



香港物业报告

Hong Kong Property Review

2018



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



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Hong Kong Property Review

2018

本报告回顾 2017 年香港物业市场的活动，
并预测 2018 及 2019 年的楼宇落成量。

A review of the Hong Kong property market for the year 2017
with forecast of completions for 2018 and 2019

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差饷物业估价署
Rating and Valuation Department

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私人写字楼 Private Office



私人商业楼宇 Private Commercial



私人工业楼宇 Private Industrial



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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。

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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、香港房屋委员会及香港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.

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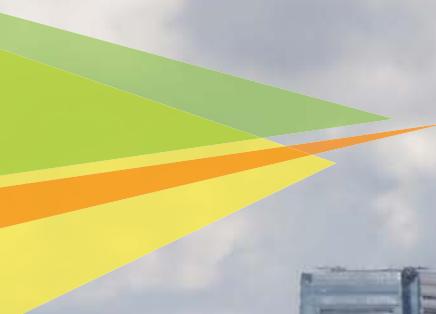
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综观 Overview





环球经济于2017年发展蓬勃，带动香港经济显著上扬，增长高于先前10年的每年平均增幅。本地需求殷切，基本通胀连续第六年放缓，通胀率由2016年的2.3%下降至平均1.7%。劳工市场仍处于接近全民就业的状况，年内总就业人数强劲增长，收入情况亦见实质改善。

年内，环球与本地经济表现改善、本港利率持续低企，加上房屋供求情况紧张，令市场气氛炽热，住宅物业市道畅旺。本港楼价远远偏离经济基调，市民的置业负担比率在第四季处于约67%的高位，远高于1997至2016年期间45%的长期平均数。

为保障银行体系稳健，新一轮物业按揭贷款宏观审慎监管措施已于5月推出。及后，物业市场交投在年中左右短暂放缓。尽管如此，楼价升势仍继续加快。

写字楼和工业楼宇市场于2017年表现畅旺，交投量和楼价飙升。随着访港旅客人次和零售销售量增加，零售物业市场亦十分活跃。

香港来年的经济前景依然亮丽，环球经济，包括内地经济，预期会进一步增长。为维持香港的竞争力及把握新机遇，政府会继续增加不同类型的土地供应，以满足经济发展的需要。此外，房屋问题同时由外围和内部因素造成，是复杂和严峻的民生议题，但政府有决心并会尽最大努力扭转局面，尤其着眼于日渐恶化的置业负担比率，以及房屋供不应求的情况。

Year 2017 marked a notable upswing in Hong Kong economic growth which was higher than the average annual growth in the preceding ten years amid a blooming global economy. Local demand was robust and underlying inflation eased the sixth consecutive year averaging at 1.7%, came down from 2.3% in 2016. The labour market remained in a virtual state of full-employment with total employment picking up strongly in the year and income seeing real improvement.

The residential property market thrived during the year against upbeat market sentiment stemming from improved global and local economic performance, sustained low local interest rates and tight housing demand-supply balance. Property prices were way out of line with economic fundamentals with home purchase affordability ratio elevated at around 67% in the fourth quarter, significantly above the long-term average of 45% over 1997-2016.

To safeguard the stability of the banking system, a new round of macro-prudential measures for property mortgage loans was introduced in May. The property market experienced temporary moderation in sales activities around the middle of the year afterwards. Nevertheless, the acceleration of prices continued.

The office and industrial property markets were buoyant in 2017 with soaring number of transactions and prices. The retail property market was also active amid improving visitor arrivals and increasing retail sales.

The outlook for the Hong Kong economy in the coming year remains bright while the global economy including the Mainland's is expected to grow further. To maintain Hong Kong's competitiveness and seize new opportunities, the Government will continue to increase the supply of various types of land in order to meet the need of economic development. As one of the livelihood issues, the housing problem caused by both external and internal factors is complex and challenging. The Government is nevertheless determined to rectify the situation, in particular the deteriorating home purchase affordability and shortage in housing supply, with the greatest effort.

住宅物业

香港金融管理局于5月推出第八轮物业按揭贷款审慎监管措施后，住宅物业市场出现轻微调整。受惠于环球与本地经济表现好转、本港利率持续低企，以及住宅单位供求失衡，市道大致保持畅旺，楼价和租金全年均有增长。年内交投活跃，全年物业交易量增加13%至61 591宗。

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。在2017年12月发表的《长远房屋策略》中，最新公布的未来十年房屋供应目标维持在460 000个单位，而2018-19年度，以不同来源的私人房屋土地提供足以兴建约18 000个私人住宅单位的目标亦维持不变。根据2017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97 000个单位，是自2004年9月首次公布季度供应统计数字以来的新高。政府会着重于供应方面，并基于《长远房屋策略》，加倍努力增加房屋单位供应。



Residential

The residential market experienced minor adjustments in sales after the Hong Kong Monetary Authority introducing the eighth round of prudential measures for property mortgage loans in May. Boosted by the improving global and local economic performance, sustained low local interest rates and imbalanced demand-supply of flats, the market remained generally buoyant with both prices and rents picking up throughout the year. Trading was generally active in the year with annual property transactions rose by 13% to 61 591 cases.

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 2017 was maintained at 460 000 units and the target of providing private housing land from various sources capable for producing about 18 000 flats stayed unchanged in 2018-19. Based on the latest projection as at end December 2017, the projected supply in the first-hand private residential property market for the coming

three to four years increased to 97 000 units, a record high since the first release of quarterly statistics on supply in September 2004. Focusing on supply and based on the LTHS, the Government will step up effort in increasing the supply of housing units.

2017年私人住宅的落成量增加22%至17 791个单位。入住量为16 954个单位，较去年高出43%。年底空置量微跌0.1%至总存量的3.7%，相当于42 942个单位。在这些空置单位中，9 370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。2018和2019年的预测落成量分别为18 130个和20 371个。

Completions in 2017 increased by 22% to 17 791 units. Take-up, at 16 954 units, was 43% higher than that of the last year. Vacancy at the year-end edged down marginally by 0.1% to 3.7% of the total stock, equivalent to 42 942 units. Among these vacant units, 9 370 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 2018 and 2019 are 18 130 and 20 371 units respectively.

楼价在2017年的升势逐步加快，2016年12月和2017年12月之间，私人住宅整体售价飙升15%。楼价升幅在年中减慢，交投量出现波动，但楼价升势在临近年底时再次加快。租金在全年亦有增长，但按月升幅相对温和。以2016年12月与2017年12月相比，私人住宅整体租金上升8%。年内，市场回报率持续向下。

Prices accelerated gradually in 2017 with overall flat prices rocketed by 15% between December of 2016 and 2017. The growth in prices slowed down in the middle of the year but accelerated again towards the end of the year, though there were fluctuations in trading activities. Rents also grew throughout the year but the monthly increases were relatively mild. Comparing December of 2016 and 2017, overall flat rents picked up by 8%. Market yield continued to trend downwards in the year.

写字楼

2017年写字楼市场畅旺，交投量大幅反弹77%至约2 000宗。本地经济在2017年表现强劲。为维持香港的竞争力及把握新机遇，政府会继续增加不同类型土地的供应，包括会议及展览设施用地等，以满足经济发展的需要。

Office

The office market was buoyant in 2017 with transactions rebounded sharply by 77% to about 2 000 cases. The local economic performance in 2017 was strong. To maintain Hong Kong's competitiveness and seize new opportunities, the Government will continue to increase the supply of various types of land, including sites for convention and exhibition facilities, etc., in order to meet the need of economic development.

2017年写字楼的落成量为198 100平方米，较2016年高出29%。甲级写字楼的落成量为185 900平方米，当中39%来自观塘。乙级写字楼的10 200平方米落成量则主要来自中西区。年内，写字楼的整体使用量大跌76%至23 300平方米。甲级写字楼的使用量为正数48 700平方米，而乙级写字楼的使用量则为负数25 700平方米。年底空置量增至总存量的9.5%，相当于1 119 500平方米。甲级写字楼的空置率上升至其总存量的9.6%，乙级写字楼增至其10.4%，而丙级写字楼则维持在其总存量的7.0%不变。按分区计，尖沙咀的甲级写字楼录得双位数字的空置率。

新供应在2018年将微跌至181 300平方米，但在2019年将再回升至251 500平方米。2018年甲级写字楼的新落成量将有178 400平方米，主要来自东区和观塘，占预计供应量的77%。2019年甲级写字楼落成量将增至225 300平方米，沙田和观塘合共占相关预测落成量的65%。乙级写字楼在2018年的预测落成量偏低，只有1 100平方米，但在2019年将增至23 400平方米。丙级写字楼的落成量在2018和2019年将分别为1 800平方米和2 800平方米。

写字楼售价在2017年急升，而租金同样录得升幅。市场交投强劲反弹。2016年12月和2017年12月之间，整体写字楼售价急升15.2%，而甲级、乙级和丙级写字楼售价亦分别增长17.0%、12.1%和14.2%。在同期，整体写字楼租金上升4.6%，而甲级、乙级和丙级写字楼则分别录得5.4%、2.8%和4.6%的升幅。市场回报率显着下跌。



Office completions in 2017 were 198 100 m², 29% higher than that of 2016. Grade A completions were 185 900 m², of which 39% came from Kwun Tong. Grade B completions of 10 200 m² mainly came from Central and Western district. The overall take-up plummeted by 76% to 23 300 m² in the year. Grade A offices had positive take-up of 48 700 m² while Grade B had a negative take-up of 25 700 m². The year-end vacancy increased to 9.5% of the total stock, amounting to 1 119 500 m². The vacancy rate of Grade A offices rose to 9.6% of the Grade A stock, Grade B offices to 10.4% of its stock while that of Grade C offices remained unchanged at 7.0% of its stock. For sub-districts, Grade A offices in Tsim Sha Tsui recorded a double-digit vacancy rate.

New supply in 2018 will decrease marginally to 181 300 m², but then will rise again in 2019 to 251 500 m². In 2018, new Grade A completions will account for 178 400 m², mainly from Eastern district and Kwun Tong amounting to 77% of the anticipated supply. Grade A completions in 2019 will go up to 225 300 m², with Sha Tin and Kwun Tong together contributing 65% of such forecast completions. Grade B forecast completions will be low at 1 100 m² only in 2018, but it will grow to 23 400 m² in 2019. There will be 1 800 m² and 2 800 m² of Grade C office completions in 2018 and 2019 respectively.

Office prices surged in 2017 while rents also recorded increases. Sales activities rebounded sharply. Overall office prices rocketed by 15.2% while the growth in Grade A, B and C office prices were 17.0%, 12.1% and 14.2% respectively between December of 2016 and 2017. During the corresponding period, overall office rentals rose by 4.6%, with Grade A, B and C offices recording an increase of 5.4%, 2.8% and 4.6% respectively. Market yield dropped remarkably.

商业楼宇

2017年商业楼宇的落成量下跌15%至105 000平方米，单是九龙便占当中的40%。年内，使用量变至正数76 600平方米，而空置率仍然维持在其总存量的9.0%不变，相当于1 014 400平方米。预计2018年落成量会增加，总数达169 100平方米，当中以荃湾供应最多，占预测供应量的27%。2019年的落成量为103 600平方米，当中油尖旺和荃湾将成为主要供应区，占总供应量的43%。

Commercial

Completions in 2017 fell by 15% to 105 000 m², with Kowloon alone providing 40% of the completions. Take-up turned positive to 76 600 m² in the year and vacancy rate stayed unchanged at 9.0% of its total stock at 1 014 400 m². Completions are expected to go up in 2018, with 169 100 m² in total and Tsuen Wan will contribute the most, accounting for 27% of the anticipated supply. In 2019, the completions will be 103 600 m² of which Yau Tsim Mong and Tsuen Wan will become the major suppliers, providing 43% of the total supply.

零售业楼宇

整体访港旅客人数在连续两年下跌后回升3.2%至5 850万人次，主要是受到内地市场强劲复苏带动。随着本地经济表现改善，以及接近全民就业的状况，持续向好的收入情况带动了本地需求。年内私人消费开支持续增长。2017年商业楼宇的交投量大幅增加44%至2 200宗。

私人零售业楼宇的售价和租金在2017年均呈升势，以2016年12月与2017年12月相比，两者分别录得7.7%和4.3%的升幅。市场回报率轻微下跌。

Retail

After declining for two consecutive years, overall visitor arrivals rebounded by 3.2% to 58.5 million which was mainly driven by the strong revival of the Mainland market. Amid improving local economic performance and the virtually full-employment situation, the ever-growing income condition fuelled the local demand. Private consumption expenditure continued to expand in the year. Trading activities of commercial premises increased substantially by 44% to 2 200 in 2017.



Both private retail prices and rents rose in 2017, recording a growth of 7.7% and 4.3% respectively between December of 2016 and 2017. Market yield edged down marginally.

工业楼宇

工业楼宇市场在2017年普遍复苏。分层工厂大厦交投活跃，录得约5 100宗成交个案，差不多是2016年的两倍。正如《2017年施政报告》中提出，政府正循不同方面研究利便工厦转型并释放土地资源，例如重启活化工厦计划，令工业楼宇市场的前景趋于明朗，并预料市场气氛更趋良好。

2017年的落成量上升至22 500平方米，大部分来自葵青。使用量再次录得负数，达119 700平方米。年底空置量微升至其总存量的6.1%，相当于1 012 300平方米。2018年的落成量将增至78 800平方米，但于2019年将跌至34 100平方米。

以2016年12月与2017年12月相比，售价攀升13.2%，而租金亦上扬5.2%。年内市场回报率下跌。

2017年并无工贸大厦落成。使用量转为正数至11 100平方米，而空置率降至总存量的7.4%，即40 900平方米。预计2018和2019年均不会有新供应。

2017年的货仓落成量为82 800平方米。使用量转为负数至15 400平方米，空置率急升至总存量的6.8%，相当于259 900平方米。预计2018年没有新货仓楼面落成，但至2019年，预期会有8 000平方米的新供应。

Industrial

The industrial property market generally revived in 2017. Sales of **flatted factories** was vigorous, registered about 5 100 cases which almost doubled the number of transactions in 2016. As presented in the 2017 Policy Address, the Government is exploring different approaches to facilitate the transformation of industrial buildings and releasing land resources, such as reactivating the revitalisation scheme for industrial buildings. It has brightened up the outlook of industrial market and market sentiment is expected to turn more upbeat.

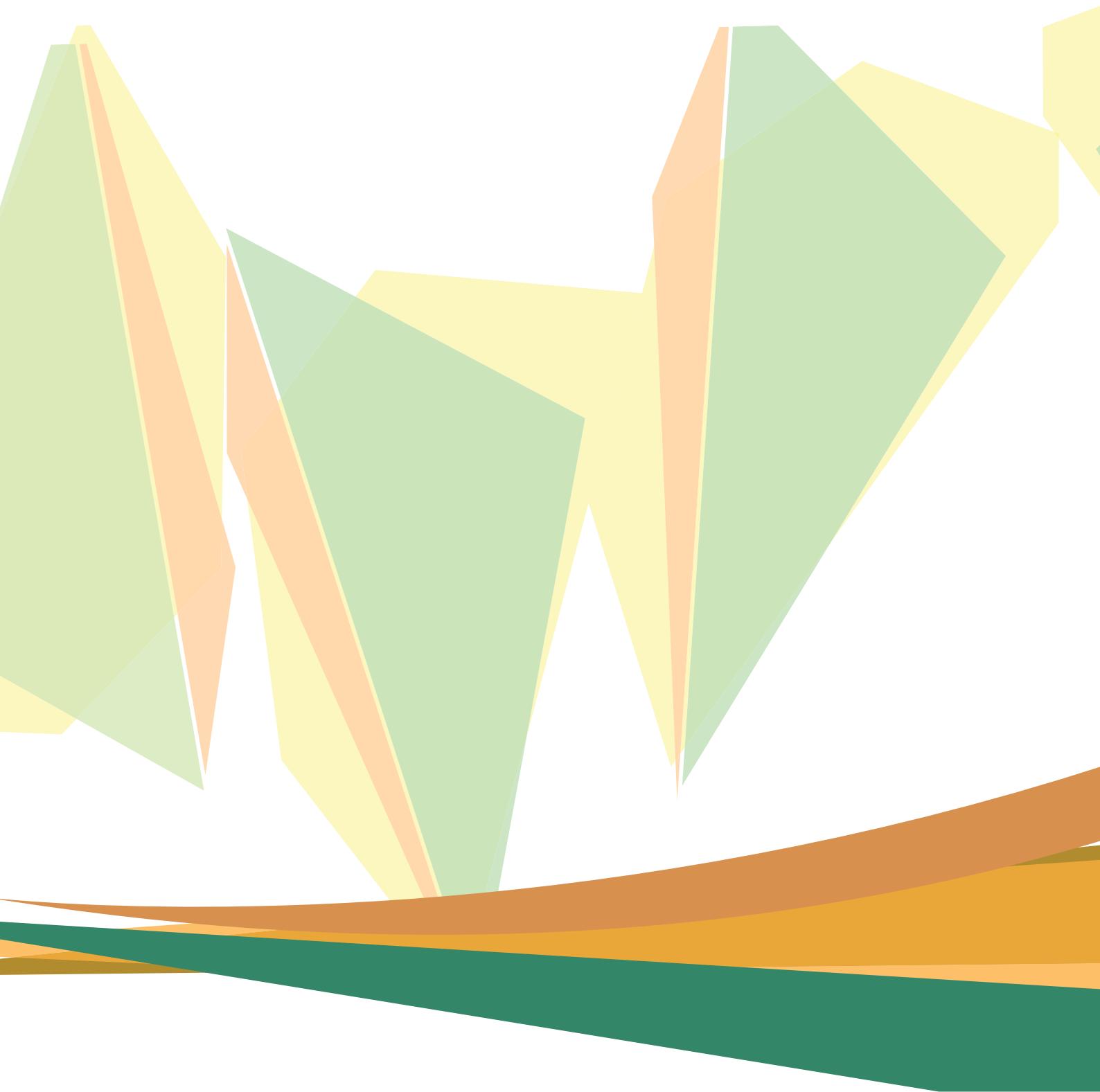
Completions in 2017 went up to 22 500 m², mostly came from Kwai Tsing. Take-up was again negative and reaching 119 700 m². Vacancy at the year-end edged up to 6.1% of its total stock at 1 012 300 m². Completions in 2018 will rise to 78 800 m² but drop to 34 100 m² in 2019.

Price jumped by 13.2% while rents rose by 5.2%, as comparing December of 2016 and 2017. Market yield went down in the year.

There were no **industrial/office** completions in 2017. Take-up turned positive to 11 100 m² and the vacancy rate decreased to 7.4% of the stock at 40 900 m². There is unlikely to be any new supply in 2018 and 2019.

There was 82 800 m² new **storage** space completed in 2017. Take-up turned negative to 15 400 m² and the vacancy rate soared to 6.8% of the total stock at 259 900 m². In 2018, there will not be any new storage space but in 2019, 8 000 m² new completions are expected.

私人住宅 Private Domestic

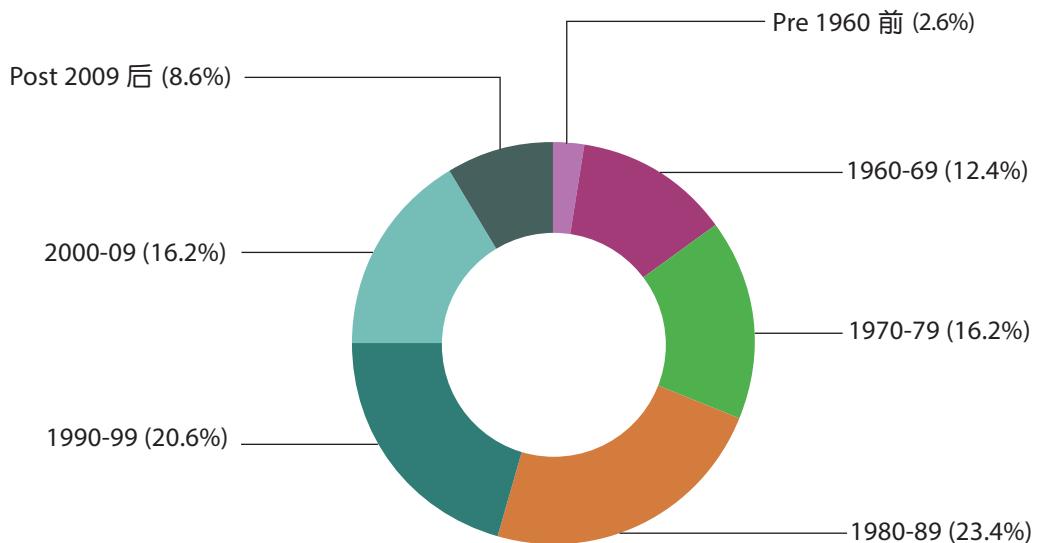




这类别包括设有专用煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。2017年年底的整体总存量为1 174 628个单位。图表显示按楼龄分类的总存量。

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 2017, the overall stock was 1 174 628 units. The chart shows the stock distribution by age.

按楼龄分类的总存量 Stock Distribution by Age



2017年私人住宅落成量为17 791个单位，较前一年增加22%。新界占总落成量的54%，而九龙和港岛分别占38%和8%。在这些落成单位当中，元朗的供应最多，占整体落成量的24%，其次为九龙城和西贡，分别占21%和14%。

Completions in 2017 amounted to 17 791 units, up by 22% from the previous year. The New Territories accounted for 54% of the total, while Kowloon and Hong Kong Island contributed 38% and 8% respectively. Out of these completed units, Yuen Long contributed the largest share, at 24% of the overall completions, followed by Kowloon City at 21% and Sai Kung at 14%.

2017年的入住量增加43%至16 954个单位，相当于年内落成量的95%。年底空置量下跌至42 942个单位，或相当于总存量的3.7%，其中9 370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 2017 increased by 43% to 16 954 units, equivalent to 95% of the completions in the year. Vacancy at the year-end dropped to 42 942 units, or 3.7% of the total stock. Amongst these vacant units, 9 370 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



预测落成量在2018及2019年分别上升至18 130和20 371个单位。在2018年，49%的新供应将来自新界，其余30%来自九龙和21%来自港岛。按地区计，九龙城将提供25%新落成单位，其次为荃湾和东区，分别提供17%和15%。在2019年，新界将提供预计供应的64%，而西贡、大埔和荃湾则合共提供全部供应的46%。

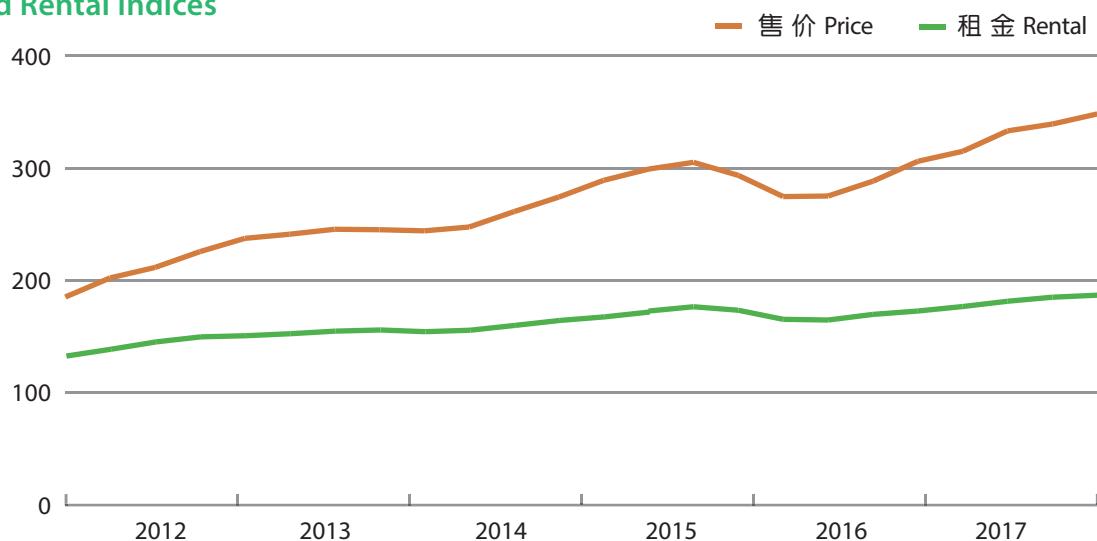
Completions in 2018 and 2019 are expected to rise to 18 130 units and 20 371 units respectively. In 2018, 49% of the new supply will come from the New Territories, and the remainder will be from Kowloon at 30% and Hong Kong Island at 21%. On district basis, Kowloon City will account for 25% of the new units, followed by Tsuen Wan and Eastern district at 17% and 15% respectively. In 2019, the New Territories will account for 64% of the estimated supply while Sai Kung, Tai Po and Tsuen Wan will altogether provide 46% of the overall supply.

