

香港物业报告

Hong Kong Property Review

2019



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



香港物业报告

Hong Kong Property Review 2019

本报告回顾 2018 年香港物业市场的活动，
并预测 2019 及 2020 年的楼宇落成量。

A review of the Hong Kong property
market for the year 2018 with forecast of
completions for 2019 and 2020

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2019 年 4 月

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April 2019



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目录 Contents

序言 Foreword 03

综观 Overview 08

评论 - 私人楼宇
Commentary on Private Developments

住宅 Domestic 16

整体 Overall

中 / 小型单位 Small / Medium Units

大型单位 Large Units

写字楼 Office 30

整体 Overall

甲级 Grade A

乙级 Grade B

丙级 Grade C

商业楼宇 Commercial 48

工业楼宇 Industrial 54

分层工厂大厦 Flatted Factories

工贸大厦 Industrial / Office

特殊厂房 Specialised Factories

货仓 Storage

技术附注 Technical Notes 64

图表 Tables 78

附录 Appendix

各区域及地区 Areas and Districts

分区图 Plans

写字楼分区图 Office Sub-districts Plan

序言

Foreword



私人住宅
Private Domestic



私人商业楼宇
Private Commercial



私人写字楼
Private Office



私人工业楼宇
Private Industrial

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

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

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

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

The Hong Kong Property Review (the Review) presents property information and data compiled by the 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 year end. 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 of forecast completion figures 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.

本报告涵盖私人楼宇类别，不包括政府、香港房屋委员会及香港房屋协会所拥有的住宅及非住宅发展项目的统计数字。

本报告所用词汇的定义、物业类别及各项数字的计算方法，可参阅64至75页的「技术附注」。

如有查询，可联络本署技术秘书（物业资料）：

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The Review is confined to the private property sector and does not cover statistics on public sector developments, both domestic and non-domestic, owned by the Government, Hong Kong Housing Authority and Hong Kong Housing Society.

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

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综观

Overview





2018年全年合计，香港经济录得高于趋势的增长。由于全球经济环境良好，香港经济在上半年录得强劲增长。然而，受美国与内地的贸易摩擦以及美国接连加息影响，香港经济增长在下半年明显减慢，在第四季尤为显著。基本通胀率由2017年的1.7%升至2018年的2.6%，属于温和水平。尽管外围环境充满挑战，劳工市场进一步趋紧，总就业人数持续上升，收入情况亦见改善。失业率下降至2.8%，为二十多年以来的低位。

由于住宅单位供求情况偏紧继续起支持作用，住宅物业市场在2018年上半年持续亢奋，但在下半年出现调整。住宅售价自8月起回落，但全年合计仍录得升幅。市场气氛受多项因素影响，包括本地最优惠贷款利率在9月上调，以及环球股票市场波动。尽管售价下跌，市民的置业购买力指数在第四季约为69%，远高于1998至2017年期间44%的长期平均数。

商业及工业楼宇市场在2018年有起有跌。写字楼市场在上半年气氛普遍良好。然而，下半年全球经济前景暗淡，导致市场活动在将年底时失去动力。虽然如此，2018年全年合计，非住宅物业市场的售价和租金仍录得升幅。

为应对过热的楼市，政府自2010年11月起推出多轮需求管理措施。这些措施旨在防止物业市场进一步升温，以免对本地宏观经济和金融体系的稳定造成重大风险，同时确保物业市场健康稳定发展，以促进本港整体的可持续发展。土地供应方面，政府决心觅地造地、建立土地储备，以解决土地供应短缺的问题。为此，政府已提出几项计划，包括「明日大屿愿景」、发展棕地、土地共享和活

In 2018, Hong Kong economy registered an above-trend growth as a whole. First half of the year recorded robust upswing amid the favourable global economic environment. However, Hong Kong's economic growth decelerated notably in the second half, especially in the fourth quarter as the US-Mainland trade conflict and successive US interest rate hikes took its toll. Underlying inflation accelerated from 1.7% in 2017 to a moderate level of 2.6% in 2018. Despite the external challenges, the labour market showed further tightening, depicting continuous growth in total employment with income condition improved. The unemployment rate declined to 2.8%, the lowest in more than 20 years.

The residential property market remained exuberant in the first half of 2018, as the tight demand-supply balance of flats continued to render support. However, second half of the year underwent a consolidation. Flat prices reverted to a decline in August, though still recorded a gain for the whole year. Market sentiment was dampened by various factors, including the increase in local Best Lending Rates in September and volatility in the global stock markets. Notwithstanding the price decline, the index of home purchase affordability was around 69% in the fourth quarter, significantly above its long-term average of 44% over 1998-2017.

The commercial and industrial property markets experienced ups and downs in 2018. In the first half of the year, the office market showed upbeat sentiment. However, gloomy global economic outlook in the second half of the year caused market activities losing momentum towards the end of the year. Nevertheless, prices and rentals of non-residential sectors recorded gains in 2018 as a whole.

To address the overheated property market, the Government has introduced several rounds of demand-side management measures since November 2010. These measures aim at preventing further exuberance in the housing market which may pose significant risks to our macroeconomic and financial stability, as well as ensuring the healthy and stable development of the property market which is crucial to the sustainable development of Hong Kong as a whole. On land supply, the Government is determined to identify and produce land in order to

化工厦。此外，政府亦完全同意土地供应专责小组就土地供应策略所提供的建议。

短期挑战以外，香港的中期经济前景正面。内地深化改革和开放会创造可持续的增长，将对香港大有好处，尤其是「一带一路」建设及粤港澳大湾区发展将带来庞大的机遇。为把握这些机遇，政府将竭尽所能提升香港整体的竞争力。

build a land reserve to help resolve the challenge of land supply shortage. Several plans were presented, including the Lantau Tomorrow Vision, development of brownfield sites, land sharing and revitalisation of industrial buildings. The Government also fully endorsed the Task Force on Land Supply's recommendations relating to the land supply strategy.

Looking beyond the short-term challenges, the medium-term outlook for the Hong Kong economy is bright. The deepening reforms and opening-up in the Mainland will result in sustainable growth, which will be beneficial to Hong Kong. In particular, the Belt and Road Initiative and the Guangdong-Hong Kong-Macao Bay Area development will bring about enormous opportunities. To capitalise on these opportunities, the Government will spare no effort in strengthening Hong Kong's overall competitiveness.

住宅物业

住宅物业市场在2018年上半年保持畅旺，但在政府于6月推出六项房屋政策新措施后出现调整。这些措施旨在达到三个目标：令资助出售单位更可负担；增加资助房屋单位供应及加强支援过渡性房屋供应；以及鼓励一手私人住宅单位尽早推出市场。住宅售价自8月起回落，但全年合计仍录得2%的温和升幅。交投活动在下半年转趋淡静，令全年住宅物业交投量下跌7%至57 247宗。



向空置的一手私人住宅单位征收「额外差饷」为其中一项房屋政策新措施，目的在促使地产商尽早推售或出租一手私人住宅单位。政府现正积极筹备有关立法工作。

Residential

The residential property market remained buoyant in the first half of 2018, but underwent a consolidation after the introduction of six new housing initiatives by the Government in June, which intended to meet three objectives, namely making subsidised sale flats more affordable, increasing supply of subsidised housing units and enhancing support for transitional housing supply, and encouraging more timely supply of first-hand private flats. Flat prices have reverted to a decline since August, though still recorded a mild increase of 2% for the whole year. Trading activities quietened down in the second half with the number of transactions for residential property reduced by 7% to 57 247 in 2018.

Introducing "Special Rates" on vacant first-hand private residential units was one of those initiatives which aimed at expediting housing supply by encouraging developers to sell or rent out completed units within a reasonable time. The Government is now formulating the legislative amendments.

2018年私人住宅的落成量增加18%至20 968个单位。入住量为11 623个单位，较前一年低31%。年底空置量上升至总存量的4.3%，相当于51 426个单位。在这些空置单位中，11 242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。2019和2020年的预测落成量分别为20 415个和20 181个单位。

2018年首七个月销售市场畅旺，但其后回软。然而，与2017年12月相比，私人住宅整体售价仍录得1.8%的按年升幅。租金亦温和增长，但在接近2018年年底时失去动力。私人住宅整体租金仍上升4.6%。有别于上一年，2018年的市场回报率呈温和上升趋势。

写字楼

2018年写字楼市道畅旺，但接近年底时有所冷却。不过，年内售价和租金均录得正数增长。由于香港的经济自由和具竞争力的税率继续赢得国际认同，加上香港处于有利地理位置，是跨国企业和其他外国公司打入中国内地市场的门户，市场对写字楼的需求依然殷切。为应付市场需求，政府将致力增加写字楼供应，而其中一个方法便是将商业地带分散至其他地区，例如九龙东和鲗鱼涌。

2018年写字楼的落成量为179 200平方米，较2017年少10%。甲级写字楼的落成量为178 500平方米，当中39%和38%分别来自观塘和东区，而乙级写字楼的700平方米落成量则全部来自北区。年内，写字楼的整体使用量飙升至265 800平方米，甲级和乙级写字楼的使用量分别为正数234 200平方米和34 600平方米。年底空置量跌至总存量的8.6%，相当于1 032 100平方米。甲级和乙级写字楼的空置率分别下滑至各自总存量的8.7%和9.0%，而丙级写字楼的空置率则微升至其总存量的7.2%。按分区计，北角／鲗鱼涌的甲级写字楼录得双位数字的空置率。

Completions in 2018 increased by 18% to 20 968 units. Take-up, at 11 623 units, was 31% lower than that of the last year. Vacancy at the year-end climbed to 4.3% of the total stock, equivalent to 51 426 units. Among these vacant units, 11 242 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. Forecast completions in 2019 and 2020 are 20 415 and 20 181 units respectively.

Sales market was buoyant in the first seven months of 2018 but softened thereafter. Nevertheless, overall flat prices recorded a year-on-year increase of 1.8% as compared to December 2017. Rents also increased moderately but lost momentum towards the end of 2018. Overall flat rents went up by 4.6%. Unlike the preceding year, market yield was on a moderate upward trend in 2018.

Office

The office market was upbeat in 2018 but cooled off towards the end of the year. Nonetheless, positive gains were recorded in both prices and rents in the year. As Hong Kong's economic freedom and competitive tax rates continue to win international recognition, together with its strategic location for multinational corporations and other foreign businesses to Mainland China, the demand for office remains great. To meet the market demand, the Government will endeavor to facilitate office supply and one of the means is by decentralisation of business areas to other districts, such as Kowloon East and Quarry Bay.

Office completions in 2018 were 179 200 m², 10% lower than that of 2017. Grade A completions were 178 500 m², of which 39% came from Kwun Tong and 38% from the Eastern district. Grade B completions of 700 m² wholly came from the North district. The overall take-up rocketed to 265 800 m² in the year. Grade A and Grade B offices had positive take-up of 234 200 m² and 34 600 m² respectively. The year-end vacancy reduced to 8.6% of the total stock, amounting to 1 032 100 m². The vacancy rate of Grade A and Grade B offices slid to 8.7% and 9.0% of the stock respectively while that of Grade C offices edged up to 7.2% of its stock. For sub-districts, Grade A offices in North Point/Quarry Bay recorded a double-digit vacancy rate.

2019年将有大量新供应，落成量达285 000平方米，但供应在2020年将大跌至65 900平方米。2019年甲级写字楼的新落成量将有257 600平方米，主要来自观塘，占预计供应量的50%。2020年甲级写字楼的落成量将大幅降至47 500平方米，荃湾和西贡合共占预测落成量的82%。乙级写字楼在2019年的预测落成量为22 800平方米，但2020年将跌至18 200平方米。丙级写字楼的落成量在2019和2020年将分别为4 600平方米和200平方米。

Supply coming on stream in 2019 will be huge at 285 000 m², but then will drop substantially to 65 900 m² in 2020. In 2019, new Grade A space will account for 257 600 m², mainly from Kwun Tong amounting to 50% of the anticipated supply. But Grade A completions in 2020 will go down by a large extent to 47 500 m², with Tsuen Wan and Sai Kung together contributing 82% of the forecast completions. Grade B forecast completions will be 22 800 m² in 2019, but it will drop to 18 200 m² in 2020. There will be 4 600 m² and 200 m² of Grade C office completions in 2019 and 2020 respectively.

与2017年12月相比，2018年12月的写字楼售价平均上升10.4%。按写字楼级别分析，以2017年12月与2018年12月相比，甲级和乙级写字楼的售价分别上涨23.8%和5.3%，而丙级写字楼的售价则变化不大。另一方面，租金平均上升3.9%，甲级、乙级和丙级写字楼的升幅分别为4.4%、3.4%和3.1%。市场回报率出现下行走势。

Prices of office space in December 2018 on average escalated by 10.4% over December 2017. Analysed by office class, prices of Grade A and B office space increased by 23.8% and 5.3% respectively, while prices of Grade C office had minimal change between December of 2017 and 2018. Meanwhile, office rentals on average went up by 3.9%, with those of Grade A, B and C offices rising by 4.4%, 3.4% and 3.1% respectively. The market yield was heading downward.



商业楼宇

2018年商业楼宇的落成量上升19%至125 000平方米，单是新界便占当中近一半的落成量。年内使用量录得正数45 700平方米，较前一年少40%。空置率微升至总存量的9.4%，相当于1 076 700平方米。预计2019年落成量会减少至99 200平方米，当中以油尖旺和离岛供应最多，各占预测供应量的26%。2020年的落成量将增至134 900平方米，当中西贡、荃湾和湾仔将成为主要供应区，占总供应量的56%。

零售业楼宇

访港旅游业的表现在2018年保持畅旺，主要受内地访港旅客人数持续急增支持。整体访港旅客续升11.4%至6 510万人次新高。内部需求在2018年大致强韧。由于工资及收入稳健增加，私人消费开支全年合计保持显著增长，但随着资产市场出现调整，增长率在年内逐步回落。然而，环球经济前景黯淡，2018年商业楼宇的交投量大幅下滑12%至1 900宗，跌势在接近年底时尤为明显。

私人零售业楼宇的售价和租金在2018年均轻微上升，以2017年12月与2018年12月相比，两者分别录得3.1%和1.5%的升幅。市场回报率保持稳定。

Commercial

Completions in 2018 rose by 19% to 125 000 m², with the New Territories alone contributing almost half of the completions. Positive take-up at 45 700 m² was registered in the year, 40% less than the preceding year. Vacancy rate increased marginally to 9.4% of its total stock at 1 076 700 m². Completions are expected to diminish in 2019 at 99 200 m² in total, with Yau Tsim Mong and Islands being the main suppliers, each accounting for 26% of the anticipated supply. In 2020, the completions will be boosted to 134 900 m² of which Sai Kung, Tsuen Wan and Wan Chai will become the major contributors, amounting to 56% of the total supply.

Retail

Performance of inbound tourism remained vibrant in 2018, mainly supported by the continued rally in Mainland visitors. Overall visitor arrivals soared by another 11.4% to a record 65.1 million. Domestic demand was broadly resilient in 2018. Private consumption expenditure maintained notable growth for the year as a whole on the back of solid gains in wages and earnings, but the growth rate eased successively through the year amid asset market corrections. However, transactions of commercial premises plunged remarkably by 12% to 1 900 in 2018, particularly towards the end of the year due to the gloomy global economic outlook.

Both private retail prices and rents rose slightly in 2018, recording a growth of 3.1% and 1.5% respectively between December of 2017 and 2018. Market yield remained stable.



工业楼宇

工业楼宇市场在2018年大致活跃，但从**分层工厂大厦**的交投活动可见，市场于第四季转趋淡静。政府在《2018年施政报告》中宣布推出包括活化工厦等多项措施，以增加土地供应。

2018年的落成量上升至41 100平方米，大部分来自观塘和深水埗。使用量再次录得负数7 500平方米。年底空置量微升至总存量的6.3%，相当于1 029 100平方米。落成量在2019年将上升至46 700平方米，并于2020年进一步上升至65 100平方米。

以2017年12月与2018年12月相比，售价和租金分别录得9.7%和4.2%的升幅。年内市场回报率轻微下跌。

2018年并无**工贸大厦**落成。使用量转为负数10 500平方米，而空置率增至总存量的9.3%，相当于51 400平方米。预期2019和2020年均不会有新供应。

2018年的**货仓**落成量为3 000平方米。使用量录得正数40 500平方米，空置率降至总存量的4.8%，相当于181 400平方米。预计2019年将有8 000平方米的新货仓楼面落成，但预计2020年不会有新供应。

Industrial

The industrial property market was generally active in most of 2018, though quietened down during the fourth quarter of the year, as reflected in the trading activity of the **flatted factories**. As delivered in the 2018 Policy Address, the Government announced a raft of measures to boost land supply, including the revitalisation of industrial buildings.

Completions in 2018 rose to 41 100 m², mostly from Kwun Tong and Sham Shui Po. Take-up was again negative, reaching 7 500 m². Vacancy at the year-end edged up to 6.3% of total stock at 1 029 100 m². Completions in 2019 will rise to 46 700 m² and further increase to 65 100 m² in 2020.

Prices and rentals grew by 9.7% and 4.2% respectively, as comparing December of 2017 and 2018. Market yield edged down marginally in the year.

There were no **industrial/office** completions in 2018. Take-up turned negative to 10 500 m² and the vacancy rate increased to 9.3% of the stock at 51 400 m². No new supply is expected in 2019 and 2020.

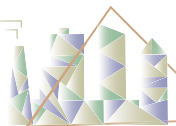
New **storage** space of 3 000 m² were completed in 2018. Positive take-up of 40 500 m² was recorded and the vacancy rate fell to 4.8% of total stock at 181 400 m². New storage supply of 8 000 m² is anticipated in 2019 but nil in 2020.



私人住宅

Private Domestic



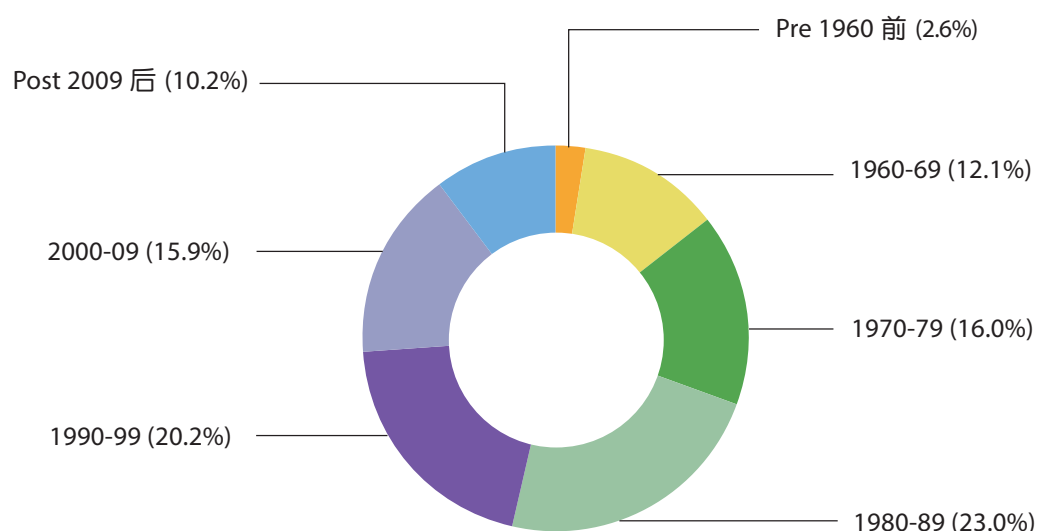


私人住宅（整体） Private Domestic (Overall)

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。2018年年底的整体总存量为1 193 971个单位。图表显示按楼龄分类的总存量。

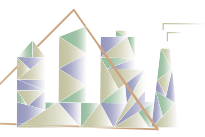
This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2018, the overall stock was 1 193 971 units. The chart shows stock distribution by age.

按楼龄分类的总存量 Stock Distribution by Age



2018年私人住宅落成量为20 968个单位，较前一年增加18%。当中新界占大约56%，九龙占28%，港岛占16%。按地区计，九龙城、西贡和荃湾为供应量较多的主要地区，分别占整体落成量的24%、22%和21%。

Completions in 2018 amounted to 20 968 units, up by 18% from the previous year. About 56% of the completions was in the New Territories, 28% in Kowloon and 16% on Hong Kong Island. District-wise, Kowloon City, Sai Kung and Tsuen Wan were the major contributors providing 24%, 22% and 21% of the overall completions respectively.



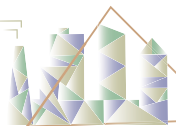
2018年的入住量减少至11 623个单位，相当于年内落成量的55%。年底空置量随入住量减少而增加至51 426个单位，相当于总存量的4.3%。空置单位中，有11 242个于占用许可证发出后仍未获发满意纸或转让同意书。

Take-up in 2018 reduced to 11 623 units, equivalent to 55% of the completions in the year. As a result, vacancy at the year-end was driven up to 51 426 units, or 4.3% of the total stock. Amongst these vacant units, 11 242 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



预计2019和2020年的落成量将维持相近水平，新落成单位分别为20 415个和20 181个。在2019年，约66%的新供应将来自新界，其中以西贡的比例最高，占新落成单位的20%，其次为大埔，占16%。2020年的新供应仍将会集中于新界，占62%，当中以大埔的比例最高，占整体落成量的21%，其次为屯门，占15%。

Completions in 2019 and 2020 are expected to stay at similar level of 20 415 units and 20 181 units respectively. In 2019, about 66% of the new supply will come from the New Territories. Sai Kung will contribute the largest share at 20% of the new units, followed by Tai Po at 16%. New supply in 2020 will still be concentrated in the New Territories with a share of 62%. Tai Po will account for the largest share, at 21% of the overall completions, followed by Tuen Mun at 15%.



私人住宅（整体）

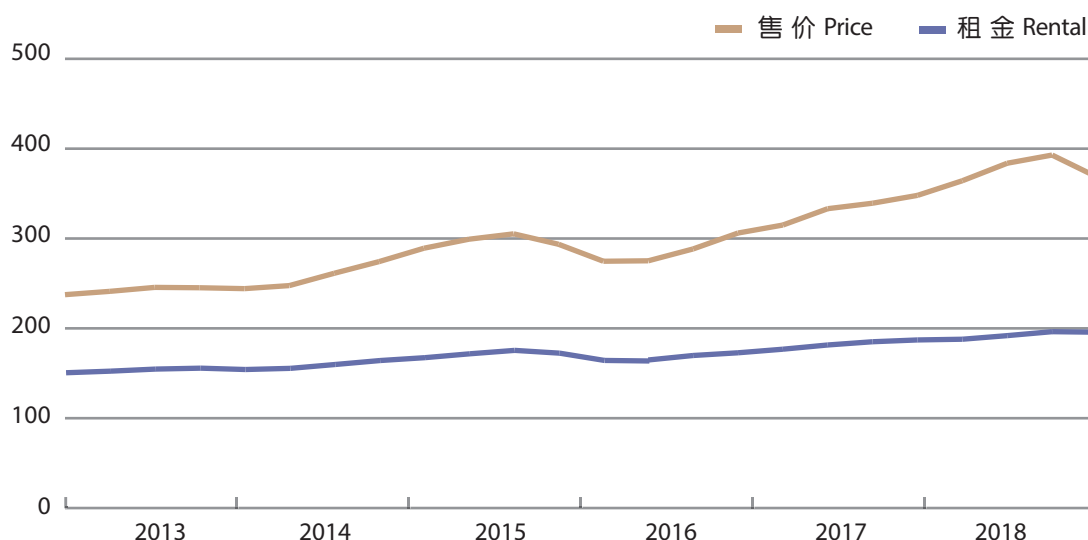
Private Domestic (Overall)

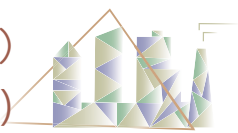
受美国与内地的贸易摩擦升温、美国持续加息，以及本地最优惠贷款利率在9月随之上调等多项因素影响，市场气氛在2018年下半年逐渐减弱，令市场人士感到忧虑。这情况导致二手市场物业售价在首三季持续上升后，于第四季回落。第四季的整体售价较前一年同期高5.9%。租金同样连升三个季度后，于第四季调整，较前一年同期增长4.6%。

Amid the weakening sentiment in the second half of 2018, including the elevated US-Mainland trade conflicts, the continued US interest rate hikes and the subsequent increase in local Best Lending Rates in September, prices in the secondary market rose continually in the first three quarters and declined in the fourth quarter. Overall prices in the fourth quarter were 5.9% higher than the level in the same quarter of the previous year. Similarly, rents consolidated in the last quarter after rising consecutively for three quarters, increasing 4.6% over the corresponding period.

