	4.5
尖沙咀	Tsim Sha Tsui	817 600	312 600	198 900	1 329 100	81 300	34 200	12 000	127 500	9.9	10.9	6.0	9.6
油麻地 / 旺角	Yau Ma Tei / Mong Kok	331 900	317 400	202 600	851 900	14 100	21 000	15 900	51 000	4.2	6.6	7.8	6.0

分区数字已包括在地区数字内。

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

表 Table 18

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

地区	District	2015年年底总存量 Stock at year-end	2016年落成量 Completions	落成量占2015年总存量的百分率 Completions as a % of 2015 Stock	2016年年底总存量 Stock at year-end	2016年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant	平方米 m ²
中西区	Central and Western	3 244 700	10 900	0.3	3 276 200	149 900	4.6	
湾仔	Wan Chai	1 783 100	-	-	1 871 600	105 700	5.6	
东区	Eastern	1 023 000	-	-	926 900	40 700	4.4	
南区	Southern	249 600	-	-	252 700	55 000	21.8	
港岛	HONG KONG	6 300 400	10 900	0.2	6 327 400	351 300	5.6	
油尖旺	Yau Tsim Mong	2 171 500	-	-	2 164 500	141 100	6.5	
深水埗	Sham Shui Po	294 900	-	-	304 500	40 600	13.3	
九龙城	Kowloon City	169 700	37 400	22.0	206 900	56 400	27.3	
黄大仙	Wong Tai Sin	46 800	17 800	38.0	64 600	23 600	36.5	
观塘	Kwun Tong	1 371 300	50 100	3.7	1 439 500	196 500	13.7	
九龙	KOWLOON	4 054 200	105 300	2.6	4 180 000	458 200	11.0	
葵青	Kwai Tsing	175 800	-	-	212 300	15 900	7.5	
荃湾	Tsuen Wan	125 700	-	-	124 900	11 200	9.0	
屯门	Tuen Mun	40 800	-	-	40 800	2 700	6.6	
元朗	Yuen Long	36 900	-	-	36 900	400	1.1	
北区	North	30 700	-	-	30 400	1 800	5.9	
大埔	Tai Po	6 400	-	-	6 400	-	-	
沙田	Sha Tin	352 300	36 900	10.5	410 700	95 500	23.3	
西贡	Sai Kung	12 400	-	-	12 400	7 000	56.5	
离岛	Islands	147 600	-	-	147 800	2 300	1.6	
新界	NEW TERRITORIES	928 600	36 900	4.0	1 022 600	136 800	13.4	
全港	OVERALL	11 283 200	153 100	1.4	11 530 000	946 300	8.2	
分区	Sub-districts							
上环	Sheung Wan	983 700	-	-	973 100	51 500	5.3	
中区	Central	2 151 900	10 900	0.5	2 194 500	91 000	4.1	
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 783 100	-	-	1 776 100	102 300	5.8	
北角 / 鲗鱼涌	North Point / Quarry Bay	956 200	-	-	955 200	42 800	4.5	
尖沙咀	Tsim Sha Tsui	1 307 600	37 400	2.9	1 329 100	127 500	9.6	
油麻地 / 旺角	Yau Ma Tei / Mong Kok	842 800	-	-	851 900	51 000	6.0	

2016年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2015年年底总存量计算。
 分区数字已包括在地区数字内。

2016 Year-end Stock figures are derived from the latest rating record,
 and not from the 2015 Year-end Stock figures shown here.
 Sub-district figures have already been included in District figures.

表 Table 19

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

年 Year	区域 Area		拆卸量 Demolition				落成量 Completions				年底总存量 Stock at year-end			
			甲级	乙级	丙级	总数	甲级	乙级	丙级	总数	甲级	乙级	丙级	总数
			A	B	C	Total	A	B	C	Total	A	B	C	Total
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
2016	港岛	Hong Kong	-	-	7 200	7 200	-	10 700	200	10 900	3 743 600	1 619 800	964 000	6 327 400
	九龙	Kowloon	-	-	-	-	105 300	-	-	105 300	2 744 600	958 700	476 700	4 180 000
	新界	New Territories	-	-	-	-	36 900	-	-	36 900	902 400	85 500	34 700	1 022 600
	全港	OVERALL	-	-	7 200	7 200	142 200	10 700	200	153 100	7 390 600	2 664 000	1 475 400	11 530 000

表 Table 20

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

地区	District	2016年落成量 Completions					预测落成量	
		甲级 A	乙级 B	丙级 C	总数 Total	[2017]	[2018]	
中西区	Central and Western	-	10 700	200	10 900	14 300	7 800	
湾仔	Wan Chai	-	-	-	-	27 200	-	
东区	Eastern	-	-	-	-	23 800	73 600	
南区	Southern	-	-	-	-	10 400	30 600	
港岛	HONG KONG	-	10 700	200	10 900	75 700	112 000	
油尖旺	Yau Tsim Mong	-	-	-	-	30 000	-	
深水埗	Sham Shui Po	-	-	-	-	10 600	-	
九龙城	Kowloon City	37 400	-	-	37 400	8 200	-	
黄大仙	Wong Tai Sin	17 800	-	-	17 800	14 300	-	
观塘	Kwun Tong	50 100	-	-	50 100	135 800	-	
九龙	KOWLOON	105 300	-	-	105 300	198 900	-	
葵青	Kwai Tsing	-	-	-	-	-	-	
荃湾	Tsuen Wan	-	-	-	-	-	-	
屯门	Tuen Mun	-	-	-	-	-	-	
元朗	Yuen Long	-	-	-	-	-	-	
北区	North	-	-	-	-	-	-	
大埔	Tai Po	-	-	-	-	-	-	
沙田	Sha Tin	36 900	-	-	36 900	-	-	
西贡	Sai Kung	-	-	-	-	-	-	
离岛	Islands	-	-	-	-	-	-	
新界	NEW TERRITORIES	36 900	-	-	36 900	-	-	
全港	OVERALL	142 200	10 700	200	153 100	274 600	112 000	
分区	Sub-districts							
上环	Sheung Wan	-	-	-	-	6 600	4 400	
中区	Central	-	10 700	200	10 900	7 800	3 400	
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	27 200	-	
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	23 800	73 600	
尖沙咀	Tsim Sha Tsui	37 400	-	-	37 400	30 000	-	
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-	

分区数字已包括在地区数字内。

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

表 Table 21

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

地区	District	[2017]				[2018]				平方米 m ²
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	
中西区	Central and Western	-	12 100	2 200	14 300	-	3 200	4 600	7 800	
湾仔	Wan Chai	27 200	-	-	27 200	-	-	-	-	
东区	Eastern	23 800	-	-	23 800	73 600	-	-	73 600	
南区	Southern	-	10 400	-	10 400	29 500	1 100	-	30 600	
港岛	HONG KONG	51 000	22 500	2 200	75 700	103 100	4 300	4 600	112 000	
油尖旺	Yau Tsim Mong	29 900	100	-	30 000	-	-	-	-	
深水埗	Sham Shui Po	10 600	-	-	10 600	-	-	-	-	
九龙城	Kowloon City	8 200	-	-	8 200	-	-	-	-	
黄大仙	Wong Tai Sin	14 300	-	-	14 300	-	-	-	-	
观塘	Kwun Tong	135 800	-	-	135 800	-	-	-	-	
九龙	KOWLOON	198 800	100	-	198 900	-	-	-	-	
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	
荃湾	Tsuen Wan	-	-	-	-	-	-	-	-	
屯门	Tuen Mun	-	-	-	-	-	-	-	-	
元朗	Yuen Long	-	-	-	-	-	-	-	-	
北区	North	-	-	-	-	-	-	-	-	
大埔	Tai Po	-	-	-	-	-	-	-	-	
沙田	Sha Tin	-	-	-	-	-	-	-	-	
西贡	Sai Kung	-	-	-	-	-	-	-	-	
离岛	Islands	-	-	-	-	-	-	-	-	
新界	NEW TERRITORIES	-	-	-	-	-	-	-	-	
全港	OVERALL	249 800	22 600	2 200	274 600	103 100	4 300	4 600	112 000	
分区	Sub-districts									
上环	Sheung Wan	-	4 400	2 200	6 600	-	1 600	2 800	4 400	
中区	Central	-	7 800	-	7 800	-	1 600	1 800	3 400	
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	27 200	-	-	27 200	-	-	-	-	
北角 / 鲗鱼涌	North Point / Quarry Bay	23 800	-	-	23 800	73 600	-	-	73 600	
尖沙咀	Tsim Sha Tsui	29 900	100	-	30 000	-	-	-	-	
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-	-	-	