承接 2016 年的升势，二手市场物业售价在 2017 年保持上升趋势。增长步伐在第三季减慢后，第四季再度加快。整体而言，2017 年的物业售价以过往五年最快的步伐上升，第四季的整体售价较前一年同期增加 13.8%。租金升幅逊于售价，第四季租金较去年同期录得 8.2% 的增长。

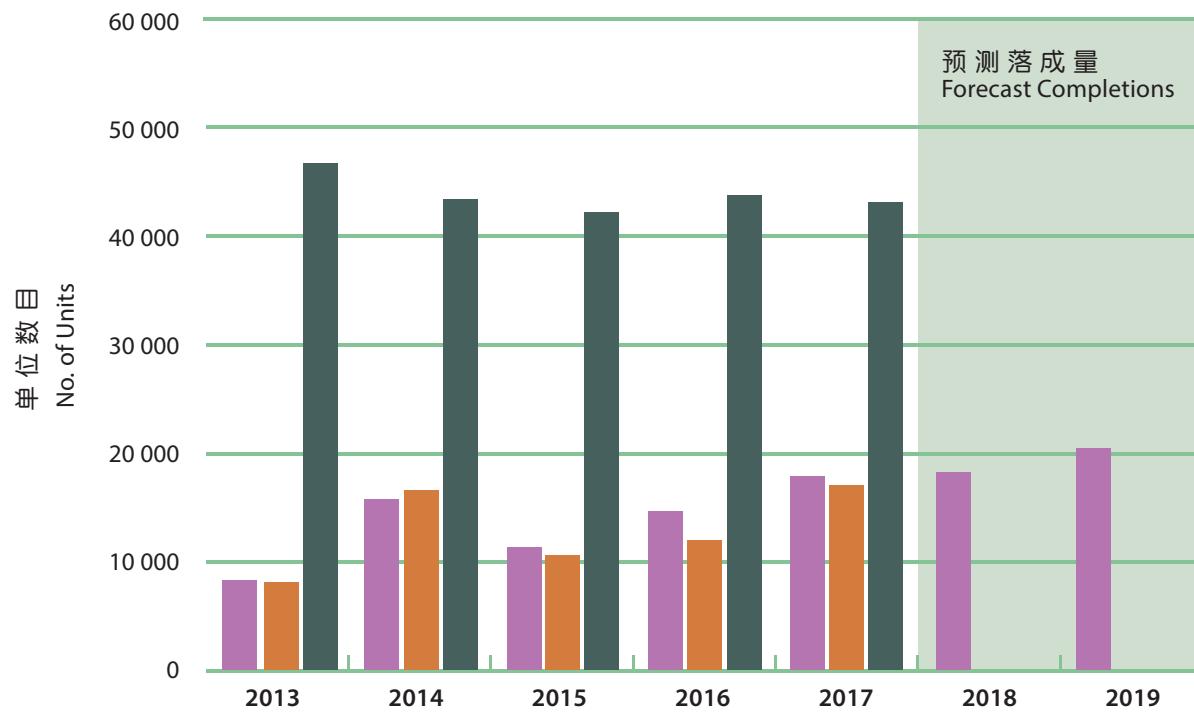
Holding up the rising momentum from 2016, prices in the secondary market maintained an upward trend in 2017. The pace of growth slowed in the third quarter but picked up again in the last quarter. Overall, prices in 2017 increased at their fastest pace over the past five years, with prices in the last quarter surged 13.8% from a year earlier. Rents saw a lagged increase as compared with prices by registering an 8.2% growth in the final quarter over the corresponding quarter of last year.



售价及租金指数 Price and Rental Indices



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



	单位数目 No. of Units						
	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	8 254	15 719	11 296 *	14 595	17 791	18 130 #	20 371 #
入住量 Take-up	8 056	16 523	10 533	11 881	16 954		
空置量 Vacancy	46 567	43 263	42 035	43 657	42 942		
% ⁺	4.1	3.8	3.7	3.8	3.7		

* 2015年落成量包括在年内落成并预留为资助出售房屋，但其后于2017年以市价在公开市场发售的16个住宅单位。相关入住量和空置量的数字并没有修正。

Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related take-up and vacancy figures.

+ 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.

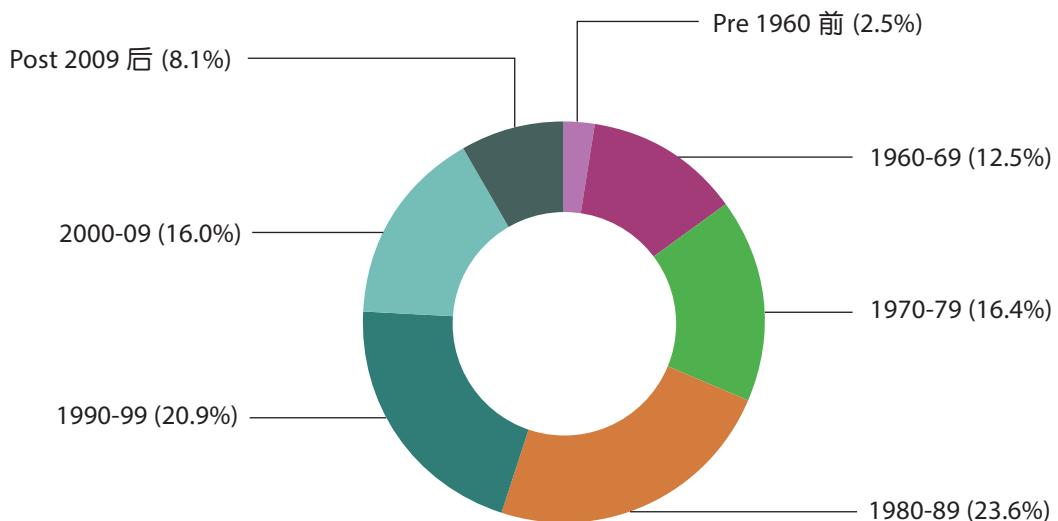
预测数字

Forecast figures

此分类包括实用面积为 100 平方米以下的单位。2017 年年底的总存量为 1 082 167 个单位，占私人住宅总存量的 92%。图表显示这分类按楼龄划分的总存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2017 was 1 082 167 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按楼龄分类的总存量 Stock Distribution by Age



2017 年共有 16 350 个单位落成，其中 55% 位于新界，37% 位于九龙和 8% 位于港岛。四分之一的新供应来自元朗，其次为九龙城和西贡。以单位面积计，A 类和 B 类单位分别占新供应的 42% 和 47%，而 C 类单位则占 11%。

A total of 16 350 units were completed in 2017, of which 55% were located in the New Territories, 37% in Kowloon and 8% on Hong Kong Island. One-quarter of the new supply came from Yuen Long, followed by Kowloon City and Sai Kung. In terms of flat size, Class A and Class B units accounted for 42% and 47% of the new supply respectively, while the share for Class C units was 11%.

2017年的入住量为14 867个单位，较2016年高出35%。年底空置量微增至35 314个单位，或占此分类总存量的3.3%。

Take-up of 14 867 units in 2017 was 35% higher than that in 2016. Vacancy at the year-end slightly edged up to 35 314 units, or 3.3% of the stock in this sub-sector.



预计2018年的落成量为16 009个单位，而2019年的预测落成量则升至18 674个单位。该两年的新供应均主要来自新界，比例由2018年占预测落成量的48%上升至2019年的64%。按地区计，在2018年，九龙城的供应最多，将占27%，其次为荃湾和东区，分别占19%和15%。在2019年，西贡的供应比例最高，将供应20%的新单位，其次为大埔和荃湾，分别占15%和10%。

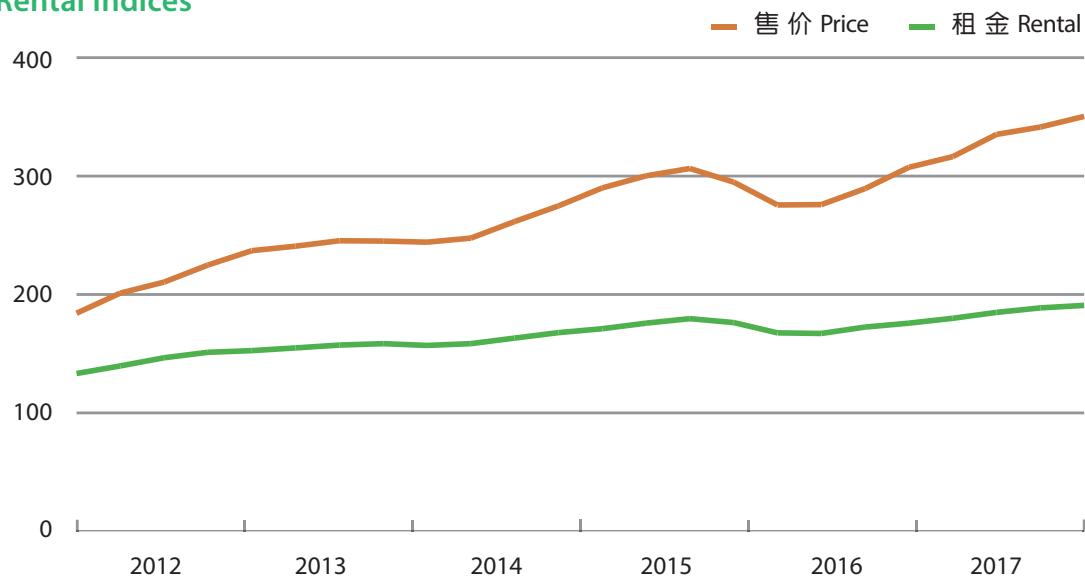
Completions of 16 009 units are expected in 2018 while completions in 2019 are forecast to increase to 18 674 units. New supply will mainly come from the New Territories in both years and its share will increase from 48% of the forecast completions in 2018 to 64% in 2019. On district basis, Kowloon City will contribute the most in 2018 at 27%, followed by Tsuen Wan and Eastern district at 19% and 15% respectively. In 2019, Sai Kung will contribute the largest share of 20% of the new units, and then followed by Tai Po at 15% and Tsuen Wan at 10%.

2017年此分类单位的售价继续创新高。最后一季的售价较前一年同期录得14.0%的升幅。租金也随着售价上升但幅度较为温和。租金于2017年首三季稳步上升后，在最后一季增幅放缓，较2016年同期录得8.5%增幅。

Prices in this sub-sector continued to achieve new highs in 2017. In the last quarter, the prices registered an increase of 14.0% over the same quarter of the year earlier. Rents also moved in tandem with prices but at a milder pace. Growing steadily in the first three quarters, the rents slowed down in the last quarter of 2017, recording a growth of 8.5% over the corresponding quarter in 2016.

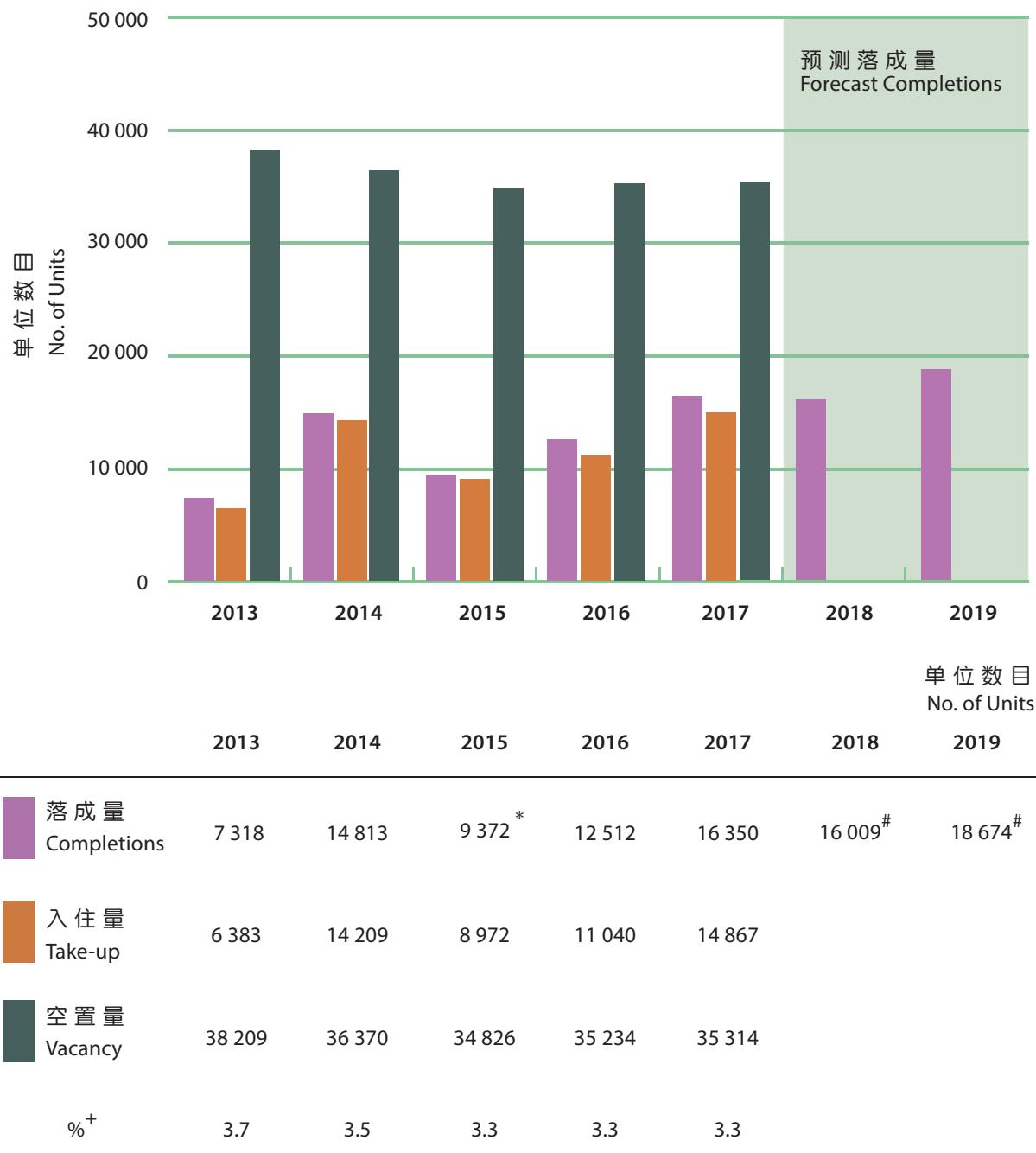


售价及租金指数 Price and Rental Indices



落成量、入住量及空置量

Completions, Take-up and Vacancy



* 2015年落成量包括在年内落成并预留为资助出售房屋，但其后于2017年以市价在公开市场发售的16个住宅单位。相关入住量和空置量的数字并没有修正。

Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related take-up and vacancy figures.

+ 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.

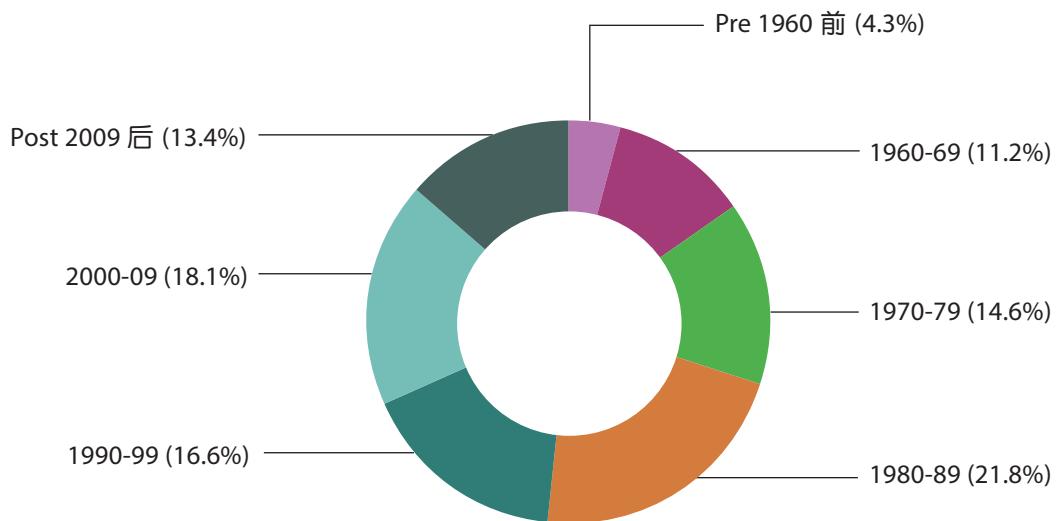
预测数字

Forecast figures

此分类包括实用面积为100平方米或以上的单位。2017年年底的总存量为92 461个单位，占私人住宅总存量的8%。图表显示这分类按楼龄划分的总存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2017 was 92 461 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

按楼龄分类的总存量 Stock Distribution by Age



2017年有1 441个单位落成，新界和九龙分别供应46%和45%。按地区计，此分类的供应以深水埗最多，占落成量的35%，其次是屯门和沙田，分别占17%和12%。

There were 1 441 units completed in 2017. The New Territories and Kowloon contributed 46% and 45% respectively. District-wise, Sham Shui Po provided the largest supply of units in this sub-sector, accounting to 35% of the completions, followed by Tuen Mun at 17% and Sha Tin at 12%.

2017年的入住量飙升148%至2 087个单位，超出落成量的45%。年底空置量跌至7 628个单位，相当于此分类单位总存量的8.2%。

Take-up in 2017 soared by 148% to 2 087 units, exceeding the completions by 45%. The year-end vacancy declined to 7 628 units, representing 8.2% of the stock in this sub-sector.



预计2018年落成量大幅上升至2 121个单位，及后于2019年下降至1 697个单位。未来两年的新供应将集中在新界。2018年的供应主要来自沙田，占此分类落成量的33%。在2019年，大埔将列供应首位，占新供应单位的22%。

Completions are expected to surge to 2 121 units in 2018 and retreat to 1 697 units in 2019. New supply in coming two years will be concentrated in the New Territories. In 2018, the largest supply will come from Sha Tin, accounting for 33% of the completions in this sub-sector. In 2019, Tai Po will top the list of supply, accounting for 22% of the new units.

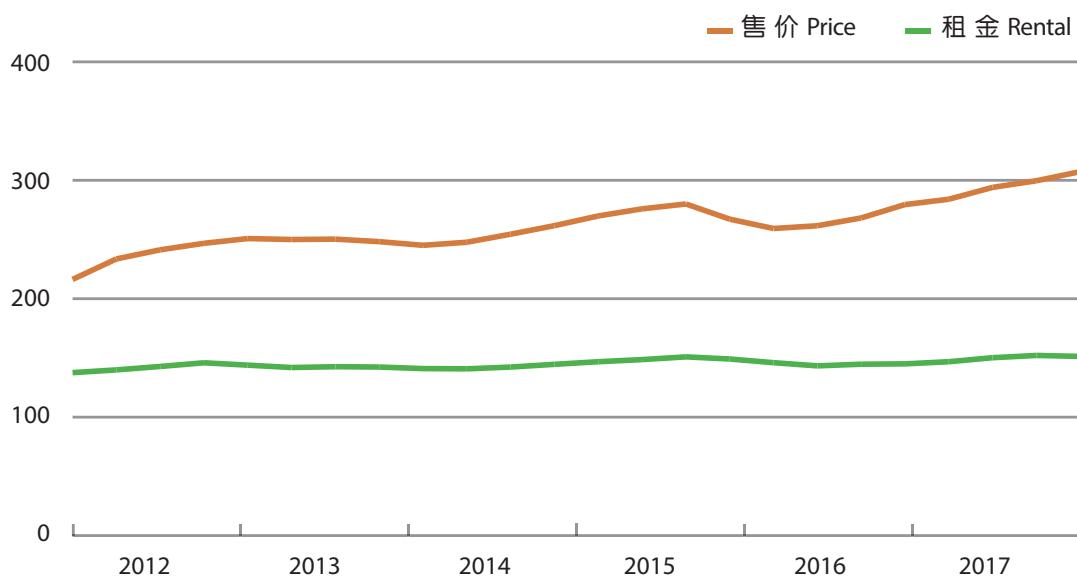
2017年此分类单位的销售市场继续畅旺，售价在四个季度持续上升。第四季售价按年增长9.9%。销售市场表现较租赁市场优越，租金在2017年首三季不断上升，及至最后一季轻微回落，但仍较2016年最后一季增长4.3%。

Sales market in this sub-sector continued to be buoyant in 2017 with prices escalating throughout the four quarters. Prices finished with a year-on-year increase of 9.9% in the fourth quarter. The leasing market was outperformed by the sales market. With a consecutive rise in the first three quarters of 2017, rents fell slightly in the last quarter but finished with an increment of 4.3% over the final quarter of 2016.



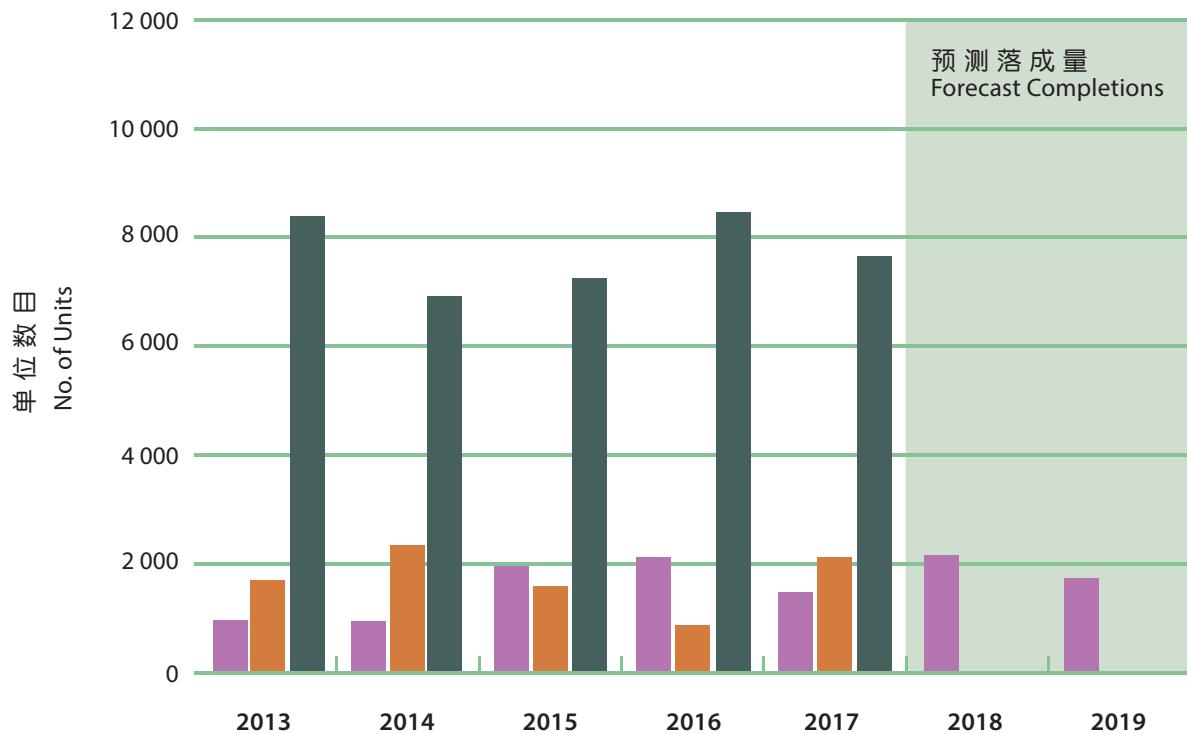
售价及租金指数

Price and Rental Indices



落成量、入住量及空置量

Completions, Take-up and Vacancy



	单位数目 No. of Units						
	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	936	906	1 924	2 083	1 441	2 121 [#]	1 697 [#]
入住量 Take-up	1 673	2 314	1 561	841	2 087		
空置量 Vacancy	8 358	6 893	7 209	8 423	7 628		
% ⁺	9.7	7.9	8.1	9.2	8.2		

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

预测数字
Forecast figures

私人写字楼

Private Office

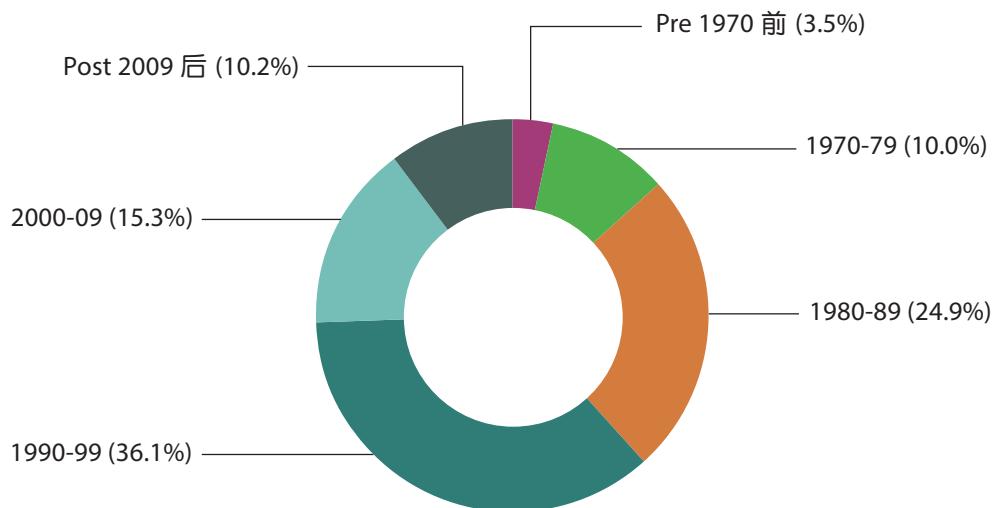




2017年年底私人写字楼的总存量为11 838 200平方米，当中甲级写字楼占64%、乙级写字楼占23%及丙级写字楼占13%。2017年年底，位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积共占总存量的53%。图表显示按楼龄分类的整体写字楼总存量。

The total stock of private offices at the end of 2017 amounted to 11 838 200 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 53% of the total stock at the end of 2017. The chart shows the distribution of total stock for all offices by age.