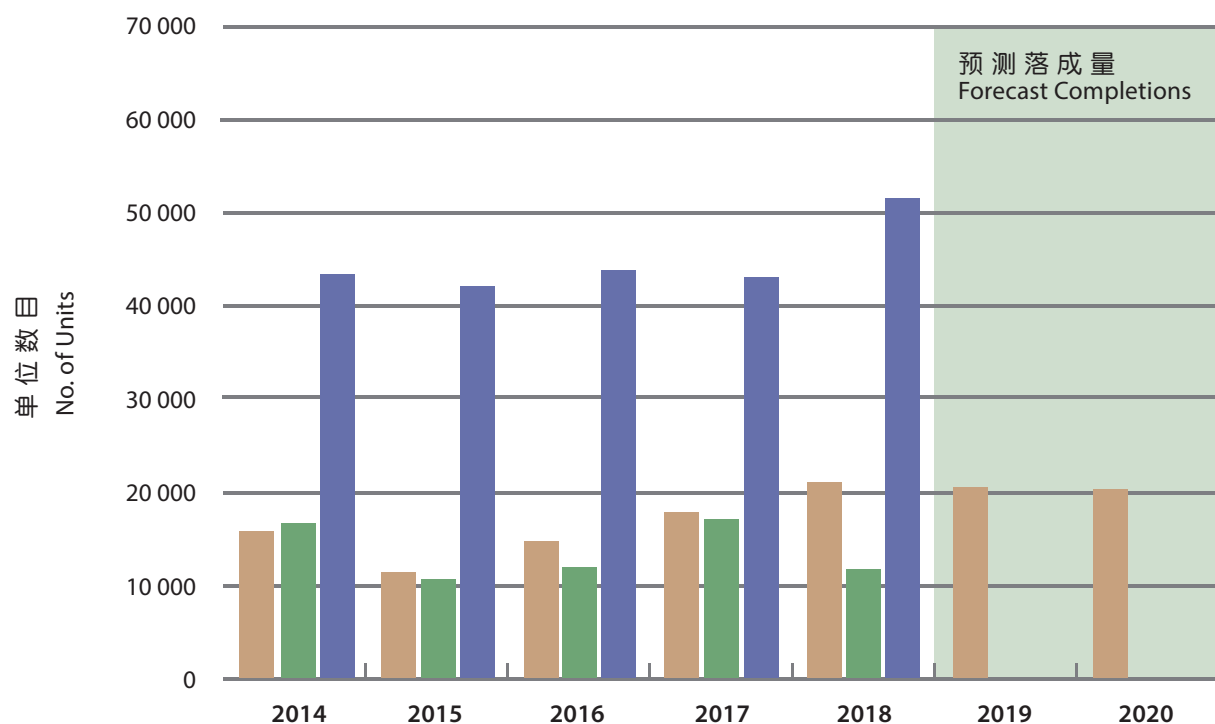


售价及租金指数 Price and Rental Indices





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



	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	15 719	11 296 *	14 595	17 791	20 968	20 415 [#]	20 181 [#]
入住量 Take-up	16 523	10 533	11 881	16 954	11 623		
空置量 Vacancy	43 263	42 035	43 657	42 942	51 426		
% ⁺	3.8	3.7	3.8	3.7	4.3		

* 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.

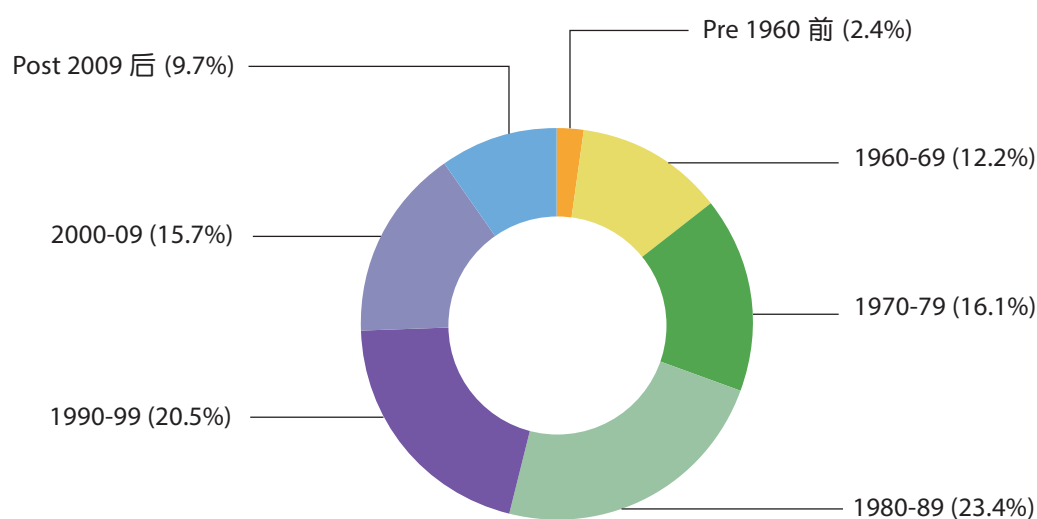
预测数字
Forecast figures

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

此分类包括实用面积为100平方米以下的单位。2018年年底的总存量为1 099 416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。

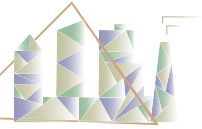
This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2018 was 1 099 416 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按楼龄分类的总存量 Stock Distribution by Age



2018年共有18 863个单位落成，其中55%位于新界，30%位于九龙，15%位于港岛。九龙城和西贡供应最多新落成单位，合共占此分类总落成量约49%。以单位面积计，B类单位占新供应的44%，而A类和C类单位则分别占38%和18%。

There were 18 863 units completed in 2018, of which 55% were located in the New Territories, 30% in Kowloon and 15% on Hong Kong Island. Supply mainly came from Kowloon City and Sai Kung, together contributing about 49% of the total completions in this sub-sector. In terms of flat size, Class B units accounted for 44% of the new supply, while Class A and Class C units shared out the remaining 38% and 18% respectively.



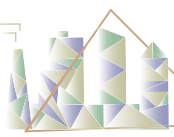
2018年的入住量下跌25%至11 083个单位。年底空置率随入住量下跌而上升，占此分类总存量的3.9%，相当于42 336个单位。

Take-up in 2018 dropped by 25% to 11 083 units, resulting in an increase in the year-end vacancy at 3.9% of the stock in this sub-sector, amounting to 42 336 units.



预计2019和2020年的单位落成量将分别为18 693个和18 795个。2019年的落成量中，新界的供应将占66%，主要位于西贡和大埔。新界的供应比例将在2020年轻微下跌至63%，新落成单位主要分布于大埔和屯门。

A total of 18 693 units and 18 795 units are estimated to be completed in 2019 and 2020 respectively. Of the completions in 2019, the New Territories will provide 66% of the supply, mainly in Sai Kung and Tai Po. Its contribution will drop slightly to 63% in 2020, locating mainly in Tai Po and Tuen Mun.



私人住宅（中 / 小型单位）

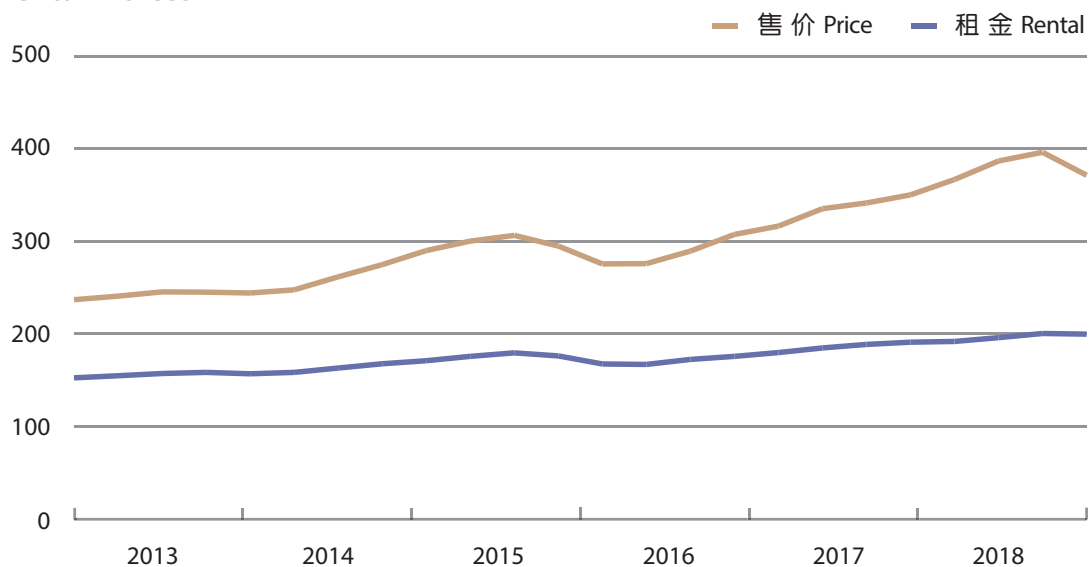
Private Domestic (Small/Medium Units)

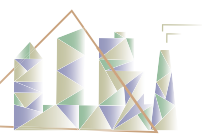
与大型单位相比，此分类的销售市场表现较佳。售价在首三季接连急升后，在最后一季开始回落，但第四季的售价仍然较前一年同季增加6.1%。租金亦同样在首三季不断攀升后，在最后一季开始下跌，但最后一季的租金仍然较一年前高4.6%。

By comparison, sales market in this sub-sector outperformed the large-sized flats. Prices soared consecutively for the first three quarters and began to fall in the last quarter. Nevertheless, prices in the fourth quarter of 2018 recorded a 6.1% increase over the corresponding quarter of the year earlier. Likewise, rents also climbed uninterruptedly in the first three quarters and began to fall in the last quarter, resulting in an uplift of about 4.6% at year-end than a year ago.

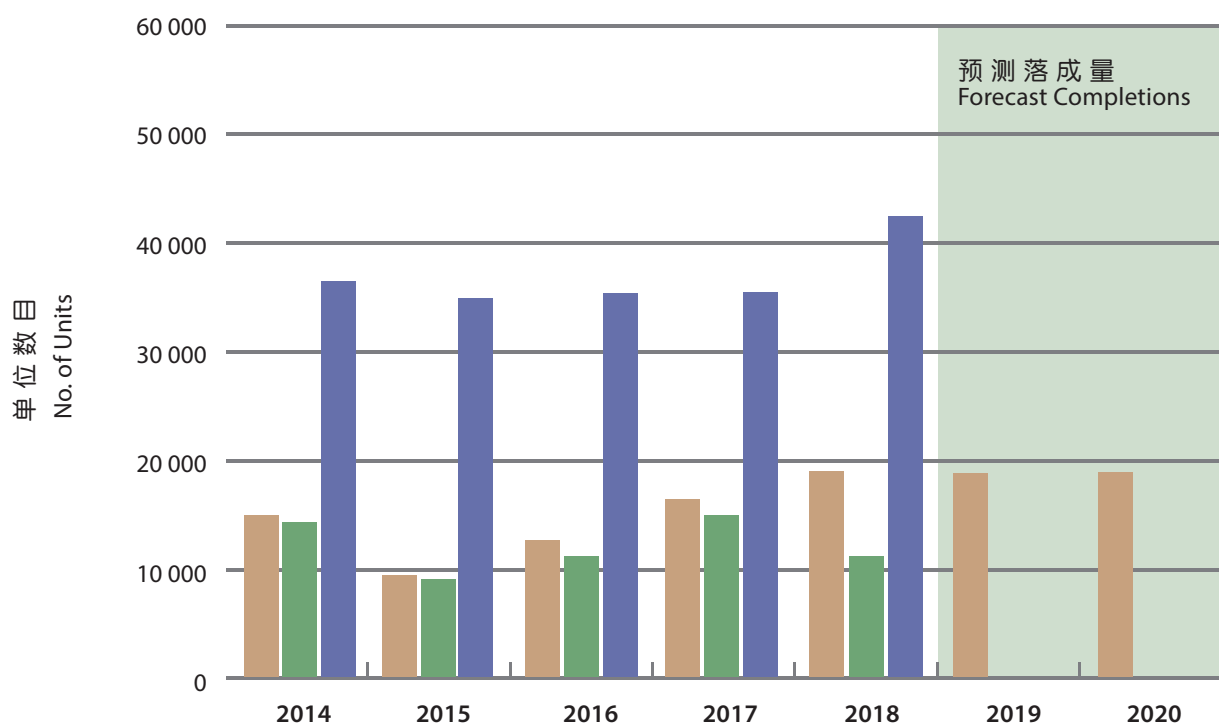


售价及租金指数 Price and Rental Indices





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

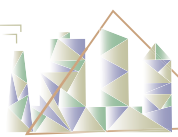


	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	14 813	9 372 *	12 512	16 350	18 863	18 693 [#]	18 795 [#]
入住量 Take-up	14 209	8 972	11 040	14 867	11 083		
空置量 Vacancy	36 370	34 826	35 234	35 314	42 336		
% ⁺	3.5	3.3	3.3	3.3	3.9		

* 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



私人住宅（大型单位）

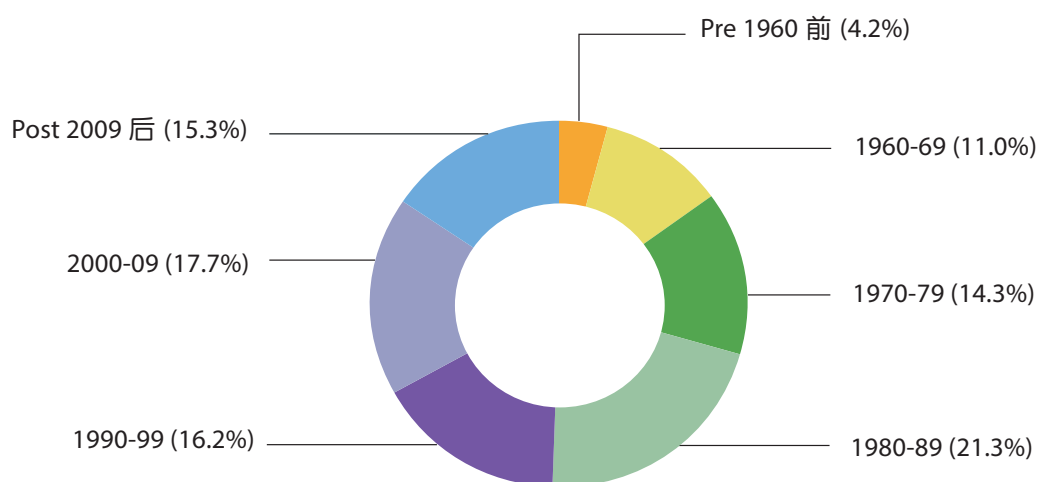
Private Domestic (Large Units)

此分类包括实用面积为100平方米或以上的单位。2018年年底的总存量为94 555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 2018 was 94 555 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

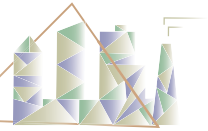
按楼龄分类的总存量

Stock Distribution by Age



2018年落成的2 105个单位中，约63%位于新界。落成量最多的地区为沙田，占29%，其次是荃湾，占22%。

Of the 2 105 units completed in 2018, about 63% were located in the New Territories. Sha Tin was the district with the largest production accounting for 29% of the completions, followed by Tsuen Wan at 22%.



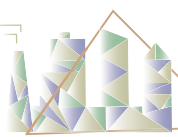
此分类在2018年的入住量由2017年的高位急挫74%，跌至540个单位。年底空置量升至9 090个单位，相当于此分类单位总存量的9.6%。

Take-up in this sub-sector plummeted by 74%, from the high base in 2017, to 540 units in 2018. Vacancy at the year-end increased to 9 090 units, representing 9.6% of the stock in this sub-sector.



预计此分类在2019年的落成量将下跌至1 722个单位，至2020年进一步下跌至1 386个单位。未来两年的新供应将集中在新界。2019年的供应主要来自大埔和沙田，各占新落成单位的18%。在2020年，大埔将列供应首位，占新落成单位的27%。

Completions in this sub-sector are expected to drop to 1 722 units in 2019 and then drop further to 1 386 units in 2020. New supply in the coming two years will be concentrated in the New Territories. In 2019, the largest suppliers will be Tai Po and Sha Tin, each accounting for 18% of the new units. In 2020, Tai Po alone will top the list of supply, accounting for 27% of the new units.



私人住宅（大型单位）

Private Domestic (Large Units)

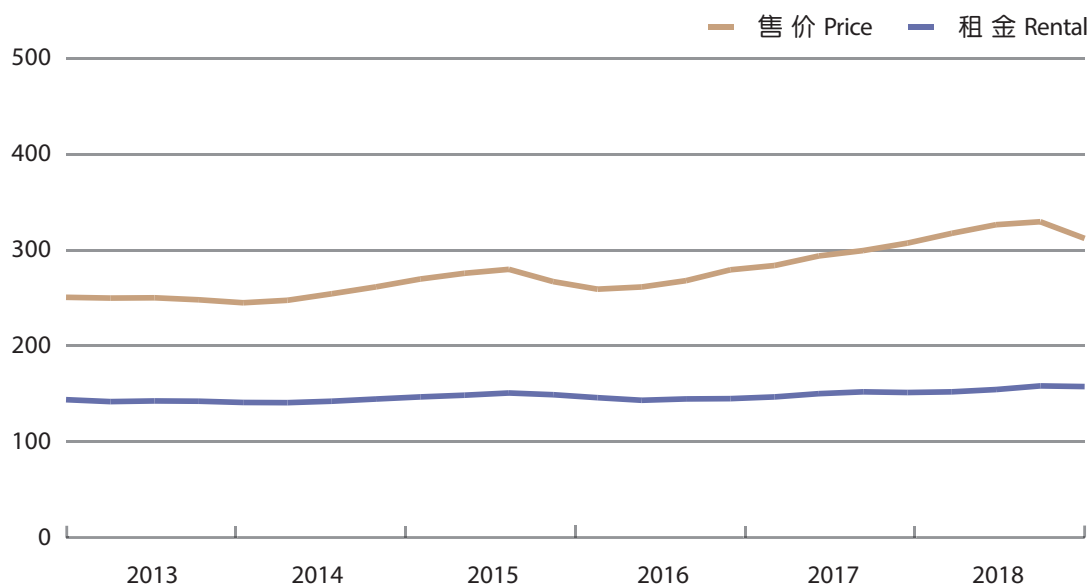
此分类物业的售价在2018年首三季不断上升，虽然在最后一季回落，但仍较前一年增长1.6%。租赁市场亦录得相近走势，租金在首三季不断增长后，在最后一季轻微下跌，但与2017年同季相比，仍录得4.1%的增幅。

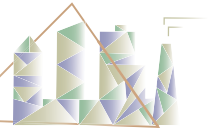
With an uninterrupted climb in the first three quarters of 2018, prices in this sub-sector fell in the last quarter, and finished with an increase of 1.6% compared with a year earlier. Similar movement in the rental market was recorded. After rising for three quarters it dropped slightly in the final quarter. Still, an increase of 4.1% was recorded when compared with the corresponding quarter in 2017.



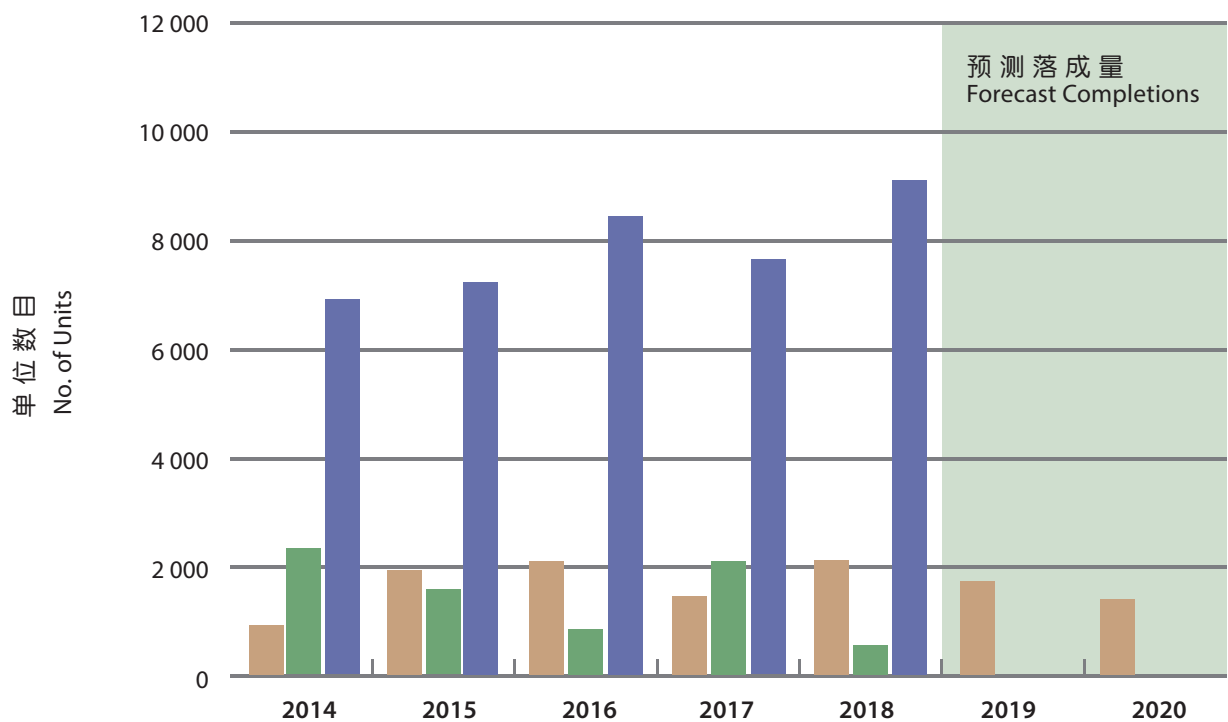
售价及租金指数

Price and Rental Indices





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



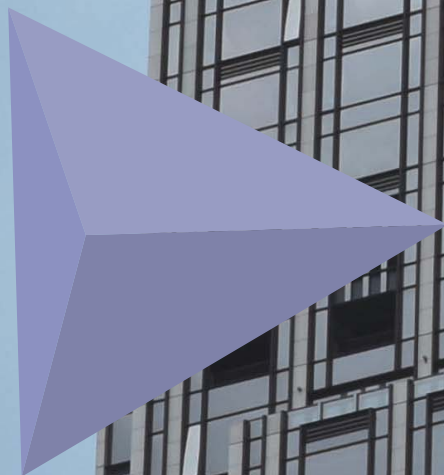
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	906	1 924	2 083	1 441	2 105	1 722 [#]	1 386 [#]
入住量 Take-up	2 314	1 561	841	2 087	540		
空置量 Vacancy	6 893	7 209	8 423	7 628	9 090		
% ⁺	7.9	8.1	9.2	8.2	9.6		

+ 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

私人写字楼

Private Office



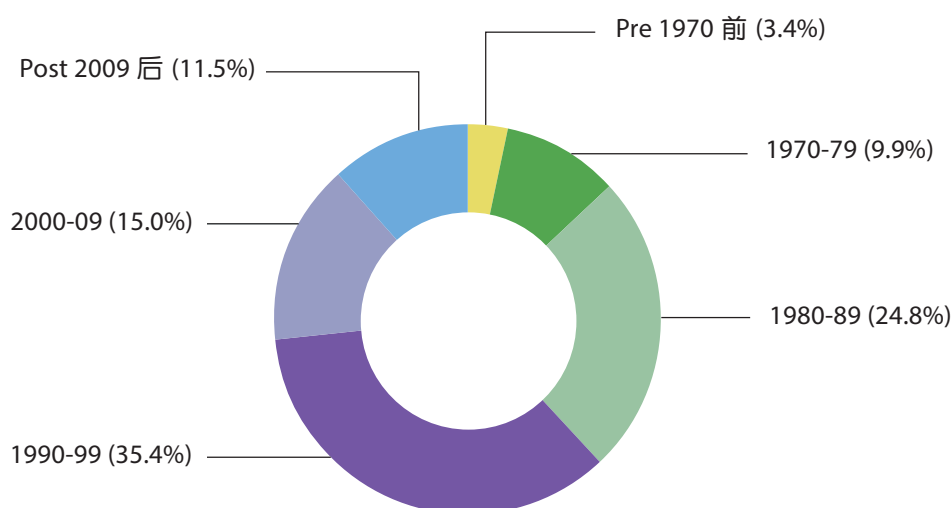


私人写字楼（整体） Private Office (Overall)

2018年年底，私人写字楼的总存量为12 053 300平方米，当中甲级写字楼占65%，乙级写字楼占23%，丙级写字楼占12%。2018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。

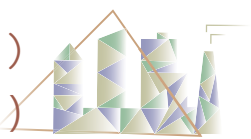
The total stock of private offices at the end of 2018 amounted to 12 053 300 m², comprising 65% Grade A, 23% Grade B and 12% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 53% of the total stock at the end of 2018. The 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



2018年私人写字楼的落成量为179 200平方米，较2017年下跌10%，所有落成量均位于非核心地区。甲级写字楼的落成量为178 500平方米，几乎等于年内写字楼的全部供应量。

Office completions in 2018 were 179 200 m², representing a decrease of 10% from 2017. All completions came from the non-core districts. Completions of Grade A space amounted to 178 500 m², almost equivalent to the entire office supply of the year.