分区数字已包括在地区数字内。

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

表 Table 22

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2016	153 100	144 100	94.1	11 376 900	802 200	7.1	946 300	8.2

表 Table 23

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]			甲级 Grade A						乙级 Grade B						丙级 Grade C							
[Average size]			[226 平方米 m ²]						[91 平方米 m ²]						[46 平方米 m ²]							
年 / 月	Sheung Wan	Central	上环	中区	铜锣湾	湾仔 / Wan Chai /	北角 / North Point /	油麻地 / Tsim Sha Tsui	九龙湾 / Kowloon Bay	上环	中区	铜锣湾	湾仔 / Wan Chai /	北角 / North Point /	油麻地 / Tsim Sha Tsui	九龙湾 / Kowloon Bay	上环	中区	铜锣湾	湾仔 / Wan Chai /	北角 / North Point /	
Year / Month			Causeway Bay	Quarry Bay	Wan Chai /	Causeway Bay	Quarry Bay	Mong Kok	Kwun Tong #	Sheung Wan	Central	Causeway Bay	Causeway Bay	Quarry Bay	Mong Kok	Kwun Tong #	Sheung Wan	Central	Causeway Bay	Causeway Bay	Quarry Bay	
2015	892	1 033	717	469	538	693	370	476	741	522	381	461	463	358	415	592	477	421	475	408	268	
2016 *	976	1 113	743	507	551	705	373	471	745	528	379	472	468	384	416	616	480	425	473	408	(289)	
2015	7	942	1 019	756	460	521	719	379	497	739	529	386	471	479	(291)	422	637	476	419	509	419	-
	8	960	1 093	724	464	545	519	369	486	784	532	381	456	504	(440)	414	640	509	407	497	442	-
	9	974	1 105	720	479	538	(587)	386	508	719	536	407	482	439	(241)	401	621	471	449	499	430	(278)
	10	648	1 045	691	463	571	839	404	506	783	528	417	458	450	424	405	594	479	431	478	437	-
	11	739	1 059	755	477	538	562	401	525	732	529	351	456	471	310	400	614	457	410	478	408	(275)
	12	816	1 082	743	483	548	(526)	375	447	777	523	402	473	484	(293)	424	596	471	431	468	410	-
2016	1	974	1 080	716	524	580	550	366	460	694	509	403	453	443	(326)	418	576	475	418	474	399	-
	2	709	1 139	733	494	524	763	370	484	741	530	410	446	423	(411)	437	610	463	466	453	399	-
	3	759	1 107	740	477	567	(539)	380	448	724	534	376	480	494	378	414	644	469	414	490	403	-
	4	1 093	1 097	696	496	533	(825)	356	457	770	519	389	493	488	326	415	626	485	416	484	403	-
	5	1 048	1 075	730	548	565	771	368	518	772	535	366	452	433	428	410	631	499	420	436	425	-
	6	1 014	1 159	793	487	528	606	393	466	713	531	352	476	447	(429)	393	584	475	425	475	415	(293)
	7	1 116	1 098	751	495	543	685	387	475	746	532	353	454	471	(366)	414	626	466	428	475	418	-
	8 *	1 123	1 078	735	553	561	688	380	457	758	517	388	484	481	394	418	621	468	413	484	393	(277)
	9 *	849	1 176	736	494	576	(516)	374	459	754	525	386	475	482	(448)	434	628	500	426	477	389	-
	10 *	844	1 127	782	496	554	(1 175)	366	478	740	543	342	477	461	(404)	406	631	488	435	469	435	-
	11 *	693	1 133	773	504	549	(663)	361	509	744	519	361	480	516	(367)	394	591	483	424	462	428	-
	12 *	1 037	1 113	784	514	505	(629)	338	464	742	546	379	489	492	(295)	459	619	475	425	481	371	-

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2016 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 区议会选区中的观塘区。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2016.

- No transaction record received by this Department.

The boundary of Kowloon Bay / Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

表 Table 24

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

每平方米售价 \$ / m²

[平均面积] [Average size]		甲级 Grade A [108 平方米 m ²]								乙级 Grade B [64 平方米 m ²]								丙级 Grade C [40 平方米 m ²]															
		上环	中区	铜锣湾	鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 [#]	上环	中区	铜锣湾	鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 [#]	上环	中区	铜锣湾	鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 [#]	上环	中区	铜锣湾	鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 [#]				
年 / 月 Year / Month	Sheung Wan	Central Bay	Sheung Causeway Wan	North Point/ Quarry	Tsim Sha	Yau Ma Tei/ Mong	Kowloon Bay/ Kwun	Sheung Causeway Wan	North Point/ Quarry	Tsim Sha	Yau Ma Tei/ Mong	Kowloon Bay/ Kwun	Sheung Causeway Wan	North Point/ Quarry	Tsim Sha	Yau Ma Tei/ Mong	Kowloon Bay/ Kwun	Sheung Causeway Wan	North Point/ Quarry	Tsim Sha	Yau Ma Tei/ Mong	Kowloon Bay/ Kwun	Sheung Causeway Wan	North Point/ Quarry	Tsim Sha	Yau Ma Tei/ Mong	Kowloon Bay/ Kwun						
2015	(162 989)	354 300	292 141	-	196 338	-	141 364	179 341	306 904	211 178	132 400	183 862	148 677	(132 890)	162 955	249 848	184 743	153 436	155 350	157 972	-												
2016 *	215 413	407 758	262 387	-	195 282	-	135 339	169 714	(253 163)	210 972	(123 836)	166 129	141 069	-	152 925	202 500	185 182	157 346	144 676	149 166	-												
2015	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	-	(130 312)	(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)	-	(190 800) (264 225)	-	(161 252) (181 111) (132 890)	173 280	-	(170 333)	-	(140 712)	139 915	-															
2016	1	(168 577) (319 689) (478 633)	-	-	-	(133 860)	-	-	-	-	-	(149 783)	-	(160 237) (191 303)	-	-	(170 379) (189 430)	-															
	2	-	-	(257 792)	-	-	(181 958)	-	-	(192 225)	-	-	(167 836)	-	-	(235 075)	-	-	(150 993) (170 455)	-													
	3	(178 897) (506 098) (234 019)	-	(163 340)	-	(127 617)	(167 407)	-	(132 935)	-	(186 437) (132 527)	-	(112 661) (200 758) (188 260) (134 415) (159 379) (180 425)	-																			
	4	(195 980)	-	-	-	(171 202)	-	(152 999)	(170 817)	-	(204 574)	-	(164 366) (139 888)	-	(143 867)	-	(240 525) (140 799)	144 248	151 866	-													
	5	-	(382 525) (214 788)	-	(179 986)	-	-	(142 935) (321 711)	-	-	-	162 754 (143 939)	-	159 057	(196 812) (151 624) (135 670)	128 138	146 498	-															
	6	-	425 541 (228 860)	-	(164 307)	-	(85 169)	-	-	(226 629)	-	(158 281)	-	-	159 834	-	177 454	-	(133 480)	137 215	-												
	7	(210 773) (346 019)	-	-	(183 405)	-	-	(166 047)	-	(152 047)	-	(176 630)	147 444	-	-	(230 344)	199 477	(143 493)	137 994	138 292	-												
	8 *	(322 836) (377 970)	-	-	(199 848)	-	(176 129)	(151 715) (184 615)	(214 965) (109 639)	(170 021) (173 711)	-	(150 169) (204 800) (178 884) (137 330) (148 774) (159 350)	-																				
	9 *	-	(423 934)	-	-	227 755	-	(118 560)	-	(217 397)	-	176 551 (128 668)	-	154 261	-	(188 383)	148 044	139 786	149 252	-													
	10 *	-	(355 178) (195 238)	-	(213 160)	-	(145 863)	(159 091)	-	(206 279) (128 611) (113 485) (138 423)	-	-	138 954 (144 286) (211 544) (171 337)	142 374	143 104	-																	
	11 *	-	(410 633) (268 889)	-	(175 581)	-	(176 948)	(187 933)	-	(259 786) (133 257) (130 552)	126 651	-	(198 390)	-	176 338	180 932	149 451	149 344	-														
	12 *	-	496 975 (413 907)	-	209 271	-	113 864	(172 756)	-	(237 903)	-	(208 560)	137 059	-	150 820	-	183 529	172 100	153 150	149 549	-												

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2016 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 区议会选区中的观塘区。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2016.