按楼龄分类的总存量 Stock Distribution by Age



2017年私人写字楼的落成量为198 100平方米，较2016年上升29%，当中65%的落成量位于非核心地区。甲级写字楼的落成量为185 900平方米，相当于总供应量的94%。

Office completions in 2017 were 198 100 m², representing an increase of 29% from 2016. 65% of the completions were in the non-core districts. Completions of Grade A space amounted to 185 900 m², equivalent to 94% of the total supply.

年内整体使用量录得 23 300 平方米，较去年下跌 76%。年底空置量增加 18% 至 1 119 500 平方米，相当于总存量的 9.5%。

An overall take-up of 23 300 m² was recorded for the year, demonstrating a decrease of 76% from the preceding year. Vacancy at the year-end increased by 18% to 1 119 500 m², which was equivalent to 9.5% of the total stock.



预计 2018 和 2019 年分别有 181 300 平方米和 251 500 平方米落成。2018 年的供应全来自港岛和九龙，分别为 56% 和 44%，当中东区和观塘合共提供新落成面积的 76%。2019 年，预计供应将集中于沙田和观塘，占整体落成量的 58%。此外，预计甲级写字楼将成主导，分别占 2018 和 2019 年预测落成量的 98% 和 90%。

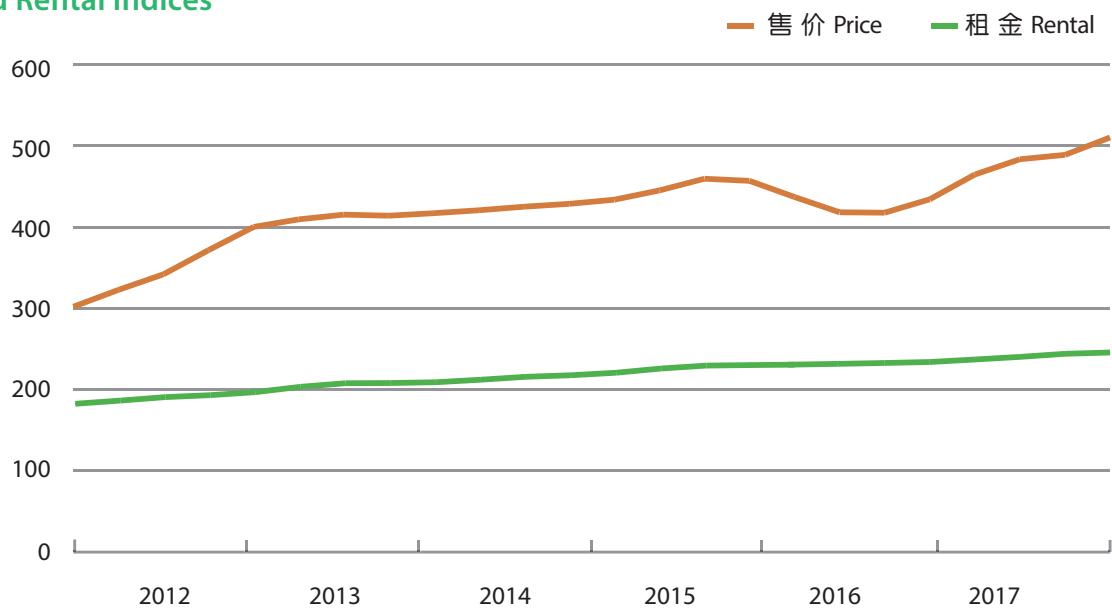
181 300 m² and 251 500 m² are expected to be completed in 2018 and 2019 respectively. Supply in 2018 will all be shared by Hong Kong Island and Kowloon, at 56% and 44% respectively, of which Eastern district and Kwun Tong totally providing 76% of the newly completed spaces. In 2019, focus of forecast supply would fall on Sha Tin and Kwun Tong, altogether accounting for 58% of the overall completions. It is also anticipated that Grade A offices will dominate the scene of forecast completions in 2018 and 2019 at 98% and 90% respectively.

写字楼售价在2017年全年录得增幅，而写字楼租金与售价走势相仿，但增幅较为温和。总括而言，2017年第四季售价较2016年同期急升17.5%，而写字楼租金则于同一时段内上升5.0%。

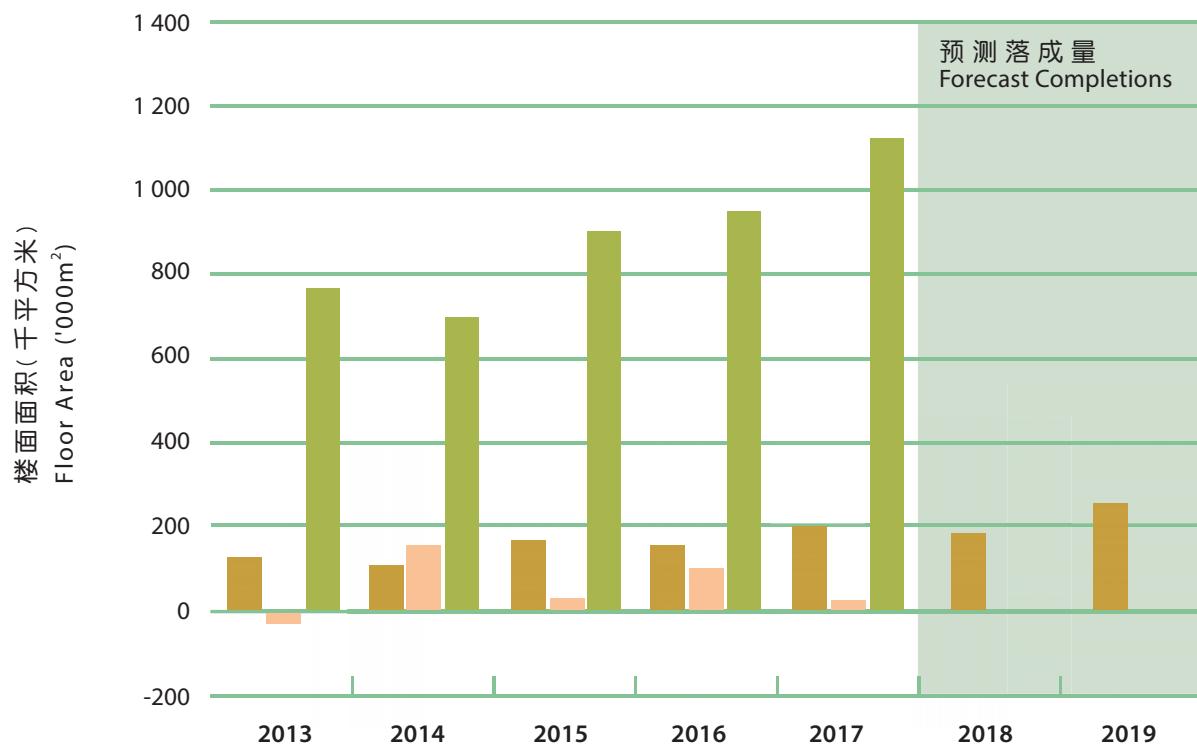
Office prices recorded a rise throughout the year in 2017. Office rents resembled the price movement but at a much milder pace. In all, prices in the fourth quarter of 2017 registered a surge of 17.5% over that in the corresponding period of 2016 while office rents went up by 5.0% over the same period.



售价及租金指数 Price and Rental Indices



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



	楼面面积 (千平方米) Floor Area ('000m ²)						
	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	123	104	165	153	198	181 [#]	252 [#]
使用量 Take-up	-17	153	27	98	23		
空置量 Vacancy	764	693	899	946	1120		
% ⁺	7.0	6.3	8.0	8.2	9.5		

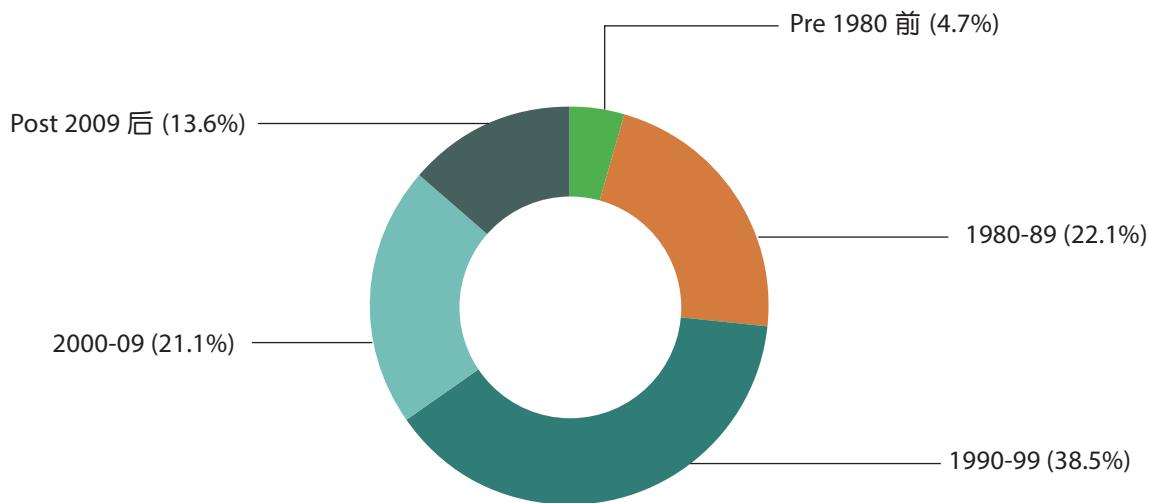
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

2017年年底，甲级写字楼的总存量为7 595 000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 2017 was 7 595 000 m², representing 64% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的50%，而九龙与新界则分别占38%和12%。

甲级写字楼的落成量为185 900平方米，较2016年增加31%。新发展项目大多来自观塘和油尖旺，占甲级写字楼落成量的55%。

Hong Kong Island accounted for 50% of the stock, while the shares for Kowloon and the New Territories were 38% and 12% respectively.

Completions of Grade A offices were 185 900 m², a hoist of 31% from 2016. Majority of the new developments were come from Kwun Tong and Yau Tsim Mong, contributing 55% of the Grade A office completions.

2017年的使用量下跌至48 700平方米。年底空置量上升至甲级写字楼总存量的9.6%，相当于729 200平方米，其中35%的空置面积位于核心地区。

Take-up in 2017 dropped to 48 700 m². The year-end vacancy rose to 9.6% of the Grade A stock, amounting to 729 200 m². 35% of the vacant spaces was found in the core districts.



预计2018和2019年分别有178 400平方米和225 300平方米落成。2018年的新供应大多来自东区和观塘，合共占整体落成量的77%。2019年的新供应将集中于沙田和观塘，占预计落成量的65%。

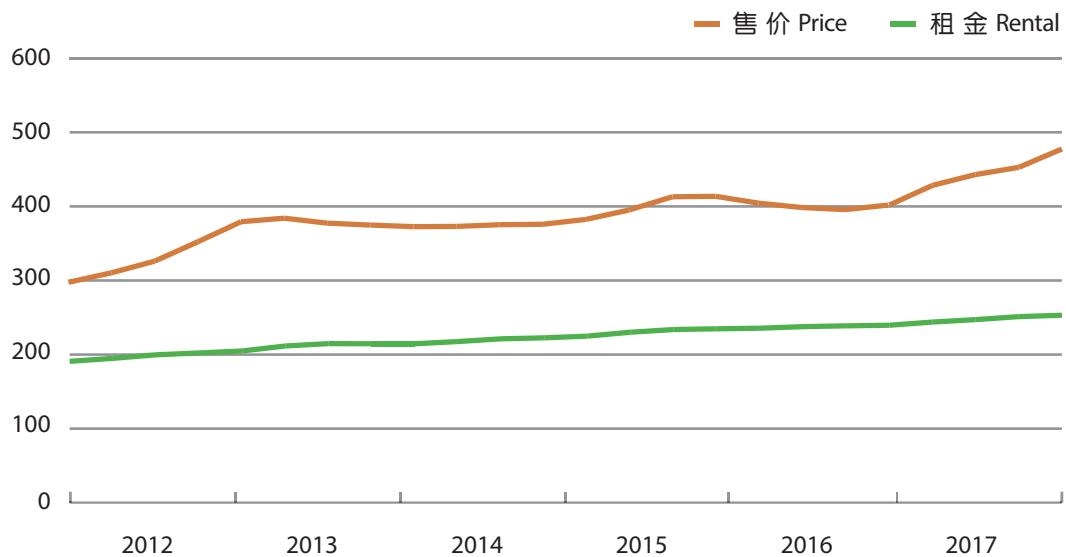
It is anticipated that 178 400 m² and 225 300 m² will be completed in 2018 and 2019 respectively. Most of the new supply in 2018 will be contributed by the Eastern district and Kwun Tong which will together account for 77% of the overall completions. In 2019, new supply will be concentrated in Sha Tin and Kwun Tong by providing 65% of the estimated completions.

写字楼售价在2017年全年上升，以第四季与去年同季相比，大幅增长18.8%。租金在年内稳步上升，2017年第四季较2016年同期录得5.6%的增幅。

Office prices moved up all over the year in 2017 and hiked up for 18.8% by comparing the fourth quarter of 2017 with the same quarter of the year earlier. Rents rolled up steadily during the year and registered a 5.6% gain in the fourth quarter of 2017 over the same period in 2016.

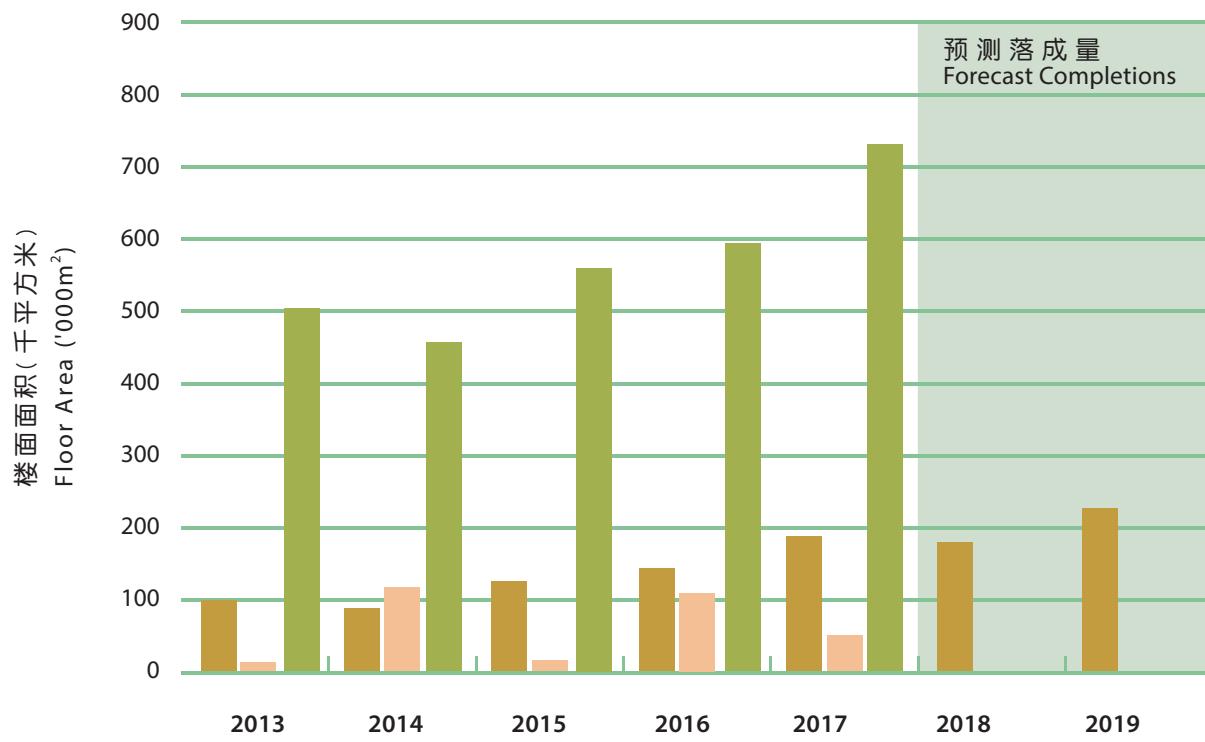


售价及租金指数 Price and Rental Indices



落成量、使用量及空置量

Completions, Take-up and Vacancy



	楼面面积(千平方米) Floor Area ('000m ²)						
	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	97	86	124	142	186	178 [#]	225 [#]
使用量 Take-up	12	116	15	108	49		
空置量 Vacancy	502	455	558	592	729		
% ⁺	7.2	6.4	7.8	8.0	9.6		

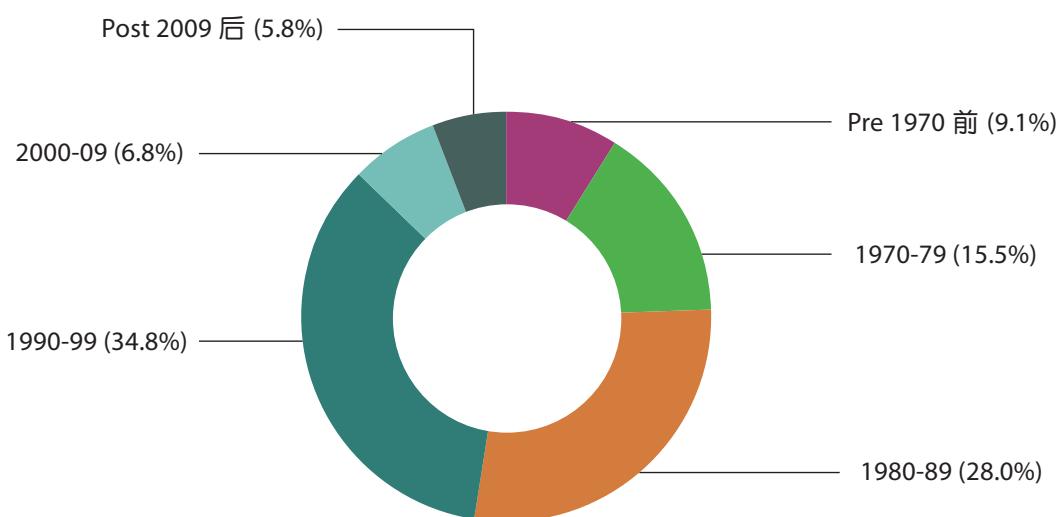
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

2017年年底乙级写字楼的总存量为2 762 800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 2017 was 2 762 800 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60%，而九龙与新界则分别占36%和4%。

2017年乙级写字楼的落成量减少至10 200平方米，较2016年下跌5%，大部分落成单位位于中西区。

Hong Kong Island accounted for 60%, while Kowloon and the New Territories contributed 36% and 4% respectively.

Grade B office completions in 2017 was reduced to 10 200 m², a drop of 5% from 2016. Most completions were located in Central and Western district.

与甲级写字楼的情况不同，乙级写字楼在2017年的使用量为负数25 700平方米。年底空置量上升至乙级写字楼总存量的10.4%，相当于286 200平方米，其中36%的空置面积位于核心地区。

Unlike that for the Grade A offices, Grade B offices in 2017 had a negative take-up of 25 700 m². The year-end vacancy, amounting to 286 200 m², recorded a rise to 10.4% of the Grade B stock. 36% of the vacant spaces was found in the core districts.



预计2018和2019年分别有1 100平方米和23 400平方米相继落成。2018年的供应全部来自南区，而2019年的供应将主要来自葵青和东区，达18 300平方米写字楼面积。

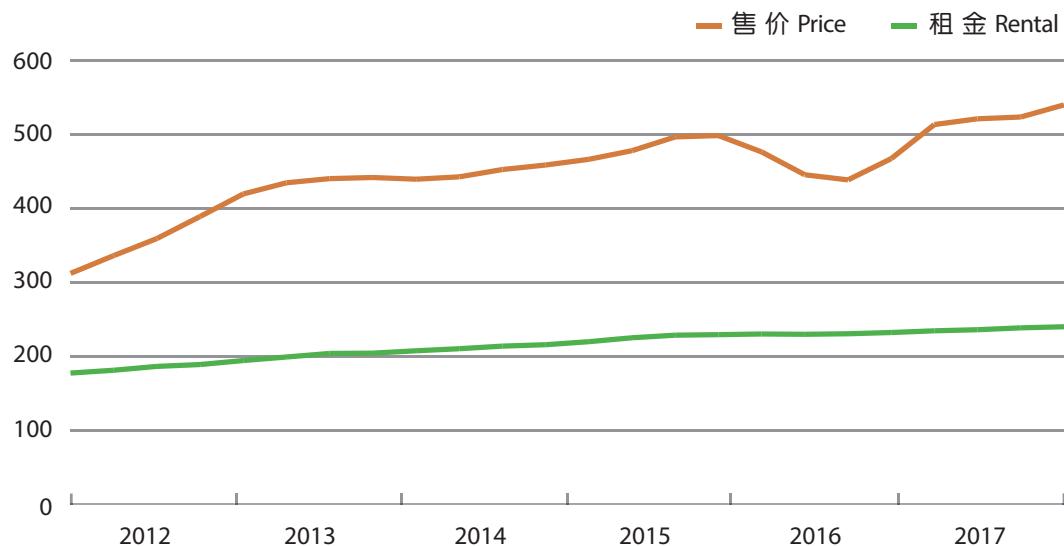
1 100 m² and 23 400 m² are estimated to come on stream in 2018 and 2019 respectively. In 2018, the entire supply will come from the Southern district whereas major supply in 2019 will be contributed from Kwai Tsing and Eastern district, of 18 300 m² office space.

年内写字楼租赁市场轻微增长，以2016年第四季与2017年第四季相比，租金温和上升3.4%。售价在2017年首季大幅攀升，而上升步伐却在随后至年底放缓，但仍使售价在2017年第四季较2016年同期增长15.5%。

Office leasing market edged up during the year with its rents performing a moderate increase of 3.4% between the fourth quarters of 2016 and 2017. Prices climbed up significantly in the first quarter of 2017 but eased up their paces towards the end of the year, yet still leading to a growth of 15.5% in the fourth quarter of 2017 over the corresponding period in 2016.