年内的整体使用量录得 265 800 平方米，较前一年为高。年底空置量下跌 8% 至 1 032 100 平方米，相当于总存量的 8.6%。

An overall take-up of 265 800 m² was recorded for the year, illustrating a boost from the preceding year. Vacancy at the year-end dropped by 8% to 1 032 100 m², which was equivalent to 8.6% of the total stock.



预计 2019 和 2020 年分别有 285 000 平方米和 65 900 平方米的私人写字楼落成。2019 年的供应中，港岛、九龙和新界分别占 25%、46% 和 29%，当中观塘和沙田合共提供新落成面积的 71%。2020 年，预计供应将集中于荃湾和西贡，合共占整体落成量的 59%。此外，预计甲级写字楼将成主导，分别占 2019 和 2020 年每年预测落成量的 90% 和 72%。

285 000 m² and 65 900 m² are expected to be completed in 2019 and 2020 respectively. Hong Kong Island, Kowloon and the New Territories will share out 25%, 46% and 29% respectively of the 2019 supply, of which Kwun Tong and Sha Tin totally providing 71% of the newly completed spaces. In 2020, forecast supply will focus on Tsuen Wan and Sai Kung, altogether accounting for 59% of the overall completions. It is also anticipated that Grade A offices will dominate the scene of forecast completions in 2019 and 2020, contributing 90% and 72% of the annual supply respectively.

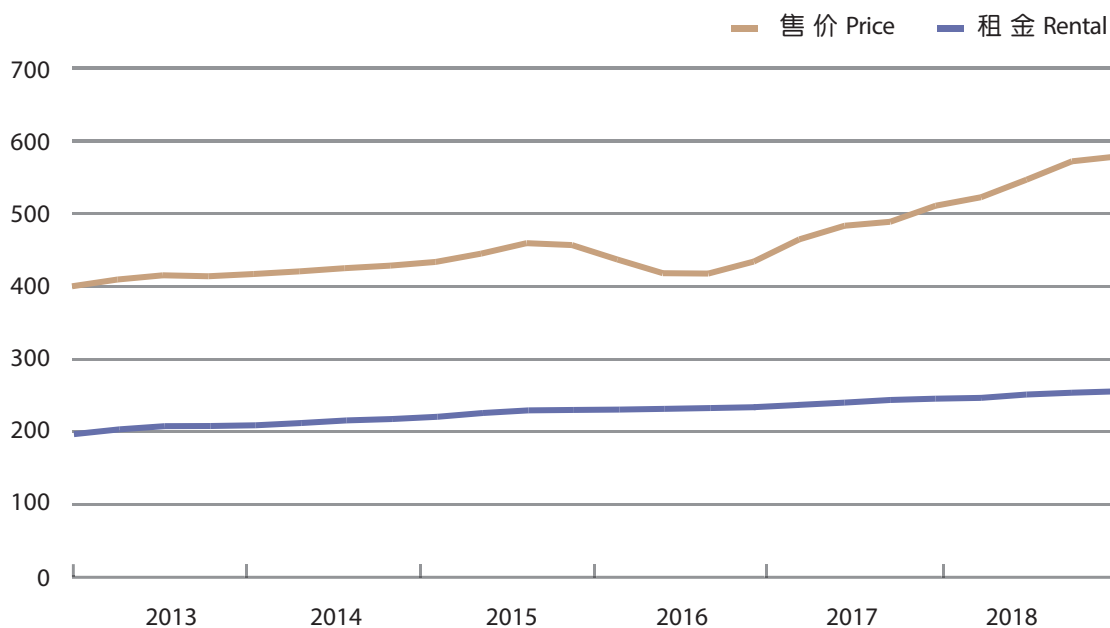
私人写字楼（整体） Private Office (Overall)

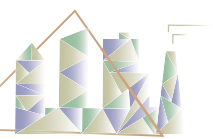
写字楼售价和租金在2018年全年均录得增长，其中以售价上升的幅度较为显著。以2018年第四季与2017年第四季相比，售价急升13.3%，租金亦上升4.1%。

Office prices and rents registered growth throughout the year in 2018, with office prices going up in a much noticeable track. Prices in the fourth quarter of 2018 marked a surge of 13.3% over that in the corresponding period of 2017 while office rents ascended by 4.1% over the same period.

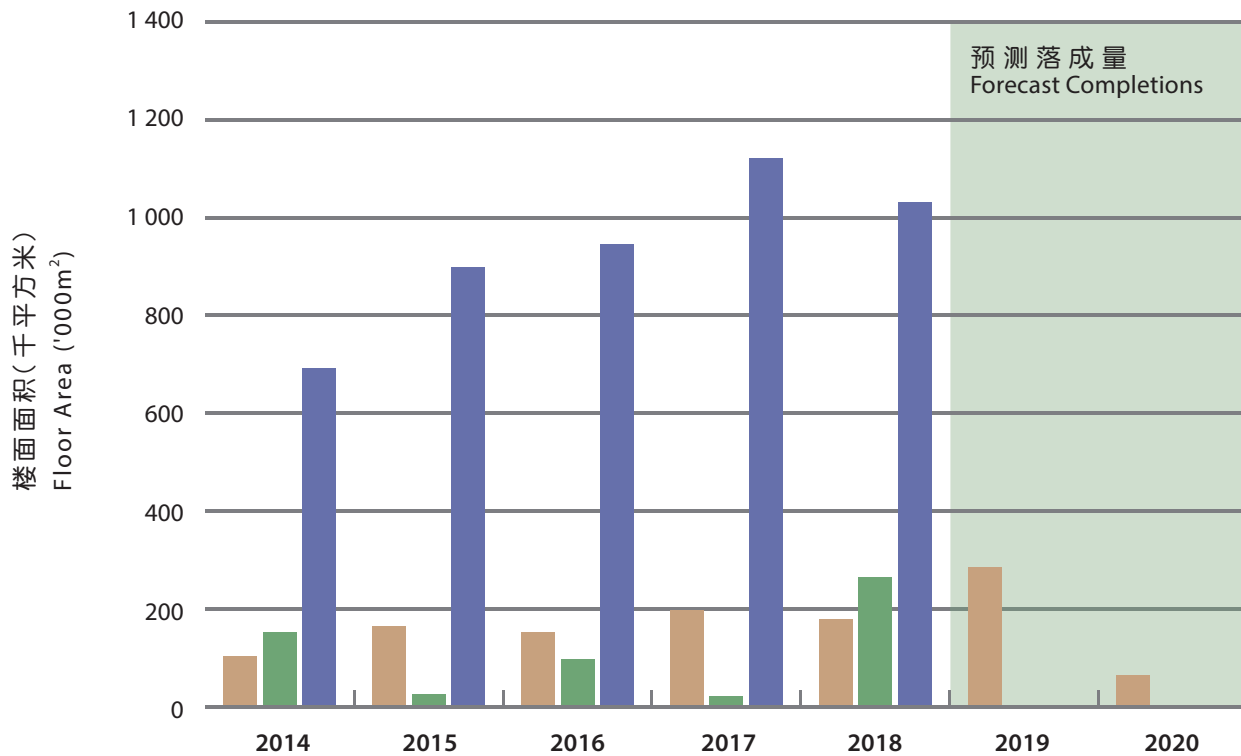


售价及租金指数 Price and Rental Indices





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)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	104	165	153	198	179	285 [#]	66 [#]
使用量 Take-up	153	27	98	23	266		
空置量 Vacancy	693	899	946	1 120	1 032		
% ⁺	6.3	8.0	8.2	9.5	8.6		

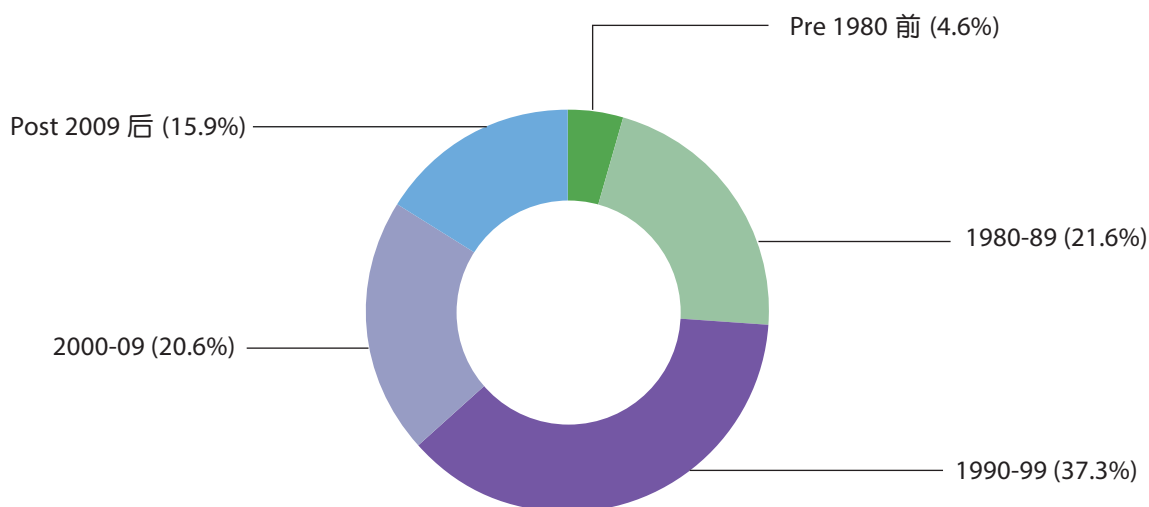
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

2018年年底，甲级写字楼的总存量为7 775 300平方米，占写字楼总存量的65%。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 2018 was 7 775 300 m², representing 65% 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

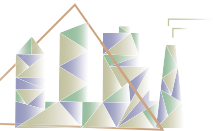


港岛占总存量的50%，而九龙与新界则分别占38%和12%。

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

甲级写字楼的落成量为178 500平方米，较2017年下滑4%。新发展项目大多来自观塘和东区，占甲级写字楼落成量的77%。

Completions of Grade A offices were 178 500 m², representing a slide of 4% from 2017. Majority of the new developments came from Kwun Tong and Eastern district, contributing 77% of the Grade A office completions.



2018年的使用量激增至234 200平方米。年底空置量下降至甲级写字楼总存量的8.7%，相当于673 500平方米，其中28%的空置面积位于核心地区。

Take-up in 2018 surged to 234 200 m². The year-end vacancy reduced to 8.7% of the Grade A stock, amounting to 673 500 m². 28% of the vacant spaces was found in the core districts.



预计2019和2020年分别有257 600平方米和47 500平方米的新供应。2019年的主要供应来自观塘和沙田，合共占整体落成量的79%。2020年的新供应将集中于荃湾和西贡，占预计落成量的82%。

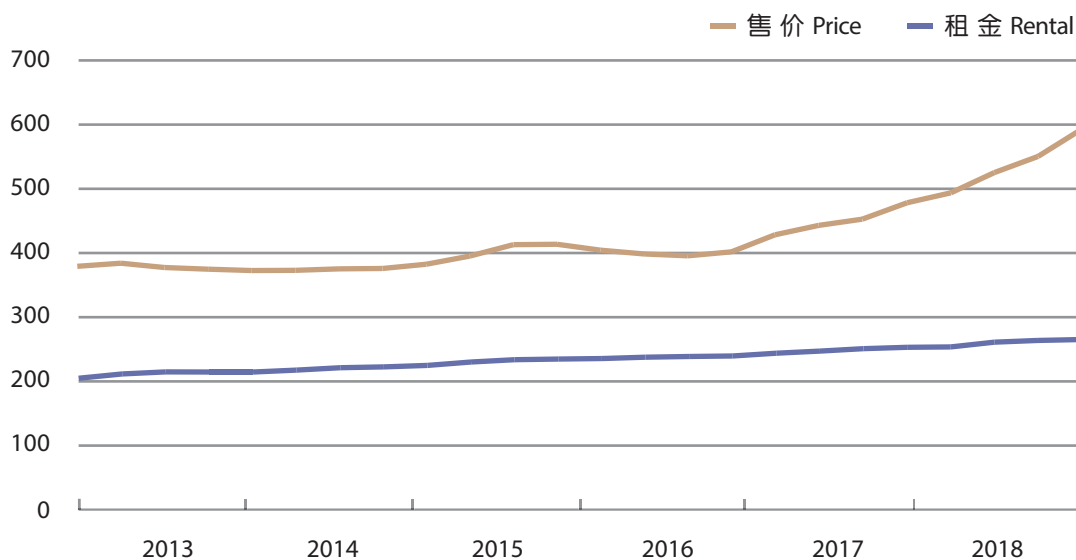
257 600 m² and 47 500 m² are estimated to come on stream in 2019 and 2020 respectively. Kwun Tong and Sha Tin will become the major suppliers in 2019, altogether accounting for 79% of the overall completions. In 2020, new supply will be concentrated in Tsuen Wan and Sai Kung by providing 82% of the estimated completions.

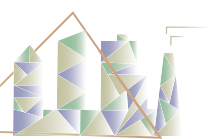
写字楼售价在2018年全年大幅增长，以2018年第四季与2017年同季相比，升达23.9%。租金亦出现上升趋势，但2018年第四季较2017年同期仅微升4.8%。

Office prices hiked up all over the year in 2018 and rocketed for 23.9% by comparing the fourth quarter of 2018 with the same quarter of the year earlier. Rents resembled the upward trend but edged up for 4.8% only in the fourth quarter of 2018 over the same period in 2017.

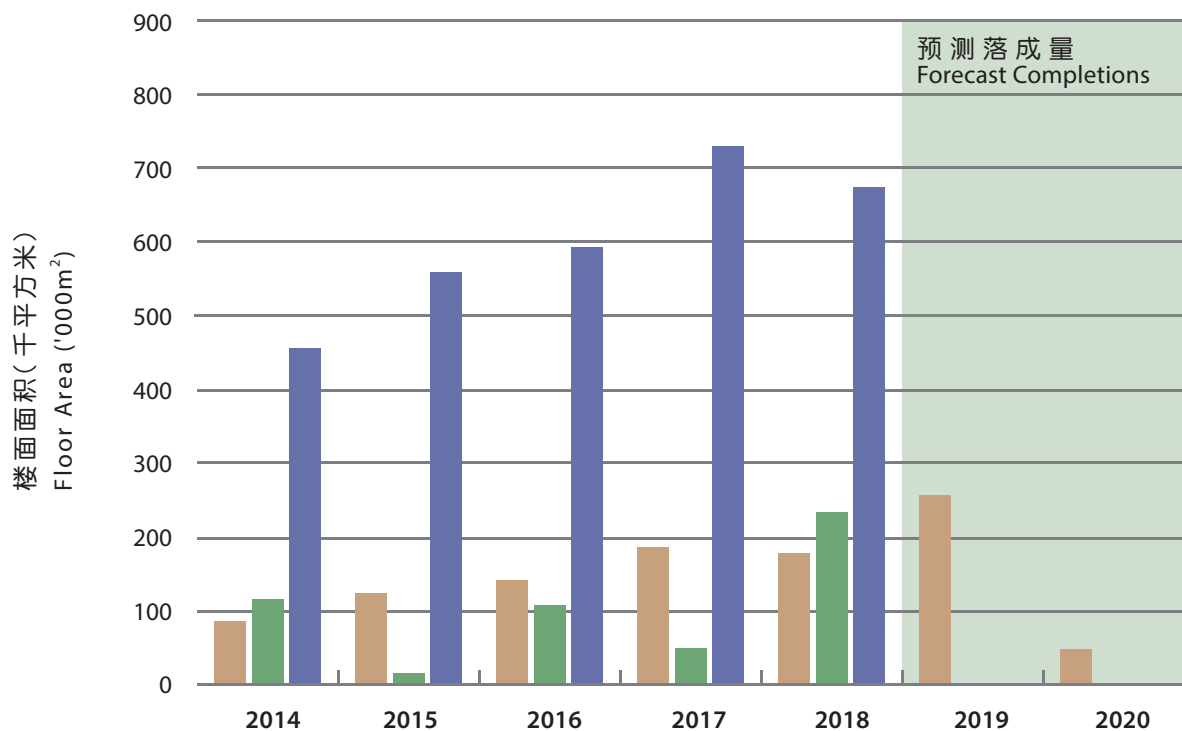


售价及租金指数 Price and Rental Indices





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



	楼面面积 (千平方米) Floor Area ('000m ²)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	86	124	142	186	178	257 [#]	48 [#]
使用量 Take-up	116	15	108	49	234		
空置量 Vacancy	455	558	592	729	674		
% ⁺	6.4	7.8	8.0	9.6	8.7		

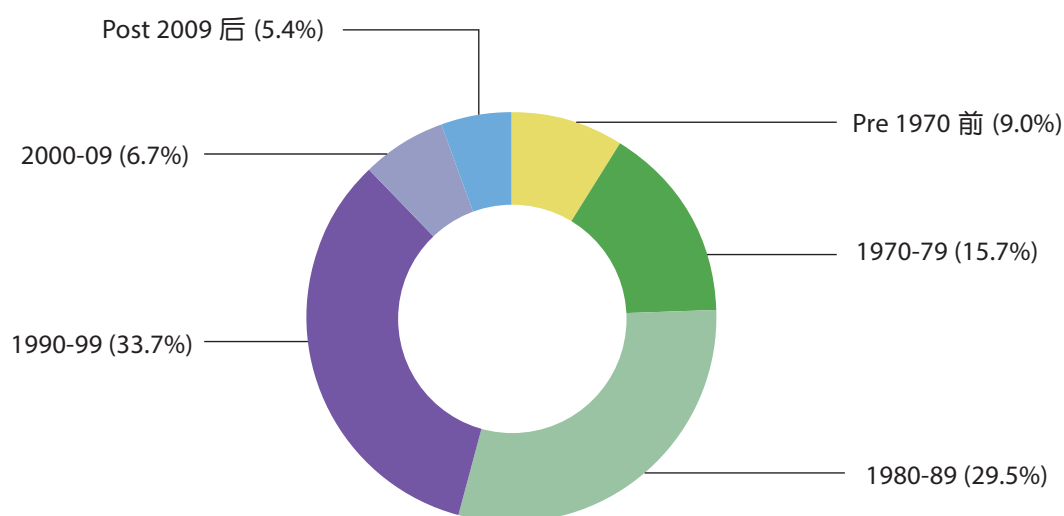
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

2018年年底，乙级写字楼的总存量为2 797 300平方米，占写字楼总存量的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 2018 was 2 797 300 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

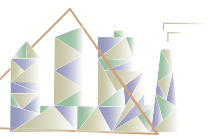


港岛占总存量的58%，而九龙与新界则分别占36%和6%。

Hong Kong Island accounted for 58%, while Kowloon and the New Territories contributed 36% and 6% respectively.

2018年乙级写字楼的落成量为700平方米，较2017年大幅下跌93%，新落成单位全位于北区。

Grade B office completions in 2018 demonstrated a plunge of 93% from 2017 to 700 m². All completions were located in the North district.



乙级写字楼在2018年的使用量反弹至正数34 600平方米。年底空置量减少至252 300平方米，为乙级写字楼总存量的9.0%，其中34%的空置面积位于核心地区。

In 2018, the take-up of Grade B offices rebounded to a positive figure of 34 600 m². The year-end vacancy reduced to 252 300 m², recorded a vacancy rate of 9.0% of the Grade B stock. 34% of the vacant spaces was found in the core districts.



预计2019和2020年分别有22 800平方米和18 200平方米的单位落成。2019年的供应大多来自东区和葵青，而2020年的供应将主要来自沙田，达10 700平方米写字楼面积。

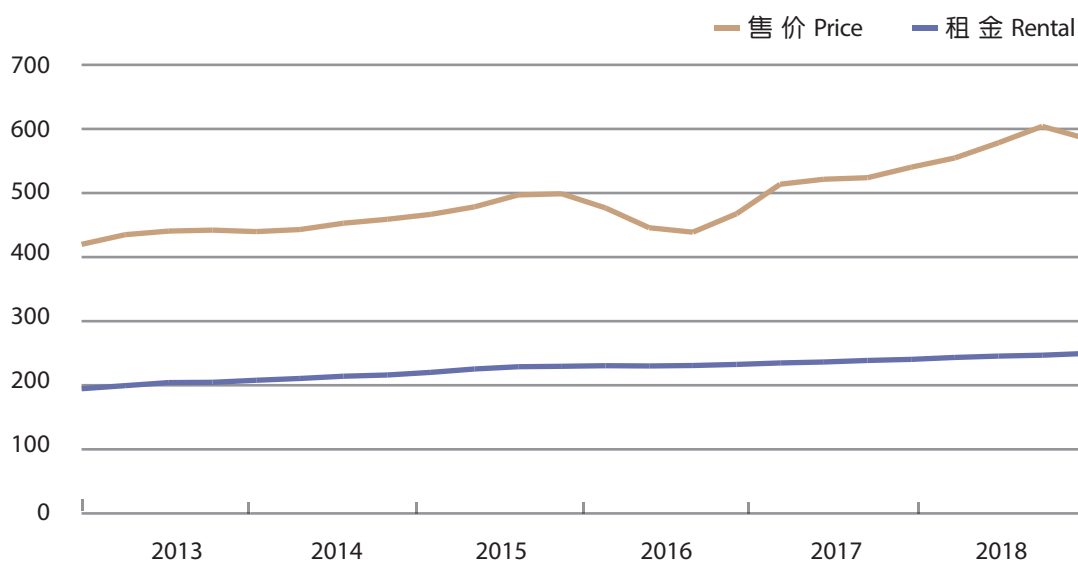
It is anticipated that 22 800 m² and 18 200 m² will be completed in 2019 and 2020 respectively. In 2019, the Eastern district and Kwai Tsing will be the main contributors, whereas major supply in 2020 will come from Sha Tin, providing 10 700 m² office space.