- No transaction record received by this Department.

The boundary of Kowloon Bay / Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

表 Table 25

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				售价 Prices			
	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall
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	226.0	210.9	226.7	401.1	485.2	474.0	448.9
2016 *	238.0	231.0	213.7	232.4	399.7	456.6	443.2	426.1
2015 7 - 9	233.8	228.9	214.2	229.6	413.0	497.0	484.8	459.6
10 - 12	234.8	229.6	213.5	230.2	413.6	498.8	483.3	457.0
2016 1 - 3	235.6	230.5	212.8	230.7	404.4	(476.7)	457.7	437.1
4 - 6	237.7	230.1	212.2	231.7	398.5	445.8	429.8	418.3
7 - 9 *	238.9	230.8	213.8	232.8	395.6	438.2	435.6	417.8
10 - 12 *	239.9	232.5	216.1	234.2	400.4	465.6	449.5	431.2
2015 7	232.5	227.0	213.1	228.1	(409.4)	(494.2)	481.4	457.0
8	234.3	229.9	214.7	230.2	(411.8)	(497.4)	486.3	459.8
9	234.5	229.8	214.7	230.4	(417.9)	(499.4)	486.7	462.0
10	234.9	229.6	214.8	230.5	(418.0)	(502.0)	488.4	462.9
11	235.2	229.6	213.4	230.5	(413.9)	(499.2)	(483.2)	457.0
12	234.4	229.5	212.2	229.7	(408.9)	(495.1)	478.2	451.1
2016 1	234.7	229.6	212.8	230.0	(410.9)	(488.4)	(472.3)	448.3
2	235.7	230.8	212.8	230.8	(403.6)	(478.6)	(458.0)	(437.1)
3	236.5	231.2	212.9	231.4	(398.6)	(463.1)	(442.8)	425.9
4	238.0	232.1	212.9	232.4	(398.7)	(451.0)	430.5	419.8
5	238.5	230.0	212.1	232.1	(393.4)	(446.5)	427.8	416.0
6	236.6	228.2	211.6	230.5	(403.4)	(439.9)	431.0	419.1
7	237.9	230.9	213.1	232.3	(399.5)	(432.1)	428.0	415.5
8 *	239.0	231.2	215.0	233.2	(390.1)	(439.0)	(436.5)	415.9
9 *	239.7	230.4	213.3	233.0	397.2	(443.6)	442.3	421.9
10 *	238.6	231.4	215.3	232.9	399.6	(452.7)	439.8	424.6
11 *	239.3	231.4	216.2	233.5	(395.7)	462.5	447.7	428.0
12 *	241.9	234.8	216.7	236.1	406.0	(481.7)	461.1	441.0

* 临时数字

() 表示少于 20 宗交易。

* Provisional figures

() Indicates fewer than 20 transactions.

表 Table 26

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	上环 / 中区 Sheung Wan / Central	租金 Rents		核心地区 # Core Districts #
		湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	
2007		175.1	132.9	186.3
2008		232.1	168.3	229.4
2009		187.6	146.8	197.2
2010		197.3	151.5	259.4
2011		250.6	180.4	328.2
2012		272.5	172.3	340.0
2013		267.8	187.4	380.1
2014		270.6	195.7	365.2
2015		282.4	208.5	391.4
2016 *		296.4	210.6	409.0
2015	7 - 9	286.0	211.8	409.7
	10 - 12	286.0	211.2	391.1
2016	1 - 3	290.0	210.5	(420.4)
	4 - 6	295.4	209.8	400.8
	7 - 9 *	298.5	211.7	395.8
	10 - 12 *	301.6	210.4	419.1
2015	7	284.1	210.4	(397.0)
	8	286.2	212.3	(412.0)
	9	287.6	212.7	(420.2)
	10	284.1	210.8	(400.5)
	11	286.6	211.1	(385.7)
	12	287.4	211.8	(387.1)
2016	1	288.5	212.8	(426.7)
	2	289.6	207.9	(434.0)
	3	292.0	210.7	(400.5)
	4	294.9	210.3	(382.4)
	5	294.7	212.6	408.3
	6	296.6	206.5	(411.8)
	7	297.3	208.0	(392.2)
	8 *	298.7	214.4	(380.6)
	9 *	299.6	212.8	(414.7)
	10 *	297.7	210.1	(407.7)
	11 *	304.4	207.8	(409.8)
	12 *	302.7	213.3	439.7

核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀

* 临时数字

() 表示少于 10 宗交易。

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

* Provisional figures

() Indicates fewer than 10 transactions.

表 Table 27

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

地区	District	2015年年底总存量	2016年落成量	落成量占2015年总存量的百分率	2016年年底总存量	2016年年底空置量	空置百分率
		Stock at year-end	Completions	Completions as a % of 2015 Stock	Stock at year-end	Amount Vacant at year-end	% Vacant
中西区	Central and Western	1 125 700	9 800	0.9	1 107 900	91 600	8.3
湾仔	Wan Chai	1 101 800	15 500	1.4	1 171 700	104 800	8.9
东区	Eastern	761 100	-	-	704 500	38 700	5.5
南区	Southern	254 100	400	0.2	254 800	26 700	10.5
港岛	HONG KONG	3 242 700	25 700	0.8	3 238 900	261 800	8.1
油尖旺	Yau Tsim Mong	2 070 800	10 800	0.5	2 104 400	152 400	7.2
深水埗	Sham Shui Po	704 100	3 800	0.5	711 900	47 100	6.6
九龙城	Kowloon City	715 100	8 400	1.2	728 000	61 200	8.4
黄大仙	Wong Tai Sin	318 200	5 400	1.7	324 100	44 400	13.7
观塘	Kwun Tong	655 300	7 700	1.2	678 700	83 300	12.3
九龙	KOWLOON	4 463 500	36 100	0.8	4 547 100	388 400	8.5
葵青	Kwai Tsing	353 600	-	-	354 300	30 600	8.6
荃湾	Tsuen Wan	501 900	-	-	502 100	57 000	11.4
屯门	Tuen Mun	414 100	-	-	415 600	37 000	8.9
元朗	Yuen Long	473 400	36 200	7.6	511 100	76 700	15.0
北区	North	229 400	-	-	229 400	21 100	9.2
大埔	Tai Po	235 400	-	-	235 600	14 500	6.2
沙田	Sha Tin	486 400	10 800	2.2	493 000	49 800	10.1
西贡	Sai Kung	292 300	12 900	4.4	305 300	48 100	15.8
离岛	Islands	299 700	1 400	0.5	300 800	13 300	4.4
新界	NEW TERRITORIES	3 286 200	61 300	1.9	3 347 200	348 100	10.4
全港	OVERALL	10 992 400	123 100	1.1	11 133 200	998 300	9.0

2016年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2015年年底总存量计算。

2016 Year-end Stock figures are derived from the latest rating record,
and not from the 2015 Year-end Stock figures shown here.