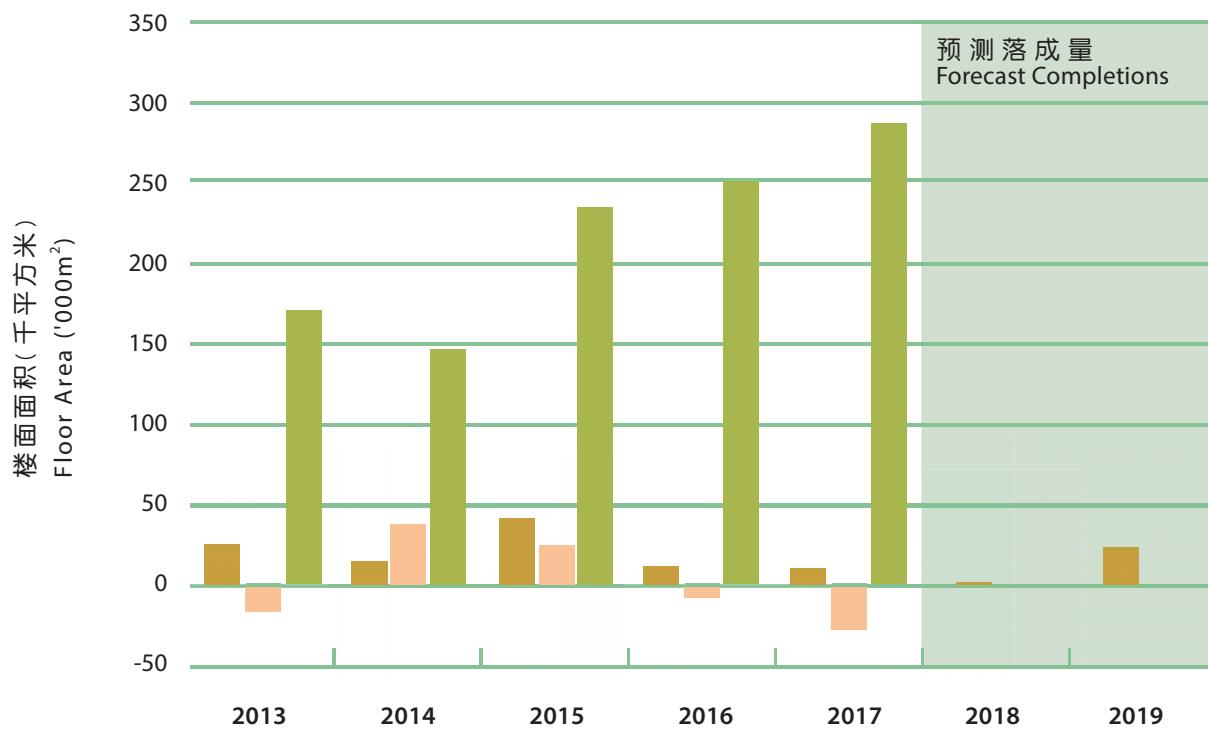


售价及租金指数 Price and Rental Indices



落成量、使用量及空置量

Completions, Take-up and Vacancy



	楼面面积 ('000m ²)						
	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	25	14	41	11	10	1 [#]	23 [#]
使用量 Take-up	-15	37	24	-6	-26		
空置量 Vacancy	170	146	234	250	286		
% ⁺	6.8	5.8	8.9	9.4	10.4		

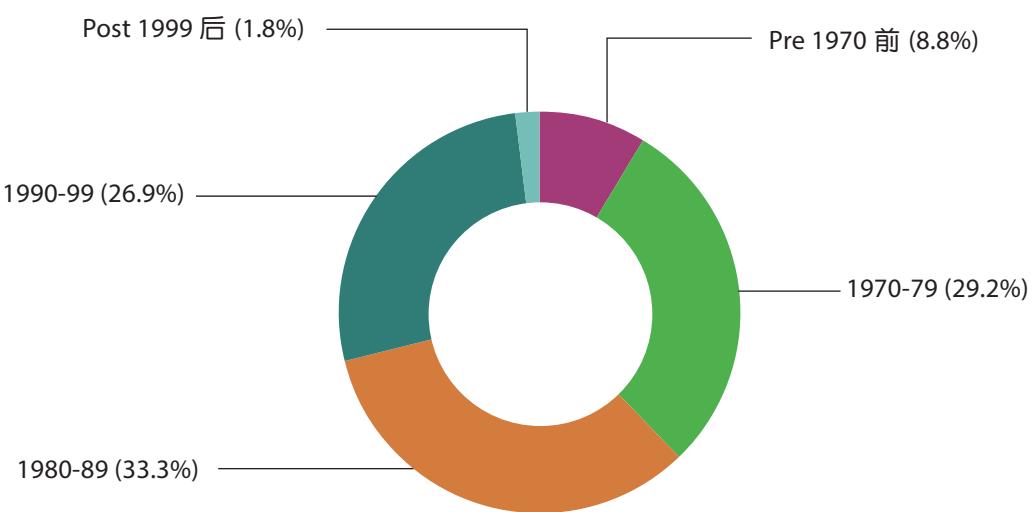
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

2017年年底丙级写字楼的总存量为1 480 400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 1 480 400 m² as stock at the end of 2017, representing 13% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量 Stock Distribution by Age



港岛占总存量的65%，而九龙与新界则分别占32%和3%。

2017年丙级写字楼仅录得来自中西区的2 000平方米落成量。

Hong Kong Island accounted for 65% of stock, while the shares for Kowloon and the New Territories were 32% and 3% respectively.

Only 2 000 m² of completions for Grade C offices from Central and Western district was registered in 2017.

使用量录得正数 300 平方米，年底空置量达 104 100 平方米，相等于其总存量的 7.0%，当中 65% 的空置面积位于核心地区。

A positive take-up of 300 m² was recorded. The year-end vacancy, amounting to 104 100 m², was equivalent to 7.0% of its stock. 65% of the vacant spaces was found in the core districts.

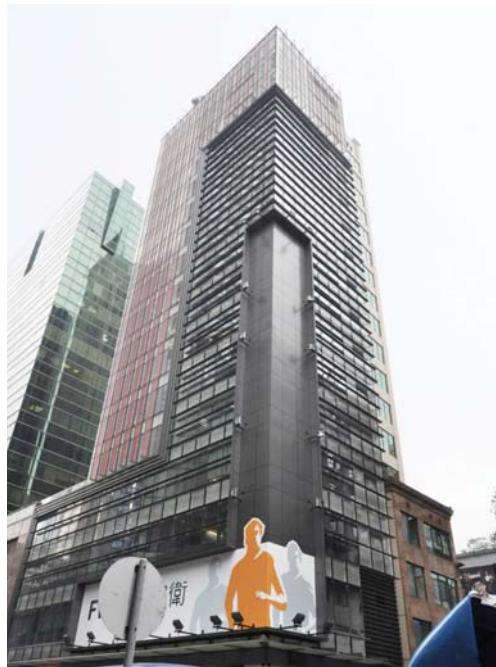


2018 和 2019 年预计分别有 1 800 平方米和 2 800 平方米的丙级写字楼面积落成，新供应将全部位于中西区。

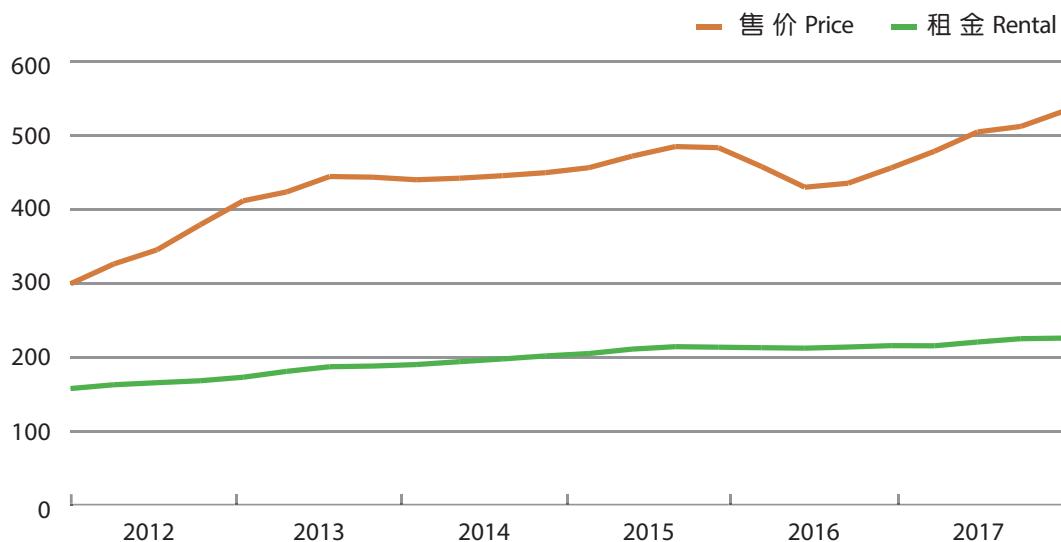
Grade C office space of 1 800 m² and 2 800 m² will be expected in 2018 and 2019 respectively. All new supply will be located in Central and Western district.

这分类的写字楼售价跟随其他写字楼分类的表现，2017年第四季售价比去年末季上升16.8%。租赁市场方面，租金在2017年首季整固，而随后至年底则轻微回升。2017年最后一季的租金较2016年同期仍然上升4.7%。

Office prices in this sub-sector followed the performance of the other office sub-sectors by ascending 16.8% in the fourth quarter of 2017 over the final quarter of the year earlier. In the leasing market, the rents consolidated in the first quarter of 2017 and rebounded moderately towards the end of the year. They still illustrated a climb of 4.7% in the last quarter of 2017 over the corresponding period in 2016.

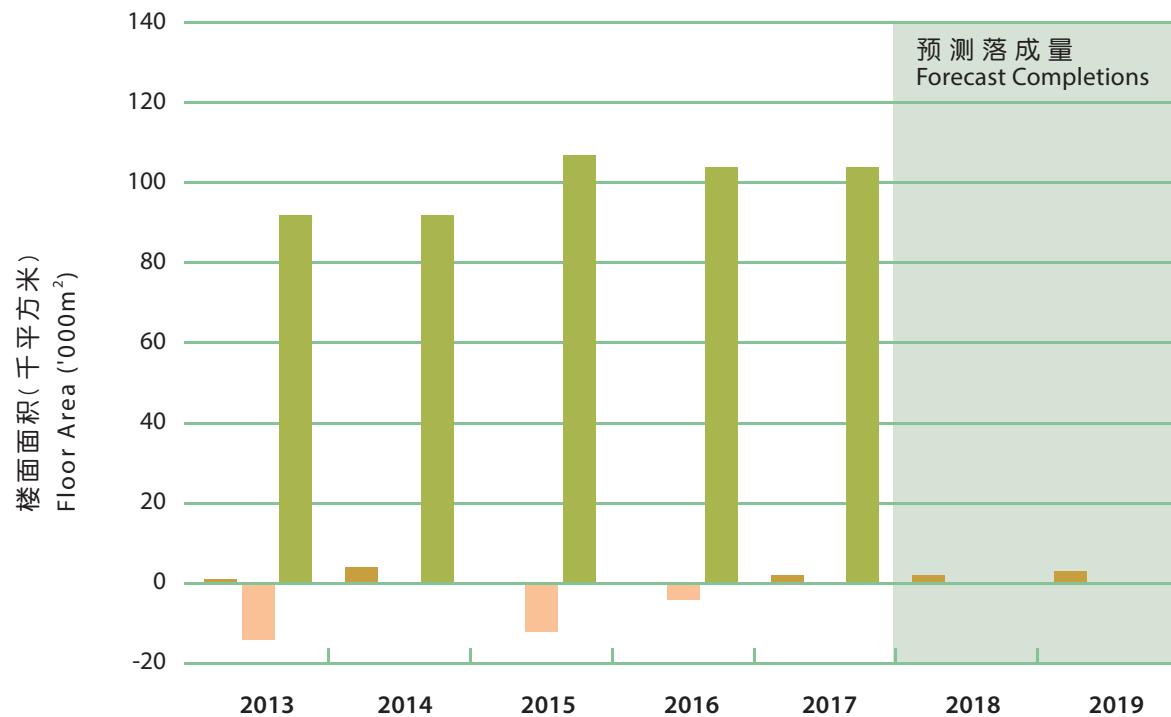


售价及租金指数 Price and Rental Indices



落成量、使用量及空置量

Completions, Take-up and Vacancy



	楼面面积(千平方米) Floor Area ('000m ²)						
	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	1	4	0	0	2	2 [#]	3 [#]
使用量 Take-up	-14	0	-12	-4	0		
空置量 Vacancy	92	92	107	104	104		
% ⁺	6.1	6.2	7.2	7.0	7.0		

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

预测数字
Forecast figures

私人商业楼宇

Private Commercial





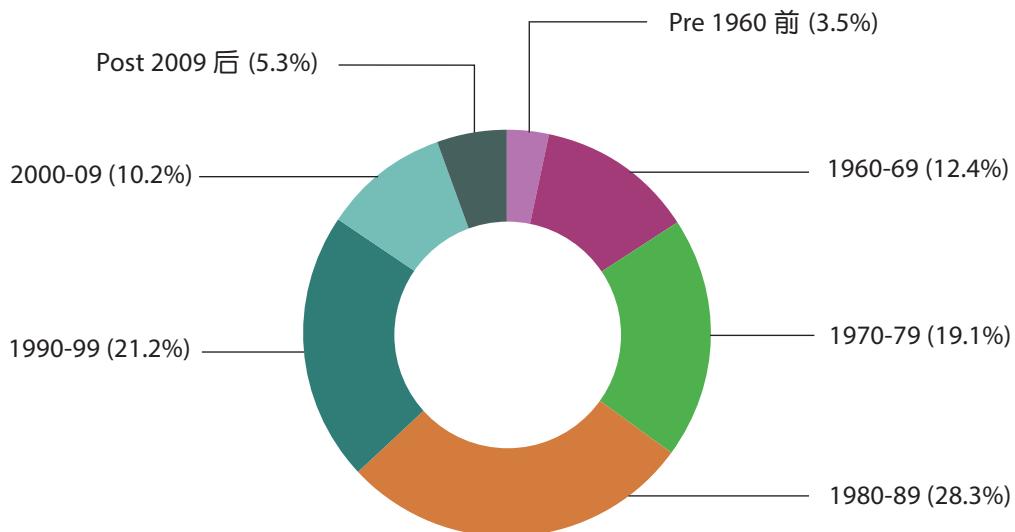
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

这类物业在2017年年底的总存量为11 274 200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 2017 was 11 274 200 m², with 29% of the total spaces 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



2017年的落成量减少至105 000平方米。按三大区域划分，港岛和九龙分别占总落成量的29%和40%，其余31%则坐落新界。按地区计，落成量以油尖旺最多，占18%，其次为深水埗，占14%。

Completions in 2017 declined to 105 000 m². Among the three geographical areas, Hong Kong Island and Kowloon contributed 29% and 40% of the total completions respectively while the remaining 31% was attributable to the New Territories. On district basis, Yau Tsim Mong provided the largest completions at 18%, followed by Sham Shui Po at 14%.

2017年，商业楼宇的使用量录得正数76 600平方米。年底空置量进一步上升至1 014 400平方米，但仍维持于总存量的9.0%，商场铺位和楼上商业单位占整体空置量的62%。

The commercial sector recorded a positive take-up of 76 600 m² in 2017. The vacancy at the year-end increased further to 1 014 400 m², but remained representing 9.0% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 62% of the total.



预计2018和2019年将分别有169 100平方米和103 600平方米落成。2018年的供应主要集中于荃湾的27%、油尖旺的21%和西贡的15%，三区合共提供预测落成量的63%。2019年的主要供应来自油尖旺、荃湾和湾仔，分别占总落成量的22%、21%和18%。

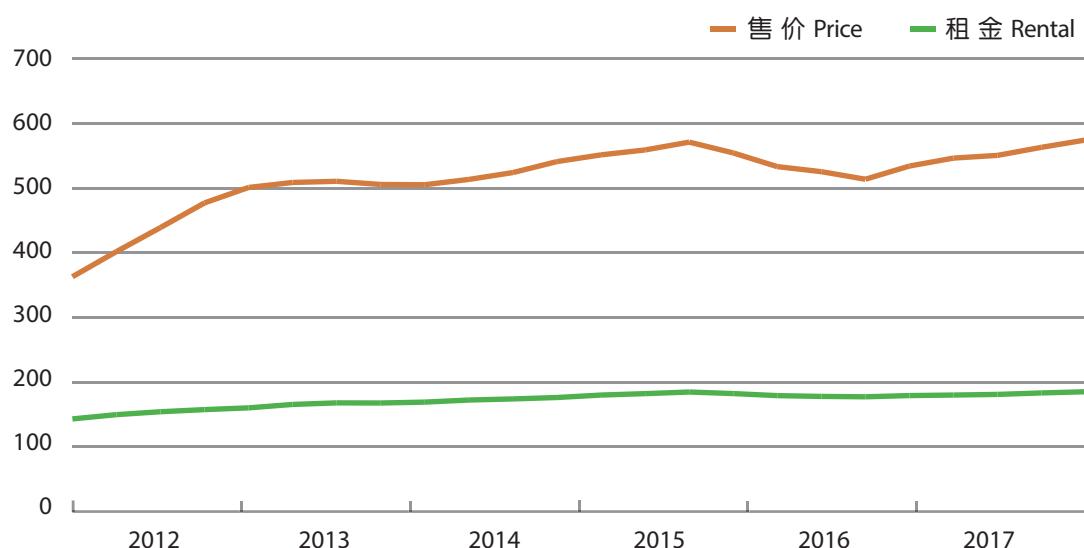
169 100 m² and 103 600 m² are forecast to be completed in 2018 and 2019 respectively. Supply in 2018 will mainly be concentrated in Tsuen Wan at 27%, Yau Tsim Mong at 21% and Sai Kung at 15%. They will altogether provide 63% of the estimated completions. In 2019, main source of supply will be Yau Tsim Mong, Tsuen Wan and Wan Chai. They will account for 22%, 21% and 18% of the total completions respectively.

零售业楼宇方面，年内租赁市场与销售市场的表现相仿，租金和售价均呈升势。2017年第四季的租金和售价与2016年同期相比，分别上升3.3%和7.5%。

For retail properties, the performance of the leasing market resembled the sales market during the year, with both rents and prices demonstrating an upward movement of 3.3% and 7.5% respectively in the fourth quarter of 2017 over the same period in 2016.

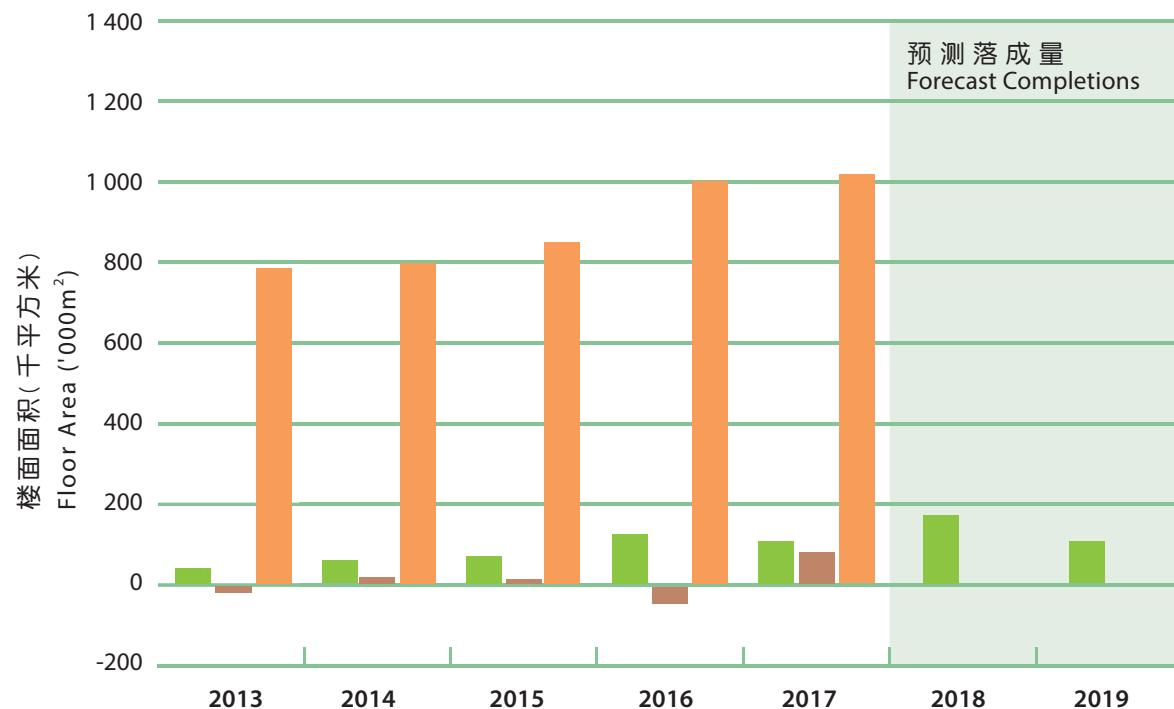


私人零售业楼宇售价及租金指数 Private Retail Price and Rental Indices



落成量、使用量及空置量

Completions, Take-up and Vacancy



	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	38	57	68	123	105	169 [#]	104 [#]
使用量 Take-up	-14	16	10	-42	77		
空置量 Vacancy	782	795	847	998	1 014		
% ⁺	7.2	7.3	7.7	9.0	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





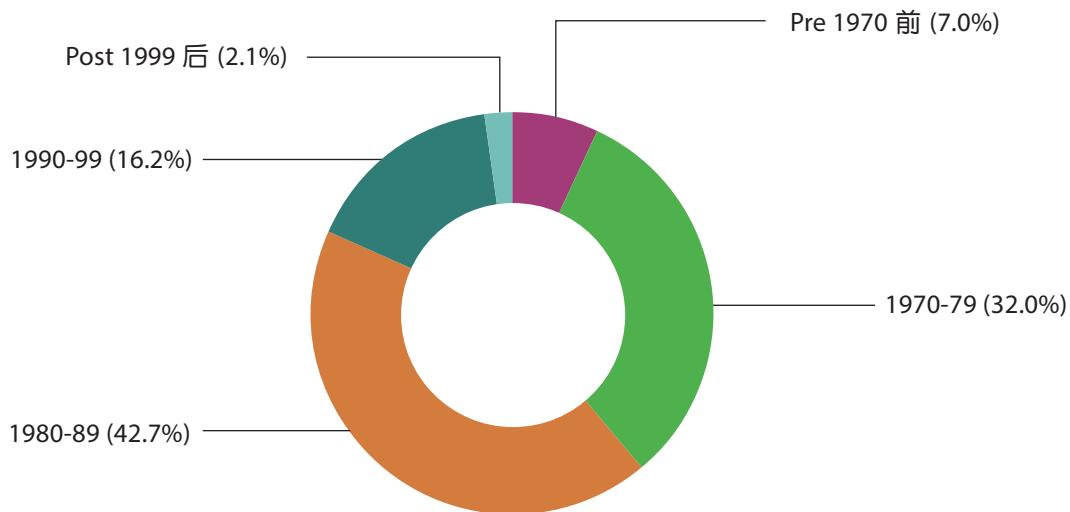
这类别包括分层工厂大厦及其附属写字楼。

这类物业于2017年年底的总存量为16 525 600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 flattened factories and their ancillary office accommodation.

At the end of 2017, stock in this sector was 16 525 600 m², which was evenly distributed between the urban areas and 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



2017年的落成量为22 500平方米。70%的新供应来自葵青，其余30%则来自深水埗。

Completions in 2017 amounted to 22 500 m². 70% of the new supply came from Kwai Tsing whereas the remaining 30% was from Sham Shui Po.

2017年的使用量维持负数，为119 700平方米。年底空置量增至1 012 300平方米，相当于总存量的6.1%。逾半空置面积位于观塘、葵青和荃湾。

Take-up in 2017 remained negative at 119 700 m². Vacancy at the year-end increased to 1 012 300 m² representing 6.1% of the total stock. More than half of the vacant spaces was located in Kwun Tong, Kwai Tsing and Tsuen Wan.



预计2018年的落成量大幅上升至78 800平方米，深水埗将供应最大面积，占总落成量的29%，其次为葵青和观塘，各占约20%。2019年将有34 100平方米的新面积供应，主要来自葵青，占新落成量的83%。

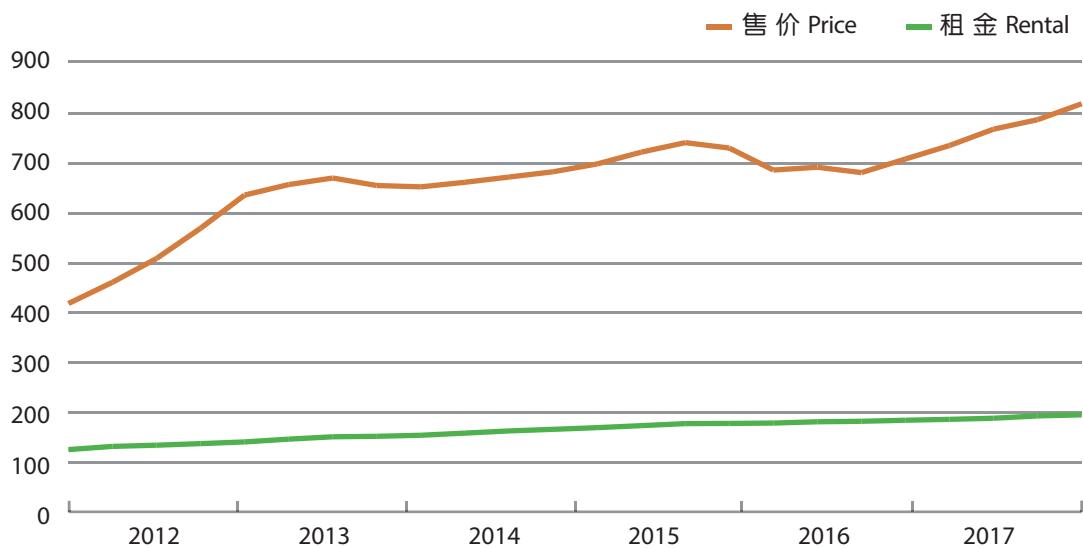
Completions in 2018 are expected to rise considerably to 78 800 m². Sham Shui Po will provide the largest space at 29% of the total, followed by Kwai Tsing and Kwun Tong each accounting for about 20%. New space of 34 100 m² will be coming on stream in 2019, largely in Kwai Tsing accounting for 83% of the new completions.