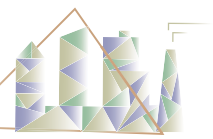
写字楼售价在2018年首三季攀升，至第四季回落；与2017年第四季相比，2018年第四季仍录得8.3%的增幅。写字楼租金在2018年稳步上扬，以2017年第四季与2018年第四季相比，租金升幅为3.8%。

Office prices climbed up in the first three quarters of 2018 but retreated in the last quarter. Still, a growth of 8.3% was registered in the fourth quarter of 2018 over the corresponding period in 2017. The office rents grew steadily throughout 2018 and recorded an increase of 3.8% at the end of 2018 comparing with a year ago.

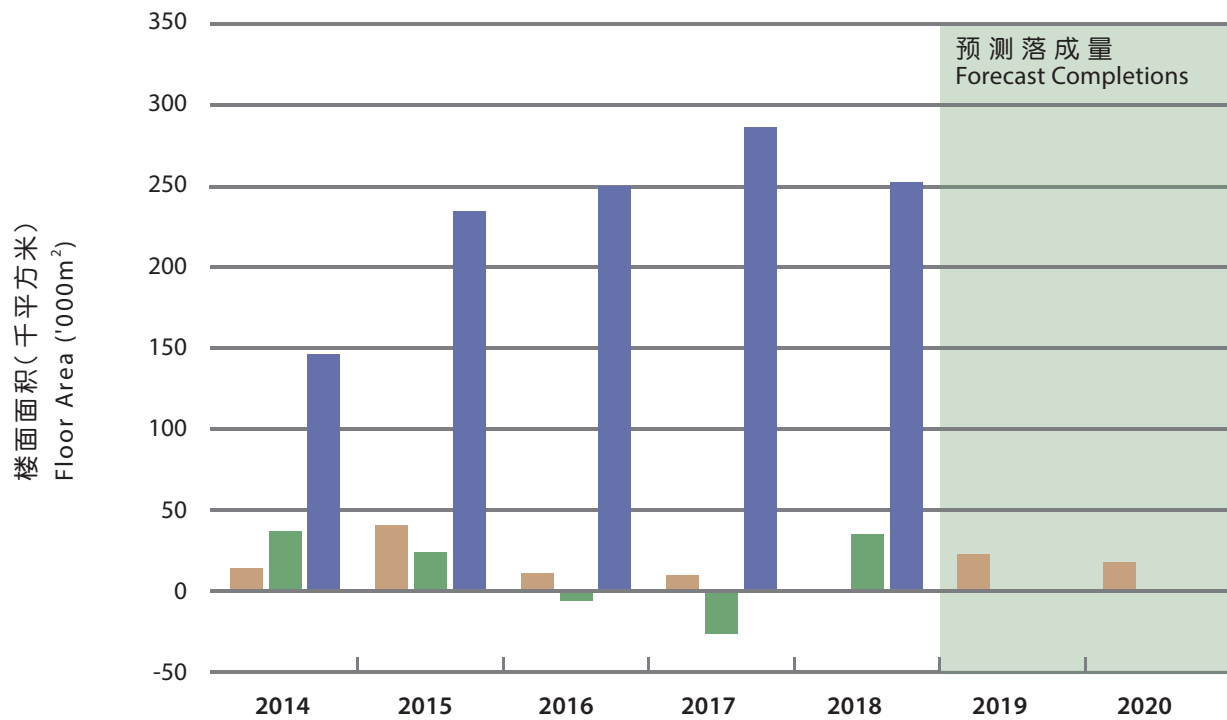


售价及租金指数 Price and Rental Indices





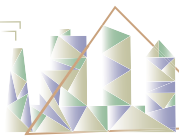
落成量、使用量及空置量
Completions, Take-up and Vacancy



	楼面面积 (千平方米) Floor Area ('000m ²)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	14	41	11	10	1	23 [#]	18 [#]
使用量 Take-up	37	24	-6	-26	35		
空置量 Vacancy	146	234	250	286	252		
% ⁺	5.8	8.9	9.4	10.4	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

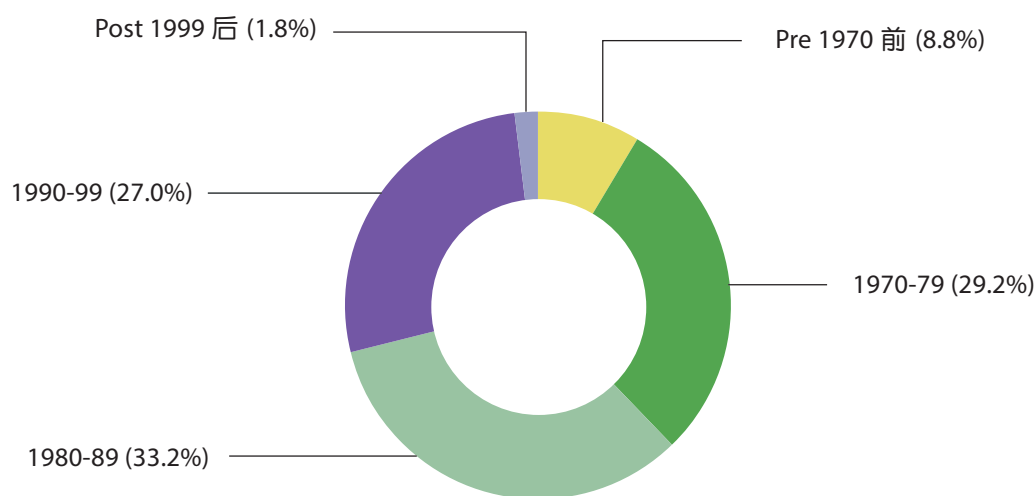


私人写字楼（丙级） Private Office (Grade C)

2018年年底，丙级写字楼的总存量为1 480 700平方米，占写字楼总存量的12%。图表显示按楼龄分类的丙级写字楼总存量。

Grade C offices had 1 480 700 m² as stock at the end of 2018, representing 12% 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

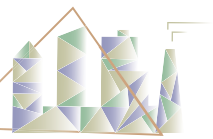


港岛占总存量的65%，而九龙与新界则分别占32%和3%。

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

2018年没有丙级写字楼落成。

There were no Grade C office completions in 2018.



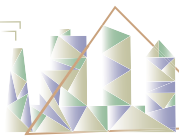
与甲级写字楼和乙级写字楼的情况不同，丙级写字楼的使用量录得负数3 000平方米，年底空置量达106 300平方米，相等于其总存量的7.2%，当中65%的空置面积位于核心地区。

Unlike those of the Grade A and Grade B offices, Grade C offices marked a negative take-up of 3 000 m². The year-end vacancy, amounting to 106 300 m², was equivalent to 7.2% of its stock. 65% of the vacant spaces was found in the core districts.



预计2019和2020年分别有4 600平方米和200平方米的丙级写字楼面积落成。2019年的新供应将全部来自中西区，2020年的供应则全部来自油尖旺。

Grade C office space of 4 600 m² and 200 m² will be expected in 2019 and 2020 respectively. All new supply in 2019 will be located in Central and Western district while Yau Tsim Mong will contribute the entire supply in 2020.



私人写字楼（丙级）

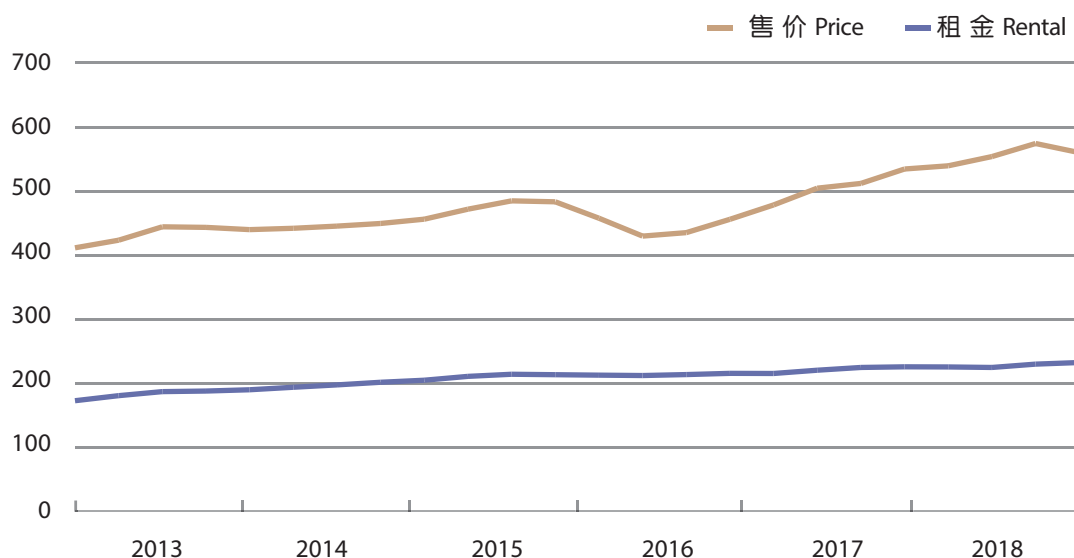
Private Office (Grade C)

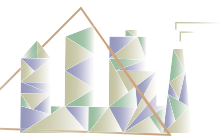
这分类的写字楼售价在2018年首三季温和增长，至第四季放软；与2017年第四季相比，2018年第四季仍录得4.8%的增长。另一方面，租赁市场全年均处于整固期。2018年最后一季的租金较2017年同期上升3.0%。

Office prices in this sub-sector softened in the fourth quarter after growing moderately throughout the first three quarters of 2018, yet illustrating a growth of 4.8% in the fourth quarter of 2018 over a year earlier. On the other hand, the leasing market experienced a consolidation during the year. A rental increase of 3.0% in the last quarter of 2018 over the corresponding period in 2017 was registered.

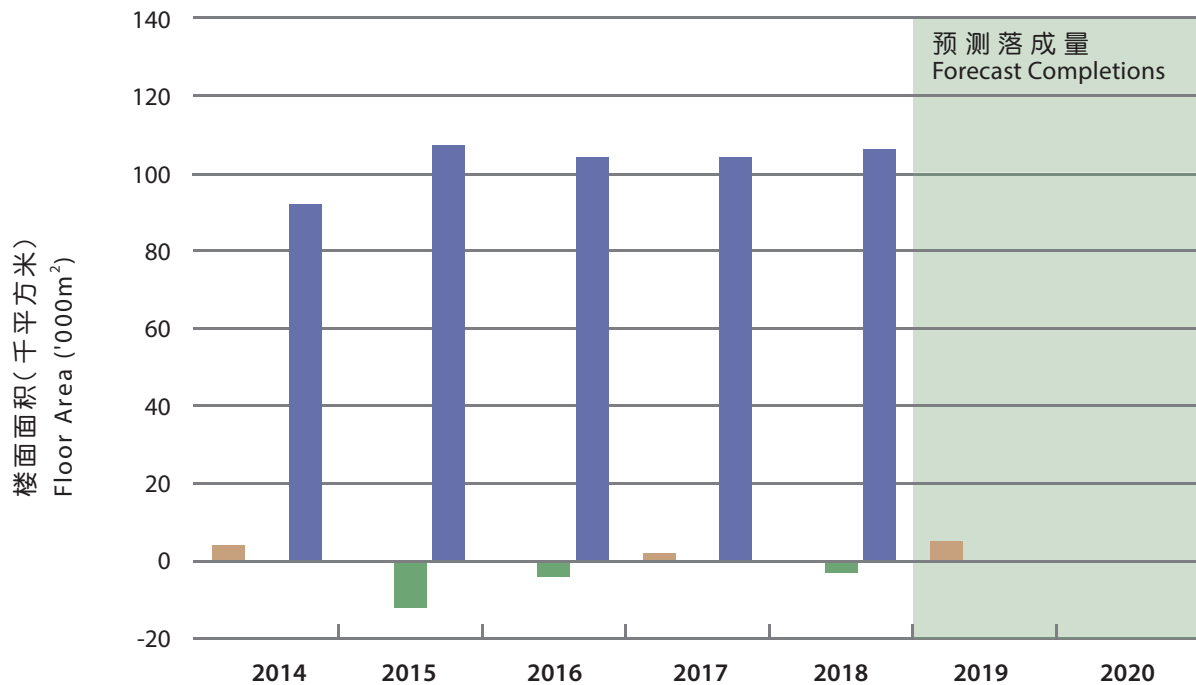


售价及租金指数 Price and Rental Indices





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)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	4	0	0	2	0	5 [#]	0 [#]
使用量 Take-up	0	-12	-4	0	-3		
空置量 Vacancy	92	107	104	104	106		
% ⁺	6.2	7.2	7.0	7.0	7.2		

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

预测数字
Forecast figures

私人商业楼宇

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。

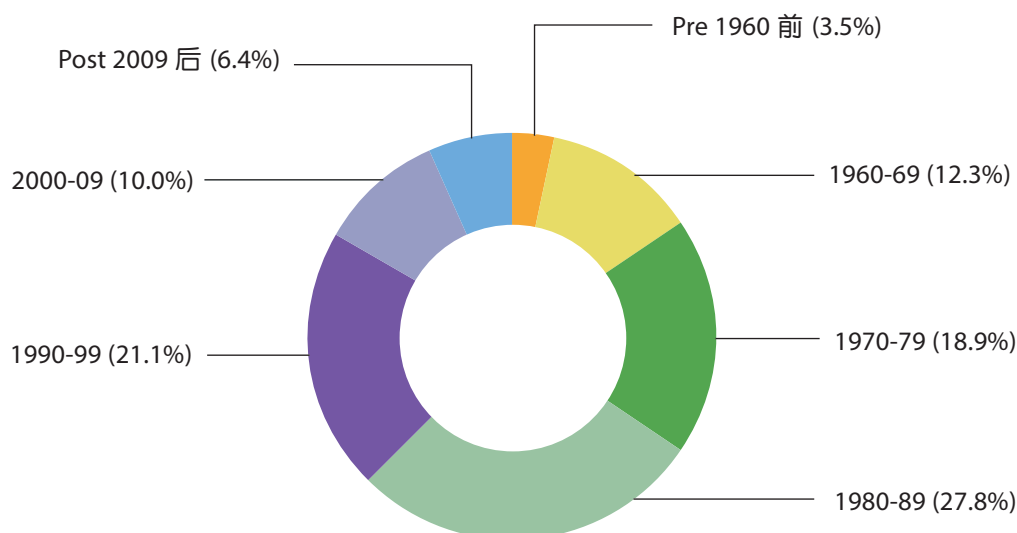
这类物业在2018年年底的总存量为11 433 300平方米，其中港岛占29%，九龙占41%，新界占30%。按楼龄分类的总存量详见图表。

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 was 11 433 300 m² at the end of 2018, 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.

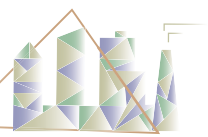
按楼龄分类的总存量

Stock Distribution by Age



2018年的落成量增加至125 000平方米。按三大区域划分，港岛和九龙分别占总落成量的14%和38%，新界则占大份额的48%。按地区计，落成量以油尖旺最多，占28%，其次为荃湾，占24%。

Completions in 2018 expanded to 125 000 m². Among the three geographical areas, Hong Kong Island and Kowloon contributed 14% and 38% of the total completions respectively while the largest share of 48% was attributable to the New Territories. On district basis, Yau Tsim Mong was the top supplier contributing 28%, followed by Tsuen Wan at 24%.



2018年，商业楼宇的使用量录得正数45 700平方米。年底空置量进一步上升至1 076 700平方米，相当于总存量的9.4%，商场铺位和楼上商业单位占总空置量的61%。

The commercial sector recorded a positive take-up of 45 700 m² in 2018. The vacancy at the year-end increased further to 1 076 700 m², representing 9.4% of the total stock. Vacant arcade shops and upper floor commercial space made up to 61% of the total vacancy.



预计2019和2020年将分别有99 200平方米和134 900平方米商用单位落成。2019年的供应主要集中于油尖旺和离岛，分别占预测总落成量的26%。而西贡、荃湾和湾仔则在2020年合共占总落成量的56%。

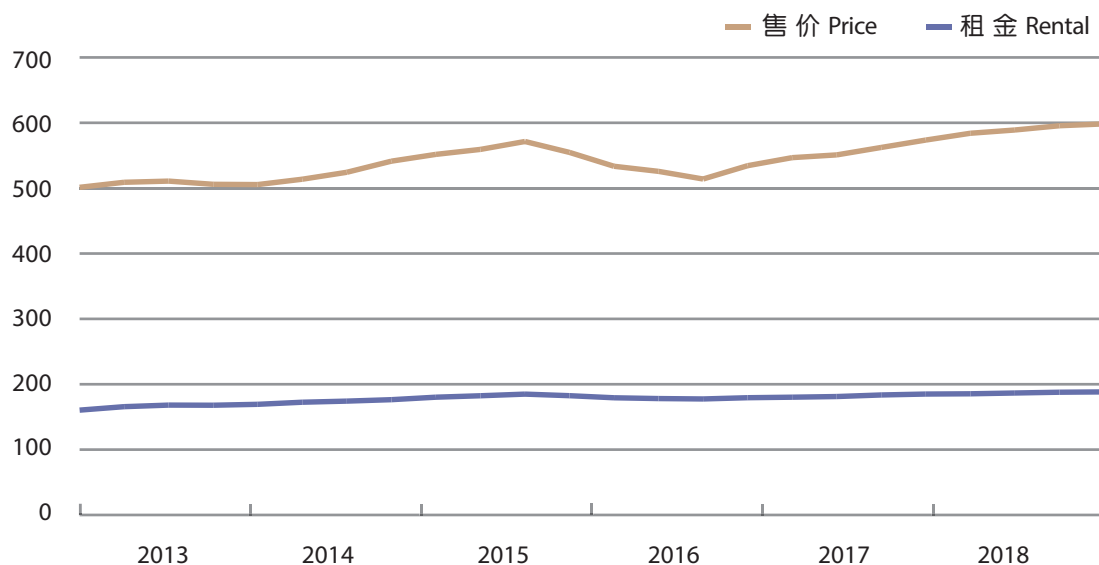
99 200 m² and 134 900 m² of commercial space are forecast to be completed in 2019 and 2020 respectively. Supply in 2019 will mainly come from Yau Tsim Mong and the Islands, each contributing 26% of the total estimated completions. In 2020, Sai Kung, Tsuen Wan and Wan Chai will altogether account for 56% of the total completions.

零售业楼宇方面，年内售价和租金均呈升势。2018年第四季的售价和租金与2017年同期相比，分别上升4.3%和1.8%。

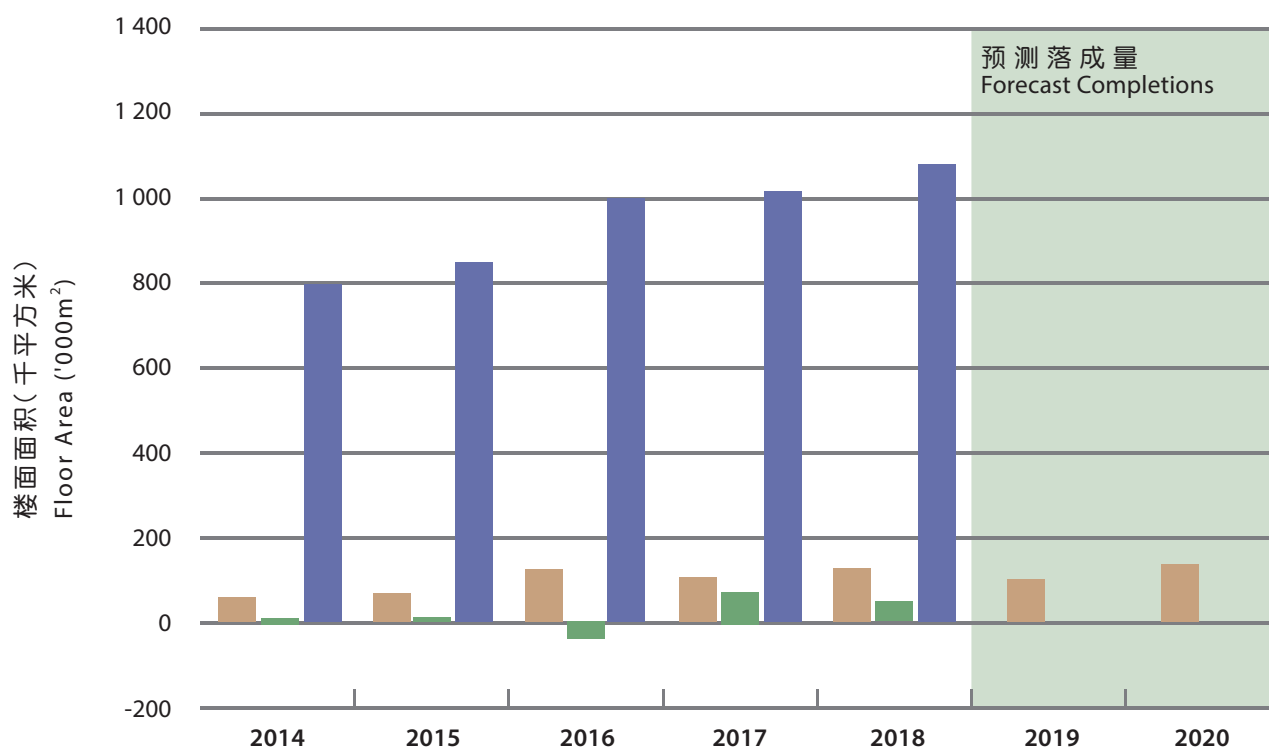
For retail properties, the sales and leasing markets both followed a rising trend during the year. Prices and rents grew by 4.3% and 1.8% respectively in the fourth quarter of 2018 over the same period in 2017.