表 Table 28

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

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
				平方米 m ²
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
2016	港岛 Hong Kong	8 200	25 700	3 238 900
	九龙 Kowloon	5 900	36 100	4 547 100
	新界 New Territories	100	61 300	3 347 200
	全港 OVERALL	14 200	123 100	11 133 200

表 Table 29

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

平方米 m²

地区	District	2016年落成量 Completions	预测落成量 Forecast Completions	
			[2017]	[2018]
中西区	Central and Western	9 800	15 500	12 100
湾仔	Wan Chai	15 500	9 500	400
东区	Eastern	-	8 900	4 000
南区	Southern	400	100	-
港岛	HONG KONG	25 700	34 000	16 500
油尖旺	Yau Tsim Mong	10 800	13 200	50 200
深水埗	Sham Shui Po	3 800	3 400	23 200
九龙城	Kowloon City	8 400	4 300	6 300
黄大仙	Wong Tai Sin	5 400	1 200	-
观塘	Kwun Tong	7 700	5 300	-
九龙	KOWLOON	36 100	27 400	79 700
葵青	Kwai Tsing	-	7 300	300
荃湾	Tsuen Wan	-	29 300	11 200
屯门	Tuen Mun	-	1 900	8 800
元朗	Yuen Long	36 200	-	100
北区	North	-	1 100	1 800
大埔	Tai Po	-	-	-
沙田	Sha Tin	10 800	13 000	-
西贡	Sai Kung	12 900	11 600	24 800
离岛	Islands	1 400	-	22 300
新界	NEW TERRITORIES	61 300	64 200	69 300
全港	OVERALL	123 100	125 600	165 500

表 Table 30

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2016	123 100	109 700	89.1	11 010 100	888 600	8.1	998 300	9.0

表 Table 31

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

区域 Area	租金 Rents (每平方米月租 \$ / m ² per month)				售价 Prices (每平方米售价 \$ / m ²)			
	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories		
[平均面积] [Average size]	[61 平方米 m ²]	[65 平方米 m ²]	[53 平方米 m ²]	[45 平方米 m ²]	[34 平方米 m ²]	[31 平方米 m ²]		
年 / 月 Year / Month								
2015	1 612	1 519	1 284	560 318	403 499	368 610		
2016 *	1 500	1 319	1 286	470 324	407 587	401 355		
2015	7	1 580	1 498	1 256	(817 901)	391 872	319 986	
	8	1 781	1 527	1 288	(469 975)	540 594	261 395	
	9	1 579	1 515	1 292	655 026	(449 962)	387 031	
	10	1 618	1 367	1 291	(437 688)	231 156	(318 805)	
	11	1 736	1 350	1 213	(649 839)	445 839	(419 437)	
	12	1 514	1 424	1 225	(361 025)	298 474	(370 612)	
2016	1	1 516	1 174	1 143	(425 890)	463 191	(708 985)	
	2	1 464	1 286	1 223	(464 599)	(433 441)	(226 707)	
	3	1 701	1 448	1 330	(888 210)	330 014	(347 135)	
	4	1 518	1 332	1 276	(359 300)	413 074	(350 741)	
	5	1 474	1 333	1 326	(350 826)	342 297	(340 558)	
	6	1 432	1 289	1 448	(513 095)	328 254	(400 859)	
	7	1 714	1 186	1 290	(282 890)	340 809	(465 329)	
	8 *	1 401	1 304	1 325	(517 052)	573 514	434 829	
	9 *	1 451	1 493	1 204	(468 514)	347 491	251 402	
	10 *	1 385	1 305	1 213	(466 777)	375 309	470 926	
	11 *	1 420	1 446	1 180	507 815	466 906	398 174	
	12 *	1 403	1 119	1 368	(389 647)	458 027	410 859	

* 临时数字

() 表示少于 20 宗交易。

[] 表示 2016 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 2016.

表 Table 32

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
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	182.5	559.2
2016 *	178.5	526.3
2015 7 - 9	184.9	571.4
10 - 12	182.5	554.7
2016 1 - 3	179.3	533.5
4 - 6	178.1	525.7
7 - 9 *	177.5	512.8
10 - 12 *	179.1	533.2
2015 7	184.9	569.4
8	184.9	571.1
9	184.9	573.6
10	182.5	566.5
11	182.5	557.0
12	182.4	540.5
2016 1	180.6	534.7
2	179.0	533.9
3	178.3	532.0
4	177.2	531.4
5	178.4	526.4
6	178.7	519.2
7	177.6	510.1
8 *	177.4	511.2
9 *	177.6	517.1
10 *	178.6	525.9
11 *	178.8	530.9
12 *	179.9	542.8

* 临时数字

* Provisional figures

表 Table 33

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

地区	District	2015年年底总存量 Stock at year-end	2016年落成量 Completions	落成量占 2015 年总存量的百分率 Completions as a % of 2015 Stock	2016年年底总存量 Stock at year-end	2016年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant	平方米 m ²
中西区	Central and Western	66 900	-	-	66 900	6 400	9.6	
湾仔	Wan Chai	-	-	-	-	-	-	
东区	Eastern	1 258 100	-	-	1 257 900	87 900	7.0	
南区	Southern	700 200	-	-	673 500	60 400	9.0	
港岛	HONG KONG	2 025 200	-	-	1 998 300	154 700	7.7	
油尖旺	Yau Tsim Mong	303 000	-	-	300 500	37 900	12.6	
深水埗	Sham Shui Po	1 041 500	-	-	1 032 500	66 200	6.4	
九龙城	Kowloon City	850 400	-	-	850 000	24 700	2.9	
黄大仙	Wong Tai Sin	749 700	4 500	0.6	753 800	42 000	5.6	
观塘	Kwun Tong	3 092 800	-	-	3 061 500	158 800	5.2	
九龙	KOWLOON	6 037 400	4 500	0.1	5 998 300	329 600	5.5	
葵青	Kwai Tsing	3 283 300	-	-	3 244 000	199 100	6.1	
荃湾	Tsuen Wan	2 295 800	-	-	2 291 000	158 000	6.9	
屯门	Tuen Mun	1 476 300	-	-	1 476 200	76 700	5.2	
元朗	Yuen Long	203 400	-	-	203 300	9 100	4.5	
北区	North	282 300	-	-	279 100	21 400	7.7	
大埔	Tai Po	152 300	-	-	152 900	3 400	2.2	
沙田	Sha Tin	1 084 900	-	-	1 085 100	25 700	2.4	
西贡	Sai Kung	9 000	-	-	-	-	-	
离岛	Islands	900	-	-	900	100	11.1	
新界	NEW TERRITORIES	8 788 200	-	-	8 732 500	493 500	5.7	
全港	OVERALL	16 850 800	4 500	0.0 +	16 729 100	977 800	5.8	

+ 少于 0.05%

2016年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 2015 年年底总存量计算。

+ Below 0.05%

2016 Year-end Stock figures are derived from the latest rating record,
and not from the 2015 Year-end 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

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
				平方米 m ²
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
2016	港岛 Hong Kong	17 500	-	1 998 300
	九龙 Kowloon	11 500	4 500	5 998 300
	新界 New Territories	29 600	-	8 732 500
	全港 OVERALL	58 600	4 500	16 729 100

表 Table 35

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

平方米 m²

地区 District	2016年落成量 Completions	预测落成量 Forecast Completions	
		[2017]	[2018]
中西区 Central and Western	-	-	-
湾仔 Wan Chai	-	-	-
东区 Eastern	-	-	-
南区 Southern	-	11 100	-
港岛 HONG KONG	-	11 100	-
油尖旺 Yau Tsim Mong	-	-	-
深水埗 Sham Shui Po	-	6 700	12 700
九龙城 Kowloon City	-	-	-
黄大仙 Wong Tai Sin	4 500	-	-
观塘 Kwun Tong	-	8 400	7 300
九龙 KOWLOON	4 500	15 100	20 000
葵青 Kwai Tsing	-	14 100	31 600
荃湾 Tsuen Wan	-	-	35 200
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	-	14 100	66 800
全港 OVERALL	4 500	40 300	86 800

表 Table 36

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

年 Year	平方米 m ²							
	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
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
2016	4 500	4 500	100.0	16 724 600	973 300	5.8	977 800	5.8

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

区域 Area	港岛 Hong Kong	租金 Rents (每平方米月租 \$ / m ² per month)		港岛 Hong Kong	售价 Prices (每平方米售价 \$ / m ²)		
		九龙 Kowloon	新界 New Territories		九龙 Kowloon	新界 New Territories	
[平均面积] [Average size]	[166 平方米 m ²]	[135 平方米 m ²]	[139 平方米 m ²]	[105 平方米 m ²]	[115 平方米 m ²]	[104 平方米 m ²]	
年 / 月 Year / Month							
2015	169	179	124	80 632	75 916	47 552	
2016 *	174	181	128	74 650	71 133	46 238	
2015	7 8 9 10 11 12	162 171 179 182 178 161	179 181 183 185 187 184	122 128 128 125 121 132	(82 783) (80 802) (76 363) (90 775) (73 981) (60 143)	74 633 75 690 70 905 88 313 77 473 64 379	44 168 49 669 46 926 46 482 46 807 47 072
2016	1 2 3 4 5 6 7 8 *9 *10 *11 *12 *181	158 174 179 170 180 183 176 169 167 176 180 183	175 182 181 177 179 176 186 190 180 185 183 183	120 130 130 128 132 131 126 127 126 129 127 128	(63 863) (63 756) (69 504) (68 366) (90 157) (73 214) (60 121) (77 621) (67 991) (92 410) (80 946) (84 570)	73 548 (57 259) 70 681 65 800 64 704 72 900 72 867 66 261 68 381 73 014 73 860 77 069	41 809 48 024 44 731 45 008 43 623 43 204 44 267 44 531 45 971 46 824 46 028 53 565

* 临时数字

() 表示少于 20 宗交易。

[] 表示 2016 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 2016.