年内售价上升，并录得轻微增长。2017年第四季与去年同期相比，售价增加15.7%。租金以较慢的增长率保持升势，在2016年最后一季和2017年末季之间，租金上升5.9%。

Prices went up throughout the year and recorded a moderate growth. They increased by 15.7% in the fourth quarter of 2017 over the same period of the year earlier. Rents followed an upward trend at a slower growth rate and increased by 5.9% between the final quarters of 2016 and 2017.

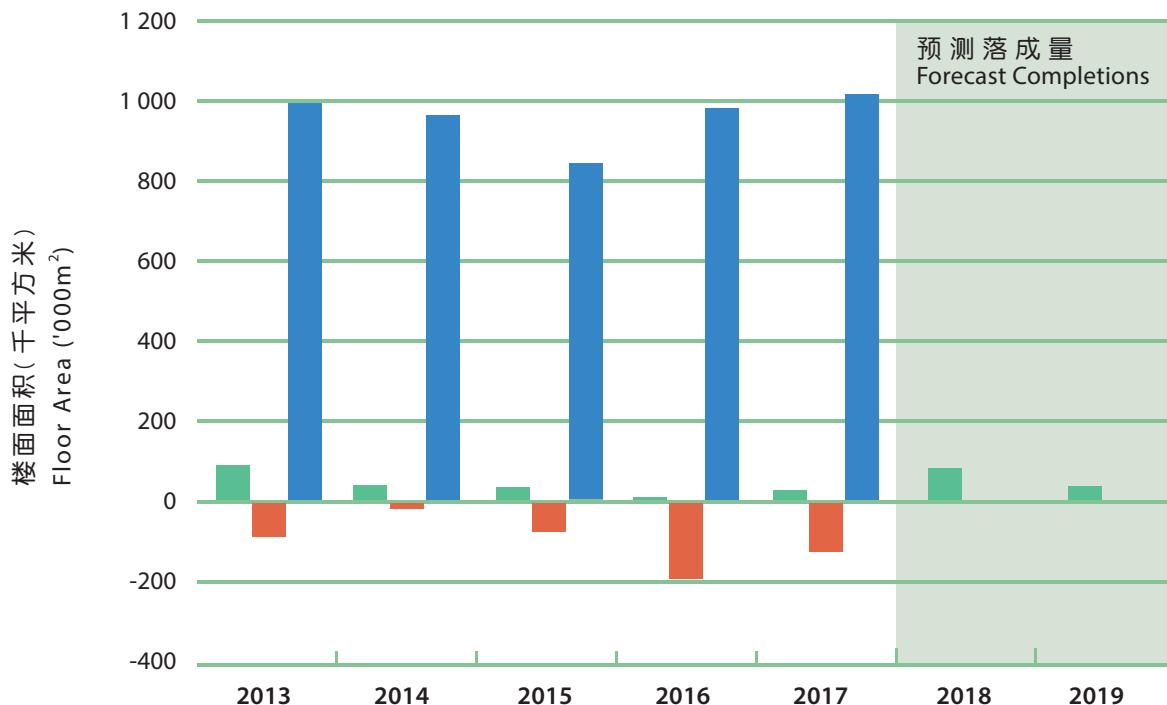


售价及租金指数 Price and Rental Indices



落成量、使用量及空置量

Completions, Take-up and Vacancy



	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	85	36	30	5	23	79 [#]	34 [#]
使用量 Take-up	-84	-13	-71	-189	-120		
空置量 Vacancy	989	959	843	978	1 012		
% ⁺	5.8	5.6	5.0	5.8	6.1		

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

预测数字
Forecast figures

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2017年并无新供应，亦无楼宇拆卸。年底的总存量维持556 100平方米。大部分面积位于市区，其中观塘和深水埗共占总面积的58%。

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 2017. Stock at the end of this year maintained at 556 100 m². The majority of space was located in urban districts. Kwun Tong and Sham Shui Po accounted for 58% of the total spaces.



使用量为正数11 100平方米，空置率跌至年底总存量的7.4%，即40 900平方米，约半数的空置面积位于观塘。

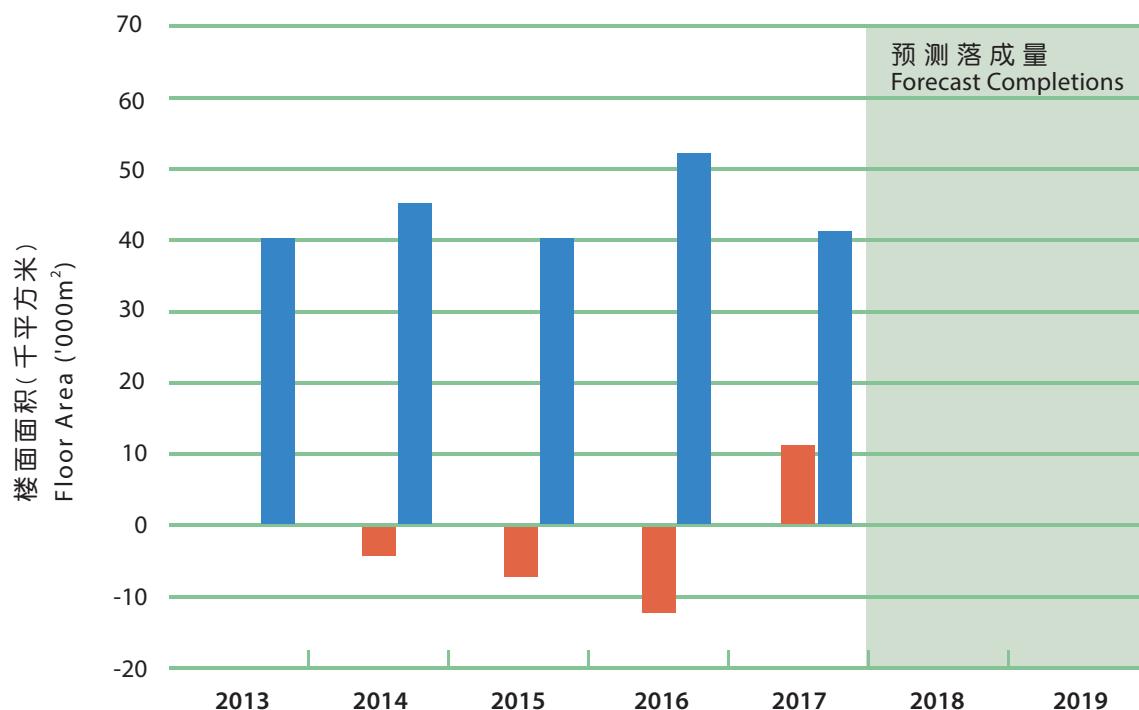
预测此类楼宇在2018和2019年均不会有新供应。

Take-up was positive at 11 100 m². Vacancy rate dropped to 7.4% of the year-end stock at 40 900 m². About half of the vacant spaces was found in Kwun Tong.

No new supply will likely be forthcoming in 2018 and 2019.

落成量、使用量及空置量

Completions, Take-up and Vacancy



	楼面面积 ('000m ²)						
	2013	2014	2015	2016	2017	2018	2019
落成量 Completions	0	0	0	0	0	0 [#]	0 [#]
使用量 Take-up	0	-4	-7	-12	11		
空置量 Vacancy	40	45	40	52	41		
% ⁺	6.8	7.5	6.8	8.9	7.4		

+ 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

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。

2017年年底这类物业的总存量为3 167 600平方米，其中88%来自新界。

2017年有八个新发展项目于新界落成，共提供114 900平方米楼面面积，单是西贡便占新落成面积的51%，另外46%则来自元朗。

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 3 167 600 m² at the end of 2017, of which 88% came from the New Territories.

Eight new developments in the New Territories with 114 900 m² floor space were completed in 2017. Sai Kung alone provided 51% of the newly completed spaces and another 46% came from Yuen Long.



预计2018年的落成量将跌至60 200平方米，并于2019年进一步跌至40 600平方米。2018年的供应主要来自元朗和西贡，分别占48%和38%。2019年的新供应中，78%位于元朗。

Completions are expected to decrease to 60 200 m² in 2018 and further drop to 40 600 m² in 2019. Supply in 2018 will be mainly from Yuen Long with 48% and Sai Kung with 38%. In 2019, 78% 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。

2017年年底的总存量为3 810 700平方米，其中80%以上位于新界，以葵青、沙田和荃湾为主导，占整体面积的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 3 810 700 m² at the end of 2017. 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 spaces.



2017年的落成量来自一个位于葵青达82 800平方米的发展项目。年底空置量上升至259 900平方米，或相当于总存量的6.8%，使用量则为负数15 400平方米。

预测此类楼宇在2018年不会有新供应，但预计2019年屯门将有8 000平方米的新面积落成。

Completions in 2017 were 82 800 m² in one development located in Kwai Tsing. Vacancy at the year-end increased to 259 900 m², or 6.8% of the stock, with a negative take-up of 15 400 m².

No new supply is forecast to be available in 2018 while new space of 8 000 m² in Tuen Mun is expected to be completed in 2019.



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等兴建的全部单位。此外，香港房屋委员会与香港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, etc. are not included. Besides, rental estates built by the Hong Kong Housing Authority and Hong Kong 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。香港房屋委员会和香港房屋协会所持有的商业楼宇并不包括在内。自香港房屋委员会于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。香港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 Hong Kong Housing Authority and Hong Kong Housing Society are excluded. Following the divestment of selected commercial Hong Kong 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 Hong Kong 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册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 from the Valuation List 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 2015 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 2015 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将年内落成量和年初的空置量相加，然后减去该年的拆卸量和年底空置量（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 2015, 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 2015, 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 computed by adding the completions in that year to the vacancy figures at the beginning of the year, and 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。这些平均租金和售价并非旨在应用于某特定物业上。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。相对而言，租金与售价指数能较准确地反映价值的转变。再者，括号中的数字乃由有限的交易宗数推算而来，使用这些数字时应特别小心。

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. They are not intended for applying to a particular property. 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 different properties being analysed, and should not be taken as necessarily indicating a general change in value over the period. Rental and price indices are a better reflection of change in value. Further, figures in brackets are derived from limited number of transactions, and should be used with caution.

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 underestimate 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屋苑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2017年的权数是根据2016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 2017, the weights are based on the number of transactions effected in 2016.

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.

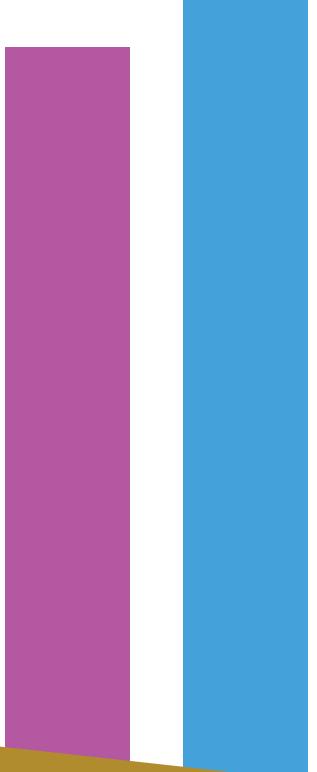
18. Rounding of Figures

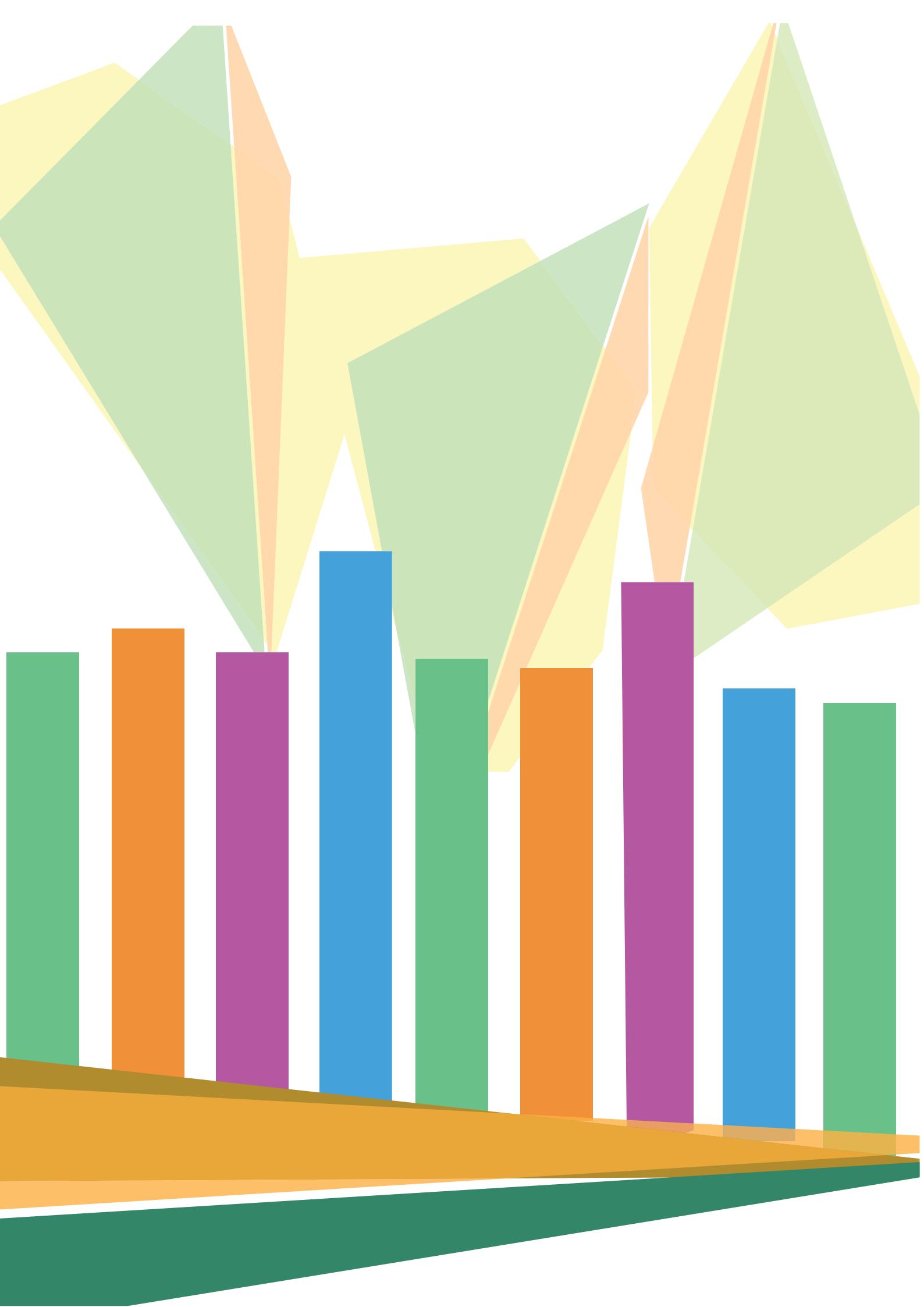
Due to rounding, there may be a slight discrepancy between the sum of individual items and the total shown in the Tables.



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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]	2017 年年底总存量 Stock at year-end	2017 年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	10 130		
	20 - 39.9	366 520	11 761	3.2
B	40 - 69.9	572 769	572 769	18 764
C	70 - 99.9	142 878	142 878	4 789
D	100 - 159.9	65 640	65 640	5 627
E	160 - 199.9	13 286		
	200 - 279.9	10 216	26 821	2 001
	> 279.9	3 319		7.5
所有类别 All Classes		1 174 628	1 174 628	42 942
				3.7

表 Table 2

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

地区	District	单位数目 No. of units					
		2016年年底总存量 Stock at year-end	2017年落成量 Completions	落成量占2016年总存量的百分率 Completions as a % of 2016 Stock	2017年年底总存量 Stock at year-end	2017年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	93 158	493	0.5	93 203	3 237	3.5
湾仔	Wan Chai	72 314	503	0.7	72 710	4 181	5.8
东区	Eastern	118 808	404	0.3	119 190	2 094	1.8
南区	Southern	42 319	53	0.1	42 355	1 350	3.2
港岛	HONG KONG	326 599	1 453	0.4	327 458	10 862	3.3
油尖旺	Yau Tsim Mong	112 953	683	0.6	113 153	2 365	2.1
深水埗	Sham Shui Po	74 913	2 238	3.0	76 970	3 463	4.5
九龙城	Kowloon City	103 333	3 762	3.6	106 824	6 787	6.4
黄大仙	Wong Tai Sin	19 002	-	-	18 996	242	1.3
观塘	Kwun Tong	47 480	-	-	47 252	363	0.8
九龙	KOWLOON	357 681	6 683	1.9	363 195	13 220	3.6
葵青	Kwai Tsing	35 499	-	-	35 487	170	0.5
荃湾	Tsuen Wan	77 380	-	-	77 375	1 198	1.5
屯门	Tuen Mun	57 512	1 786	3.1	59 295	2 982	5.0
元朗	Yuen Long	76 656	4 194	5.5	80 843	5 942	7.4
北区	North	27 600	-	-	27 599	814	2.9
大埔	Tai Po	32 452	-	-	32 453	483	1.5
沙田	Sha Tin	80 394	1 193	1.5	81 499	2 349	2.9
西贡	Sai Kung	60 260	2 442	4.1	62 682	3 990	6.4
离岛	Islands	26 732	40	0.1	26 742	932	3.5
新界	NEW TERRITORIES	474 485	9 655	2.0	483 975	18 860	3.9
全港	OVERALL	1 158 765	17 791	1.5	1 174 628	42 942	3.7

2017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2016年年底总存量计算。

2017 Year-end Stock figures are derived from the latest rating record,
and not from the 2016 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

单位数目 No. of units

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		
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	1 900	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	11 296 *	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
2017	港岛	Hong Kong	437	1 453	107 609	137 611	38 916	27 083	16 239	327 458
	九龙	Kowloon	1 103	6 683	131 154	168 327	41 782	18 712	3 220	363 195
	新界	New Territories	12	9 655	127 757	266 831	62 180	19 845	7 362	483 975
	全港	OVERALL	1 552	17 791	366 520	572 769	142 878	65 640	26 821	1 174 628

* 2015 年九龙区落成量包括在年内落成并预留为资助出售房屋，但其后于 2017 年以市价在公开市场发售的 16 个住宅单位。相关总存量的数字并没有修正。

* Completions of 2015 in Kowloon include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related stock figures.

表 Table 4

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

单位数目 No. of units

年 Year	区域 Area		拆卸量 Demolition					落成量 Completions					总数 Total		
			A	B	C	D	E	总数 Total	A	B	C	D	E		
2013	港岛	Hong Kong	150	473	48	12	9	692	126	129	105	119	53	532	
	九龙	Kowloon	373	476	62	-	6	917	103	503	278	89	32	1 005	
	新界	New Territories	-	-	1	8	10	19	1 194	4 056	824	365	278	6 717	
	全港	OVERALL	523	949	111	20	25	1 628	1 423	4 688	1 207	573	363	8 254	
2014	港岛	Hong Kong	174	309	58	31	14	586	698	1 025	95	60	39	1 917	
	九龙	Kowloon	1 118	675	109	4	5	1 911	901	1 256	777	331	82	3 347	
	新界	New Territories	-	-	-	-	3	3	561	6 165	3 335	275	119	10 455	
	全港	OVERALL	1 292	984	167	35	22	2 500	2 160	8 446	4 207	666	240	15 719	
2015	港岛	Hong Kong	724	387	49	-	22	1 182	669	1 115	316	257	102	2 459	
	九龙	Kowloon	234	420	138	24	1	817	646	603	232	358	61	1 900	
	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	5 047	2 190	1 471	453	11 296 *	
2016	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	
	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	
2017	港岛	Hong Kong	154	80	101	96	6	437	1 023	279	22	30	99	1 453	
	九龙	Kowloon	130	811	127	27	8	1 103	2 809	2 659	572	602	41	6 683	
	新界	New Territories	-	-	-	-	1	11	12	3 059	4 727	1 200	426	243	9 655
	全港	OVERALL	284	891	228	124	25	1 552	6 891	7 665	1 794	1 058	383	17 791	

* 2015年九龙区B类单位落成量包括在年内落成并预留为资助出售房屋，但其后于2017年以市价在公开市场发售的16个住宅单位。

* Completions of 2015 for Class B units in Kowloon include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.

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
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	5 047	2 190	1 471	453	11 296 *
2016	3 937	7 162	1 413	1 325	758	14 595
2017	6 891	7 665	1 794	1 058	383	17 791

* 2015年B类单位落成量包括在年内落成并预留为资助出售房屋，但其后于2017年以市价在公开市场发售的16个住宅单位。

* Completions of 2015 for Class B units include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.

表 Table 6

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

类别 Class	面积 Size Range [平方米 m ²]	2017						单位数目 No. of units 总数 Total
		2013	2014	2015	2016	港岛 Hong Kong	九龙 Kowloon	
A	< 20.0	81	64	79	206	320	344	27 691
	20 - 39.9	1 342	2 096	2 056	3 731	703	2 465	3 032 6 200
B	40 - 69.9	4 688	8 446	5 047	7 162	279	2 659	4 727 7 665
C	70 - 99.9	1 207	4 207	2 190	1 413	22	572	1 200 1 794
D	100 - 159.9	573	666	1 471	1 325	30	602	426 1 058
	160 - 199.9	164	90	231	537	38	36	147 221
E	200 - 279.9	154	89	148	138	14	4	79 97
	> 279.9	45	61	74	83	47	1	17 65
所有类别 All Classes		8 254	15 719	11 296 *	14 595	1 453	6 683	9 655 17 791

* 2015 年 B 类单位落成量包括在年内落成并预留为资助出售房屋，但其后于 2017 年以市价在公开市场发售的 16 个住宅单位。

* Completions of 2015 for Class B units include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.

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	2017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		[2018]	[2019]
中西区	Central and Western	331	119	7	-	36	493	914	1 802
湾仔	Wan Chai	342	108	15	14	24	503	41	95
东区	Eastern	350	52	-	2	-	404	2 789	979
南区	Southern	-	-	-	14	39	53	95	142
港岛	HONG KONG	1 023	279	22	30	99	1 453	3 839	3 018
油尖旺	Yau Tsim Mong	671	12	-	-	-	683	54	728
深水埗	Sham Shui Po	1 268	460	-	474	36	2 238	670	1 397
九龙城	Kowloon City	870	2 187	572	128	5	3 762	4 465	1 461
黄大仙	Wong Tai Sin	-	-	-	-	-	-	234	-
观塘	Kwun Tong	-	-	-	-	-	-	-	653
九龙	KOWLOON	2 809	2 659	572	602	41	6 683	5 423	4 239
葵青	Kwai Tsing	-	-	-	-	-	-	136	-
荃湾	Tsuen Wan	-	-	-	-	-	-	3 104	2 276
屯门	Tuen Mun	418	849	268	139	112	1 786	1 160	1 465
元朗	Yuen Long	1 132	2 454	477	126	5	4 194	356	783
北区	North	-	-	-	-	-	-	296	851
大埔	Tai Po	-	-	-	-	-	-	1	3 226
沙田	Sha Tin	1 002	2	12	69	108	1 193	1 204	706
西贡	Sai Kung	497	1 402	443	82	18	2 442	2 406	3 775
离岛	Islands	10	20	-	10	-	40	205	32
新界	NEW TERRITORIES	3 059	4 727	1 200	426	243	9 655	8 868	13 114
全港	OVERALL	6 891	7 665	1 794	1 058	383	17 791	18 130	20 371

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	[2018]						[2019]						总数 Total
		A	B	C	D	E	总数 Total	A	B	C	D	E		
中西区	Central and Western	276	207	176	46	209	914	1 479	221	2	74	26	1 802	
湾仔	Wan Chai	22	-	-	-	19	41	22	-	-	20	53	95	
东区	Eastern	724	870	763	403	29	2 789	820	73	2	78	6	979	
南区	Southern	-	-	-	28	67	95	142	-	-	-	-	142	
港岛	HONG KONG	1 022	1 077	939	477	324	3 839	2 463	294	4	172	85	3 018	
油尖旺	Yau Tsim Mong	54	-	-	-	-	54	728	-	-	-	-	728	
深水埗	Sham Shui Po	628	41	1	-	-	670	1 048	120	44	156	29	1 397	
九龙城	Kowloon City	2 585	1 361	379	117	23	4 465	897	506	31	26	1	1 461	
黄大仙	Wong Tai Sin	232	2	-	-	-	234	-	-	-	-	-	-	
观塘	Kwun Tong	-	-	-	-	-	-	651	2	-	-	-	653	
九龙	KOWLOON	3 499	1 404	380	117	23	5 423	3 324	628	75	182	30	4 239	
葵青	Kwai Tsing	136	-	-	-	-	136	-	-	-	-	-	-	
荃湾	Tsuen Wan	666	1 243	1 063	130	2	3 104	634	990	325	327	-	2 276	
屯门	Tuen Mun	788	335	30	-	7	1 160	956	413	55	14	27	1 465	
元朗	Yuen Long	90	183	12	23	48	356	225	532	26	-	-	783	
北区	North	136	160	-	-	-	296	365	136	230	93	27	851	
大埔	Tai Po	-	-	-	-	1	1	585	1 867	407	359	8	3 226	
沙田	Sha Tin	54	182	268	451	249	1 204	410	20	24	128	124	706	
西贡	Sai Kung	435	1 203	572	121	75	2 406	687	2 850	149	86	3	3 775	
离岛	Islands	26	24	82	64	9	205	-	-	-	4	28	32	
新界	NEW TERRITORIES	2 331	3 330	2 027	789	391	8 868	3 862	6 808	1 216	1 011	217	13 114	
全港	OVERALL	6 852	5 811	3 346	1 383	738	18 130	9 649	7 730	1 295	1 365	332	20 371	

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	2016 年年底总存量 Stock at year-end	2017 年落成量 Completions	落成量占 2016 年总存量的百分率 Completions as a % of 2016 Stock	2017 年年底总存量 Stock at year-end
中西区	Central and Western	508	15	3.0	524
湾仔	Wan Chai	328	6	1.8	333
东区	Eastern	-	-	-	-
南区	Southern	1 722	26	1.5	1 749
港岛	HONG KONG	2 558	47	1.8	2 606
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	83	-	-	83
九龙城	Kowloon City	494	1	0.2	492
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	KOWLOON	621	1	0.2	619
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	140	-	-	140
屯门	Tuen Mun	428	107	25.0	533
元朗	Yuen Long	8 066	-	-	8 066
北区	North	855	-	-	855
大埔	Tai Po	2 438	-	-	2 438
沙田	Sha Tin	686	66	9.6	752
西贡	Sai Kung	1 938	21	1.1	1 948
离岛	Islands	839	26	3.1	865
新界	NEW TERRITORIES	15 392	220	1.4	15 599
全港	OVERALL	18 571	268	1.4	18 824

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。
2017 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 2016 年年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2017 Year-end Stock figures are derived from the latest rating record,
and not from the 2016 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
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	11 296 *	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
2017	17 791	16 580	93.2	1 156 837	26 362	2.3	42 942	3.7

* 2015 年落成量包括在年内落成并预留为资助出售房屋，但其后于 2017 年以市价在公开市场发售的 16 个住宅单位。相关空置量的数字并没有修正。

* Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related vacancy figures.