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



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



	楼面面积 (千平方米) Floor Area ('000m ²)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	57	68	123	105	125	99 [#]	135 [#]
使用量 Take-up	16	10	-42	77	46		
空置量 Vacancy	795	847	998	1 014	1 077		
% ⁺	7.3	7.7	9.0	9.0	9.4		

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

预测数字
Forecast figures



私人工业楼宇

Private Industrial



这类别包括分层工厂大厦及其附属写字楼。

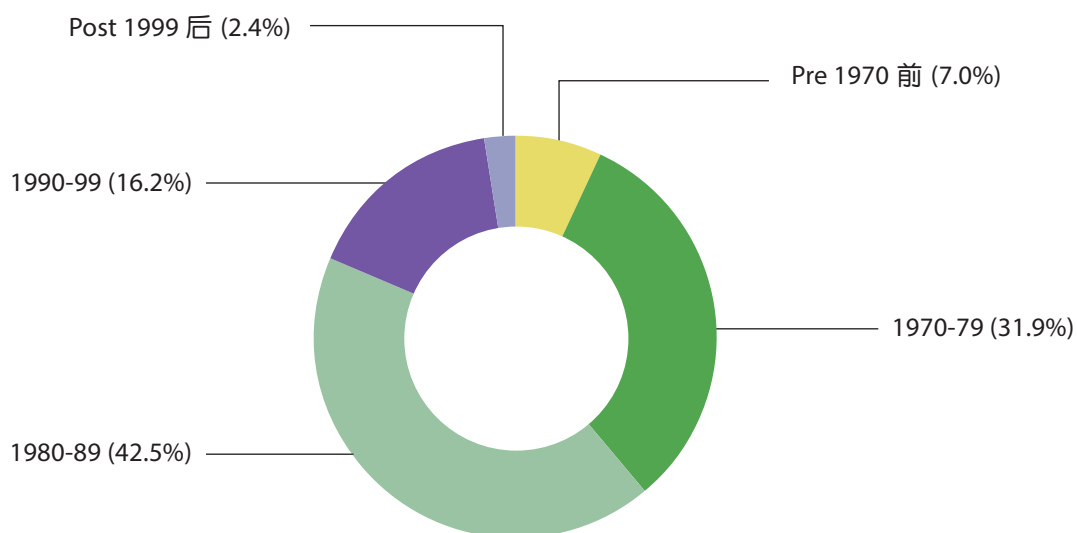
This category comprises flatted factories and their ancillary office accommodation.

这类物业于2018年年底的总存量为16 406 000平方米，平均分布于市区和新界。按楼龄分类的总存量详见图表。

At the end of 2018, the stock in this sector was 16 406 000 m² evenly spread between the urban areas and the New Territories. Distribution of total stock by age is shown in the chart.

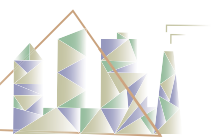
按楼龄分类的总存量

Stock Distribution by Age



2018年的落成量为41 100平方米。观塘和深水埗为主要供应来源，合共占总落成量的66%。

Completions in 2018 amounted to 41 100 m². Kwun Tong and Sham Shui Po, being the main source of supply, contributed 66% of the total.



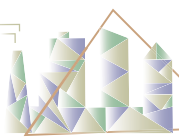
2018年的使用量维持负数7 500平方米。年底空置量上升至1 029 100平方米，相当于总存量的6.3%。逾半空置面积位于观塘、葵青和荃湾。

Take-up in 2018 remained negative at 7 500 m². Vacancy at the year-end increased to 1 029 100 m², representing 6.3% of the total stock. More than half of the vacant spaces was located in Kwun Tong, Kwai Tsing and Tsuen Wan.



预计2019年的落成量维持46 700平方米，荃湾将供应最大面积，占总落成量的36%，其次为屯门和葵青，分别占25%和19%。2020年将有65 100平方米的新面积供应，主要来自葵青，占新供应量的47%，另有26%来自观塘。

Completions in 2019 are expected to maintain at 46 700 m². Tsuen Wan will provide the largest space at 36% of the total, followed by Tuen Mun at 25% and Kwai Tsing at 19%. New space of 65 100 m² will come on stream in 2020, largely in Kwai Tsing accounting for 47% of the new supply. Another 26% of new space will come from Kwun Tong.



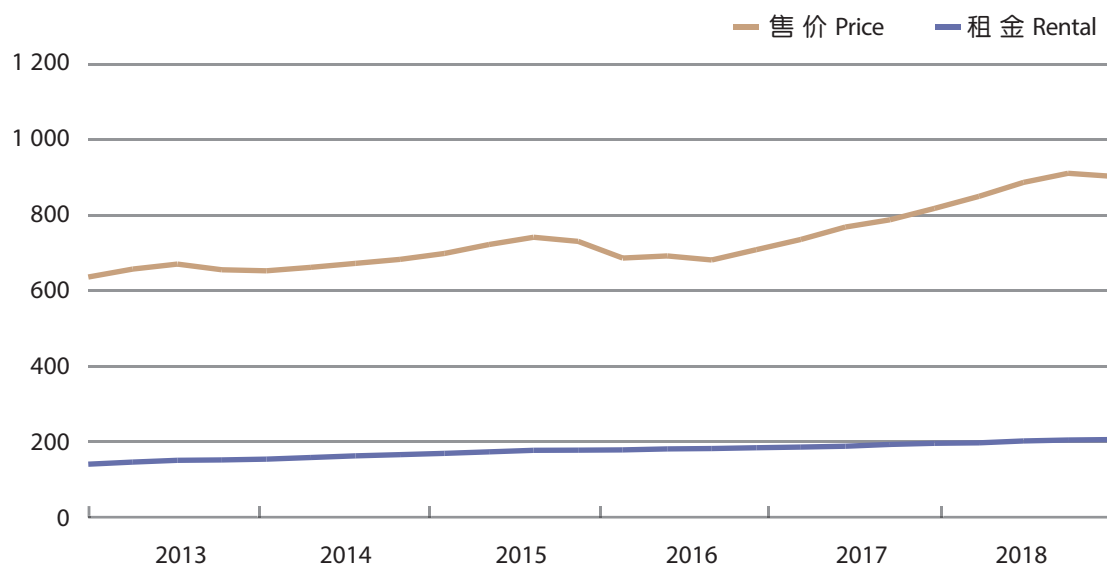
私人分层工厂大厦 Private Flatted Factories

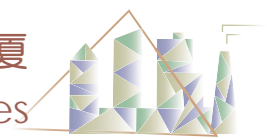
售价在2018年首三季持续上升，但至第四季略有放软。以2018年第四季与2017年同季相比，售价上升10.4%。租金全年稳步上升5.1%。

Prices continued to rise in the first three quarters of 2018 but slightly softened in the fourth quarter. When comparing the fourth quarter of 2018 with the corresponding quarter of the year earlier, prices increased by 10.4%. Rents rose steadily by 5.1% throughout the year.

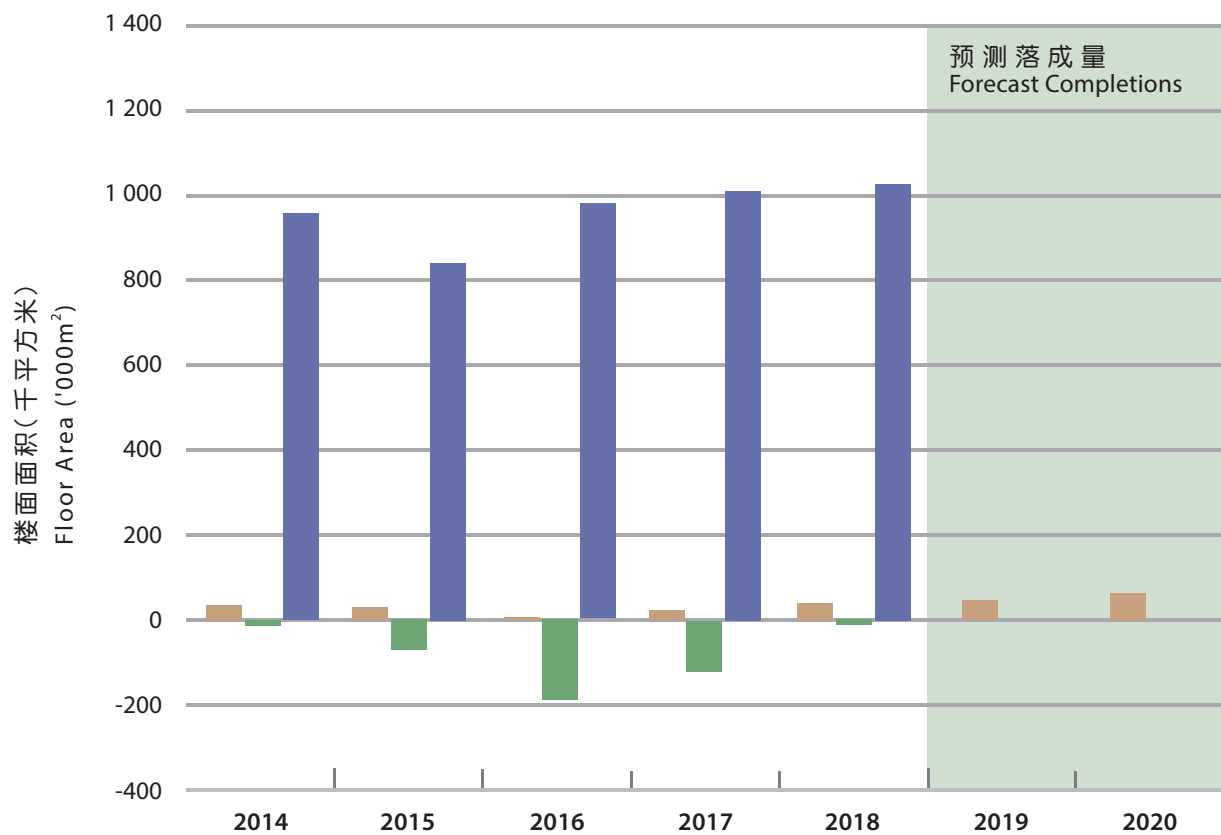


售价及租金指数 Price and Rental Indices





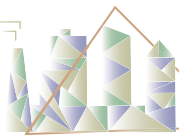
落成量、使用量及空置量
Completions, Take-up and Vacancy



	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	36	30	5	23	41	47 [#]	65 [#]
使用量 Take-up	-13	-71	-189	-120	-8		
空置量 Vacancy	959	843	978	1 012	1 029		
% ⁺	5.6	5.0	5.8	6.1	6.3		

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

预测数字
Forecast figures



这类别指设计作工贸用途，并为此取得占用许可证的楼宇。

在2018年并无新供应，亦无楼宇拆卸。年底的总存量维持550 000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.

Stock at the end of 2018 maintained at 550 000 m² with no new supply or demolition. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po accounted for 58% of the total spaces.

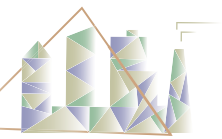


使用量为负数10 500平方米。空置率上升至年底总存量的9.3%，相当于51 400平方米，逾半数的空置面积位于观塘。

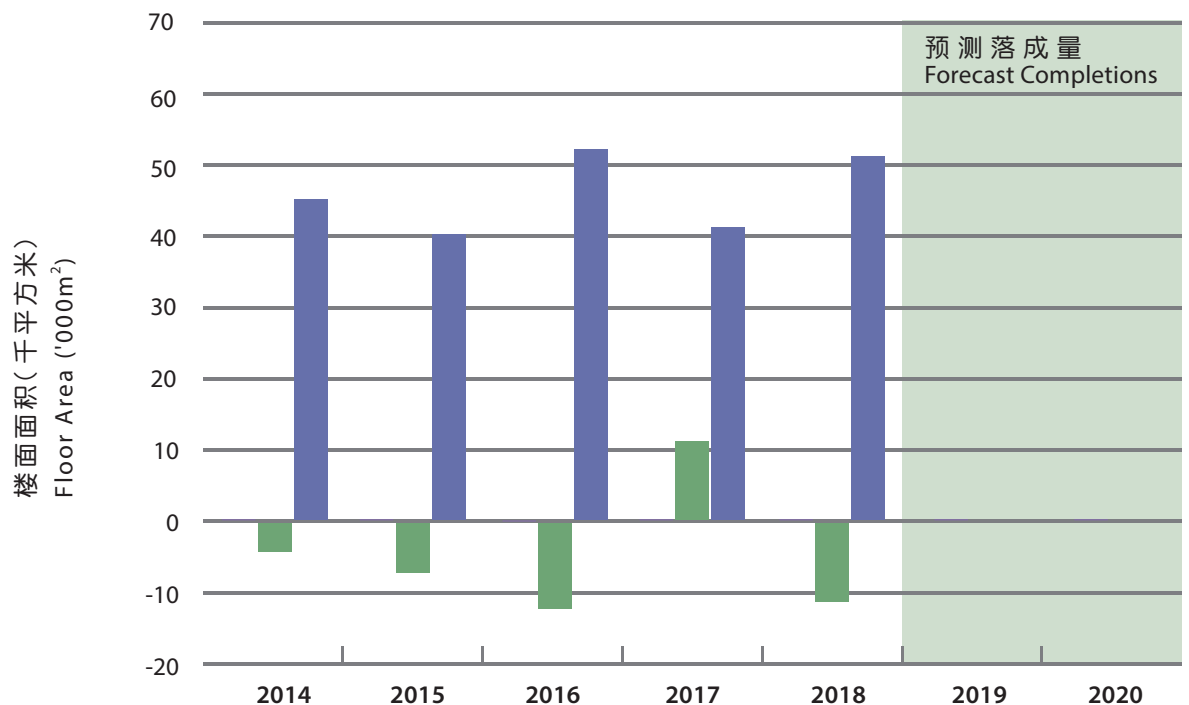
预测此类楼宇在2019和2020年均不会有新供应。

Take-up was negative at 10 500 m². Vacancy rate rose to 9.3% of the year-end stock at 51 400 m². More than half of the vacant spaces was found in Kwun Tong.

No new supply in this category is anticipated in both 2019 and 2020.



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)						
	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	0	0	0	0	0	0 [#]	0 [#]
使用量 Take-up	-4	-7	-12	11	-11		
空置量 Vacancy	45	40	52	41	51		
% ⁺	7.5	6.8	8.9	7.4	9.3		

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

预测数字
Forecast figures

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。

2018年年底，这类物业的总存量为3 159 100平方米，其中89%来自新界。

2018年，共26 000平方米楼面面积于新界落成，大部分位于西贡，占新落成面积的52%，另有43%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.

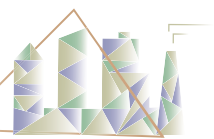
The stock in this sector was 3 159 100 m² at the end of 2018, of which 89% came from the New Territories.

A total of 26 000 m² floor space in the New Territories were completed in 2018. The majority of space was located in Sai Kung and Yuen Long accounting for 52% and 43% of the new space respectively.



预计2019年的落成量将上升至71 400平方米，但于2020年下跌至14 600平方米。2019及2020年的供应主要来自西贡和葵青，分别占当年落成量的57%和67%。而元朗预计是2019年新供应的第二位，提供29%预测落成量。

Completions are expected to rise to 71 400 m² in 2019 but drop to 14 600 m² in 2020. The major supplier in 2019 and 2020 will be Sai Kung and Kwai Tsing respectively, with each contributing 57% and 67% to the new supply in the year. Yuen Long will rank second in 2019, offering 29% of the forecast completions.



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。

2018年年底的总存量为3 772 800平方米，其中超过80%来自新界，以葵青、沙田和荃湾为主导，合共占总面积的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 also included.

The stock amounted to 3 772 800 m² at the end of 2018. 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.



2018年的落成量来自一个位于葵青达3 000平方米的发展项目。年底空置量下降至181 400平方米，或相当于总存量的4.8%，使用量则为正数40 500平方米。

预计2019年屯门将另有一座此类楼宇落成，面积达8 000平方米。预测此类楼宇在2020年不会有新供应。

Only one new development in Kwai Tsing was completed in 2018, providing 3 000 m² of space. Vacancy at the year-end decreased to 181 400 m², or 4.8% of the stock, with a positive take-up of 40 500 m².

Another storage building of 8 000 m² in Tuen Mun is expected to be completed in 2019 while no new supply is anticipated in 2020.



技术附注

Technical Notes



1. 报告年度 Review Period	65
2. 范围 Scope of the Review	65
3. 区域及地区 Areas and Districts	65
4. 物业类别 Property Types	65
5. 楼面面积 Floor Areas	68
6. 楼宇总存量 Stock	68
7. 落成量 Completions	68
8. 拆卸量 Demolition	69
9. 预测数量 Forecast	69
10. 空置量 Vacancies	69
11. 入住量/使用量 Take-up	70
12. 平均租金和售价 Average Rents and Prices	70
13. 租金和售价指数 Rental and Price Indices	72
14. 较受欢迎屋苑的售价指数 Price Indices for Selected Popular Residential Developments	74
15. 落成后使用方式 Mode of Occupation after Completion	75
16. 物业市场回报率 Property Market Yields	75
17. 楼宇买卖 Sales Transactions	75
18. 四舍五入 Rounding of Figures	75

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、九龙及新界区域是按区议会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，是指设有专用煮食设施、浴室和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

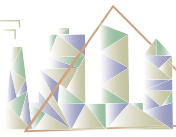
The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts according to the boundaries of the District Council Districts in 2015 as shown in the Appendix and on the Plans. For the office sector, there is a further classification into certain sub-districts to enable more detailed 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 exclusive cooking facilities, bathroom and toilet. 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 统计数字并不包括公共房屋发展项目，即私人机构参建居屋、居者有其屋、可租可买、重建置业、夹心阶层住屋、市区改善和住宅发售等计划兴建的住宅单位。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。解放军及医院管理局辖下的宿舍、公用事业机构物业的附设宿舍、私营机构宿舍（包括教育院校的学生宿舍）、酒店和旅舍也不包括在内。自2002年起，楼宇总存量、落成量、拆卸量、入住量及空置量不包括村屋的统计数字。

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, Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes, etc. are not included in the statistical figures. Besides, rental estates built by the Hong Kong Housing Authority and the Hong Kong Housing Society, units sold under the Tenants Purchase Scheme, and Government-owned quarters are excluded. Quarters held by the People's Liberation Army and the Hospital Authority, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), hotels and hostels are also excluded. Since 2002, village houses are no longer included in the stock, completions, demolition, take-up and vacancy figures.

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。

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

4.6 私人商业楼宇包括零售业楼宇及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇，亦不包括车位。香港房屋委员会和香港房屋协会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信托基金（领展）后，这些分拆出售的物业已归入私人物业类别。2006年及之后的统计数字已包括这类别物业的数据在内。读者把报告年度内的统计数字跟2005年及之前的统计数字作比较时，要特别留意有关转变。

4.6 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. 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 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私人特殊厂房。香港房屋委员会兴建的工厂楼宇也不包括在内。

4.7 Private Flatted Factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. Private Specialised Factories, as described below, are excluded. Similar premises built by the Hong Kong Housing Authority are not included.

4.8 私人工贸大厦包括设计或获证明作工贸用途的物业。

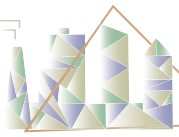
4.8 Private Industrial/Office premises comprise premises designed or certified for industrial/office use.

4.9 私人特殊厂房包括所有其他厂房，主要是为特殊制造业而建的厂房，每间厂房通常由一名厂东使用。

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

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

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



5. 楼面面积

5.1 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 私人楼宇落成量是指获发占用许可证的楼宇数量。

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。

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

8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价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，实际上未被占用的单位数目（在非住宅物业而言是楼面面积）。正在装修的物业均界定为空置。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，**空置量与物业是否由发展商持有无关**。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。空置量数字涵盖总存量，并非单指新发展项目。

8. Demolition

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

9. Forecast

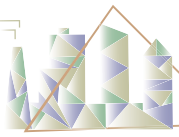
9.1 Forecast figures of completions are given for each of the two years succeeding the year under review. They are presented as the number of units for domestic premises and the total internal floor area for non-domestic premises expected to come on stream in the respective years.

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 the number of units (or floor area in the case of non-domestic premises) not physically occupied at the time of the survey conducted at the end of the year. Premises under decoration are also 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 with whether the property is held 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2016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2016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。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（即一手市场交易数字）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 2016, 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 2016, 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. 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 with the number of units or amount of space sold by developers (i.e. 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。

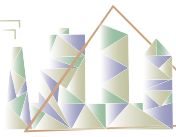
12.5 有关平均租金和售价的分析，只供一般参考用途。该些平均租金和售价并非旨在应用于某特定物业上。某段时期的水平，主要取决于期内出租或出售物业的特点，包括楼宇质素及位置。因此，在不同时期内出现的变化，可能是因为在两个时段所分析的不同物业的质素有所差异，而不应一概而论视之为该时段中在价值方面的整体变化。相对而言，租金与售价指数能较准确地反映价值的转变。再者，括号中的数字乃由有限的交易宗数推算而来，使用这些数字时应特别小心。

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「因数」，而非根据每平方米楼面面积的租金或售价计算。物业的应课差饷租值是假设物业在指定日期空置出租时，估计全年可得的市值租金。实际上，利用应课差饷租值，不但考虑到楼面面积，也顾及到不同物业在质素上的其他差别。

13.3 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。

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. Rateable value of a property is an estimate of the annual open market rent at a designated date on the assumption that the property was then vacant and to let. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties.

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

13.4 成分指数（即某类别或级别物业的指数）是从分析所有在某指定期间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转变的幅度。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，是不会相应地调算在内的。例如在租赁市场受压时，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。

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

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

13.6 The indices, especially the rental indices, will tend to understate the magnitude of market changes. 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2018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、半山壹号、星河明居、翔龙湾、君汇港、海滨南岸、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、帝峰·皇殿、誉·港湾、漾日居、黄埔新邨、黄埔花园；

新界 - 爱琴海岸、星堤、碧堤半岛、丽城花园、映湾园、帝堡城、栢慧豪园、珑门、爵悦庭、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、香港黄金海岸、康乐园、嘉湖山庄、银湖·天峰、日出康城 - 领都、日出康城 - 首都、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、新时代中城、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 2018 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, Celestial Heights, Galaxia, Grand Waterfront, Harbour Green, Harbour Place, 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, Avignon, Bellagio, Belvedere Garden, Caribbean Coast, Castello, Central Park Towers, Century Gateway, Chelsea Court, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Festival City, Flora Plaza, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lake Silver, Lohas Park - Le Prestige, Lohas Park - The Capitol, 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, YOHO Midtown, 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2018年的权数是根据2017年内的交易宗数而厘定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2018, the weights are based on the number of transactions effected in 2017.