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
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	174.4	723.9
2016 *	181.3	692.1
2015 7 - 9	177.3	742.1
10 - 12	177.7	731.2
2016 1 - 3	178.4	687.0
4 - 6	181.0	692.6
7 - 9 *	181.9	681.6
10 - 12 *	184.0	707.2
2015 7	175.8	736.4
8	177.4	744.3
9	178.7	745.6
10	178.3	746.9
11	177.2	743.2
12	177.6	703.6
2016 1	177.6	687.1
2	178.2	688.3
3	179.4	685.6
4	179.7	689.8
5	181.4	697.6
6	182.0	690.5
7	182.4	673.2
8 *	181.3	684.0
9 *	182.0	687.6
10 *	182.3	689.3
11 *	183.8	704.5
12 *	185.8	727.7

* 临时数字

上述指数只就楼上单位计算。

* Provisional figures

The indices are in respect of upper floor units only.

表 Table 39

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

							每平方米售价 \$ / m ²						
地区	District	东区	Eastern	深水埗	Sham Shui Po	观塘	Kwun Tong	葵青	Kwai Tsing	荃湾	Tsuen Wan	沙田	Sha Tin
[平均面积]		[66 平方米 m ²]		[85 平方米 m ²]		[61 平方米 m ²]		[60 平方米 m ²]		[96 平方米 m ²]		[70 平方米 m ²]	
年 / 月	Year / Month												
2015		107 331		108 816		104 241		53 960		76 116		80 034	
2016 *		105 461		106 661		100 765		58 676		66 301		75 370	
2015	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	(89 122)		44 941		84 491		(86 002)			
2016	1	-	101 105	(90 768)		45 501		55 050		(80 723)			
	2	-	-	(70 437)		56 977		(72 721)		(77 342)			
	3	89 931	118 341	(106 805)		45 906		68 509		(71 094)			
	4	-	120 456	93 948		61 255		65 632		(74 205)			
	5	(110 567)	(115 743)	(90 456)		79 896		63 911		(75 051)			
	6	(101 456)	89 204	106 155	(53 196)		55 465		(101 354)				
	7	(84 559)	82 265	95 489		56 915		63 414		(71 901)			
	8 *	(126 415)	92 470	(97 944)		53 324		71 193		(78 930)			
	9 *	(90 084)	(90 855)	90 766		50 073		78 857		(76 244)			
	10 *	105 973	(82 493)	94 090		62 228		67 024		(64 784)			
	11 *	(129 174)	126 434	111 850		50 106		61 809		(79 449)			
	12 *	(125 655)	121 300	115 473		74 238		65 242		(69 458)			

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2016 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 2016.

- No transaction record received by this Department.

Developments analysed are those built since 1992.

Average prices are in respect of upper floor units only.

表 Table 40

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

地区	District							平方米 m ²
		2015年年底总存量 Stock at year-end	2016年落成量 Completions	落成量占 2015年总存量的百分率 Completions as a % of 2015 Stock	2016年年底总存量 Stock at year-end	2016年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant	
东区	Eastern	47 000	-	-	47 000	4 600	9.8	
南区	Southern	5 900	-	-	5 900	300	5.1	
港岛	HONG KONG	52 900	-	-	52 900	4 900	9.3	
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	-	-	
深水埗	Sham Shui Po	120 200	-	-	120 100	7 100	5.9	
九龙城	Kowloon City	5 200	-	-	5 200	-	-	
黄大仙	Wong Tai Sin	28 300	-	-	28 300	100	0.4	
观塘	Kwun Tong	230 600	-	-	230 300	24 300	10.6	
九龙	KOWLOON	393 600	-	-	393 200	31 500	8.0	
葵青	Kwai Tsing	90 900	-	-	91 200	14 500	15.9	
荃湾	Tsuen Wan	21 300	-	-	21 300	900	4.2	
北区	North	6 500	-	-	6 500	-	-	
沙田	Sha Tin	16 600	-	-	16 600	200	1.2	
新界	NEW TERRITORIES	135 300	-	-	135 600	15 600	11.5	
全港	OVERALL	581 800	-	-	581 700	52 000	8.9	

2016年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 2015年年底总存量计算。

2016 Year-end Stock figures are derived from the latest rating record,
 and not from the 2015 Year-end Stock figures shown here.

表 Table 41

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

平方米 m²

地区 District	2016 年落成量 Completions	预测落成量 Forecast Completions	
		[2017]	[2018]
东区 Eastern	-	-	-
南区 Southern	-	-	-
港岛 HONG KONG			
油尖旺 Yau Tsim Mong	-	-	-
深水埗 Sham Shui Po	-	-	-
九龙城 Kowloon City	-	-	-
黄大仙 Wong Tai Sin	-	-	-
观塘 Kwun Tong	-	-	-
九龙 KOWLOON			
葵青 Kwai Tsing	-	-	-
荃湾 Tsuen Wan	-	-	-
北区 North	-	-	-
沙田 Sha Tin	-	-	-
新界 NEW TERRITORIES			
全港 OVERALL	-	-	-

表 Table 42

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
	-	-	-	591 800	39 900	6.7	39 900	6.7
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
2016	-	-	-	581 700	52 000	8.9	52 000	8.9

表 Table 43

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

地区	District	2015年年底总存量 Stock at year-end	2016年落成量 Completions	落成量占2015年总存量的百分率 Completions as a % of 2015 Stock	平方米 m ²	
					2016年年底总存量 Stock at year-end	
中西区	Central and Western	-	-	-	-	
湾仔	Wan Chai	-	-	-	-	
东区	Eastern	7 900	-	-	400	
南区	Southern	84 800	-	-	84 800	
港岛	HONG KONG	92 700	-	-	85 200	
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	220 900	-	-	205 300	
九龙	KOWLOON	317 100	-	-	301 500	
葵青	Kwai Tsing	125 000	-	-	125 000	
荃湾	Tsuen Wan	195 600	4 000	2.0	196 200	
屯门	Tuen Mun	177 200	-	-	177 200	
元朗	Yuen Long	574 700	-	-	574 500	
北区	North	133 000	-	-	136 600	
大埔	Tai Po	732 600	15 200	2.1	747 800	
沙田	Sha Tin	145 200	-	-	145 200	
西贡	Sai Kung	499 900	28 300	5.7	532 500	
离岛	Islands	79 400	-	-	79 100	
新界	NEW TERRITORIES	2 662 600	47 500	1.8	2 714 100	
全港	OVERALL	3 072 400	47 500	1.5	3 100 800	

2016年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2015年年底总存量计算。

2016 Year-end Stock figures are derived from the latest rating record,
and not from the 2015 Year-end Stock figures shown here.