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 Category	Class	区域 Area	于 2017 年评估差饷时申报为已入住的单位数目 No. of Units Valued in 2017 and Reported as Wholly Occupied	业主自住 Owner Occupied		出租 Let 单位数目 No. of Units	百分率 % 单位数目 No. of Units	百分率 % 出租 Let 单位数目 No. of Units
				单位数目 No. of Units	百分率 %			
A		港岛 Hong Kong	424	118	27.8	306	72.2	
		九龙 Kowloon	758	387	51.1	371	48.9	
		新界 New Territories	699	341	48.8	358	51.2	
		全港 OVERALL	1 881	846	45.0	1 035	55.0	
B		港岛 Hong Kong	470	242	51.5	228	48.5	
		九龙 Kowloon	684	547	80.0	137	20.0	
		新界 New Territories	4 380	2 847	65.0	1 533	35.0	
		全港 OVERALL	5 534	3 636	65.7	1 898	34.3	
C		港岛 Hong Kong	197	122	61.9	75	38.1	
		九龙 Kowloon	155	125	80.6	30	19.4	
		新界 New Territories	812	577	71.1	235	28.9	
		全港 OVERALL	1 164	824	70.8	340	29.2	
D		港岛 Hong Kong	146	108	74.0	38	26.0	
		九龙 Kowloon	247	214	86.6	33	13.4	
		新界 New Territories	440	350	79.5	90	20.5	
		全港 OVERALL	833	672	80.7	161	19.3	
E		港岛 Hong Kong	83	34	41.0	49	59.0	
		九龙 Kowloon	20	18	90.0	2	10.0	
		新界 New Territories	30	26	86.7	4	13.3	
		全港 OVERALL	133	78	58.6	55	41.4	
所有类别 All Classes		港岛 Hong Kong	1 320	624	47.3	696	52.7	
		九龙 Kowloon	1 864	1 291	69.3	573	30.7	
		新界 New Territories	6 361	4 141	65.1	2 220	34.9	
		全港 OVERALL	9 545	6 056	63.4	3 489	36.6	

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
2016		415	329	266	372	302	226	395	329	233	422	326	247
2017 *		452	353	296	403	327	251	431	357	259	442	349	257
2016	10	422	338	278	379	314	235	396	324	244	428	321	242
	11	410	340	279	378	317	243	399	344	246	426	311	246
	12	405	340	285	387	311	239	383	348	245	428	318	264
2017	1	424	331	278	386	317	242	422	346	248	440	329	244
	2	434	339	281	406	314	240	427	334	248	442	340	267
	3	434	338	283	393	319	241	432	343	254	444	322	242
	4	427	347	287	395	312	246	422	356	251	435	355	233
	5	438	335	290	397	326	247	427	358	260	446	336	250
	6	454	361	294	397	322	246	426	359	260	430	349	240
	7	469	358	295	400	325	252	435	365	260	436	357	259
	8	460	363	307	412	337	257	427	352	265	438	364	272
	9	460	357	298	401	331	251	436	361	261	454	360	257
	10	460	366	306	412	330	255	423	361	260	457	340	271
	11 *	466	367	310	413	338	260	453	362	270	434	359	264
	12 *	461	360	305	412	348	262	447	373	268	448	362	273

* 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	年 / 月 Year / Month	A				B				C				D				E	
		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	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2016		137 558	112 486	102 680	140 103	115 792	91 942	162 731	149 335	97 811	197 622	167 980	94 692	238 737	231 700	82 547			
2017 *		158 351	130 442	121 707	160 845	131 409	106 583	185 957	164 213	112 757	215 980	179 885	103 319	252 717	272 474	91 598			
2016	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	143 519	117 985	110 819	146 919	114 467	95 528	171 687	160 648	105 424	213 616	202 067	99 208	(243 374) (202 962) (93 950)					
	12	141 810	116 320	112 090	149 356	123 792	97 830	159 855	144 527	99 748	212 356	(196 301)	94 604	(280 770) (216 219) (70 474)					
2017	1	149 334	121 979	112 391	149 245	118 786	98 651	185 736	149 225	107 401	(191 646) (169 958)	92 255	(275 942) (277 549) (87 576)						
	2	145 930	121 875	116 036	150 962	129 104	100 876	178 320	167 539	108 045	211 418	(162 119)	106 294	(199 533) (438 692) (113 930)					
	3	152 631	125 553	118 811	153 420	130 990	104 857	177 600	161 246	108 623	202 151	170 264	101 992	(254 537) (326 249)	80 038				
	4	160 625	132 594	123 041	161 774	134 709	108 561	184 974	171 789	107 567	221 164	155 837	96 603	(250 950) -	97 496				
	5	159 429	127 803	120 992	162 488	125 081	104 756	181 567	152 209	109 354	213 682	183 973	113 707	(240 325) (206 056)	104 988				
	6	154 076	128 596	119 100	170 678	125 461	106 722	190 235	162 729	111 370	220 279	(179 611)	112 057	(216 464) (240 085)	92 669				
	7	161 377	128 572	119 819	158 037	130 311	101 408	184 957	151 987	112 878	203 454	(196 826)	101 000	(222 803) (299 563)	73 561				
	8	164 308	129 735	121 048	162 533	127 793	103 881	182 970	182 005	111 051	219 574	(213 662)	94 217	(255 878) (285 745) (107 839)					
	9	158 448	131 876	122 362	160 460	133 062	108 131	180 860	169 957	113 868	189 855	173 071	100 692	(264 747) (245 016)	93 452				
	10	158 716	134 022	124 552	160 567	132 749	108 076	184 141	158 590	116 829	242 599	176 252	101 953	(276 889) (400 288)	98 788				
	11 *	164 494	136 282	125 648	166 547	138 675	113 434	190 567	174 578	122 959	221 780	190 948	111 495	(303 333) (215 688)	78 091				
	12 *	164 752	137 734	129 846	169 941	138 545	112 943	199 551	164 998	121 283	244 006	194 677	108 534	(279 933) (242 672) (86 607)					

* 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
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	184.8	165.8	148.4	146.3	141.9	170.8	144.7	168.2
2017 *	201.1	181.7	159.3	153.5	143.9	186.1	150.1	182.6
2016 10 - 12	189.7	171.8	151.0	146.9	141.4	175.8	145.0	172.8
2017 1 - 3	193.6	176.3	154.9	149.2	142.5	179.9	146.8	176.8
4 - 6	199.6	180.6	159.1	153.5	143.9	184.9	150.2	181.5
7 - 9	204.0	184.1	161.3	155.9	145.1	188.7	152.1	185.1
10 - 12 *	207.2	185.6	162.0	155.4	143.9	190.8	151.3	186.9
2016 10	189.9	171.5	151.4	147.0	141.5	175.8	145.1	172.9
11	188.9	170.9	150.0	146.6	141.2	174.9	144.7	172.0
12	190.3	172.9	151.7	147.2	141.5	176.6	145.2	173.6
2017 1	192.0	174.8	154.3	148.7	141.8	178.5	146.3	175.4
2	193.7	175.8	154.6	148.7	142.2	179.7	146.4	176.6
3	195.1	178.2	155.9	150.1	143.4	181.6	147.7	178.4
4	197.3	179.0	157.3	151.7	143.6	183.0	148.9	179.7
5	200.6	181.0	159.3	154.4	144.0	185.5	150.8	182.1
6	200.8	181.9	160.8	154.4	144.2	186.2	150.9	182.8
7	201.9	182.6	160.8	154.5	145.1	187.1	151.2	183.6
8	204.7	184.9	161.1	156.6	145.1	189.3	152.6	185.7
9	205.5	184.9	162.0	156.6	145.2	189.8	152.6	186.0
10	206.9	185.4	162.0	155.2	144.3	190.6	151.4	186.7
11 *	207.1	185.6	162.0	155.2	143.6	190.8	151.1	186.9
12 *	207.5	185.7	162.0	155.7	143.8	191.0	151.5	187.1

* 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
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	314.8	272.9	258.8	264.5	275.1	287.1	267.1	286.1
2017 *	368.3	318.5	297.0	293.1	306.0	335.8	296.3	334.0
2016 10 - 12	336.9	292.6	274.4	276.1	290.9	307.4	279.5	306.1
2017 1 - 3	346.5	301.3	281.8	279.9	298.2	316.4	284.0	315.0
4 - 6	368.6	318.1	294.0	291.4	302.5	335.2	294.0	333.2
7 - 9	374.9	323.1	300.5	296.2	309.3	341.4	299.6	339.3
10 - 12 *	383.1	331.6	311.5	304.9	314.0	350.4	307.3	348.3
2016 10	335.3	290.7	272.0	275.1	288.7	305.5	278.2	304.3
11	337.0	293.2	275.8	277.1	290.9	307.9	280.2	306.7
12	338.4	293.8	275.3	276.1	293.2	308.7	280.0	307.4
2017 1	340.1	296.6	277.6	277.2	296.3	311.0	281.4	309.7
2	344.9	300.9	280.6	279.9	298.5	315.4	284.1	314.0
3	354.5	306.5	287.3	282.7	299.7	322.8	286.5	321.2
4	365.5	314.6	292.0	286.9	300.6	331.9	290.1	330.0
5	369.4	318.1	293.8	292.2	303.1	335.5	294.8	333.6
6	370.9	321.5	296.1	295.1	303.7	338.1	297.2	336.1
7	372.0	322.8	297.6	295.1	305.7	339.5	297.8	337.5
8	375.5	323.3	301.2	296.4	310.1	341.8	300.0	339.7
9	377.3	323.3	302.7	297.2	312.0	342.9	301.1	340.8
10	379.5	327.4	306.8	299.3	310.5	346.4	302.3	344.2
11 *	381.9	331.2	312.0	305.0	313.0	349.7	307.2	347.7
12 *	388.0	336.1	315.8	310.4	318.4	355.1	312.5	353.0

* 临时数字
 住宅楼宇的首次买卖并不会用作分析。

* Provisional figures
 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
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	310.7	227.2	275.3	269.4
	12	266.1	249.2	259.7	313.2	224.9	275.2	269.4
2017	1	269.5	250.0	261.4	318.2	230.3	280.8	273.2
	2	276.2	253.0	265.7	320.5	231.1	282.4	279.6
	3	280.0	258.8	270.9	323.7	235.6	286.4	283.4
	4	285.6	267.6	278.7	325.8	241.4	290.8	288.8
	5	288.6	270.2	281.5	327.1	246.1	294.1	291.8
	6	286.0	274.6	283.6	330.7	246.8	296.2	289.5
	7	286.4	274.6	283.7	333.5	248.8	298.6	290.0
	8	287.3	275.1	284.4	333.9	249.2	299.0	290.9
	9	292.0	275.4	286.2	342.2	246.2	301.2	295.8
	10	295.2	277.5	288.8	337.2	252.9	302.7	298.6
	11 *	298.3	280.7	291.9	340.9	257.1	306.8	301.7
	12 *	299.8	285.0	295.3	350.9	257.6	311.8	303.7

* 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	2017年年底总存量 Stock at year-end				2017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	1 925 000	782 900	573 800	3 281 700	76 000	47 200	40 400	163 600	3.9	6.0	7.0	5.0
湾仔	Wan Chai	984 900	596 300	316 400	1 897 600	78 100	41 900	22 000	142 000	7.9	7.0	7.0	7.5
东区	Eastern	702 900	189 400	56 800	949 100	62 200	20 400	2 000	84 600	8.8	10.8	3.5	8.9
南区	Southern	175 000	66 500	21 700	263 200	26 400	8 100	1 000	35 500	15.1	12.2	4.6	13.5
港岛	HONG KONG	3 787 800	1 635 100	968 700	6 391 600	242 700	117 600	65 400	425 700	6.4	7.2	6.8	6.7
油尖旺	Yau Tsim Mong	1 168 100	623 600	398 400	2 190 100	84 200	50 300	20 700	155 200	7.2	8.1	5.2	7.1
深水埗	Sham Shui Po	188 300	76 900	39 000	304 200	9 800	28 300	1 800	39 900	5.2	36.8	4.6	13.1
九龙城	Kowloon City	152 600	42 000	20 000	214 600	46 300	1 700	3 200	51 200	30.3	4.0	16.0	23.9
黄大仙	Wong Tai Sin	31 800	45 600	1 200	78 600	29 500	5 800	400	35 700	92.8	12.7	33.3	45.4
观塘	Kwun Tong	1 335 200	218 700	14 400	1 568 300	205 800	59 800	4 500	270 100	15.4	27.3	31.3	17.2
九龙	KOWLOON	2 876 000	1 006 800	473 000	4 355 800	375 600	145 900	30 600	552 100	13.1	14.5	6.5	12.7
葵青	Kwai Tsing	172 600	49 500	8 600	230 700	10 400	13 600	6 700	30 700	6.0	27.5	77.9	13.3
荃湾	Tsuen Wan	113 800	31 300	800	145 900	4 700	8 100	-	12 800	4.1	25.9	-	8.8
屯门	Tuen Mun	32 300	-	8 500	40 800	200	-	800	1 000	0.6	-	9.4	2.5
元朗	Yuen Long	9 200	8 700	19 100	37 000	-	600	500	1 100	-	6.9	2.6	3.0
北区	North	29 800	-	500	30 300	1 500	-	-	1 500	5.0	-	-	5.0
大埔	Tai Po	-	5 200	1 200	6 400	-	-	100	100	-	-	8.3	1.6
沙田	Sha Tin	436 700	3 800	-	440 500	60 400	-	-	60 400	13.8	-	-	13.7
西贡	Sai Kung	9 000	3 400	-	12 400	6 700	-	-	6 700	74.4	-	-	54.0
离岛	Islands	127 800	19 000	-	146 800	27 000	400	-	27 400	21.1	2.1	-	18.7
新界	NEW TERRITORIES	931 200	120 900	38 700	1 090 800	110 900	22 700	8 100	141 700	11.9	18.8	20.9	13.0
全港	OVERALL	7 595 000	2 762 800	1 480 400	11 838 200	729 200	286 200	104 100	1 119 500	9.6	10.4	7.0	9.5
分区	Sub-districts												
上环	Sheung Wan	228 300	352 300	395 900	976 500	13 300	19 300	26 600	59 200	5.8	5.5	6.7	6.1
中区	Central	1 653 700	380 200	162 400	2 196 300	62 600	26 600	13 000	102 200	3.8	7.0	8.0	4.7
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	940 800	564 400	295 100	1 800 300	73 400	41 700	20 700	135 800	7.8	7.4	7.0	7.5
北角 / 鲗鱼涌	North Point / Quarry Bay	746 900	156 100	60 300	963 300	66 800	5 500	2 700	75 000	8.9	3.5	4.5	7.8
尖沙咀	Tsim Sha Tsui	853 400	306 200	197 500	1 357 100	105 000	14 400	7 400	126 800	12.3	4.7	3.7	9.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	331 100	317 400	200 900	849 400	15 300	35 900	13 300	64 500	4.6	11.3	6.6	7.6

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	2016 年年底总存量 Stock at year-end	2017 年落成量 Completions	落成量占 2016 年总存量的百分率 Completions as a % of 2016 Stock	2017 年年底总存量 Stock at year-end	2017 年年底空置量 Amount Vacant at year-end	平方米 m ²
							% Vacant
中西区	Central and Western	3 276 200	11 300	0.3	3 281 700	163 600	5.0
湾仔	Wan Chai	1 871 600	27 400	1.5	1 897 600	142 000	7.5
东区	Eastern	926 900	24 400	2.6	949 100	84 600	8.9
南区	Southern	252 700	10 600	4.2	263 200	35 500	13.5
港岛	HONG KONG	6 327 400	73 700	1.2	6 391 600	425 700	6.7
油尖旺	Yau Tsim Mong	2 164 500	29 700	1.4	2 190 100	155 200	7.1
深水埗	Sham Shui Po	304 500	-	-	304 200	39 900	13.1
九龙城	Kowloon City	206 900	8 100	3.9	214 600	51 200	23.9
黄大仙	Wong Tai Sin	64 600	14 000	21.7	78 600	35 700	45.4
观塘	Kwun Tong	1 439 500	72 000	5.0	1 568 300	270 100	17.2
九龙	KOWLOON	4 180 000	123 800	3.0	4 355 800	552 100	12.7
葵青	Kwai Tsing	212 300	-	-	230 700	30 700	13.3
荃湾	Tsuen Wan	124 900	600	0.5	145 900	12 800	8.8
屯门	Tuen Mun	40 800	-	-	40 800	1 000	2.5
元朗	Yuen Long	36 900	-	-	37 000	1 100	3.0
北区	North	30 400	-	-	30 300	1 500	5.0
大埔	Tai Po	6 400	-	-	6 400	100	1.6
沙田	Sha Tin	410 700	-	-	440 500	60 400	13.7
西贡	Sai Kung	12 400	-	-	12 400	6 700	54.0
离岛	Islands	147 800	-	-	146 800	27 400	18.7
新界	NEW TERRITORIES	1 022 600	600	0.1	1 090 800	141 700	13.0
全港	OVERALL	11 530 000	198 100	1.7	11 838 200	1 119 500	9.5
分区	Sub-districts						
上环	Sheung Wan	973 100	6 400	0.7	976 500	59 200	6.1
中区	Central	2 194 500	4 900	0.2	2 196 300	102 200	4.7
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 776 100	27 400	1.5	1 800 300	135 800	7.5
北角 / 鲗鱼涌	North Point / Quarry Bay	955 200	24 400	2.6	963 300	75 000	7.8
尖沙咀	Tsim Sha Tsui	1 329 100	29 700	2.2	1 357 100	126 800	9.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	851 900	-	-	849 400	64 500	7.6

2017 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 2016 年年底总存量计算。
 分区数字已包括在地区数字内。

2017 Year-end Stock figures are derived from the latest rating record,
 and not from the 2016 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
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
2017	港岛	Hong Kong	-	-	1 600	1 600	62 200	9 500	2 000	73 700	3 787 800	1 635 100	968 700	6 391 600
	九龙	Kowloon	-	-	-	-	123 700	100	-	123 800	2 876 000	1 006 800	473 000	4 355 800
	新界	New Territories	-	-	-	-	-	600	-	600	931 200	120 900	38 700	1 090 800
	全港	OVERALL	-	-	1 600	1 600	185 900	10 200	2 000	198 100	7 595 000	2 762 800	1 480 400	11 838 200

表 Table 20

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

平方米 m²

地区	District	2017年落成量 Completions				预测落成量	
		甲级 A	乙级 B	丙级 C	总数 Total	[2018]	[2019]
中西区	Central and Western	-	9 300	2 000	11 300	1 800	7 500
湾仔	Wan Chai	27 200	200	-	27 400	-	21 200
东区	Eastern	24 400	-	-	24 400	69 400	43 900
南区	Southern	10 600	-	-	10 600	30 500	400
港岛	HONG KONG	62 200	9 500	2 000	73 700	101 700	73 000
油尖旺	Yau Tsim Mong	29 600	100	-	29 700	-	-
深水埗	Sham Shui Po	-	-	-	-	12 100	-
九龙城	Kowloon City	8 100	-	-	8 100	-	-
黄大仙	Wong Tai Sin	14 000	-	-	14 000	-	-
观塘	Kwun Tong	72 000	-	-	72 000	67 500	70 200
九龙	KOWLOON	123 700	100	-	123 800	79 600	70 200
葵青	Kwai Tsing	-	-	-	-	-	9 200
荃湾	Tsuen Wan	-	600	-	600	-	23 400
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北区	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	75 700
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-
新界	NEW TERRITORIES	-	600	-	600	-	108 300
全港	OVERALL	185 900	10 200	2 000	198 100	181 300	251 500
分区	Sub-districts						
上环	Sheung Wan	-	4 400	2 000	6 400	-	5 900
中区	Central	-	4 900	-	4 900	1 800	1 600
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	27 200	200	-	27 400	-	21 200
北角 / 鲗鱼涌	North Point / Quarry Bay	24 400	-	-	24 400	69 400	43 900
尖沙咀	Tsim Sha Tsui	29 600	100	-	29 700	-	-
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	[2018]				[2019]				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	-	-	1 800	1 800	-	4 700	2 800	7 500	
湾仔	Wan Chai	-	-	-	-	21 200	-	-	21 200	
东区	Eastern	69 400	-	-	69 400	34 800	9 100	-	43 900	
南区	Southern	29 400	1 100	-	30 500	-	400	-	400	
港岛	HONG KONG	98 800	1 100	1 800	101 700	56 000	14 200	2 800	73 000	
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	-	-	
深水埗	Sham Shui Po	12 100	-	-	12 100	-	-	-	-	
九龙城	Kowloon City	-	-	-	-	-	-	-	-	
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	
观塘	Kwun Tong	67 500	-	-	67 500	70 200	-	-	70 200	
九龙	KOWLOON	79 600	-	-	79 600	70 200	-	-	70 200	
葵青	Kwai Tsing	-	-	-	-	-	9 200	-	9 200	
荃湾	Tsuen Wan	-	-	-	-	23 400	-	-	23 400	
屯门	Tuen Mun	-	-	-	-	-	-	-	-	
元朗	Yuen Long	-	-	-	-	-	-	-	-	
北区	North	-	-	-	-	-	-	-	-	
大埔	Tai Po	-	-	-	-	-	-	-	-	
沙田	Sha Tin	-	-	-	-	75 700	-	-	75 700	
西贡	Sai Kung	-	-	-	-	-	-	-	-	
离岛	Islands	-	-	-	-	-	-	-	-	
新界	NEW TERRITORIES	-	-	-	-	99 100	9 200	-	108 300	
全港	OVERALL	178 400	1 100	1 800	181 300	225 300	23 400	2 800	251 500	
分区	Sub-districts									
上环	Sheung Wan	-	-	-	-	-	3 100	2 800	5 900	
中区	Central	-	-	1 800	1 800	-	1 600	-	1 600	
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	21 200	-	-	21 200	
北角 / 鲗鱼涌	North Point / Quarry Bay	69 400	-	-	69 400	34 800	9 100	-	43 900	
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	-	-	-	
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
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
2017	198 100	190 500	96.2	11 640 100	929 000	8.0	1 119 500	9.5

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 \$ / m² per month

[平均面积] [Average size]		甲级 Grade A [231 平方米 m ²]						乙级 Grade B [90 平方米 m ²]						丙级 Grade C [45 平方米 m ²]								
		上环 Year / Month	中区 Sheung Wan	铜锣湾 Causeway Bay Central	湾仔 / Wan Chai /	北角 / North Point /	油麻地 / Tsim Sha Tsui	九龙湾 / Mong Kok	观塘 / Kowloon Bay /	上环 Causeway Bay Central	中区 Wan Chai /	铜锣湾 North Point /	湾仔 / Tsim Sha Tsui	北角 / Mong Kok	油麻地 / Kwun Tong #	九龙湾 / Sheung Wan	上环 Causeway Bay Central	中区 Wan Chai /	铜锣湾 North Point /	湾仔 / Tsim Sha Tsui	北角 / Mong Kok	油麻地 / Kwun Tong #
2016	976	1 114	746	506	552	703	372	476	747	528	380	475	471	382	415	616	479	427	474	409	(289)	
2017 *	955	1 193	786	518	566	652	373	515	784	543	404	477	486	373	437	611	495	437	477	426	-	
2016	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	1 076	735	553	559	688	380	462	762	515	388	484	480	394	411	621	470	423	487	393	(277)
	9	849	1 176	742	472	573	628	371	491	754	524	380	473	477	(448)	425	626	500	444	477	386	-
	10	844	1 134	782	513	555	(1 035)	366	479	739	541	342	484	478	(359)	405	619	482	425	475	440	-
	11	693	1 165	761	495	550	(607)	360	514	760	522	394	491	502	363	401	598	479	428	474	429	-
	12	1 037	1 079	799	521	554	(629)	350	489	741	542	379	504	507	368	449	624	481	431	482	389	-
2017	1	1 050	1 168	770	500	540	(737)	365	452	775	551	(363)	456	505	328	410	623	470	420	457	371	-
	2	940	1 149	783	523	574	(488)	380	479	884	534	408	482	471	355	445	549	470	434	452	431	-
	3	813	1 180	759	504	576	738	327	529	758	524	413	470	498	(285)	443	615	509	420	473	420	-
	4	919	1 179	783	553	548	(744)	386	487	729	555	396	463	519	(392)	443	587	501	425	464	396	-
	5	960	1 171	812	458	535	(606)	384	526	757	546	413	475	473	382	422	652	503	430	459	420	-
	6	814	1 157	770	476	554	621	364	513	755	529	384	496	478	408	439	575	509	450	468	415	-
	7	996	1 222	798	534	591	(544)	366	542	854	555	426	480	484	(364)	467	631	501	437	487	455	-
	8 *	1 060	1 200	851	533	581	637	378	520	769	522	392	459	503	367	461	643	493	429	504	438	-
	9 *	(1 079)	1 242	775	525	595	666	394	560	747	552	401	502	469	375	417	631	494	457	491	436	-
	10 *	830	1 257	769	542	583	(715)	367	553	802	553	413	487	439	416	402	623	512	441	481	463	-
	11 *	1 010	1 141	762	514	567	-	400	545	811	532	399	490	482	358	447	590	477	432	513	446	-
	12 *	1 008	1 225	793	553	521	(511)	375	501	855	566	392	454	511	(377)	415	616	473	476	492	437	-

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2017 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 2017.