15. 落成后使用方式

此项分析只包括在报告年度内评定差饷估价，并且在估价时申报整间已被占用的新落成住宅单位。

15. Mode of Occupation after Completion

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

16. 物业市场回报率

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

16. Property Market Yields

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

17. 楼宇买卖

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

17. Sales Transactions

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

18. 四舍五入

由于数字四舍五入，所以表内个别项目的总和与所示的总数可能有些微差别。

18. Rounding of Figures

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

图表·附录·分区图

Tables· Appendix· Plans





私人住宅

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

Private Domestic

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

私人写字楼

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

Private Offices

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

私人商业楼宇

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

Private Commercial

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

私人分层工厂大厦

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

Private Flatted Factories

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

私人工贸大厦

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

Private Industrial/Office

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

私人特殊厂房

- 43. 各区总存量及落成量
- 44. 各区落成量及预测落成量

Private Specialised Factories

- Stock and Completions by District
- Completions and Forecast Completions by District

私人货仓

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

Private Storage

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

私人物业市场回报率

- 48. 住宅楼宇
- 49. 写字楼、分层工厂大厦及零售业楼宇

Private Property Market Yields

Domestic
Offices, Flatted Factories and Retail

物业买卖

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

Sales Transactions

Domestic Sales – Number of Sale and Purchase Agreements and Total Consideration
Domestic Sales – Number of Sale and Purchase Agreements by Consideration Range
Domestic Primary and Secondary Sales – Number of Sale and Purchase Agreements and Total Consideration
Non-Domestic Sales – Number of Transactions and Consideration by Property Type

表 Table 1

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

		单位数目 No. of units			
类别 Class	面积 Size Range [平方米 m ²]	2018 年年底总存量 Stock at year-end		2018 年年底空置数目 No. Vacant at year-end	
A	< 20.0	10 559	372 678	14 206	3.8
	20 - 39.9	362 119			
B	40 - 69.9	580 630	580 630	20 642	3.6
C	70 - 99.9	146 108	146 108	7 488	5.1
D	100 - 159.9	67 343	67 343	5 657	8.4
E	160 - 199.9	13 377	27 212	3 433	12.6
	200 - 279.9	10 373			
	> 279.9	3 462			
所有类别	ALL CLASSES	1 193 971	1 193 971	51 426	4.3

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

		单位数目 No. of units					
地区	District	2017 年年底总存量 Stock at year-end	2018 年落成量 Completions	落成量占 2017 年总存量的百分率 Completions as a % of 2017 Stock	2018 年年底总存量 Stock at year-end	2018 年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	93 203	850	0.9	93 823	3 490	3.7
湾仔	Wan Chai	72 710	114	0.2	72 647	3 231	4.4
东区	Eastern	119 190	2 411	2.0	121 309	3 926	3.2
南区	Southern	42 355	55	0.1	42 351	1 224	2.9
港岛	HONG KONG	327 458	3 430	1.0	330 130	11 871	3.6
油尖旺	Yau Tsim Mong	113 153	54	0.0 +	113 167	3 157	2.8
深水埗	Sham Shui Po	76 970	586	0.8	77 425	3 397	4.4
九龙城	Kowloon City	106 824	4 957	4.6	111 633	8 366	7.5
黄大仙	Wong Tai Sin	18 996	234	1.2	19 230	221	1.1
观塘	Kwun Tong	47 252	-	-	47 102	760	1.6
九龙	KOWLOON	363 195	5 831	1.6	368 557	15 901	4.3
葵青	Kwai Tsing	35 487	136	0.4	35 618	834	2.3
荃湾	Tsuen Wan	77 375	4 342	5.6	81 479	4 651	5.7
屯门	Tuen Mun	59 295	818	1.4	60 109	2 813	4.7
元朗	Yuen Long	80 843	156	0.2	80 974	3 442	4.3
北区	North	27 599	557	2.0	28 156	1 398	5.0
大埔	Tai Po	32 453	-	-	32 428	655	2.0
沙田	Sha Tin	81 499	1 120	1.4	82 579	2 989	3.6
西贡	Sai Kung	62 682	4 573	7.3	67 229	6 245	9.3
离岛	Islands	26 742	5	0.0 +	26 712	627	2.3
新界	NEW TERRITORIES	483 975	11 707	2.4	495 284	23 654	4.8
全港	OVERALL	1 174 628	20 968	1.8	1 193 971	51 426	4.3

+ 少于 0.05%

2018 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 2017 年年底总存量计算。

+ Below 0.05%

2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 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	Area	拆卸量	落成量	年底各类单位总存量					总数 Total
			Demolition	Completions	A	B	C	D	E	
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
2018	港岛	Hong Kong	507	3 430	108 493	138 149	39 604	27 539	16 345	330 130
	九龙	Kowloon	334	5 831	134 416	169 930	42 145	18 868	3 198	368 557
	新界	New Territories	20	11 707	129 769	272 551	64 359	20 936	7 669	495 284
	全港	OVERALL	861	20 968	372 678	580 630	146 108	67 343	27 212	1 193 971

* 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.

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

单位数目 No. of units

年 Year	区域	Area	拆卸量 Demolition					落成量 Completions						
			A	B	C	D	E	总数 Total	A	B	C	D	E	总数 Total
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
2018	港岛	Hong Kong	164	293	17	15	18	507	1 142	906	804	329	249	3 430
	九龙	Kowloon	22	184	72	47	9	334	3 451	1 762	410	167	41	5 831
	新界	New Territories	-	6	-	12	2	20	2 619	5 569	2 200	1 045	274	11 707
	全港	OVERALL	186	483	89	74	29	861	7 212	8 237	3 414	1 541	564	20 968

* 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

						单位数目 No. of units
年 Year	A	B	C	D	E	总数 Total
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
2018	7 212	8 237	3 414	1 541	564	20 968

* 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

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m ²]	2018							总数 Total
		2014	2015	2016	2017	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	
A	< 20.0	64	79	206	691	156	415	-	571
	20 - 39.9	2 096	2 056	3 731	6 200	986	3 036	2 619	6 641
B	40 - 69.9	8 446	5 047	7 162	7 665	906	1 762	5 569	8 237
C	70 - 99.9	4 207	2 190	1 413	1 794	804	410	2 200	3 414
D	100 - 159.9	666	1 471	1 325	1 058	329	167	1 045	1 541
E	160 - 199.9	90	231	537	221	136	10	128	274
	200 - 279.9	89	148	138	97	56	21	103	180
	> 279.9	61	74	83	65	57	10	43	110
所有类别 ALL CLASSES		15 719	11 296 *	14 595	17 791	3 430	5 831	11 707	20 968

* 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.

私人住宅 - 各区落成量及预测落成量

		2018年各类单位落成量					单位数目		No. of units
		Completions by Class					预测落成量		
地区	District	A	B	C	D	E	总数 Total	Forecast Completions [2019]	[2020]
中西区	Central and Western	310	173	176	46	145	850	2 023	242
湾仔	Wan Chai	44	-	-	49	21	114	23	217
东区	Eastern	788	733	628	234	28	2 411	1 063	632
南区	Southern	-	-	-	-	55	55	199	297
港岛	HONG KONG	1 142	906	804	329	249	3 430	3 308	1 388
油尖旺	Yau Tsim Mong	54	-	-	-	-	54	728	142
深水埗	Sham Shui Po	532	9	-	24	21	586	1 481	2 382
九龙城	Kowloon City	2 633	1 751	410	143	20	4 957	681	1 510
黄大仙	Wong Tai Sin	232	2	-	-	-	234	-	-
观塘	Kwun Tong	-	-	-	-	-	-	653	2 325
九龙	KOWLOON	3 451	1 762	410	167	41	5 831	3 543	6 359
葵青	Kwai Tsing	136	-	-	-	-	136	-	-
荃湾	Tsuen Wan	610	1 951	1 326	455	-	4 342	1 043	1
屯门	Tuen Mun	435	328	44	6	5	818	2 836	2 945
元朗	Yuen Long	34	78	-	37	7	156	818	1 749
北区	North	309	248	-	-	-	557	596	-
大埔	Tai Po	-	-	-	-	-	-	3 234	4 279
沙田	Sha Tin	293	31	190	419	187	1 120	794	880
西贡	Sai Kung	802	2 933	640	128	70	4 573	4 032	2 546
离岛	Islands	-	-	-	-	5	5	211	34
新界	NEW TERRITORIES	2 619	5 569	2 200	1 045	274	11 707	13 564	12 434
全港	OVERALL	7 212	8 237	3 414	1 541	564	20 968	20 415	20 181

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	[2019]						[2020]					
		A	B	C	D	E	总数 Total	A	B	C	D	E	总数 Total
中西区	Central and Western	1 635	227	8	77	76	2 023	197	5	1	-	39	242
湾仔	Wan Chai	-	-	-	-	23	23	216	-	-	-	1	217
东区	Eastern	656	107	130	170	-	1 063	502	43	3	78	6	632
南区	Southern	141	1	-	28	29	199	-	-	-	56	241	297
港岛	HONG KONG	2 432	335	138	275	128	3 308	915	48	4	134	287	1 388
油尖旺	Yau Tsim Mong	720	8	-	-	-	728	105	37	-	-	-	142
深水埗	Sham Shui Po	1 125	171	45	132	8	1 481	857	1 296	164	1	64	2 382
九龙城	Kowloon City	590	67	3	16	5	681	1 090	-	123	267	30	1 510
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
观塘	Kwun Tong	651	2	-	-	-	653	93	1 553	632	47	-	2 325
九龙	KOWLOON	3 086	248	48	148	13	3 543	2 145	2 886	919	315	94	6 359
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	461	369	198	10	5	1 043	-	-	-	-	1	1
屯门	Tuen Mun	1 483	1 016	188	46	103	2 836	2 135	602	177	7	24	2 945
元朗	Yuen Long	225	532	37	7	17	818	1 086	592	24	20	27	1 749
北区	North	192	48	230	93	33	596	-	-	-	-	-	-
大埔	Tai Po	597	1 783	537	299	18	3 234	689	2 183	1 038	282	87	4 279
沙田	Sha Tin	172	170	137	180	135	794	148	254	402	58	18	880
西贡	Sai Kung	1 127	2 268	476	133	28	4 032	280	2 054	212	-	-	2 546
离岛	Islands	26	64	70	41	10	211	-	-	2	10	22	34
新界	NEW TERRITORIES	4 283	6 250	1 873	809	349	13 564	4 338	5 685	1 855	377	179	12 434
全港	OVERALL	9 801	6 833	2 059	1 232	490	20 415	7 398	8 619	2 778	826	560	20 181

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	2017 年年底总存量 Stock at year-end	2018 年落成量 Completions	落成量占 2017 年总存量的百分率 Completions as a % of 2017 Stock	2018 年年底总存量 Stock at year-end
中西区	Central and Western	524	3	0.6	527
湾仔	Wan Chai	333	1	0.3	332
东区	Eastern	-	-	-	-
南区	Southern	1 749	3	0.2	1 745
港岛	HONG KONG	2 606	7	0.3	2 604
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	83	19	22.9	102
九龙城	Kowloon City	492	4	0.8	496
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	KOWLOON	619	23	3.7	642
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	140	-	-	128
屯门	Tuen Mun	533	5	0.9	538
元朗	Yuen Long	8 066	44	0.5	8 109
北区	North	855	-	-	855
大埔	Tai Po	2 438	-	-	2 439
沙田	Sha Tin	752	92	12.2	843
西贡	Sai Kung	1 948	63	3.2	2 009
离岛	Islands	865	5	0.6	869
新界	NEW TERRITORIES	15 599	209	1.3	15 792
全港	OVERALL	18 824	239	1.3	19 038

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。
2018 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 2017 年年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 Year-end Stock figures shown here.

私人住宅 - 整体空置趋势
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	空置数目 No. Vacant	占总存量的百分率 % of Total Stock
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
2018	20 968	18 728	89.3	1 173 003	32 698	2.8	51 426	4.3

* 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.

私人住宅 - 各类单位落成后使用方式
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

类别	Class	区域	Area	于 2018 年评估差饷时申报为已入住的单位数目	业主自住 Owner Occupied		出租 Let	
				No. of Units Valued in 2018 and Reported as Wholly Occupied	单位数目 No. of Units	百分率 %	单位数目 No. of Units	百分率 %
A		港岛	Hong Kong	739	249	33.7	490	66.3
		九龙	Kowloon	1 244	604	48.6	640	51.4
		新界	New Territories	2 016	1 353	67.1	663	32.9
		全港	OVERALL	3 999	2 206	55.2	1 793	44.8
B		港岛	Hong Kong	167	53	31.7	114	68.3
		九龙	Kowloon	1 434	885	61.7	549	38.3
		新界	New Territories	3 901	2 709	69.4	1 192	30.6
		全港	OVERALL	5 502	3 647	66.3	1 855	33.7
C		港岛	Hong Kong	11	-	-	11	100.0
		九龙	Kowloon	346	271	78.3	75	21.7
		新界	New Territories	876	688	78.5	188	21.5
		全港	OVERALL	1 233	959	77.8	274	22.2
D		港岛	Hong Kong	29	28	96.6	1	3.4
		九龙	Kowloon	37	34	91.9	3	8.1
		新界	New Territories	190	160	84.2	30	15.8
		全港	OVERALL	256	222	86.7	34	13.3
E		港岛	Hong Kong	24	5	20.8	19	79.2
		九龙	Kowloon	9	8	88.9	1	11.1
		新界	New Territories	44	37	84.1	7	15.9
		全港	OVERALL	77	50	64.9	27	35.1
所 有 类 别		港岛	Hong Kong	970	335	34.5	635	65.5
All Classes		九龙	Kowloon	3 070	1 802	58.7	1 268	41.3
		新界	New Territories	7 027	4 947	70.4	2 080	29.6
		全港	OVERALL	11 067	7 084	64.0	3 983	36.0

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 / 月 Year / Month			港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2017			452	354	296	403	327	251	433	356	259	444	349	256	454	368	240
2018	*		488	391	315	429	354	267	455	376	270	452	381	269	473	370	251
2017		10	460	366	306	412	330	255	423	361	260	457	340	271	492	(369)	222
		11	468	365	311	412	337	258	467	357	269	439	358	262	446	(392)	226
		12	465	373	305	416	347	257	458	364	263	470	361	256	437	(253)	240
2018		1	472	390	298	427	345	256	476	365	264	444	379	269	482	(367)	271
		2	477	386	305	427	354	262	468	383	260	450	382	277	447	(111)	(261)
		3	467	383	303	416	352	260	448	364	260	452	389	257	437	-	251
		4	467	382	304	418	337	260	460	365	266	445	342	271	467	(307)	(226)
		5	474	378	312	420	358	265	469	372	263	458	396	265	482	(466)	243
		6	481	387	322	419	345	265	456	381	266	459	384	258	474	(453)	212
		7	493	392	323	431	349	272	427	369	277	443	388	264	493	(365)	270
		8	494	410	328	435	366	276	443	374	285	449	382	278	486	(409)	250
		9	505	390	309	435	355	272	458	385	270	465	378	264	463	(315)	256
		10	505	390	318	442	364	270	468	392	275	450	390	280	469	(208)	254
		11 *	504	393	312	435	357	273	462	385	272	462	393	275	505	(404)	263
		12 *	491	382	312	433	362	269	432	378	263	449	371	274	451	(448)	250

* 临时数字
() 表示少于 20 宗交易。
- 本署没有收到成交个案。

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

表 Table 13

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

每平方米售价 \$/m²

类 别		Class	A			B			C			D			E		
年	/	月	港岛	九 龙	新界	港岛	九 龙	新界	港岛	九 龙	新界	港岛	九 龙	新界	港岛	九 龙	新界
Year	/	Month	Hong Kong	Kowloon	New Territories	Hong Kong	Kowloon	New Territories	Hong Kong	Kowloon	New Territories	Hong Kong	Kowloon	New Territories	Hong Kong	Kowloon	New Territories
2017			158 293	130 558	121 633	160 860	131 061	106 554	186 054	163 325	112 805	215 818	179 974	103 235	251 606	273 418	91 785
2018	*		180 366	149 819	138 429	176 517	147 295	120 122	210 426	177 561	128 339	231 949	195 619	116 293	286 369	(270 109)	102 444
2017		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	164 230	136 552	125 342	166 462	137 656	113 119	190 567	172 766	123 395	221 537	192 403	109 617	(286 886)	(243 749)	78 091
		12	164 551	138 535	129 226	170 118	136 298	112 829	200 471	157 133	121 393	240 344	194 677	108 534	(279 933)	(242 672)	(89 477)
2018		1	171 329	140 763	132 075	170 467	141 290	115 354	203 758	170 613	121 870	231 143	176 014	120 848	(285 351)	(317 792)	91 250
		2	172 459	147 791	131 983	175 351	146 427	117 872	206 056	205 891	126 876	229 862	(217 407)	125 806	(287 628)	(230 788)	(107 487)
		3	174 970	149 386	135 073	169 328	147 390	116 440	188 657	165 662	127 666	222 381	226 643	107 341	(278 303)	(287 468)	73 282
		4	183 541	149 355	139 675	176 744	148 831	119 473	208 410	180 819	124 817	235 148	190 609	115 753	(276 919)	(237 793)	101 404
		5	181 374	152 141	141 153	177 459	151 918	123 144	218 381	167 171	129 269	227 107	187 300	113 624	286 441	(248 338)	99 602
		6	184 662	160 077	147 492	179 950	156 826	128 706	218 786	189 263	135 044	230 433	(213 306)	121 026	282 608	(334 351)	(81 838)
		7	190 109	156 704	143 969	186 035	143 081	126 824	216 671	169 237	126 511	231 824	(218 193)	111 461	(327 510)	-	(105 437)
		8	186 766	157 093	144 151	179 921	151 818	124 646	208 694	173 651	134 150	(250 619)	(156 000)	113 785	(337 828)	(236 813)	117 800
		9	182 792	148 211	142 034	183 081	145 786	118 306	225 441	173 797	132 616	(239 107)	(185 978)	113 235	(274 992)	(173 088)	(100 806)
		10	184 393	141 335	138 176	175 261	133 078	114 279	220 943	145 934	134 054	(257 319)	(185 669)	116 561	(466 568)	-	157 296
		11 *	175 257	136 383	132 060	176 425	144 420	113 526	223 330	188 677	117 074	(235 501)	(198 234)	122 695	(226 340)	(342 648)	(87 276)
		12 *	173 897	141 817	130 438	174 765	140 890	112 259	200 527	181 117	132 063	(223 937)	(170 486)	(110 373)	-	-	(96 847)

* 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。

香港物业报告 2019

* Provisional figures
() Indicates fewer than 20 transactions.
- No transaction record received by this Department.
Primary sales of domestic premises are excluded from the analysis.

Hong Kong Property Review 2019

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
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	201.2	181.7	159.4	153.5	143.9	186.2	150.1	182.6
2018 *	213.5	192.4	166.7	159.2	148.7	197.0	155.6	193.0
2017 10 - 12	207.5	185.8	162.1	155.3	144.2	191.1	151.4	187.1
2018 1 - 3	207.8	187.0	162.8	155.7	145.3	191.9	152.1	187.9
4 - 6	211.8	191.7	166.2	157.7	148.6	196.0	154.5	191.9
7 - 9	217.2	196.0	169.1	162.0	150.8	200.5	158.3	196.3
10 - 12 *	217.2	194.8	168.6	161.3	150.1	199.8	157.6	195.7
2017 10	206.9	185.4	162.0	155.2	144.3	190.6	151.4	186.7
11	207.5	186.0	162.1	155.3	143.9	191.2	151.3	187.2
12	208.1	186.0	162.2	155.4	144.4	191.4	151.5	187.5
2018 1	207.6	185.8	161.8	155.3	144.6	191.1	151.6	187.2
2	207.6	186.5	162.1	155.6	144.7	191.4	151.8	187.5
3	208.3	188.7	164.6	156.1	146.6	193.1	152.8	189.1
4	210.5	190.8	166.0	156.3	148.3	195.1	153.5	191.0
5	211.1	191.6	166.2	157.7	148.4	195.7	154.5	191.7
6	213.9	192.6	166.3	159.1	149.0	197.2	155.6	193.1
7	215.7	194.7	167.6	160.6	150.6	199.1	157.3	194.9
8	217.4	196.6	169.8	162.3	150.9	200.9	158.5	196.8
9	218.4	196.7	170.0	163.1	151.0	201.4	159.1	197.3
10	219.0	196.8	170.1	163.3	151.5	201.7	159.4	197.6
11 *	217.2	195.3	168.9	161.0	150.1	200.1	157.4	196.0
12 *	215.5	192.2	166.8	159.6	148.7	197.7	156.0	193.6

* 临时数字

* Provisional figures

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

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
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	318.4	296.9	293.1	306.1	335.8	296.3	333.9
2018 *	416.7	359.4	332.9	320.2	325.2	380.2	321.6	377.4
2017 10 - 12	383.3	330.9	311.1	304.9	314.5	350.1	307.4	348.0
2018 1 - 3	401.6	346.6	323.2	315.1	324.7	366.7	317.6	364.3
4 - 6	423.3	365.6	339.8	325.3	330.3	386.7	326.6	383.8
7 - 9	434.2	374.7	344.1	328.6	332.7	396.1	329.7	392.9
10 - 12 *	407.6	350.5	324.6	312.0	313.3	371.3	312.3	368.5
2017 10	379.5	327.4	306.8	299.3	310.5	346.4	302.3	344.2
11	381.5	330.5	312.0	305.1	313.6	349.2	307.4	347.2
12	388.9	334.8	314.5	310.2	319.3	354.7	312.6	352.7
2018 1	395.2	340.1	320.3	314.7	322.2	360.5	316.7	358.4
2	402.3	346.5	322.4	315.2	324.6	366.9	317.7	364.5
3	407.2	353.1	326.9	315.3	327.2	372.6	318.5	370.0
4	415.1	359.9	333.1	319.1	327.3	379.8	321.3	377.0
5	423.0	364.8	339.9	325.5	330.1	386.2	326.7	383.4
6	431.9	372.0	346.4	331.3	333.4	394.1	331.8	391.1
7	435.4	376.5	346.7	332.3	334.8	397.8	332.9	394.8
8	436.8	375.5	345.8	330.8	334.2	397.7	331.7	394.6
9	430.3	372.2	339.7	322.7	329.2	392.7	324.4	389.4
10	418.7	361.3	331.4	315.5	319.3	381.9	316.5	378.7
11 *	406.0	350.0	324.1	311.5	311.3	370.4	311.4	367.5
12 *	398.0	340.3	318.4	309.0	(309.2)	361.7	309.1	359.2

* 临时数字
() 表示少于 20 宗交易。
住宅楼宇的首次买卖并不会用作分析。

* Provisional figures
() Indicates fewer than 20 transactions.
Primary sales of domestic premises are excluded from the analysis.

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 新界 N.T.	合计 All	市区 Urban	D & E 新界 N.T.	合计 All	所有类别 市区 Urban	Overall 新界 N.T.	合计 All
2017	1	269.5	250.0	261.4	318.2	230.3	280.8	273.2	251.1	263.5
	2	276.2	253.0	265.7	320.5	231.1	282.4	279.6	254.1	267.7
	3	280.0	258.8	270.9	323.7	235.6	286.4	283.4	259.8	272.9
	4	285.6	267.6	278.7	325.8	241.4	290.8	288.8	268.6	280.6
	5	288.6	270.2	281.5	327.1	246.1	294.1	291.8	271.3	283.5
	6	286.0	274.6	283.6	330.7	246.8	296.2	289.5	275.6	285.5
	7	286.4	274.6	283.7	333.5	248.8	298.6	290.0	275.6	285.7
	8	287.3	275.1	284.4	333.9	249.2	299.0	290.9	276.2	286.4
	9	292.0	275.4	286.2	342.2	246.2	301.2	295.8	276.4	288.3
	10	295.2	277.5	288.8	337.2	252.9	302.7	298.6	278.7	290.8
	11	298.4	280.5	291.9	341.0	256.7	306.7	301.8	281.7	294.0
	12	299.8	285.2	295.5	347.0	260.3	311.5	303.5	286.4	297.6
2018	1	303.6	288.5	299.0	349.5	265.0	315.3	307.2	289.8	301.2
	2	312.3	294.6	306.1	354.6	267.5	319.1	315.7	295.8	308.1
	3	315.2	299.3	310.3	355.1	273.6	322.8	318.5	300.6	312.3
	4	324.3	305.7	317.7	365.2	274.7	328.2	327.6	306.8	319.7
	5	328.5	314.1	324.8	374.9	276.5	333.9	332.2	315.0	326.7
	6	333.9	320.1	330.8	376.4	280.4	336.8	337.4	321.0	332.6
	7	337.4	323.3	334.1	371.8	288.7	339.2	340.4	324.4	335.9
	8	336.7	322.7	333.4	365.2	294.3	339.1	339.3	324.0	335.2
	9	331.9	318.3	328.8	368.2	284.5	335.1	334.9	319.4	330.7
	10	327.0	312.6	323.3	370.9	274.6	330.9	330.5	313.5	325.2
	11 *	310.1	298.0	307.7	370.0	274.2	330.3	314.6	299.4	310.1
	12 *	300.7	290.4	299.3	369.7	267.2	326.3	305.8	291.7	301.9

* 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.