表 Table 44

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

平方米 m²

地区 District	2016年落成量 Completions	预测落成量 Forecast Completions	
		[2017]	[2018]
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	-	7 000
屯门 Tuen Mun	-	-	-
元朗 Yuen Long	-	74 500	29 000
北区 North	-	-	-
大埔 Tai Po	15 200	4 800	-
沙田 Sha Tin	-	-	-
西贡 Sai Kung	28 300	79 200	-
离岛 Islands	-	-	-
新界 NEW TERRITORIES	47 500	158 500	36 000
全港 OVERALL	47 500	158 500	36 000

表 Table 45

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

地区	District	2015年年底总存量 Stock at year-end	2016年落成量 Completions	落成量占2015年总存量的百分率 Completions as a % of 2015 Stock	2016年年底总存量 Stock at year-end	2016年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant	平方米 m ²
中西区	Central and Western	24 600	-	-	43 700	-	-	-
湾仔	Wan Chai	-	-	-	-	-	-	-
东区	Eastern	94 600	-	-	94 600	3 200	3.4	
南区	Southern	28 600	-	-	28 600	200	0.7	
港岛	HONG KONG	147 800	-	-	166 900	3 400	2.0	
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	6 300	4.4	
九龙城	Kowloon City	105 100	-	-	105 100	100	0.1	
黄大仙	Wong Tai Sin	1 500	-	-	1 500	-	-	-
观塘	Kwun Tong	261 200	-	-	261 200	4 600	1.8	
九龙	KOWLOON	510 000	-	-	510 000	11 000	2.2	
葵青	Kwai Tsing	1 608 800	73 200	4.5	1 681 100	87 100	5.2	
荃湾	Tsuen Wan	435 600	-	-	435 600	17 200	3.9	
屯门	Tuen Mun	142 400	-	-	142 400	-	-	-
元朗	Yuen Long	129 500	-	-	126 000	2 900	2.3	
北区	North	126 100	-	-	126 100	5 200	4.1	
大埔	Tai Po	600	-	-	600	-	-	-
沙田	Sha Tin	442 200	-	-	442 200	24 700	5.6	
西贡	Sai Kung	7 400	-	-	7 400	200	2.7	
离岛	Islands	94 400	-	-	94 400	10 000	10.6	
新界	NEW TERRITORIES	2 987 000	73 200	2.5	3 055 800	147 300	4.8	
全港	OVERALL	3 644 800	73 200	2.0	3 732 700	161 700	4.3	

2016年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2015年年底总存量计算。

2016 Year-end Stock figures are derived from the latest rating record,
and not from the 2015 Year-end Stock figures shown here.

表 Table 46

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

平方米 m²

地区 District	2016年落成量 Completions	预测落成量 Forecast Completions	
		[2017]	[2018]
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	-	-	8 000
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	8 000
全港 OVERALL	73 200	82 800	8 000

表 Table 47

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2016	73 200	21 900	29.9	3 659 500	139 800	3.8	161 700	4.3

表 Table 48

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
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
2016 *	3.0	2.7	2.6	2.4	2.2
2015 7 - 9	2.9	2.7	2.6	2.4	2.2
10 - 12	3.0	2.7	2.6	2.4	2.2
2016 1 - 3	3.0	2.7	2.6	2.4	2.3
4 - 6	3.0	2.7	2.6	2.4	2.2
7 - 9	3.0	2.7	2.6	2.4	2.2
10 - 12 *	2.9	2.6	2.5	2.3	2.1
2015 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	2.4	2.2
12	3.0	2.7	2.6	2.4	2.3
2016 1	3.0	2.7	2.7	2.4	2.3
2	3.0	2.7	2.6	2.4	2.3
3	3.0	2.7	2.6	2.4	2.3
4	3.0	2.7	2.6	2.4	2.2
5	3.0	2.7	2.6	2.4	2.2
6	3.1	2.7	2.6	2.4	2.2
7	3.0	2.7	2.6	2.4	2.2
8	3.0	2.7	2.6	2.4	2.2
9	2.9	2.6	2.5	2.3	2.1
10	2.9	2.6	2.5	2.3	2.1
11 *	2.8	2.6	2.4	2.3	2.1
12 *	2.9	2.6	2.5	2.3	2.0

* 临时数字

* Provisional figures

表 Table 49

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		分层工厂大厦 Flatted Factories **	零售业楼宇 Retail
	甲级 Grade A	乙级 Grade B		
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
2016 *	3.0	3.2	3.1	2.5
2015 7 - 9	2.8	2.9	2.9	2.4
10 - 12	2.8	2.9	2.9	2.4
2016 1 - 3	2.9	3.1	3.1	2.5
4 - 6	3.0	3.3	3.1	2.5
7 - 9 *	3.0	3.3	3.2	2.6
10 - 12 *	3.0	3.2	3.1	2.5
2015 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	2.9	2.4
12	2.9	3.0	3.0	2.5
2016 1	2.9	3.0	3.1	2.5
2	2.9	3.1	3.1	2.5
3	3.0	3.2	3.2	2.6
4	3.0	3.3	3.1	2.5
5	3.0	3.3	3.1	2.5
6	2.9	3.3	3.2	2.6
7	3.0	3.4	3.2	2.6
8 *	3.1	3.3	3.2	2.5
9 *	3.0	3.3	3.2	2.6
10 *	3.0	3.2	3.2	2.6
11 *	3.0	3.2	3.2	2.5
12 *	3.0	3.1	3.1	2.5

* 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.

表 Table 50

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)
2014	63 807	433 418
2015	55 982	416 520
2016	54 701	428 041
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
2016 1 - 3	6 221	44 675
4 - 6	13 700	108 013
7 - 9	17 890	126 327
10 - 12	16 890	149 026
2016 1	2 045	15 800
2	1 807	11 769
3	2 369	17 106
4	4 494	34 494
5	4 586	40 916
6	4 620	32 603
7	4 243	29 733
8	5 821	40 637
9	7 826	55 957
10	6 601	54 504
11	6 739	61 659
12	3 550	32 863

资料来源：土地注册处

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

Source : The Land Registry

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

表 Table 51

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

		买卖合约数目 No. of Agreements												
		成交金额 (百万元) Range of Consideration (\$ million)												
年 / 月 Year / Month	数目 No.	少于 1 Less than 1		1 至少于 2 1 to less than 2		2 至少于 3 2 to less than 3		3 至少于 5 3 to less than 5		5 至少于 10 5 to less than 10		10 或以上 10 or over		总数 Total
		数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	
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
2016	293	1		1 339	2	4 447	8	20 201	37	20 388	37	8 033	15	54 701
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
2016	1 - 3	69	1	268	4	708	11	2 635	42	1 827	29	714	11	6 221
	4 - 6	78	1	339	2	1 164	8	5 517	40	4 522	33	2 080	15	13 700
	7 - 9	69	0	370	2	1 445	8	6 441	36	7 339	41	2 226	12	17 890
	10 - 12	77	0	362	2	1 130	7	5 608	33	6 700	40	3 013	18	16 890
2016	1	22	1	95	5	212	10	830	41	641	31	245	12	2 045
	2	18	1	80	4	241	13	774	43	505	28	189	10	1 807
	3	29	1	93	4	255	11	1 031	44	681	29	280	12	2 369
	4	27	1	127	3	380	8	1 914	43	1 371	31	675	15	4 494
	5	30	1	106	2	391	9	1 694	37	1 508	33	857	19	4 586
	6	21	0	106	2	393	9	1 909	41	1 643	36	548	12	4 620
	7	26	1	118	3	390	9	1 647	39	1 582	37	480	11	4 243
	8	25	0	130	2	516	9	2 235	38	2 223	38	692	12	5 821
	9	18	0	122	2	539	7	2 559	33	3 534	45	1 054	13	7 826
	10	16	0	117	2	382	6	1 885	29	2 962	45	1 239	19	6 601
	11	32	0	131	2	435	6	2 360	35	2 540	38	1 241	18	6 739
	12	29	1	114	3	313	9	1 363	38	1 198	34	533	15	3 550

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.