- 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 [127 平方米 m ²]								乙级 Grade B [64 平方米 m ²]								丙级 Grade C [36 平方米 m ²]											
		上环	中区	铜锣湾	鲗鱼涌	尖沙咀	旺角	观塘 [#]	上环	中区	铜锣湾	鲗鱼涌	尖沙咀	旺角	观塘 [#]	上环	中区	铜锣湾	鲗鱼涌	尖沙咀	旺角	观塘 [#]	上环	中区	铜锣湾	鲗鱼涌	尖沙咀	旺角	观塘 [#]
年 / 月 Year / Month	Sheung Wan	Central Bay	Causeway Wan Central Bay	North Point/ Quarry Tsim Sha Mong Kwun Kok Tong [#]	Yau Ma Tei/ Bay/ Sheung Wan Central Bay	Kowloon Wan Chai/ Point/ Causeway Tsim Sha Mong Kwun Kok Tong [#]																							
2016	221 386	401 674	262 387	-	195 282	-	135 339	171 000	(253 163)	215 050	(123 836)	166 129	141 069	-	152 156	199 522	184 737	158 194	143 648	149 229	-								
2017 *	(200 155)	470 830	258 296	236 771	216 390	-	156 729	190 522	263 078	249 421	154 921	189 220	155 729	(142 948)	175 739	254 595	201 589	180 324	159 922	165 750	-								
2016	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)	-	(184 615)	(214 965)	(109 639)	(170 021)	(173 711)	-	(150 556)	(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	150 295	-						
	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)	135 810	143 104	-							
	11	-	(401 154)	(268 889)	-	(175 581)	-	(176 948)	(187 933)	-	(259 786)	(133 257)	(130 552)	126 651	-	181 701	-	169 497	181 691	149 451	149 344	-							
	12	(251 256)	(478 516)	(413 907)	-	209 271	-	113 864	(172 756)	-	(263 180)	-	(208 560)	137 059	-	150 820	(163 793)	183 283	188 803	153 150	149 491	-							
2017	1	(180 483)	(506 659)	(260 576)	-	181 613	-	159 500	-	-	273 294	-	(173 184)	142 544	(133 011)	(141 368)	(241 187)	211 988	(179 432)	138 673	146 264	-							
	2	-	(414 214)	-	-	(214 164)	-	164 088	(194 553)	-	(228 234)	-	(175 462)	142 977	-	(200 324)	-	183 395	(151 735)	146 124	141 247	-							
	3	(154 277)	431 635	(202 469)	(218 564)	(202 985)	-	149 058	(210 422)	(316 637)	229 583	(131 002)	192 605	163 232	-	156 287	-	192 768	164 911	153 235	170 789	-							
	4	(252 591)	(404 823)	(248 914)	-	222 481	-	(205 133)	(144 295)	(212 191)	(304 956)	(165 340)	(186 774)	141 887	-	179 830	(222 609)	224 054	(164 918)	158 065	161 830	-							
	5	-	-	(220 209)	(280 619)	(250 709)	-	148 028	(160 910)	-	304 035	(165 975)	171 482	153 426	-	181 491	(261 488)	221 067	(180 742)	158 287	174 282	-							
	6	-	(519 005)	-	(189 189)	(207 897)	-	145 622	185 409	(248 618)	(172 764)	(141 284)	(164 736)	141 017	-	171 751	(228 627)	220 504	(250 000)	(143 875)	165 236	-							
	7	-	(559 105)	-	-	(223 341)	-	(135 828)	-	(219 005)	(262 354)	-	195 115	173 182	-	181 812	(309 701)	(180 371)	(194 883)	135 244	169 123	-							
	8 *	-	(550 093)	-	-	(303 104)	-	169 191	(221 739)	(330 729)	(225 225)	(169 797)	(152 575)	169 198	-	(154 794)	(283 801)	(173 975)	210 757	174 763	163 694	-							
	9 *	-	(463 489)	(203 008)	-	(190 854)	-	173 977	(188 503)	-	(182 881)	-	195 407	157 623	-	(228 841)	-	207 585	190 483	183 825	177 751	-							
	10 *	-	-	(224 266)	(225 642)	(253 771)	-	175 762	(210 777)	-	(241 999)	(164 657)	206 293	153 884	-	164 163	-	195 855	190 268	159 087	166 525	-							
	11 *	-	(514 903)	(425 174)	-	(264 129)	-	130 070	(184 983)	-	(199 185)	(164 656)	(183 638)	167 524	(152 885)	202 746	(264 582)	203 145	(145 871)	(195 599)	168 344	-							
	12 *	(213 269)	-	(259 877)	-	(236 000)	-	(157 926)	(199 634)	-	(191 288)	(147 326)	222 213	159 406	-	(174 388)	(240 224)	160 907	185 122	172 399	176 453	-							

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2017 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 2017.

- 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
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	237.9	231.0	213.6	232.3	400.1	457.2	444.7	426.9
2017 * 7 - 9	248.9	237.6	221.7	241.8	450.4	524.9	507.0	487.0
2016 10 - 12	238.8	230.8	213.7	232.8	395.6	438.9	435.2	417.8
2017 1 - 3	243.9	234.8	215.4	237.1	428.4	513.7	478.4	464.8
4 - 6	247.2	236.3	220.5	240.3	443.0	521.5	504.6	483.6
7 - 9 *	251.2	238.8	225.0	244.1	452.7	523.9	512.0	489.0
10 - 12 *	253.1	240.3	225.8	245.7	477.5	540.3	532.8	510.4
2016 7	237.9	230.9	213.1	232.3	(399.5)	(432.1)	428.0	415.5
8	238.7	231.2	215.0	233.1	(390.1)	(441.0)	(434.1)	415.5
9	239.7	230.3	213.1	233.0	397.2	(443.6)	443.6	422.3
10	239.1	231.4	215.8	233.3	399.6	(452.7)	440.5	424.8
11	239.4	231.6	215.7	233.6	(397.7)	462.5	457.1	432.0
12	240.4	234.5	215.4	235.0	408.2	(487.5)	470.5	446.2
2017 1	241.5	233.9	213.1	235.1	415.6	(501.9)	473.1	453.3
2	245.0	235.1	215.6	237.9	(433.7)	(519.0)	480.4	469.2
3	245.3	235.3	217.6	238.4	435.8	520.2	481.7	472.0
4	245.3	235.7	219.0	238.8	439.5	522.4	498.7	480.0
5	247.7	236.5	221.6	240.9	442.8	519.9	505.7	483.6
6	248.6	236.7	221.0	241.3	(446.8)	522.1	509.5	487.2
7	249.8	237.4	223.4	242.6	(443.4)	(518.3)	509.4	483.9
8 *	251.0	239.4	225.4	244.1	(452.7)	(525.3)	511.2	488.9
9 *	252.8	239.7	226.1	245.5	462.1	(528.2)	515.4	494.2
10 *	253.0	240.0	226.0	245.7	471.3	534.0	524.6	503.2
11 *	253.1	240.0	226.1	245.6	483.5	540.3	536.4	513.9
12 *	253.3	241.0	225.3	245.8	(477.6)	546.6	537.3	514.0

* 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	
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	202.9	340.0
2013		267.8	215.5	380.1
2014		270.6	218.6	365.2
2015		282.4	228.4	391.4
2016		296.4	238.5	409.5
2017 *		318.1	253.6	473.5
2016	7 - 9	298.7	238.1	395.8
	10 - 12	301.4	242.5	421.1
2017	1 - 3	309.5	245.0	413.8
	4 - 6	316.7	253.3	454.3
	7 - 9 *	321.0	255.1	522.3
	10 - 12 *	325.0	261.0	503.6
2016	7	297.3	242.7	(392.2)
	8	299.2	233.6	(380.6)
	9	299.6	237.9	(414.7)
	10	297.1	244.5	(407.7)
	11	307.3	241.9	(411.6)
	12	299.8	241.1	444.0
2017	1	304.6	237.2	391.8
	2	313.9	251.6	(420.5)
	3	310.1	246.3	429.2
	4	314.6	246.0	436.4
	5	320.7	259.8	(423.8)
	6	314.7	254.2	(502.7)
	7	318.5	257.5	(502.3)
	8 *	305.8	255.1	(587.2)
	9 *	338.8	252.7	(477.5)
	10 *	335.5	261.4	(481.0)
	11 *	315.3	261.9	(534.9)
	12 *	324.2	259.7	(494.8)

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	2016年年底总存量 Stock at year-end	2017年落成量 Completions	落成量占 2016年总存量的百分率 Completions as a % of 2016 Stock	2017年年底总存量 Stock at year-end	2017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	1 107 900	14 200	1.3	1 128 700	106 200	9.4	
湾仔	Wan Chai	1 171 700	8 400	0.7	1 182 700	115 900	9.8	
东区	Eastern	704 500	7 900	1.1	714 500	57 200	8.0	
南区	Southern	254 800	-	-	253 900	20 700	8.2	
港岛	HONG KONG	3 238 900	30 500	0.9	3 279 800	300 000	9.1	
油尖旺	Yau Tsim Mong	2 104 400	18 400	0.9	2 122 900	149 000	7.0	
深水埗	Sham Shui Po	711 900	15 200	2.1	727 600	57 700	7.9	
九龙城	Kowloon City	728 000	4 500	0.6	733 700	66 900	9.1	
黄大仙	Wong Tai Sin	324 100	1 500	0.5	324 800	31 700	9.8	
观塘	Kwun Tong	678 700	2 700	0.4	686 500	89 300	13.0	
九龙	KOWLOON	4 547 100	42 300	0.9	4 595 500	394 600	8.6	
葵青	Kwai Tsing	354 300	5 600	1.6	366 900	42 100	11.5	
荃湾	Tsuen Wan	502 100	-	-	512 300	57 700	11.3	
屯门	Tuen Mun	415 600	1 400	0.3	415 400	26 900	6.5	
元朗	Yuen Long	511 100	-	-	513 900	46 300	9.0	
北区	North	229 400	-	-	229 300	17 800	7.8	
大埔	Tai Po	235 600	-	-	235 000	10 200	4.3	
沙田	Sha Tin	493 000	9 900	2.0	503 000	66 100	13.1	
西贡	Sai Kung	305 300	13 800	4.5	321 000	36 700	11.4	
离岛	Islands	300 800	1 500	0.5	302 100	16 000	5.3	
新界	NEW TERRITORIES	3 347 200	32 200	1.0	3 398 900	319 800	9.4	
全港	OVERALL	11 133 200	105 000	0.9	11 274 200	1 014 400	9.0	

2017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2016年年底总存量计算。

2017 Year-end Stock figures are derived from the latest rating record,
 and not from the 2016 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
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
2017	港岛 Hong Kong	3 500	30 500	3 279 800
	九龙 Kowloon	8 800	42 300	4 595 500
	新界 New Territories	-	32 200	3 398 900
	全港 OVERALL	12 300	105 000	11 274 200

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

地区	District	2017年落成量 Completions	预测落成量 Forecast Completions		平方米 m ²
			[2018]	[2019]	
中西区	Central and Western	14 200	9 400	10 600	
湾仔	Wan Chai	8 400	800	18 800	
东区	Eastern	7 900	5 200	15 700	
南区	Southern	-	100	400	
港岛	HONG KONG	30 500	15 500	45 500	
油尖旺	Yau Tsim Mong	18 400	35 900	22 600	
深水埗	Sham Shui Po	15 200	4 500	400	
九龙城	Kowloon City	4 500	7 100	3 900	
黄大仙	Wong Tai Sin	1 500	-	-	
观塘	Kwun Tong	2 700	2 400	4 100	
九龙	KOWLOON	42 300	49 900	31 000	
葵青	Kwai Tsing	5 600	300	-	
荃湾	Tsuen Wan	-	45 100	22 100	
屯门	Tuen Mun	1 400	8 800	-	
元朗	Yuen Long	-	200	200	
北区	North	-	2 300	600	
大埔	Tai Po	-	-	-	
沙田	Sha Tin	9 900	-	300	
西贡	Sai Kung	13 800	24 800	-	
离岛	Islands	1 500	22 200	3 900	
新界	NEW TERRITORIES	32 200	103 700	27 100	
全港	OVERALL	105 000	169 100	103 600	

表 Table 30

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2017	105 000	101 500	96.7	11 169 200	912 900	8.2	1 014 400	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]	[58 平方米 m ²]	[57 平方米 m ²]	[53 平方米 m ²]	[42 平方米 m ²]	[32 平方米 m ²]	[24 平方米 m ²]	[24 平方米 m ²]	[32 平方米 m ²]	[42 平方米 m ²]	[57 平方米 m ²]	
年 / 月 Year / Month												
2016		1 499		1 338		1 300		469 391		411 195		401 118
2017 *		1 515		1 370		1 321		525 791		376 505		398 813
2016	7	1 714		1 186		1 290		(282 890)		340 809		(465 329)
	8	1 402		1 296		1 336		(517 052)		573 514		434 829
	9	1 446		1 547		1 242		(478 929)		357 502		255 569
	10	1 414		1 307		1 259		(470 705)		378 523		493 170
	11	1 453		1 576		1 256		492 334		471 074		401 414
	12	1 381		1 233		1 383		(389 647)		476 088		392 940
2017	1	1 463		1 282		1 152		(384 780)		357 841		423 087
	2	1 476		1 330		1 210		(529 939)		335 551		(298 165)
	3	1 599		1 455		1 372		675 458		299 383		391 562
	4	1 620		1 264		1 303		455 688		492 611		426 177
	5	1 426		1 450		1 369		430 574		385 693		417 289
	6	1 584		1 290		1 351		(517 635)		354 524		438 909
	7	1 472		1 271		1 336		696 957		406 541		354 989
	8 *	1 575		1 386		1 368		418 273		357 448		(319 983)
	9 *	1 402		1 518		1 264		435 544		429 095		493 750
	10 *	1 446		1 393		1 432		449 284		372 812		269 258
	11 *	1 565		1 487		1 310		670 688		369 710		460 154
	12 *	1 482		1 343		1 227		615 585		344 707		377 001

* 临时数字

() 表示少于 20 宗交易。

[] 表示 2017 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 2017.

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
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	178.6	526.9
2017 *	182.5	558.9
2016 7 - 9	177.5	514.0
10 - 12	179.4	534.4
2017 1 - 3	180.2	546.7
4 - 6	181.2	550.9
7 - 9 *	183.5	563.4
10 - 12 *	185.3	574.7
2016 7	177.6	510.1
8	177.4	511.2
9	177.5	520.6
10	179.3	529.5
11	179.3	534.4
12	179.5	539.3
2017 1	179.6	541.1
2	181.6	551.3
3	179.4	547.7
4	180.4	549.6
5	181.2	550.0
6	182.0	553.0
7	183.1	557.5
8 *	183.2	563.7
9 *	184.2	568.9
10 *	184.3	570.0
11 *	184.2	573.3
12 *	187.3	580.7

* 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	2016年年底总存量 Stock at year-end	2017年落成量 Completions	落成量占 2016 年总存量的百分率 Completions as a % of 2016 Stock	2017年年底总存量 Stock at year-end	2017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	8 400	12.6	
湾仔	Wan Chai	-	-	-	-	-	-	
东区	Eastern	1 257 900	-	-	1 186 400	43 400	3.7	
南区	Southern	673 500	-	-	673 500	55 400	8.2	
港岛	HONG KONG	1 998 300	-	-	1 926 800	107 200	5.6	
油尖旺	Yau Tsim Mong	300 500	-	-	300 100	38 400	12.8	
深水埗	Sham Shui Po	1 032 500	6 700	0.6	1 026 100	60 000	5.8	
九龙城	Kowloon City	850 000	-	-	848 400	42 700	5.0	
黄大仙	Wong Tai Sin	753 800	-	-	748 200	37 100	5.0	
观塘	Kwun Tong	3 061 500	-	-	3 023 000	203 900	6.7	
九龙	KOWLOON	5 998 300	6 700	0.1	5 945 800	382 100	6.4	
葵青	Kwai Tsing	3 244 000	15 800	0.5	3 227 300	185 500	5.7	
荃湾	Tsuen Wan	2 291 000	-	-	2 245 000	165 100	7.4	
屯门	Tuen Mun	1 476 200	-	-	1 460 000	116 700	8.0	
元朗	Yuen Long	203 300	-	-	203 300	11 300	5.6	
北区	North	279 100	-	-	280 000	18 200	6.5	
大埔	Tai Po	152 900	-	-	152 900	1 400	0.9	
沙田	Sha Tin	1 085 100	-	-	1 083 600	24 800	2.3	
西贡	Sai Kung	-	-	-	-	-	-	
离岛	Islands	900	-	-	900	-	-	
新界	NEW TERRITORIES	8 732 500	15 800	0.2	8 653 000	523 000	6.0	
全港	OVERALL	16 729 100	22 500	0.1	16 525 600	1 012 300	6.1	

2017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 2016 年年底总存量计算。

2017 Year-end Stock figures are derived from the latest rating record,
and not from the 2016 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

平方米 m²

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
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
2017	港岛 Hong Kong	71 600	-	1 926 800
	九龙 Kowloon	31 500	6 700	5 945 800
	新界 New Territories	4 600	15 800	8 653 000
	全港 OVERALL	107 700	22 500	16 525 600

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	2017 年落成量 Completions	预测落成量 Forecast Completions	
		[2018]	[2019]
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	-	13 300	-
深水埗 Sham Shui Po	6 700	22 800	-
九龙城 Kowloon City	-	-	-
黄大仙 Wong Tai Sin	-	-	-
观塘 Kwun Tong	-	15 700	3 600
九龙 KOWLOON	6 700	51 800	3 600
葵青 Kwai Tsing	15 800	15 900	28 200
荃湾 Tsuen Wan	-	-	-
屯门 Tuen Mun	-	-	-
元朗 Yuen Long	-	-	-
北区 North	-	-	2 300
大埔 Tai Po	-	-	-
沙田 Sha Tin	-	-	-
西贡 Sai Kung	-	-	-
离岛 Islands	-	-	-
新界 NEW TERRITORIES	15 800	15 900	30 500
全港 OVERALL	22 500	78 800	34 100

表 Table 36

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2017	22 500	17 100	76.0	16 503 100	995 200	6.0	1 012 300	6.1

表 Table 37

私人分层工厂大厦 - 平均租金及售价

PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

区域 Area		租金 Rents (每平方米月租 \$ / m ² per month)			售价 Prices (每平方米售价 \$ / m ²)		
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	
[平均面积] [Average size]	[160 平方米 m ²]	[130 平方米 m ²]	[145 平方米 m ²]	[111 平方米 m ²]	[118 平方米 m ²]	[108 平方米 m ²]	
2016	175	181	128	74 398	70 929	46 381	
2017 *	184	189	134	85 142	80 424	51 829	
2016	7	176	186	126	(60 121)	72 867	44 267
	8	168	189	126	(77 621)	66 261	44 531
	9	166	179	127	(67 991)	67 853	45 971
	10	177	186	130	(92 410)	72 594	46 824
	11	182	186	128	(78 508)	73 682	46 379
	12	189	186	130	(84 570)	76 265	54 076
2017	1	182	179	134	(80 083)	75 371	49 455
	2	174	185	136	(73 686)	75 914	49 799
	3	192	186	131	78 130	78 251	50 456
	4	178	183	127	76 569	78 958	52 096
	5	175	183	130	100 832	75 774	51 707
	6	178	190	133	90 460	86 044	51 569
	7	190	190	134	76 005	82 363	50 379
	8 *	173	193	141	86 199	85 208	48 522
	9 *	189	191	138	(89 517)	78 452	52 108
	10 *	199	193	138	(93 538)	80 211	53 514
	11 *	196	202	135	92 478	79 285	54 803
	12 *	194	194	144	84 027	86 581	54 818

* 临时数字

() 表示少于 20 宗交易。

[] 表示 2017 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 2017.

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

表 Table 38

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
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	181.4	692.7
2017 *	190.5	778.5
2016 7 - 9	182.0	681.9
10 - 12	184.1	709.2
2017 1 - 3	185.9	736.3
4 - 6	188.1	769.2
7 - 9 *	192.8	788.2
10 - 12 *	194.9	820.3
2016 7	182.4	673.2
8	181.2	684.0
9	182.3	688.6
10	182.7	689.8
11	184.0	709.5
12	185.6	728.4
2017 1	185.7	731.2
2	186.0	731.9
3	186.1	745.7
4	186.2	757.4
5	187.2	763.5
6	190.9	786.6
7	191.1	779.1
8 *	193.7	783.7
9 *	193.7	801.8
10 *	194.2	810.2
11 *	195.3	826.4
12 *	195.3	824.4

* 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 - 在选定地区的平均售价
PRIVATE FLATTED FACTORIES - AVERAGE PRICES IN SELECTED DISTRICTS

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	每平方米售价 \$ / m ²
[平均面积] [Average size]		[56 平方米 m ²]	[73 平方米 m ²]	[69 平方米 m ²]	[63 平方米 m ²]	[93 平方米 m ²]	[68 平方米 m ²]	
年 / 月 Year / Month								
2016		105 461	106 903	101 655	58 545	66 314	75 370	
2017 *		111 992	124 957	108 167	64 015	70 834	78 419	
2016	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)	(91 540)	90 766	50 073	78 857	(76 244)	
	10	105 973	(82 493)	99 036	62 228	67 024	(64 784)	
	11	(129 174)	126 434	111 850	50 106	64 170	(79 449)	
	12	(125 655)	121 300	115 473	72 857	64 313	(69 458)	
2017	1	-	118 003	(97 052)	63 530	54 306	77 514	
	2	(79 481)	106 862	108 417	45 554	62 522	(73 372)	
	3	103 601	115 149	107 486	58 464	72 531	(83 784)	
	4	(89 863)	132 171	105 929	58 593	63 637	79 763	
	5	119 576	(126 899)	104 695	57 815	66 257	80 802	
	6	124 394	122 499	112 307	73 404	73 137	73 844	
	7	(115 729)	(124 547)	107 220	50 284	73 803	70 988	
	8 *	100 132	137 699	105 532	74 387	64 200	(77 424)	
	9 *	(122 863)	147 815	105 629	80 644	72 360	73 996	
	10 *	106 484	149 888	106 265	55 978	80 346	(83 933)	
	11 *	(128 947)	(121 659)	115 658	72 596	75 840	(83 770)	
	12 *	(124 980)	118 833	114 931	74 270	76 813	83 308	

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2017 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 2017.