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

平方米 m²

地区	District	2018年年底总存量 Stock at year-end				2018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	781 900	571 900	3 278 800	75 300	40 600	39 700	155 600	3.9	5.2	6.9	4.7
湾仔	Wan Chai	988 800	596 100	317 800	1 902 700	47 600	36 400	23 200	107 200	4.8	6.1	7.3	5.6
东区	Eastern	769 700	174 100	56 800	1 000 600	110 900	5 900	1 300	118 100	14.4	3.4	2.3	11.8
南区	Southern	220 400	70 400	21 700	312 500	40 400	19 400	500	60 300	18.3	27.6	2.3	19.3
港岛	HONG KONG	3 903 900	1 622 500	968 200	6 494 600	274 200	102 300	64 700	441 200	7.0	6.3	6.7	6.8
油尖旺	Yau Tsim Mong	1 168 700	621 100	398 300	2 188 100	59 800	31 400	22 000	113 200	5.1	5.1	5.5	5.2
深水埗	Sham Shui Po	200 500	81 700	38 700	320 900	18 700	24 800	1 600	45 100	9.3	30.4	4.1	14.1
九龙城	Kowloon City	131 000	42 000	20 000	193 000	25 000	1 300	2 500	28 800	19.1	3.1	12.5	14.9
黄大仙	Wong Tai Sin	31 800	47 000	1 200	80 000	20 200	6 100	1 100	27 400	63.5	13.0	91.7	34.3
观塘	Kwun Tong	1 407 000	218 800	17 600	1 643 400	208 400	47 700	7 300	263 400	14.8	21.8	41.5	16.0
九龙	KOWLOON	2 939 000	1 010 600	475 800	4 425 400	332 100	111 300	34 500	477 900	11.3	11.0	7.3	10.8
葵青	Kwai Tsing	172 400	48 900	8 600	229 900	11 200	11 000	6 600	28 800	6.5	22.5	76.7	12.5
荃湾	Tsuen Wan	113 500	68 200	800	182 500	7 100	26 100	-	33 200	6.3	38.3	-	18.2
屯门	Tuen Mun	32 300	-	6 500	38 800	1 700	-	300	2 000	5.3	-	4.6	5.2
元朗	Yuen Long	9 200	8 700	19 100	37 000	-	400	200	600	-	4.6	1.0	1.6
北区	North	30 000	700	500	31 200	1 900	700	-	2 600	6.3	100.0	-	8.3
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	435 200	10 100	-	445 300	36 200	-	-	36 200	8.3	-	-	8.1
西贡	Sai Kung	9 000	3 400	-	12 400	7 000	-	-	7 000	77.8	-	-	56.5
离岛	Islands	130 800	19 000	-	149 800	2 100	500	-	2 600	1.6	2.6	-	1.7
新界	NEW TERRITORIES	932 400	164 200	36 700	1 133 300	67 200	38 700	7 100	113 000	7.2	23.6	19.3	10.0
全港	OVERALL	7 775 300	2 797 300	1 480 700	12 053 300	673 500	252 300	106 300	1 032 100	8.7	9.0	7.2	8.6
分区	Sub-districts												
上环	Sheung Wan	228 700	352 300	394 700	975 700	13 100	25 900	27 700	66 700	5.7	7.4	7.0	6.8
中区	Central	1 653 300	379 000	161 700	2 194 000	62 100	14 000	8 800	84 900	3.8	3.7	5.4	3.9
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	944 500	564 200	296 500	1 805 200	42 800	35 900	22 900	101 600	4.5	6.4	7.7	5.6
北角 / 鲗鱼涌	North Point / Quarry Bay	814 000	156 000	60 400	1 030 400	115 600	5 400	1 300	122 300	14.2	3.5	2.2	11.9
尖沙咀	Tsim Sha Tsui	854 000	306 200	197 500	1 357 700	69 900	11 200	9 500	90 600	8.2	3.7	4.8	6.7
油麻地 / 旺角	Yau Ma Tei / Mong Kok	331 100	314 900	200 800	846 800	10 900	20 200	12 500	43 600	3.3	6.4	6.2	5.1

分区数字已包括在地区数字内。

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

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

		平方米 m ²					
地区	District	2017 年年底总存量 Stock at year-end	2018 年落成量 Completions	落成量占 2017 年总存量的百分率 Completions as a % of 2017 Stock	2018 年年底总存量 Stock at year-end	2018 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	3 281 700	-	-	3 278 800	155 600	4.7
湾仔	Wan Chai	1 897 600	-	-	1 902 700	107 200	5.6
东区	Eastern	949 100	67 800	7.1	1 000 600	118 100	11.8
南区	Southern	263 200	29 400	11.2	312 500	60 300	19.3
港岛	HONG KONG	6 391 600	97 200	1.5	6 494 600	441 200	6.8
油尖旺	Yau Tsim Mong	2 190 100	-	-	2 188 100	113 200	5.2
深水埗	Sham Shui Po	304 200	12 100	4.0	320 900	45 100	14.1
九龙城	Kowloon City	214 600	-	-	193 000	28 800	14.9
黄大仙	Wong Tai Sin	78 600	-	-	80 000	27 400	34.3
观塘	Kwun Tong	1 568 300	69 200	4.4	1 643 400	263 400	16.0
九龙	KOWLOON	4 355 800	81 300	1.9	4 425 400	477 900	10.8
葵青	Kwai Tsing	230 700	-	-	229 900	28 800	12.5
荃湾	Tsuen Wan	145 900	-	-	182 500	33 200	18.2
屯门	Tuen Mun	40 800	-	-	38 800	2 000	5.2
元朗	Yuen Long	37 000	-	-	37 000	600	1.6
北区	North	30 300	700	2.3	31 200	2 600	8.3
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	440 500	-	-	445 300	36 200	8.1
西贡	Sai Kung	12 400	-	-	12 400	7 000	56.5
离岛	Islands	146 800	-	-	149 800	2 600	1.7
新界	NEW TERRITORIES	1 090 800	700	0.1	1 133 300	113 000	10.0
全港	OVERALL	11 838 200	179 200	1.5	12 053 300	1 032 100	8.6
分区	Sub-districts						
上环	Sheung Wan	976 500	-	-	975 700	66 700	6.8
中区	Central	2 196 300	-	-	2 194 000	84 900	3.9
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 800 300	-	-	1 805 200	101 600	5.6
北角 / 鲗鱼涌	North Point / Quarry Bay	963 300	67 800	7.0	1 030 400	122 300	11.9
尖沙咀	Tsim Sha Tsui	1 357 100	-	-	1 357 700	90 600	6.7
油麻地 / 旺角	Yau Ma Tei / Mong Kok	849 400	-	-	846 800	43 600	5.1

2018 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 2017 年年底总存量计算。分区数字已包括在地区数字内。

2018 Year-end Stock figures are derived from the latest rating record, and not from the 2017 Year-end Stock figures shown here. Sub-district figures have already been included in District figures.

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

平方米 m²

年 Year	区域 Area	Area	拆卸量 Demolition				落成量 Completions				年底总存量 Stock at year-end			
			甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
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
2018	港岛	Hong Kong	-	-	800	800	97 200	-	-	97 200	3 903 900	1 622 500	968 200	6 494 600
	九龙	Kowloon	-	-	-	-	81 300	-	-	81 300	2 939 000	1 010 600	475 800	4 425 400
	新界	New Territories	-	-	-	-	-	700	-	700	932 400	164 200	36 700	1 133 300
	全港	OVERALL	-	-	800	800	178 500	700	-	179 200	7 775 300	2 797 300	1 480 700	12 053 300

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	2018 年落成量 Completions				预测落成量 Forecast Completions	
		甲级 A	乙级 B	丙级 C	总数 Total	[2019]	[2020]
中西区	Central and Western	-	-	-	-	7 800	2 100
湾仔	Wan Chai	-	-	-	-	19 700	-
东区	Eastern	67 800	-	-	67 800	43 900	-
南区	Southern	29 400	-	-	29 400	1 100	4 000
港岛	HONG KONG	97 200	-	-	97 200	72 500	6 100
油尖旺	Yau Tsim Mong	-	-	-	-	1 100	8 800
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	69 200	-	-	69 200	128 000	-
九龙	KOWLOON	81 300	-	-	81 300	129 100	8 800
葵青	Kwai Tsing	-	-	-	-	8 300	1 400
荃湾	Tsuen Wan	-	-	-	-	-	23 400
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北区	North	-	700	-	700	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	75 100	10 700
西贡	Sai Kung	-	-	-	-	-	15 500
离岛	Islands	-	-	-	-	-	-
新界	NEW TERRITORIES	-	700	-	700	83 400	51 000
全港	OVERALL	178 500	700	-	179 200	285 000	65 900
分区	Sub-districts						
上环	Sheung Wan	-	-	-	-	4 400	2 100
中区	Central	-	-	-	-	3 400	-
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	19 700	-
北角 / 鲗鱼涌	North Point / Quarry Bay	67 800	-	-	67 800	43 900	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	1 100	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	8 800

分区数字已包括在地区数字内。

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

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

平方米 m²

地区	District	[2019]				[2020]			
		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	-	3 200	4 600	7 800	-	2 100	-	2 100
湾仔	Wan Chai	19 700	-	-	19 700	-	-	-	-
东区	Eastern	34 800	9 100	-	43 900	-	-	-	-
南区	Southern	-	1 100	-	1 100	-	4 000	-	4 000
港岛	HONG KONG	54 500	13 400	4 600	72 500	-	6 100	-	6 100
油尖旺	Yau Tsim Mong	-	1 100	-	1 100	8 600	-	200	8 800
深水埗	Sham Shui Po	-	-	-	-	-	-	-	-
九龙城	Kowloon City	-	-	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	128 000	-	-	128 000	-	-	-	-
九龙	KOWLOON	128 000	1 100	-	129 100	8 600	-	200	8 800
葵青	Kwai Tsing	-	8 300	-	8 300	-	1 400	-	1 400
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	75 100	-	-	75 100	-	10 700	-	10 700
西贡	Sai Kung	-	-	-	-	15 500	-	-	15 500
离岛	Islands	-	-	-	-	-	-	-	-
新界	NEW TERRITORIES	75 100	8 300	-	83 400	38 900	12 100	-	51 000
全港	OVERALL	257 600	22 800	4 600	285 000	47 500	18 200	200	65 900

分区	Sub-districts								
上环	Sheung Wan	-	1 600	2 800	4 400	-	2 100	-	2 100
中区	Central	-	1 600	1 800	3 400	-	-	-	-
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	19 700	-	-	19 700	-	-	-	-
北角 / 鲗鱼涌	North Point / Quarry Bay	34 800	9 100	-	43 900	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	1 100	-	1 100	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	8 600	-	200	8 800

分区数字已包括在地区数字内。

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

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

平方米 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
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
2018	179 200	159 100	88.8	11 874 100	873 000	7.4	1 032 100	8.6

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]		甲级 Grade A							乙级 Grade B							丙级 Grade C						
[Average size]		[258 平方米 m²]							[94 平方米 m²]							[46 平方米 m²]						
年 / 月 Year / Month	上环	中区	湾仔 /	北角 /	尖沙咀	油麻地 /	九龙湾 /	上环	中区	湾仔 /	北角 /	尖沙咀	油麻地 /	九龙湾 /	上环	中区	湾仔 /	北角 /	尖沙咀	油麻地 /	九龙湾 /	
			铜锣湾 Wan Chai/ Causeway Bay	鲗鱼涌 North Point/ Quarry Bay		旺角 Yau Ma Tei/ Mong Kok	观塘# Kowloon Bay/ Kwun Tong#			铜锣湾 Wan Chai/ Causeway Bay	鲗鱼涌 North Point/ Quarry Bay		旺角 Yau Ma Tei/ Mong Kok	观塘# Kowloon Bay/ Kwun Tong#			铜锣湾 Wan Chai/ Causeway Bay	鲗鱼涌 North Point/ Quarry Bay		旺角 Yau Ma Tei/ Mong Kok	观塘# Kowloon Bay/ Kwun Tong#	
2017	958	1 196	784	515	566	656	375	518	785	543	405	478	487	365	437	610	494	436	476	427	(191)	
2018 *	1 136	1 258	799	539	585	840	393	569	833	559	434	492	484	344	434	642	508	459	491	447	(191)	
2017	7	996	1 222	798	534	591 (544)	366	542	854	555	426	480	484 (364)	467	631	501	437	487	455	-		
	8	1 059	1 200	851	533	579	642	378	520	769	522	392	461	507	367	459	629	494	429	503	434	-
	9 (1 079)	1 254	775	532	591	696	394	565	747	551	401	500	469	351	418	633	491	453	493	442	-	
	10	866	1 249	769	533	578 (715)	373	562	792	553	413	489	437	374	408	623	512	437	482	453	-	
	11	957	1 157	770	509	574 (569)	398	558	805	531	424	499	491	358	445	590	476	432	495	447	-	
	12	1 010	1 247	761	495	547 (488)	391	510	869	573	396	458	509 (348)	425	608	464	465	480	443	(191)		
2018	1	1 143	1 188	725	519	599	673	375	534	762	526	403	467	445	345	408	611	490	445	473	429	-
	2 (786)	1 281	736	559	550	843	358	580	880	564	438	461	486	409	454	645	504	463	442	428 (155)		
	3	966	1 181	773	548	575 (1 362)	385	546	831	564	414	510	488	339	441	660	516	466	480	440	-	
	4	1 188	1 241	711	527	570	833	368	572	870	544	439	488	524	341	427	626	479	444	465	436	-
	5	1 112	1 302	798	560	588 (942)	400	556	797	560	437	477	476	373	431	630	512	445	492	451 (247)		
	6	1 180	1 330	840	591	573 1 143	419	579	835	544	424	484	476	381	430	591	502	452	512	439	-	
	7	1 051	1 163	854	488	566 (575)	392	579	823	569	413	506	479	299	441	648	515	472	490	459	-	
	8 *	1 321	1 254	865	551	595	795	413	585	877	559	425	488	474	359	427	663	494	453	503	453	-
	9 * (1 114)	1 329	822	488	597	744	392	546	800	579	436	508	489	282	470	642	537	487	512	462	-	
	10 *	953	1 254	783	582	634 (768)	399	569	813	566	512	515	491	386	432	640	526	466	500	469 (206)		
	11 *	853	1 281	825	547	602 (1 129)	414	647	810	552	455	498	470 (298)	423	740	510	450	502	465	-		
	12 * (1 386)	1 352	810	551	562 (504)	377	549	862	587	456	492	493	342	437	636	532	464	529	414	-		

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2018 年内所分析单位的平均面积。

- 本署没有收到成交个案。

九龙湾/观塘的分界等同 18 区区议会选区中的观塘区。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2018.

- No transaction record received by this Department.

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

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

每平方米售价 \$ / m²

【 平均面积 】		甲级 Grade A						乙级 Grade B						丙级 Grade C								
【 Average size 】		【 133 平方米 m² 】						【 55 平方米 m² 】						【 33 平方米 m² 】								
		上环	中区	湾仔/ 铜锣湾	北角/ 鰂鱼涌	尖沙咀	油麻地/ 旺角	九龙湾/ 观塘 [#]	上环	中区	湾仔/ 铜锣湾	北角/ 鰂鱼涌	尖沙咀	油麻地/ 旺角	九龙湾/ 观塘 [#]	上环	中区	湾仔/ 铜锣湾	北角/ 鰂鱼涌	尖沙咀	油麻地/ 旺角	九龙湾/ 观塘 [#]
年 / 月	Sheung			Wan	North	Tsim	Yau	Kowloon			Wan	North	Tsim	Yau	Kowloon			Wan	North	Tsim	Yau	Kowloon
Year / Month	Wan	Central	Bay	Point/ Quarry Bay	Sha Tsui	Mong Kok	Ma Tei/ Kwun Tong [#]		Wan	Central	Bay	Point/ Quarry Bay	Sha Tsui	Mong Kok	Ma Tei/ Kwun Tong [#]	Wan	Central	Bay	Point/ Quarry Bay	Sha Tsui	Mong Kok	Ma Tei/ Kwun Tong [#]
2017	(200 155)	468 426	264 440	236 771	216 390	-	157 011		190 522	263 078	249 421	154 921	189 220	155 729	(142 948)	175 739	254 595	201 589	181 866	159 117	166 169	-
2018 *	390 369	569 342	288 969	(358 169)	233 290	-	176 645		200 283	456 122	308 503	167 018	204 889	186 449	(154 321)	197 790	261 817	214 822	198 338	167 893	175 820	-
2017	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	173 351	-
	11	- (511 965)	(402 313)	- (264 129)		-	130 070	(184 983)	-	(199 185)	(164 656)	(183 638)	167 524	(152 885)	202 746	(264 582)	203 145	(167 959)	(176 786)	168 344	-	
	12	(213 269)	- (259 877)	- (236 000)		- (169 082)	(199 634)	- (191 288)	(147 326)	222 213	159 406	-	(174 388)	(240 224)	160 907	185 122	172 399	176 453		-		
2018	1	(298 819)	(444 612)	-	-	221 954	-	160 144	(155 449)	- (273 860)	(156 679)	(242 868)	165 111	-	- (312 892)	185 157	177 641	171 152	170 772		-	
	2	- (570 521)	-	- (239 645)		- (166 857)	(196 942)	- (348 740)	-	(226 119)	(168 065)	-	(178 756)	-	(190 097)	(191 857)	(173 504)	174 393		-		
	3	- (547 086)	(359 980)	- (248 264)		-	158 135	-	- (315 546)	-	194 659	(190 165)	-	169 504	(269 192)	(195 731)	(217 865)	(210 554)	169 072		-	
	4	(191 033)	(543 950)	-	- (207 483)		-	158 361	-	- (349 296)	(157 620)	(191 814)	179 848	-	207 335	(187 983)	(225 680)	181 029	161 983	175 460	-	
	5	(257 426)	(506 335)	(217 490)	- (252 538)		- (213 385)	-	- (256 399)	(160 677)	(191 940)	(172 398)	-	196 090	-	209 141	(200 632)	170 608	198 031		-	
	6	- (543 179)	(258 405)	(358 169)	(187 097)		- (164 146)	- (398 596)	(284 726)	(162 734)	(210 885)	(154 906)	-	184 485	(227 114)	220 597	(237 943)	161 379	161 642		-	
	7	(602 283)	(491 488)	-	- (253 530)		- (206 405)	(221 836)	- (290 937)	-	(202 024)	191 695	-	215 838	(279 156)	222 811	-	173 516	173 928		-	
	8 *	- (587 157)	-	- (304 569)		- (113 660)	(214 003)	(543 626)	(352 780)	-	(196 822)	197 781	-	186 209	-	(321 994)	(278 816)	161 926	182 731		-	
	9 *	- (388 585)	-	- (191 939)		- (212 443)	-	-	- (191 652)	-	(208 734)	-	(283 728)	-	(207 816)	(187 292)	187 188	193 061		-		
	10 *	- (820 864)	-	-	-	- (196 262)	(180 435)	-	-	- (212 830)	202 241	(154 321)	233 934	-	(267 045)	(186 086)	(182 458)	(179 515)		-		
	11 *	- (718 170)	(261 343)	-	-	- (191 257)	- (215 630)	(303 260)	-	(220 788)	(179 046)	-	(153 351)	-	(199 913)	(200 568)	160 969	(159 773)		-		
	12 *	-	- (267 198)	-	-	- (422 205)	- (491 628)	-	-	204 777	(198 289)	-	(152 941)	-	(213 533)	(185 310)	(131 950)	162 572		-		

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2018 年内所分析单位的平均面积。

- 本署没有收到成交个案。

九龙湾/观塘的分界等同 18 区区议会选区中的观塘区。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2018.

- No transaction record received by this Department.

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

私人写字楼 - 各级别租金及售价指数 (所有地区)
PRIVATE OFFICES - RENTAL AND PRICE INDICES BY GRADE (ALL DISTRICTS)
(1999 = 100)

年 / 月 Year / Month	租金 Rents				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
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	248.8	237.6	221.7	241.8	450.6	524.9	507.4	487.1
2018 *	261.0	246.3	228.2	252.0	540.5	580.5	557.0	555.2
2017	7 - 9	251.0	238.7	224.8	452.7	523.9	512.0	489.0
	10 - 12	253.1	240.4	225.8	478.3	540.3	534.5	511.1
2018	1 - 3	253.7	243.4	225.6	493.7	554.7	539.5	522.8
	4 - 6	261.1	245.5	224.8	525.3	578.4	553.9	546.9
	7 - 9 *	263.8	246.9	230.0	550.4	604.0	574.3	572.2
	10 - 12 *	265.2	249.6	232.5	(592.7)	585.1	560.1	578.9
2017	7	249.8	237.4	223.4	(443.4)	(518.3)	509.4	483.9
	8	250.9	239.4	225.3	(452.7)	(525.3)	511.2	488.9
	9	252.2	239.4	225.7	462.1	(528.2)	515.4	494.2
	10	252.9	239.7	225.8	471.3	534.0	529.0	504.5
	11	253.1	239.8	225.8	482.0	540.3	537.3	513.3
	12	253.3	241.7	225.9	(481.6)	546.6	537.3	515.6
2018	1	251.5	242.2	225.8	484.3	549.3	537.9	517.3
	2	252.6	243.1	226.1	(490.1)	(555.4)	533.4	519.7
	3	257.1	244.9	224.8	506.7	(559.4)	547.3	531.5
	4	259.1	245.1	223.1	(517.0)	564.4	549.0	538.3
	5	261.2	245.4	224.9	(527.8)	(577.8)	549.4	546.2
	6	263.0	246.0	226.5	(531.2)	(593.0)	563.4	556.1
	7	263.1	246.2	228.6	(538.1)	(599.0)	569.7	562.8
	8 *	263.2	247.1	230.6	(554.8)	604.6	572.7	574.1
	9 *	265.2	247.3	230.9	(558.2)	(608.4)	580.5	579.8
	10 *	265.5	249.0	232.0	(600.1)	(616.5)	(584.6)	599.0
	11 *	265.7	249.8	232.6	(582.1)	(563.1)	(559.3)	568.5
	12 *	264.4	250.0	232.9	(596.0)	(575.6)	(536.5)	569.1

* 临时数字
() 表示少于 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

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

年 / 月 Year / Month	租金 Rents			售价 Prices
	上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地区 # Core Districts #
2009	187.6	146.8	124.4	197.2
2010	197.3	151.5	132.6	259.4
2011	250.6	180.4	155.4	328.2
2012	272.5	202.9	172.3	340.0
2013	267.8	215.5	187.4	380.1
2014	270.6	218.6	195.7	365.2
2015	282.4	228.4	208.5	391.4
2016	296.4	238.5	210.5	409.5
2017	317.9	252.7	216.0	473.2
2018 *	339.0	263.6	227.0	548.6
2017	7 - 9	255.1	219.0	522.3
	10 - 12	257.3	219.8	502.3
2018	1 - 3	252.4	220.5	510.0
	4 - 6	263.7	226.3	532.6
	7 - 9 *	269.2	229.3	(554.8)
	10 - 12 *	268.9	232.1	(596.9)
2017	7	257.5	216.5	(502.3)
	8	255.1	224.0	(587.2)
	9	252.7	216.5	(477.5)
	10	258.0	221.7	(481.0)
	11	259.3	220.6	(531.2)
	12	254.7	217.1	(494.8)
2018	1	251.4	222.4	(455.4)
	2	251.5	217.4	(554.7)
	3	254.4	221.6	(519.8)
	4	260.1	226.2	(533.5)
	5	261.8	227.7	(528.0)
	6	269.1	224.9	(536.4)
	7	273.2	226.5	(571.5)
	8 *	265.2	230.6	(624.8)
	9 *	269.2	230.8	(468.1)
	10 *	265.1	236.2	(703.7)
	11 *	271.6	232.0	(602.5)
	12 *	270.0	228.2	(484.6)

核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀

* 临时数字

() 表示少于 10 宗交易。

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

* Provisional figures

() Indicates fewer than 10 transactions.