表 Table 52

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

年 / 月 Year / Month	一手买卖 Primary Sales			二手买卖 Secondary Sales			总数 Total No.
	数目 No.	%	总值 (百万元) Consideration (\$ million)	数目 No.	%	总值 (百万元) Consideration (\$ million)	
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
2016	16 793	31	186 589	37 908	69	241 452	54 701
2015	1 - 3	3 743	22	35 013	13 025	78	80 891
	4 - 6	4 989	32	49 053	10 504	68	69 289
	7 - 9	3 488	26	38 830	10 064	74	70 306
	10 - 12	4 606	45	38 132	5 563	55	35 007
2016	1 - 3	1 325	21	16 761	4 896	79	27 913
	4 - 6	4 308	31	50 512	9 392	69	57 501
	7 - 9	6 244	35	54 912	11 646	65	71 415
	10 - 12	4 916	29	64 404	11 974	71	84 623
2016	1	450	22	6 188	1 595	78	9 611
	2	234	13	3 077	1 573	87	8 692
	3	641	27	7 496	1 728	73	9 610
	4	1 294	29	15 975	3 200	71	18 519
	5	1 476	32	20 981	3 110	68	19 935
	6	1 538	33	13 556	3 082	67	19 047
	7	1 142	27	11 828	3 101	73	17 905
	8	1 628	28	14 873	4 193	72	25 764
	9	3 474	44	28 211	4 352	56	27 746
	10	2 251	34	24 198	4 350	66	30 306
	11	2 212	33	31 158	4 527	67	30 502
	12	453	13	9 048	3 097	87	23 815

资料来源：土地注册处

有关数字来自图表 50。请参阅该图表有关「住宅买卖」的定义。一手买卖一般指由发展商出售的单位，二手买卖指非由发展商出售的单位。

由于四舍五入关系，一手和二手买卖的总值加起来可能不等于图表 50 的总值。

Source : The Land Registry

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

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

表 Table 53

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	商业楼宇 Commercial	分层工厂大厦 Flatted Factories
宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.
2014	1 271	16 411	3 092	35 413
2015	1 470	22 490	2 067	29 389
2016 *	1 102	18 425	1 520	24 468
2015 7 - 9	330	5 072	699	6 878
10 - 12	223	3 297	310	4 529
2016 1 - 3	141	2 037	319	4 319
4 - 6	258	4 096	270	3 247
7 - 9 *	289	5 645	396	7 321
10 - 12 *	414	6 647	535	9 581
2015 7	137	1 560	344	2 297
8	110	2 063	188	2 079
9	83	1 450	167	2 502
10	68	644	107	1 292
11	80	1 484	103	1 691
12	75	1 170	100	1 546
2016 1	36	549	156	1 849
2	28	537	79	913
3	77	952	84	1 557
4	81	710	88	1 053
5	97	1 579	83	824
6	80	1 807	99	1 371
7	72	912	99	1 309
8 *	88	1 644	126	1 806
9 *	129	3 089	171	4 206
10 *	105	1 679	173	2 482
11 *	150	2 618	196	3 631
12 *	159	2 350	166	3 468

* 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, car parking 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, 111, 112, 113, 114, 115, 116, Sai Ying Pun, Sheung Wan, 121, 122, 123, 124, 141, 142, Central, Admiralty, 143, 181, 182 Mid-levels, Peak
湾仔 Wan Chai		湾仔、铜锣湾、 天后、跑马地、大坑、 扫杆埔、渣甸山	Wan Chai, Causeway Bay, 131, 132, 133, 134, 135, 140, Tin Hau, Happy Valley, Tai Hang, 144, 145, 146, 147, 148(p), So Kon Po, Jardine's Lookout 149, 151(p), 152(p), 183, 184, 190
东区 Eastern		宝马山、北角、 鲗鱼涌、西湾河、 筲箕湾、柴湾、 小西湾	Braemar Hill, North Point, 148(p), 151(p), 152(p), 153, Quarry Bay, Sai Wan Ho, 154, 155, 156, 157, 158, 161, Shau Kei Wan, Chai Wan, 162, 163, 164, 165, 166, 167 Siu Sai Wan
南区 Southern		薄扶林、香港仔、 鸭脷洲、黄竹坑、 寿臣山、浅水湾、 舂坎角、赤柱、 大潭、石澳	Pok Fu Lam, Aberdeen, 171, 172, 173, 174, 175, 176, Ap Lei Chau, Wong Chuk Hang, 191, 192, 193, 194, 195, 196, Shouson Hill, Repulse Bay, 197, 198 Chung Hom Kok, Stanley, Tai Tam, Shek O
九龙 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、 西九文化区、 京士柏、旺角、 大角咀	Tsim Sha Tsui, Yau Ma Tei, 211, 212, 214, 215, 216, 217, West Kowloon Cultural District, 220, 221, 222, 225, 226, 227, King's Park, Mong Kok, 228, 229, 251, 252, 253, 254, Tai Kok Tsui 256

(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
九龙 KOWLOON	深水埗 Sham	美孚、荔枝角、 长沙湾、	Mei Foo, Lai Chi Kok, Cheung Sha Wan,	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
	Shui Po	深水埗、石硖尾、 又一村、大窝坪、 昂船洲	Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	
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	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong	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、上葵涌、 汀九、深井、 青龙头、马湾、 欣澳	Tsuen Wan, Sheung Kwai Chung, 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、大美督、 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

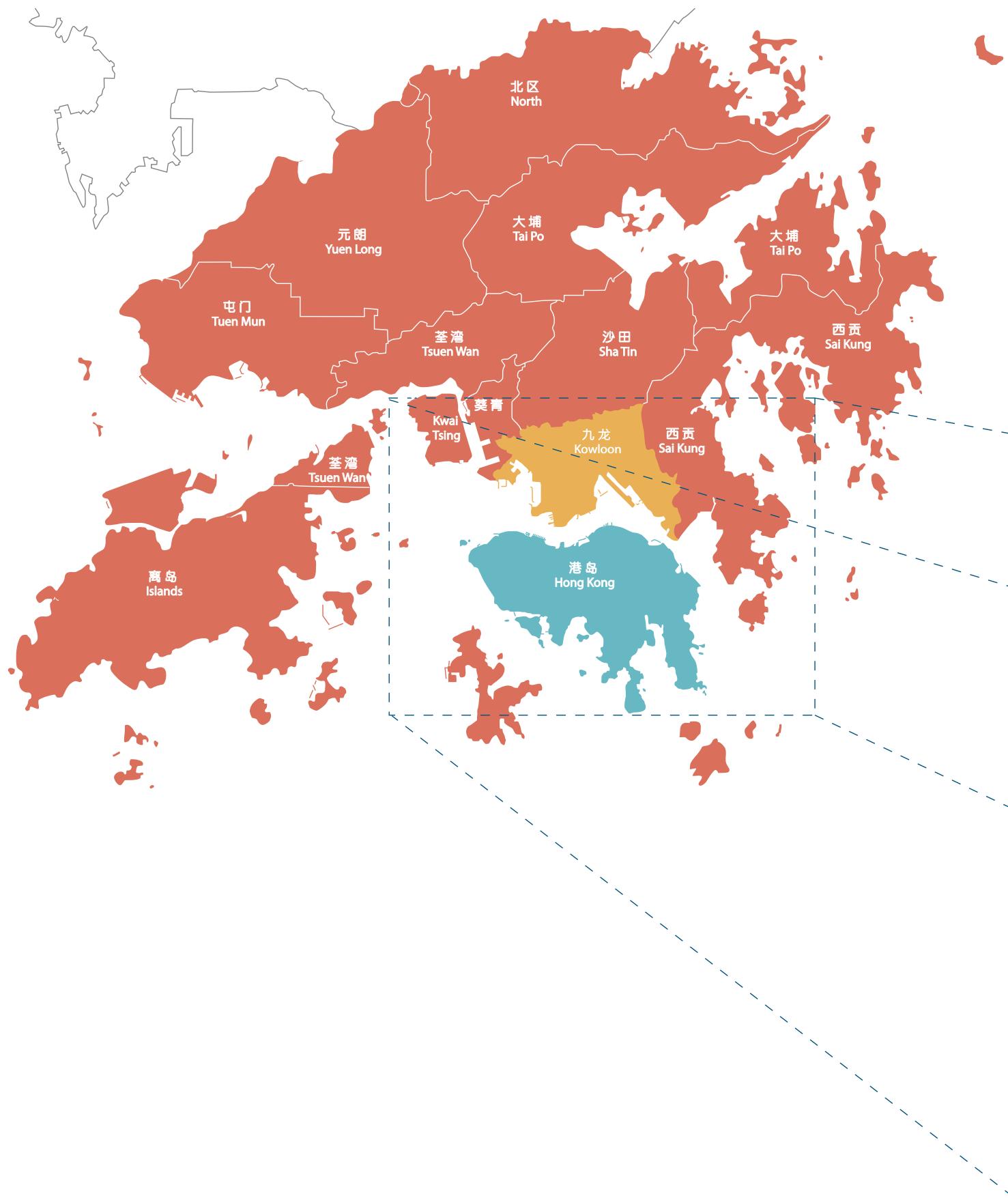
区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
新界 NEW TERRITORIES	西贡 Sai Kung	清水湾、西贡、 大网仔、 将军澳、 坑口、调景岭、 马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 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
尖沙咀	Tsim Sha Tsui	211, 212, 213, 214, 215, 216, 217
油麻地 / 旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 256