- No transaction record received by this Department.

Premises 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	2016年年底总存量	2017年落成量	落成量占 2016 年总存量的百分率	2017年年底总存量	2017年年底空置量	空置百分率
		Stock at year-end	Completions	Completions as a % of 2016 Stock	Stock at year-end	Amount Vacant at year-end	% Vacant
东区	Eastern	47 000	-	-	47 000	6 000	12.8
南区	Southern	5 900	-	-	5 900	500	8.5
港岛	HONG KONG	52 900	-	-	52 900	6 500	12.3
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	200	2.2
深水埗	Sham Shui Po	120 100	-	-	120 100	5 500	4.6
九龙城	Kowloon City	5 200	-	-	5 200	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	600	2.1
观塘	Kwun Tong	230 300	-	-	204 300	20 100	9.8
九龙	KOWLOON	393 200	-	-	367 200	26 400	7.2
葵青	Kwai Tsing	91 200	-	-	91 600	6 600	7.2
荃湾	Tsuen Wan	21 300	-	-	21 300	500	2.3
北区	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	16 600	-	-	16 600	900	5.4
新界	NEW TERRITORIES	135 600	-	-	136 000	8 000	5.9
全港	OVERALL	581 700	-	-	556 100	40 900	7.4

2017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 2016 年年底总存量计算。

2017 Year-end Stock figures are derived from the latest rating record,
 and not from the 2016 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	2017 年落成量 Completions	预测落成量 Forecast Completions	
		[2018]	[2019]
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
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
2017	-	-	-	556 100	40 900	7.4	40 900	7.4

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

平方米 m²

地区	District	2016年年底总存量 Stock at year-end	2017年落成量 Completions	落成量占 2016年总存量的百分率 Completions as a % of 2016 Stock	2017年年底总存量 Stock at year-end
中西区	Central and Western	-	-	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	400	-	-	500
南区	Southern	84 800	-	-	84 800
港岛	HONG KONG	85 200	-	-	85 300
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	205 300	-	-	196 300
九龙	KOWLOON	301 500	-	-	292 500
葵青	Kwai Tsing	125 000	-	-	123 700
荃湾	Tsuen Wan	196 200	-	-	159 200
屯门	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	574 500	53 300	9.3	623 000
北区	North	136 600	-	-	136 600
大埔	Tai Po	747 800	3 400	0.5	753 200
沙田	Sha Tin	145 200	-	-	145 200
西贡	Sai Kung	532 500	58 200	10.9	592 600
离岛	Islands	79 100	-	-	79 100
新界	NEW TERRITORIES	2 714 100	114 900	4.2	2 789 800
全港	OVERALL	3 100 800	114 900	3.7	3 167 600

2017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 2016年年底总存量计算。

2017 Year-end Stock figures are derived from the latest rating record,
and not from the 2016 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	2017年落成量 Completions	预测落成量 Forecast Completions	
		[2018]	[2019]
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	-	7 000	-
屯门 Tuen Mun	-	-	-
元朗 Yuen Long	53 300	28 600	31 800
北区 North	-	-	-
大埔 Tai Po	3 400	1 500	8 800
沙田 Sha Tin	-	-	-
西贡 Sai Kung	58 200	23 100	-
离岛 Islands	-	-	-
新界 NEW TERRITORIES	114 900	60 200	40 600
全港 OVERALL	114 900	60 200	40 600

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	2016年年底总存量 Stock at year-end	2017年落成量 Completions	落成量占 2016年总存量的百分率 Completions as a % of 2016 Stock	2017年年底总存量 Stock at year-end	2017年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant	平方米 m ²
								平方米 m ²
中西区	Central and Western	43 700	-	-	43 700	-	-	-
湾仔	Wan Chai	-	-	-	-	-	-	-
东区	Eastern	94 600	-	-	94 600	1 600	1.7	-
南区	Southern	28 600	-	-	28 600	700	2.4	-
港岛	HONG KONG	166 900	-	-	166 900	2 300	1.4	-
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	13 600	9.6	-
九龙城	Kowloon City	105 100	-	-	103 600	-	-	-
黄大仙	Wong Tai Sin	1 500	-	-	1 500	-	-	-
观塘	Kwun Tong	261 200	-	-	257 900	9 000	3.5	-
九龙	KOWLOON	510 000	-	-	505 200	22 600	4.5	-
葵青	Kwai Tsing	1 681 100	82 800	4.9	1 763 900	173 300	9.8	-
荃湾	Tsuen Wan	435 600	-	-	435 600	27 200	6.2	-
屯门	Tuen Mun	142 400	-	-	142 400	-	-	-
元朗	Yuen Long	126 000	-	-	126 000	-	-	-
北区	North	126 100	-	-	126 100	2 300	1.8	-
大埔	Tai Po	600	-	-	600	-	-	-
沙田	Sha Tin	442 200	-	-	442 200	22 500	5.1	-
西贡	Sai Kung	7 400	-	-	7 400	100	1.4	-
离岛	Islands	94 400	-	-	94 400	9 600	10.2	-
新界	NEW TERRITORIES	3 055 800	82 800	2.7	3 138 600	235 000	7.5	-
全港	OVERALL	3 732 700	82 800	2.2	3 810 700	259 900	6.8	-

2017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 2016年年底总存量计算。

2017 Year-end Stock figures are derived from the latest rating record,
and not from the 2016 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	2017年落成量 Completions	预测落成量 Forecast Completions	
		[2018]	[2019]
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	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	82 800	-	8 000
全港 OVERALL	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
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
2017	82 800	82 800	100.0	3 727 900	177 100	4.8	259 900	6.8

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	A	B	C	D	E
类别 Class					
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
2017 *	2.8	2.5	2.4	2.3	2.0
2016 7 - 9	3.0	2.7	2.6	2.4	2.2
10 - 12	2.9	2.6	2.5	2.3	2.1
2017 1 - 3	2.8	2.6	2.5	2.3	2.0
4 - 6	2.8	2.5	2.4	2.3	2.1
7 - 9	2.8	2.5	2.4	2.3	2.0
10 - 12 *	2.8	2.5	2.3	2.2	2.0
2016 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
2017 1	2.9	2.6	2.5	2.3	2.0
2	2.9	2.6	2.5	2.3	2.0
3	2.8	2.6	2.4	2.3	2.0
4	2.8	2.5	2.4	2.3	2.1
5	2.8	2.5	2.4	2.3	2.1
6	2.8	2.5	2.4	2.3	2.0
7	2.8	2.5	2.4	2.3	2.0
8	2.8	2.5	2.4	2.3	2.0
9	2.8	2.5	2.4	2.3	2.0
10	2.8	2.5	2.4	2.2	2.0
11 *	2.8	2.5	2.3	2.2	2.0
12 *	2.7	2.5	2.3	2.2	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 Flattened Factories **	零售业楼宇 Retail
	甲级 Grade A	乙级 Grade B		
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
2017 *	2.7	2.8	2.9	2.5
2016 7 - 9	3.0	3.3	3.2	2.6
10 - 12	3.0	3.1	3.1	2.5
2017 1 - 3	2.9	2.9	3.0	2.5
4 - 6	2.7	2.8	2.9	2.5
7 - 9 *	2.7	2.8	2.9	2.5
10 - 12 *	2.6	2.8	2.9	2.4
2016 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	2.5
10	3.0	3.2	3.2	2.6
11	3.0	3.2	3.1	2.5
12	3.0	3.0	3.1	2.5
2017 1	2.9	3.0	3.1	2.5
2	2.8	2.9	3.0	2.4
3	2.8	2.9	3.0	2.5
4	2.7	2.8	3.0	2.5
5	2.7	2.8	3.0	2.5
6	2.7	2.8	2.9	2.5
7	2.8	2.8	2.9	2.5
8 *	2.7	2.8	3.0	2.4
9 *	2.7	2.8	2.9	2.4
10 *	2.6	2.8	2.9	2.4
11 *	2.6	2.8	2.8	2.4
12 *	2.6	2.7	2.9	2.4

* 临时数字

** 此栏数字只就楼上单位计算。

* Provisional figures

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

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)
2015	55 982	416 520
2016	54 701	428 041
2017	61 591	556 350
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
2017 1 - 3	13 221	114 274
4 - 6	18 892	182 279
7 - 9	13 158	112 135
10 - 12	16 320	147 660
2017 1	3 286	27 439
2	4 079	36 460
3	5 856	50 375
4	7 060	69 582
5	5 732	53 559
6	6 100	59 138
7	3 515	33 212
8	4 014	33 651
9	5 629	45 272
10	5 289	41 888
11	5 694	53 817
12	5 337	51 955

资料来源：土地注册处

数字源自于有关期间送交土地注册处注册的住宅楼宇买卖合约。这些数字一般显示送交注册前约四个星期内签立的交易。住宅买卖是指已缴付印花税的楼宇买卖合约。统计数字并不包括居者有其屋、私人机构参建居屋及租者置其屋等计划的住宅买卖，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, etc. 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

年 / 月 Year / Month	成交金额 (百万元) Range of Consideration (\$ million)												总数 Total	
	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			
	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%		
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	
2017	281	0	1 117	2	2 996	5	17 689	29	26 733	43	12 775	21	61 591	
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
2017	1 - 3	55	0	285	2	712	5	4 116	31	5 485	41	2 568	19	13 221
	4 - 6	70	0	291	2	745	4	5 191	27	8 204	43	4 391	23	18 892
	7 - 9	75	1	273	2	642	5	3 817	29	5 832	44	2 519	19	13 158
	10 - 12	81	0	268	2	897	5	4 565	28	7 212	44	3 297	20	16 320
2017	1	11	0	82	2	197	6	1 148	35	1 299	40	549	17	3 286
	2	23	1	96	2	223	5	1 136	28	1 759	43	842	21	4 079
	3	21	0	107	2	292	5	1 832	31	2 427	41	1 177	20	5 856
	4	24	0	89	1	243	3	1 817	26	3 090	44	1 797	25	7 060
	5	25	0	99	2	252	4	1 915	33	2 231	39	1 210	21	5 732
	6	21	0	103	2	250	4	1 459	24	2 883	47	1 384	23	6 100
	7	20	1	90	3	190	5	1 000	28	1 505	43	710	20	3 515
	8	28	1	92	2	208	5	1 226	31	1 715	43	745	19	4 014
	9	27	0	91	2	244	4	1 591	28	2 612	46	1 064	19	5 629
	10	24	0	86	2	272	5	1 522	29	2 427	46	958	18	5 289
	11	29	1	85	1	325	6	1 590	28	2 507	44	1 158	20	5 694
	12	28	1	97	2	300	6	1 453	27	2 278	43	1 181	22	5 337

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)	
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
2017	18 645	30	240 512	42 946	70	315 838	61 591
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
2017	1 - 3	3 573	27	46 261	9 648	73	68 013
	4 - 6	6 245	33	87 100	12 647	67	95 181
	7 - 9	4 577	35	49 936	8 581	65	62 199
	10 - 12	4 250	26	57 215	12 070	74	90 445
2017	1	664	20	8 164	2 622	80	19 275
	2	1 474	36	17 465	2 605	64	18 995
	3	1 435	25	20 632	4 421	75	29 743
	4	2 650	38	38 342	4 410	62	31 240
	5	1 275	22	21 342	4 457	78	32 218
	6	2 320	38	27 416	3 780	62	31 723
	7	952	27	12 133	2 563	73	21 079
	8	1 236	31	14 369	2 778	69	19 282
	9	2 389	42	23 434	3 240	58	21 838
	10	1 541	29	15 809	3 748	71	26 079
	11	1 416	25	20 623	4 278	75	33 194
	12	1 293	24	20 783	4 044	76	31 172

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.	总值 (百万元) Consideration (\$ million)
2015		1 470	22 490	2 067	29 389	3 407	21 971
2016		1 105	18 420	1 523	23 760	2 727	18 682
2017 *		1 956	30 779	2 198	35 724	5 121	30 963
2016	7 - 9	294	5 796	393	7 310	616	5 125
	10 - 12	412	6 491	541	8 884	1 074	6 766
2017	1 - 3	594	8 141	490	6 858	963	5 732
	4 - 6	547	9 654	574	9 941	1 346	7 990
	7 - 9 *	360	5 828	534	8 958	1 297	7 759
	10 - 12 *	455	7 157	600	9 967	1 515	9 482
2016	7	72	912	99	1 309	183	1 092
	8	94	1 799	126	1 806	211	2 644
	9	128	3 085	168	4 195	222	1 389
	10	104	1 676	175	2 488	241	1 577
	11	149	2 483	194	3 584	391	2 918
	12	159	2 331	172	2 812	442	2 272
2017	1	113	1 402	157	2 867	260	1 343
	2	87	1 172	121	1 584	219	1 457
	3	394	5 567	212	2 407	484	2 933
	4	160	3 515	201	4 400	380	2 589
	5	237	3 086	177	2 598	397	2 305
	6	150	3 053	196	2 943	569	3 096
	7	125	1 541	163	3 178	448	2 505
	8 *	111	2 405	171	2 743	408	2 434
	9 *	124	1 882	200	3 037	441	2 819
	10 *	163	2 463	191	2 577	407	3 104
	11 *	148	2 895	221	2 869	520	3 241
	12 *	144	1 799	188	4 521	588	3 137

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

(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

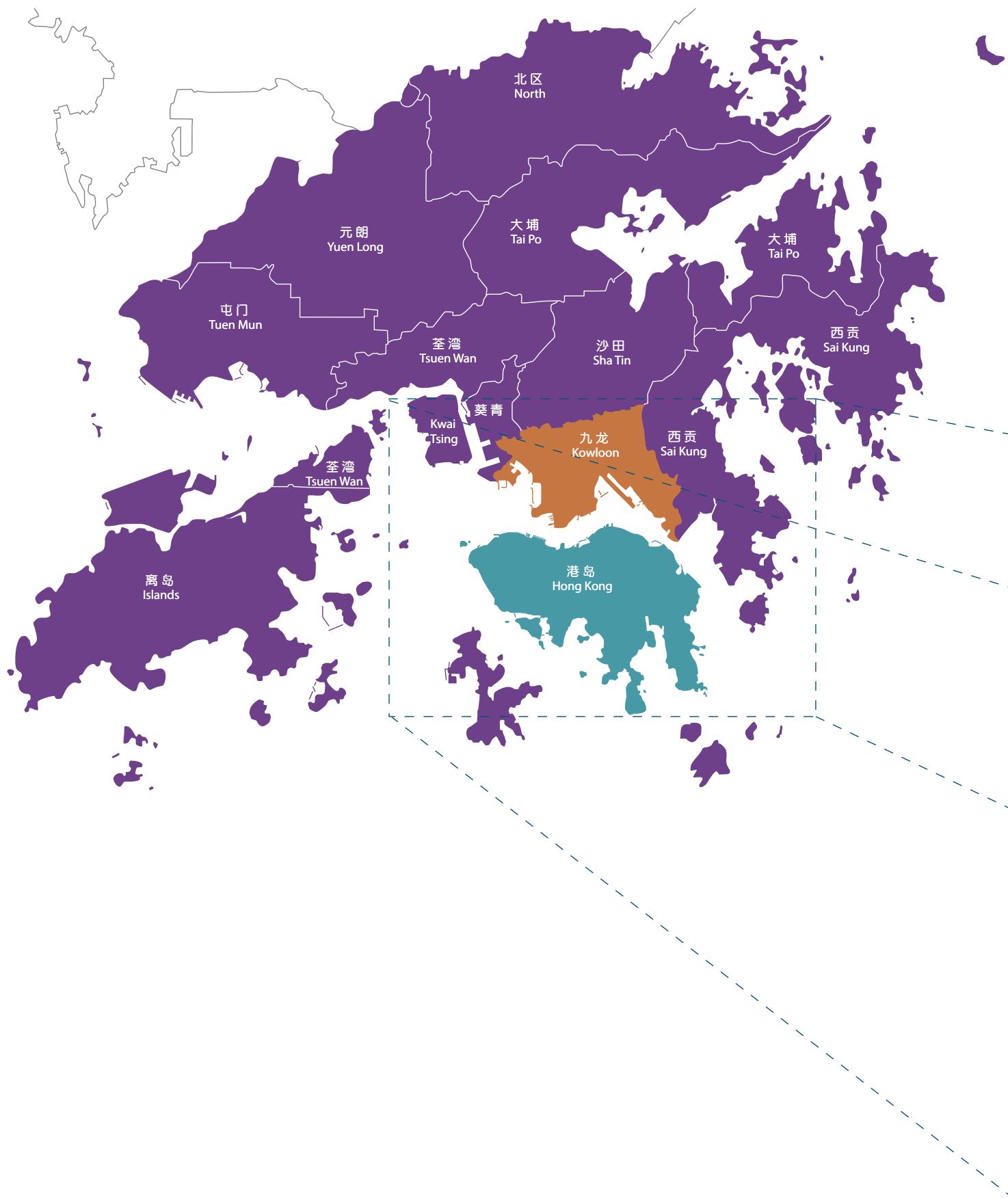
区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
新界 NEW TERRITORIES	西贡 Sai Kung	清水湾、西贡、 大网仔、 将军澳、 坑口、调景岭、 马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821,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

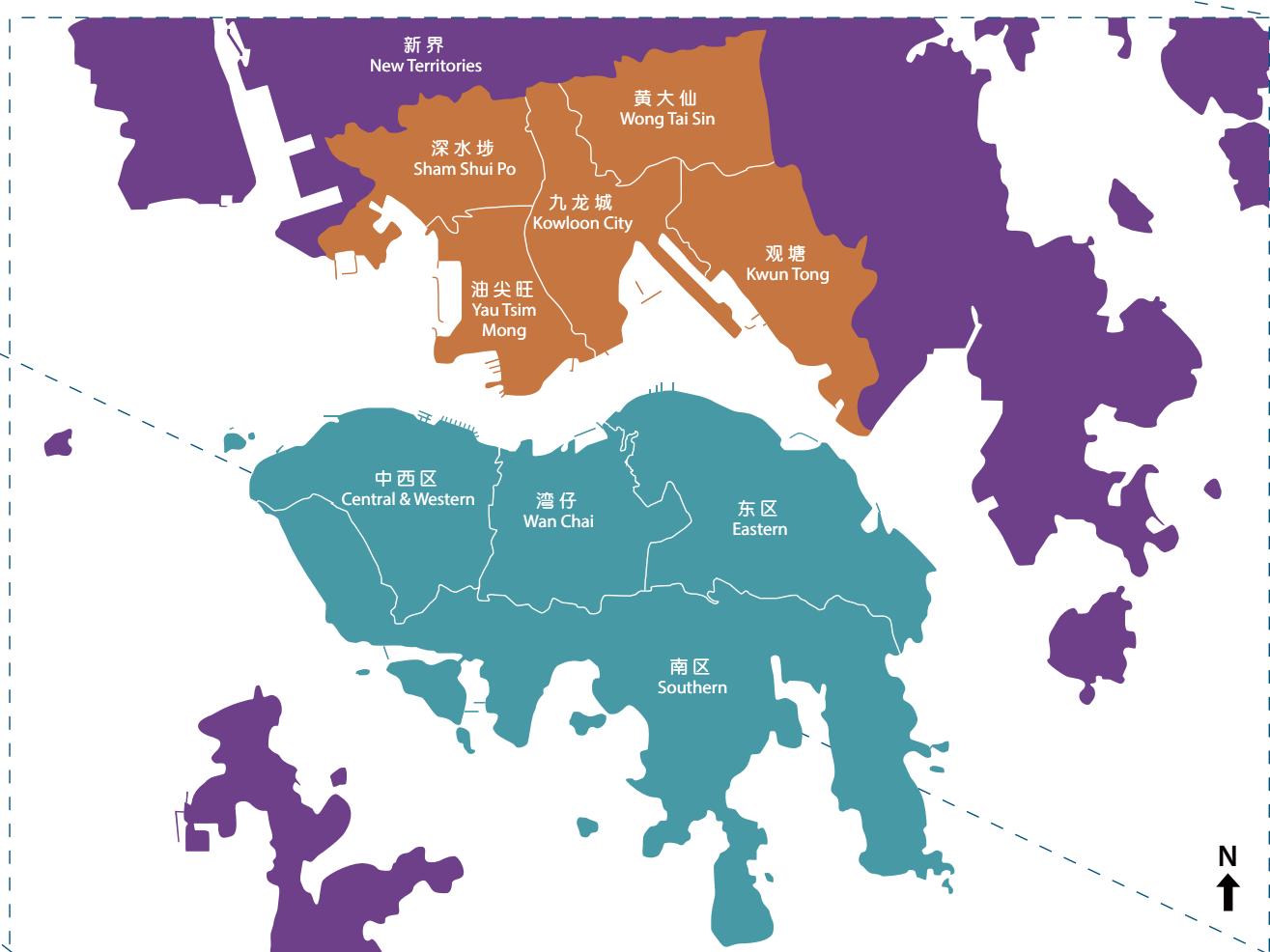
写字楼的分区	Sub-districts for Offices	小规划统计区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124
湾仔 / 铜锣湾	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鲗鱼涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213, 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

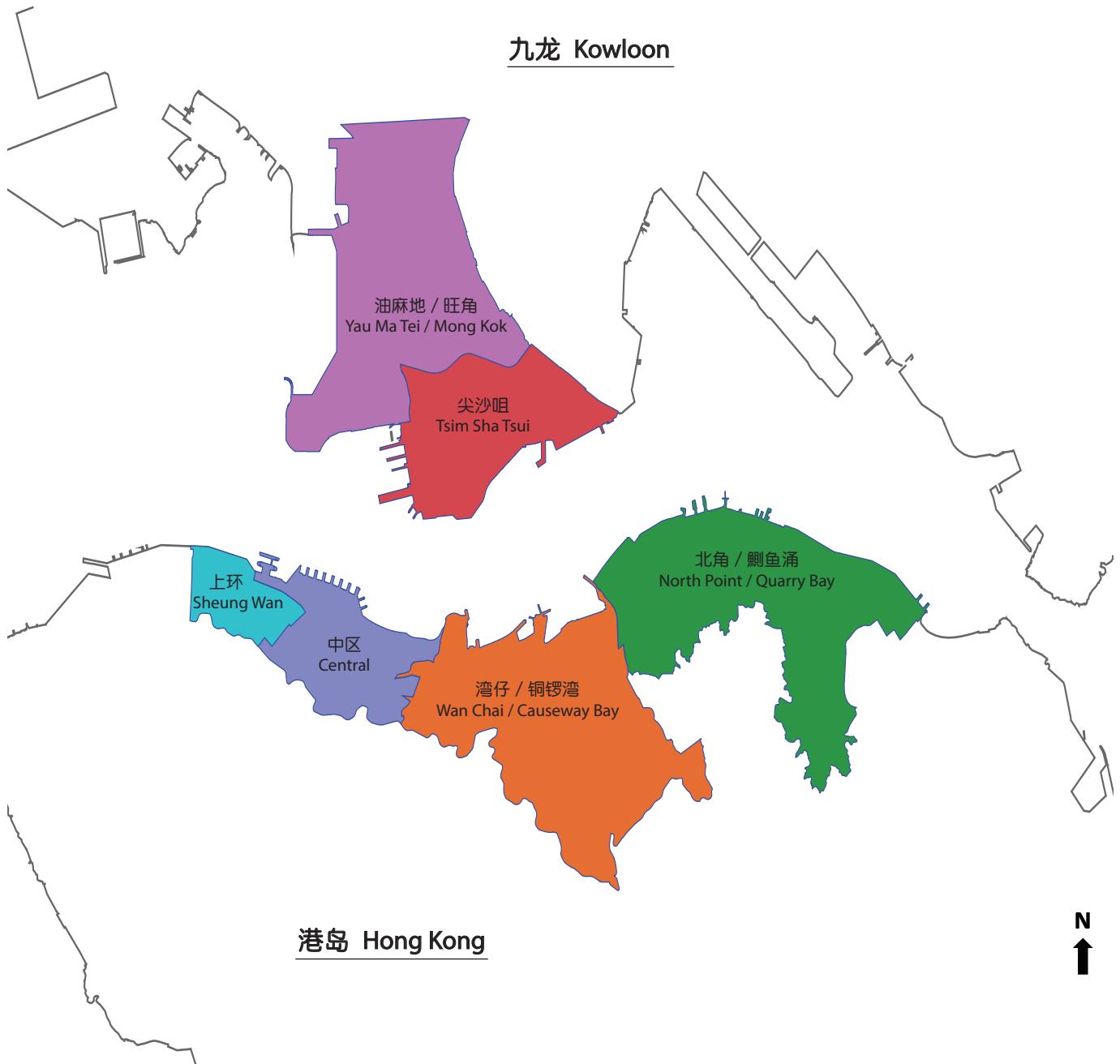
新界地区 New Territories Districts



港岛及九龙地区 Hong Kong and Kowloon Districts



分区图
Plans



写字楼分区图 Office Sub-districts Plan



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