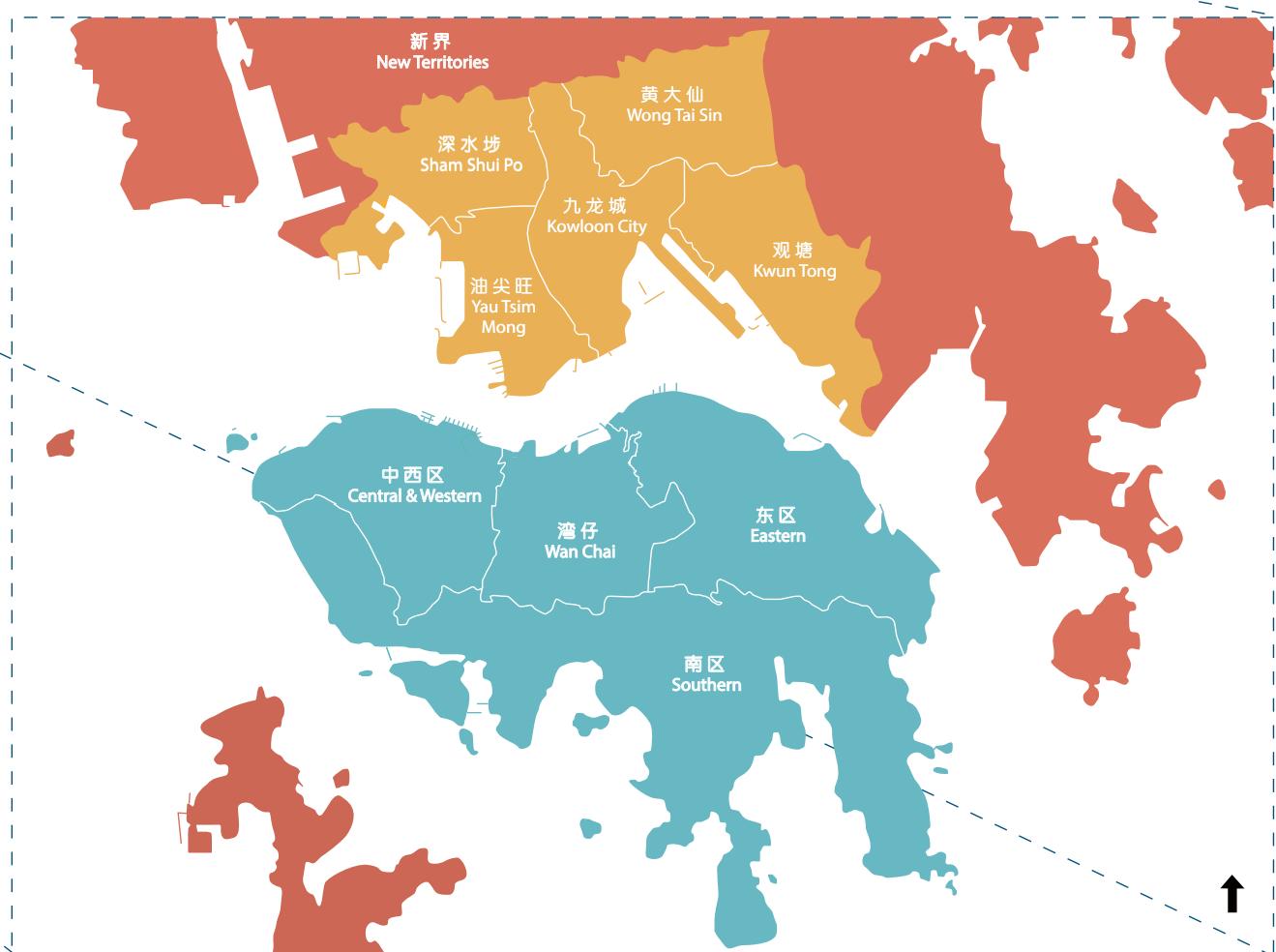
(p) = part 部分

新界地区 New Territories Districts



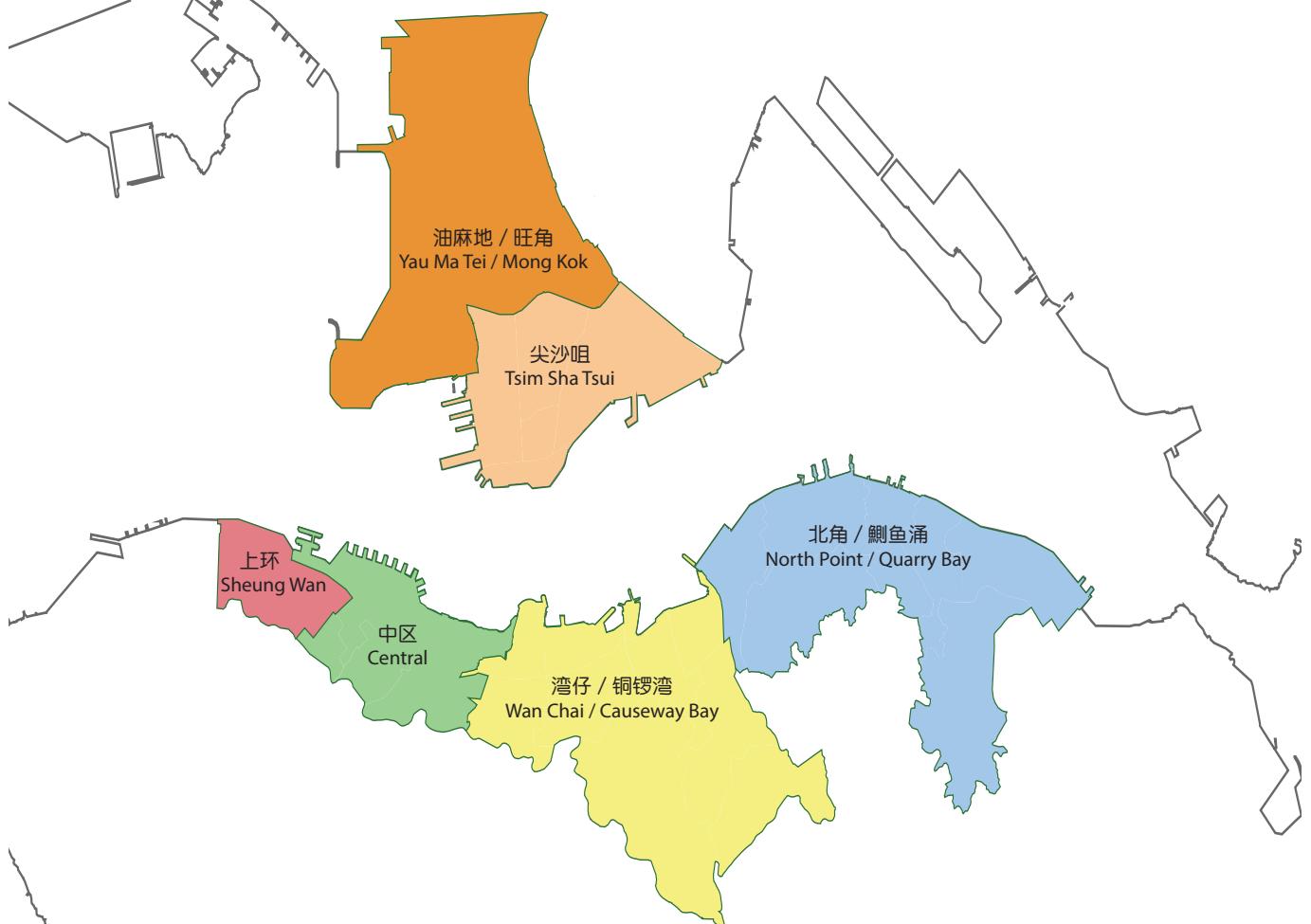
分区图
Plans

港岛及九龙地区 Hong Kong and Kowloon Districts



分区图
Plans

九龙 Kowloon



港岛 Hong Kong

写字楼分区图 Office Sub-districts Plan