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

平方米 m²

地区	District	2017 年年底总存量 Stock at year-end	2018 年落成量 Completions	落成量占 2017 年总存量的百分率 Completions as a % of 2017 Stock	2018 年年底总存量 Stock at year-end	2018 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	1 128 700	10 400	0.9	1 135 800	116 800	10.3
湾仔	Wan Chai	1 182 700	800	0.1	1 186 800	104 600	8.8
东区	Eastern	714 500	5 800	0.8	716 700	61 900	8.6
南区	Southern	253 900	-	-	251 800	26 000	10.3
港岛	HONG KONG	3 279 800	17 000	0.5	3 291 100	309 300	9.4
油尖旺	Yau Tsim Mong	2 122 900	35 400	1.7	2 154 600	184 100	8.5
深水埗	Sham Shui Po	727 600	3 400	0.5	731 300	67 200	9.2
九龙城	Kowloon City	733 700	5 300	0.7	765 500	62 000	8.1
黄大仙	Wong Tai Sin	324 800	800	0.2	326 400	44 000	13.5
观塘	Kwun Tong	686 500	2 400	0.3	703 300	87 700	12.5
九龙	KOWLOON	4 595 500	47 300	1.0	4 681 100	445 000	9.5
葵青	Kwai Tsing	366 900	300	0.1	368 200	31 100	8.4
荃湾	Tsuen Wan	512 300	29 700	5.8	548 000	90 100	16.4
屯门	Tuen Mun	415 400	4 900	1.2	422 000	27 200	6.4
元朗	Yuen Long	513 900	-	-	511 800	35 000	6.8
北区	North	229 300	3 000	1.3	231 500	24 100	10.4
大埔	Tai Po	235 000	-	-	234 200	10 800	4.6
沙田	Sha Tin	503 000	-	-	503 900	39 900	7.9
西贡	Sai Kung	321 000	22 800	7.1	342 700	50 200	14.6
离岛	Islands	302 100	-	-	298 800	14 000	4.7
新界	NEW TERRITORIES	3 398 900	60 700	1.8	3 461 100	322 400	9.3
全港	OVERALL	11 274 200	125 000	1.1	11 433 300	1 076 700	9.4

2018 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 2017 年年底总存量计算。

2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 Year-end Stock figures shown here.

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

平方米 m²

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
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
2018	港岛 Hong Kong	14 000	17 000	3 291 100
	九龙 Kowloon	2 700	47 300	4 681 100
	新界 New Territories	300	60 700	3 461 100
	全港 OVERALL	17 000	125 000	11 433 300

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

平方米 m²

地区	District	2018 年落成量	预测落成量 Forecast Completions	
		Completions	[2019]	[2020]
中西区	Central and Western	10 400	7 900	8 800
湾仔	Wan Chai	800	8 800	21 700
东区	Eastern	5 800	7 600	9 900
南区	Southern	-	300	3 900
港岛	HONG KONG	17 000	24 600	44 300
油尖旺	Yau Tsim Mong	35 400	26 000	8 600
深水埗	Sham Shui Po	3 400	1 400	11 500
九龙城	Kowloon City	5 300	4 300	4 200
黄大仙	Wong Tai Sin	800	-	-
观塘	Kwun Tong	2 400	9 200	8 700
九龙	KOWLOON	47 300	40 900	33 000
葵青	Kwai Tsing	300	-	2 400
荃湾	Tsuen Wan	29 700	-	22 100
屯门	Tuen Mun	4 900	5 100	-
元朗	Yuen Long	-	400	1 500
北区	North	3 000	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	2 700	100
西贡	Sai Kung	22 800	-	31 500
离岛	Islands	-	25 500	-
新界	NEW TERRITORIES	60 700	33 700	57 600
全港	OVERALL	125 000	99 200	134 900

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

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
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
2018	125 000	122 400	97.9	11 308 300	954 300	8.4	1 076 700	9.4

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]	[63 平方米 m ²]	[57 平方米 m ²]	[50 平方米 m ²]	[37 平方米 m ²]	[29 平方米 m ²]
年 / 月 Year / Month						
2017		1 518	1 396	1 325	527 179	376 050
2018 *		1 528	1 437	1 360	491 670	439 903
2017	7	1 472	1 271	1 336	696 957	406 541
	8	1 572	1 382	1 375	418 273	(319 983)
	9	1 398	1 624	1 277	420 152	504 227
	10	1 470	1 445	1 450	468 486	275 079
	11	1 591	1 561	1 313	701 148	460 931
	12	1 478	1 403	1 246	615 585	387 937
2018	1	1 427	1 328	1 167	430 806	537 371
	2	1 461	1 412	1 283	(436 367)	404 305
	3	1 551	1 578	1 384	380 580	511 518
	4	1 411	1 481	1 262	656 849	540 651
	5	1 529	1 373	1 374	715 553	392 954
	6	1 574	1 394	1 398	468 131	366 529
	7	1 520	1 301	1 406	(382 839)	537 171
	8 *	1 702	1 388	1 372	506 267	345 039
	9 *	1 672	1 592	1 372	526 729	421 374
	10 *	1 454	1 528	1 379	(541 477)	380 800
	11 *	1 585	1 429	1 507	(429 573)	296 540
	12 *	1 378	1 410	1 391	(290 615)	418 548

* 临时数字
() 表示少于 20 宗交易。
[] 表示 2018 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 2018.

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
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	558.4
2018 *	187.0	591.7
2017 7 - 9	183.6	562.3
10 - 12	185.0	573.6
2018 1 - 3	185.4	584.0
4 - 6	186.6	589.0
7 - 9 *	187.8	595.5
10 - 12 *	188.3	598.3
2017 7	183.1	557.5
8	183.3	562.1
9	184.3	567.4
10	184.4	569.1
11	184.4	574.8
12	186.2	577.0
2018 1	185.2	581.8
2	185.5	583.3
3	185.6	587.0
4	185.8	587.6
5	186.9	588.9
6	187.0	590.6
7	187.4	591.8
8 *	187.9	596.2
9 *	188.0	598.5
10 *	188.9	598.8
11 *	187.2	601.1
12 *	188.9	595.1

* 临时数字

* Provisional figures

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

平方米 m²

地区	District	2017 年年底总存量 Stock at year-end	2018 年落成量 Completions	落成量占 2017 年总存量的百分率 Completions as a % of 2017 Stock	2018 年年底总存量 Stock at year-end	2018 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	66 900	-	-	66 900	4 700	7.0
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 186 400	-	-	1 185 200	69 100	5.8
南区	Southern	673 500	7 000	1.0	656 300	106 600	16.2
港岛	HONG KONG	1 926 800	7 000	0.4	1 908 400	180 400	9.5
油尖旺	Yau Tsim Mong	300 100	4 900	1.6	279 200	17 600	6.3
深水埗	Sham Shui Po	1 026 100	12 400	1.2	1 028 500	64 900	6.3
九龙城	Kowloon City	848 400	-	-	848 400	41 600	4.9
黄大仙	Wong Tai Sin	748 200	-	-	747 800	43 300	5.8
观塘	Kwun Tong	3 023 000	14 900	0.5	3 013 600	217 700	7.2
九龙	KOWLOON	5 945 800	32 200	0.5	5 917 500	385 100	6.5
葵青	Kwai Tsing	3 227 300	1 900	0.1	3 227 800	189 900	5.9
荃湾	Tsuen Wan	2 245 000	-	-	2 208 600	119 000	5.4
屯门	Tuen Mun	1 460 000	-	-	1 422 800	87 000	6.1
元朗	Yuen Long	203 300	-	-	203 300	9 400	4.6
北区	North	280 000	-	-	280 000	25 000	8.9
大埔	Tai Po	152 900	-	-	152 900	4 900	3.2
沙田	Sha Tin	1 083 600	-	-	1 083 800	28 300	2.6
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	900	-	-	900	100	11.1
新界	NEW TERRITORIES	8 653 000	1 900	0.0 +	8 580 100	463 600	5.4
全港	OVERALL	16 525 600	41 100	0.2	16 406 000	1 029 100	6.3

+ 少于 0.05%

2018 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 2017 年年底总存量计算。

+ Below 0.05%

2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 Year-end Stock figures shown here.

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

平方米 m²

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
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
2018	港岛 Hong Kong	-	7 000	1 908 400
	九龙 Kowloon	30 300	32 200	5 917 500
	新界 New Territories	1 500	1 900	8 580 100
	全港 OVERALL	31 800	41 100	16 406 000

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	2018 年落成量 Completions	预测落成量 Forecast Completions	
			[2019]	[2020]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	7 000	-	11 900
港岛	HONG KONG	7 000	-	11 900
油尖旺	Yau Tsim Mong	4 900	3 300	-
深水埗	Sham Shui Po	12 400	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	5 700
观塘	Kwun Tong	14 900	3 600	16 800
九龙	KOWLOON	32 200	6 900	22 500
葵青	Kwai Tsing	1 900	8 700	30 700
荃湾	Tsuen Wan	-	16 900	-
屯门	Tuen Mun	-	11 900	-
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	1 900	39 800	30 700
全港	OVERALL	41 100	46 700	65 100

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
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
2018	41 100	36 400	88.6	16 364 900	992 700	6.1	1 029 100	6.3

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

区域 Area	[平均面积] [Average size]	租金 Rents (每平方米月租 \$ / m ² per month)			售价 Prices (每平方米售价 \$ / m ²)		
		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
年 / 月 Year / Month		[161 平方米 m ²]	[134 平方米 m ²]	[144 平方米 m ²]	[111 平方米 m ²]	[111 平方米 m ²]	[103 平方米 m ²]
2017		185	189	134	84 816	80 598	51 802
2018 *		193	203	145	91 918	90 698	59 856
2017	7	190	190	134	76 005	82 363	50 379
	8	173	193	141	86 199	85 208	48 522
	9	191	192	138	(91 375)	77 233	51 811
	10	197	193	138	(93 538)	81 377	53 197
	11	198	204	135	91 206	80 218	54 929
	12	205	200	145	80 030	87 177	55 067
2018	1	177	199	137	88 280	85 261	54 422
	2	177	200	141	(88 048)	88 701	57 367
	3	185	202	145	82 844	87 956	55 599
	4	183	197	140	(82 278)	95 854	60 386
	5	197	207	148	103 113	88 907	59 732
	6	195	204	148	97 847	95 024	58 458
	7	198	208	145	98 485	97 850	64 527
	8 *	200	205	151	79 942	92 911	63 495
	9 *	200	204	147	(99 613)	89 295	65 642
	10 *	204	203	146	(89 473)	86 782	70 237
	11 *	206	210	143	(108 508)	85 610	65 828
	12 *	202	202	152	(92 550)	80 117	58 560

* 临时数字

() 表示少于 20 宗交易。

[] 表示 2018 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 2018.

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

私人分层工厂大厦 - 租金及售价指数
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month	租金 Rents	售价 Prices
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	190.7	778.1
2018 *	202.4	888.4
2017 7 - 9	192.9	788.4
10 - 12	195.9	818.6
2018 1 - 3	197.1	850.6
4 - 6	202.1	887.6
7 - 9 *	204.6	911.7
10 - 12 *	205.8	903.6
2017 7	191.1	779.1
8	193.8	783.7
9	193.8	802.5
10	195.2	808.2
11	196.1	823.4
12	196.4	824.1
2018 1	194.9	836.3
2	197.1	849.8
3	199.3	865.8
4	199.6	873.6
5	203.0	893.7
6	203.6	895.4
7	204.2	900.3
8 *	204.8	916.5
9 *	204.9	918.3
10 *	205.6	911.4
11 *	207.1	895.7
12 *	204.7	903.7

* 临时数字
上述指数只就楼上单位计算。

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

私人分层工厂大厦 - 在选定地区的平均售价
PRIVATE FLATTED FACTORIES - AVERAGE PRICES IN SELECTED DISTRICTS

		每平方米售价					\$ / m ²
地区	District	东区 Eastern	深水埗 Sham Shui Po	观塘 Kwun Tong	葵青 Kwai Tsing	荃湾 Tsuen Wan	沙田 Sha Tin
[平均面积]		[62 平方米 m ²]	[70 平方米 m ²]	[63 平方米 m ²]	[44 平方米 m ²]	[79 平方米 m ²]	[76 平方米 m ²]
年 / 月	Year / Month						
2017		111 992	125 766	107 369	69 328	70 726	78 458
2018 *		130 917	139 155	122 577	94 615	79 640	87 781
2017	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)	156 680	105 629	82 420	72 541	73 996
	10	106 484	149 888	106 265	69 254	80 346	(83 933)
	11	(128 947)	(121 659)	110 878	84 058	75 840	(83 770)
	12	(124 980)	118 833	110 435	91 441	75 163	82 981
2018	1	(86 786)	(133 355)	128 114	103 691	73 835	(82 300)
	2	(117 362)	(151 829)	123 389	92 123	79 753	-
	3	(141 635)	138 205	109 715	99 487	76 776	(90 818)
	4	-	151 627	123 883	105 632	78 664	80 590
	5	(157 313)	132 903	116 739	86 610	81 069	91 493
	6	144 285	140 116	127 068	86 790	77 779	(78 922)
	7	(144 693)	(161 503)	133 472	99 703	68 879	(101 482)
	8 *	(80 667)	(157 614)	(133 320)	91 996	71 010	(76 458)
	9 *	(167 925)	(123 834)	119 337	92 271	89 586	(88 768)
	10 *	-	(83 752)	(115 303)	(75 630)	109 546	(92 886)
	11 *	(88 675)	152 018	(133 416)	(80 878)	91 421	(110 555)
	12 *	-	(114 055)	(103 991)	(62 669)	(127 217)	-

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2018 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 2018.

- No transaction record received by this Department.

Premises analysed are those built since 1992.

Average prices are in respect of upper floor units only.

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

平方米 m²

地区	District	2017 年年底总存量 Stock at year-end	2018 年落成量 Completions	落成量占 2017 年总存量的百分率 Completions as a % of 2017 Stock	2018 年年底总存量 Stock at year-end	2018 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
东区	Eastern	47 000	-	-	47 000	5 900	12.6
南区	Southern	5 900	-	-	5 900	-	-
港岛	HONG KONG	52 900	-	-	52 900	5 900	11.2
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	-	-
深水埗	Sham Shui Po	120 100	-	-	120 000	3 700	3.1
九龙城	Kowloon City	5 200	-	-	5 200	5 200	100.0
黄大仙	Wong Tai Sin	28 300	-	-	28 300	100	0.4
观塘	Kwun Tong	204 300	-	-	197 600	28 100	14.2
九龙	KOWLOON	367 200	-	-	360 400	37 100	10.3
葵青	Kwai Tsing	91 600	-	-	92 300	7 400	8.0
荃湾	Tsuen Wan	21 300	-	-	21 300	300	1.4
北区	North	6 500	-	-	6 500	600	9.2
沙田	Sha Tin	16 600	-	-	16 600	100	0.6
新界	NEW TERRITORIES	136 000	-	-	136 700	8 400	6.1
全港	OVERALL	556 100	-	-	550 000	51 400	9.3

2018 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 2017 年年底总存量计算。

2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 Year-end Stock figures shown here.

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

平方米 m²

地区	District	2018 年落成量	预测落成量 Forecast Completions	
		Completions	[2019]	[2020]
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	KOWLOON	-	-	-
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
北区	North	-	-	-
沙田	Sha Tin	-	-	-
新界	NEW TERRITORIES	-	-	-
全港	OVERALL	-	-	-

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

平方米 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
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
2018	-	-	-	550 000	51 400	9.3	51 400	9.3

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	2017 年年底总存量 Stock at year-end	2018 年落成量 Completions	落成量占 2017 年总存量的百分率 Completions as a % of 2017 Stock	2018 年年底总存量 Stock at year-end
中西区	Central and Western	-	-	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	500	-	-	500
南区	Southern	84 800	-	-	79 300
港岛	HONG KONG	85 300	-	-	79 800
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	196 300	-	-	180 300
九龙	KOWLOON	292 500	-	-	276 500
葵青	Kwai Tsing	123 700	-	-	123 700
荃湾	Tsuen Wan	159 200	-	-	140 600
屯门	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	623 000	11 300	1.8	635 100
北区	North	136 600	-	-	136 600
大埔	Tai Po	753 200	1 300	0.2	749 600
沙田	Sha Tin	145 200	-	-	137 200
西贡	Sai Kung	592 600	13 400	2.3	623 700
离岛	Islands	79 100	-	-	79 100
新界	NEW TERRITORIES	2 789 800	26 000	0.9	2 802 800
全港	OVERALL	3 167 600	26 000	0.8	3 159 100

2018 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 2017 年年底总存量计算。

2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 Year-end Stock figures shown here.

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

平方米 m²

地区	District	2018 年落成量 Completions	预测落成量 Forecast Completions [2019]	Forecast Completions [2020]
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	-	-	9 800
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	11 300	20 600	4 800
北区	North	-	-	-
大埔	Tai Po	1 300	10 400	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	13 400	40 400	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	26 000	71 400	14 600
全港	OVERALL	26 000	71 400	14 600

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

平方米 m²

地区	District	2017 年年底总存量 Stock at year-end	2018 年落成量 Completions	落成量占 2017 年总存量的百分率 Completions as a % of 2017 Stock	2018 年年底总存量 Stock at year-end	2018 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	43 700	-	-	43 700	-	-
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	94 600	-	-	94 600	9 200	9.7
南区	Southern	28 600	-	-	28 600	500	1.7
港岛	HONG KONG	166 900	-	-	166 900	9 700	5.8
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	25 900	18.2
九龙城	Kowloon City	103 600	-	-	103 600	500	0.5
黄大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
观塘	Kwun Tong	257 900	-	-	256 800	6 900	2.7
九龙	KOWLOON	505 200	-	-	504 100	33 300	6.6
葵青	Kwai Tsing	1 763 900	3 000	0.2	1 767 900	102 300	5.8
荃湾	Tsuen Wan	435 600	-	-	394 800	8 300	2.1
屯门	Tuen Mun	142 400	-	-	142 400	700	0.5
元朗	Yuen Long	126 000	-	-	126 000	-	-
北区	North	126 100	-	-	126 100	4 900	3.9
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 200	-	-	442 200	10 100	2.3
西贡	Sai Kung	7 400	-	-	7 400	4 500	60.8
离岛	Islands	94 400	-	-	94 400	7 600	8.1
新界	NEW TERRITORIES	3 138 600	3 000	0.1	3 101 800	138 400	4.5
全港	OVERALL	3 810 700	3 000	0.1	3 772 800	181 400	4.8

2018 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 2017 年年底总存量计算。

2018 Year-end Stock figures are derived from the latest rating record,
and not from the 2017 Year-end Stock figures shown here.

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

平方米 m²

地区	District	2018 年落成量 Completions	预测落成量 Forecast Completions [2019]	[2020]
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	3 000	-	-
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	3 000	8 000	-
全港	OVERALL	3 000	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
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
2018	3 000	3 000	100.0	3 769 800	178 400	4.7	181 400	4.8

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

回报百分率 % return

年 / 月 Year / Month		类别 Class				
		A	B	C	D	E
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
2018 *		2.7	2.4	2.3	2.2	2.0
2017	7 - 9	2.8	2.5	2.4	2.3	2.0
	10 - 12	2.8	2.5	2.3	2.2	2.0
2018	1 - 3	2.6	2.4	2.3	2.1	1.9
	4 - 6	2.6	2.3	2.2	2.1	2.0
	7 - 9	2.6	2.3	2.2	2.1	2.0
	10 - 12 *	2.8	2.5	2.4	2.2	2.1
2017	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
2018	1	2.7	2.4	2.3	2.1	1.9
	2	2.6	2.4	2.3	2.1	1.9
	3	2.6	2.4	2.3	2.1	1.9
	4	2.6	2.4	2.3	2.1	2.0
	5	2.6	2.3	2.2	2.1	2.0
	6	2.6	2.3	2.2	2.1	2.0
	7	2.6	2.3	2.2	2.1	2.0
	8	2.6	2.3	2.2	2.1	2.0
	9	2.6	2.4	2.3	2.2	2.0
	10	2.7	2.4	2.3	2.2	2.1
	11 *	2.8	2.5	2.4	2.2	2.1
	12 *	2.8	2.5	2.4	2.2	2.1

* 临时数字

* Provisional figures

私人物业市场回报率 - 写字楼、分层工厂大厦及零售业楼宇
PRIVATE PROPERTY MARKET YIELDS - OFFICES, FLATTED FACTORIES AND RETAIL

回报百分率 % return

		写字楼 Offices		分层工厂大厦 Flatted Factories **		零售业楼宇 Retail	
年 / 月 Year / Month		甲级 Grade A	乙级 Grade B				
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
2018 *		2.4	2.6		2.8		2.4
2017	7 - 9	2.7	2.8		2.9		2.5
	10 - 12	2.6	2.8		2.9		2.5
2018	1 - 3	2.5	2.7		2.8		2.4
	4 - 6	2.4	2.6		2.7		2.5
	7 - 9 *	2.3	2.5		2.7		2.4
	10 - 12 *	2.2	2.6		2.7		2.4
2017	7	2.8	2.8		2.9		2.5
	8	2.7	2.8		3.0		2.5
	9	2.7	2.8		2.9		2.5
	10	2.6	2.8		2.9		2.4
	11	2.6	2.8		2.9		2.4
	12	2.6	2.7		2.9		2.5
2018	1	2.5	2.7		2.8		2.4
	2	2.5	2.7		2.8		2.4
	3	2.5	2.7		2.8		2.4
	4	2.4	2.7		2.7		2.5
	5	2.4	2.6		2.7		2.5
	6	2.4	2.6		2.7		2.5
	7	2.4	2.6		2.7		2.4
	8 *	2.3	2.5		2.7		2.4
	9 *	2.3	2.5		2.7		2.4
	10 *	2.2	2.5		2.7		2.4
	11 *	2.2	2.8		2.8		2.4
	12 *	2.2	2.7		2.7		2.4

* 临时数字

** 此栏数字只就楼上单位计算。

* Provisional figures

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

住宅买卖 - 楼宇买卖合同数目及总值
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)
2016	54 701	428 041
2017	61 591	556 348
2018	57 247	559 293
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
2018 1 - 3	15 015	139 509
4 - 6	18 881	182 032
7 - 9	14 413	149 085
10 - 12	8 938	88 667
2018 1	5 270	49 805
2	5 482	50 894
3	4 263	38 810
4	6 646	61 825
5	5 522	52 184
6	6 713	68 023
7	6 091	65 237
8	4 822	46 765
9	3 500	37 083
10	4 243	38 571
11	2 635	26 020
12	2 060	24 076

资料来源：土地注册处

数字源自有关期间送交土地注册处注册的住宅楼宇买卖合同。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同。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.

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

买卖合同数目 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.	%	
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
2018		265	0	869	2	1 831	3	12 127	21	29 412	51	12 743	22	57 247
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
2018	1 - 3	56	0	243	2	598	4	4 022	27	6 833	46	3 263	22	15 015
	4 - 6	64	0	259	1	545	3	3 755	20	9 974	53	4 284	23	18 881
	7 - 9	70	0	203	1	376	3	2 431	17	7 728	54	3 605	25	14 413
	10 - 12	75	1	164	2	312	3	1 919	21	4 877	55	1 591	18	8 938
2018	1	32	1	90	2	236	4	1 463	28	2 415	46	1 034	20	5 270
	2	10	0	93	2	192	4	1 428	26	2 458	45	1 301	24	5 482
	3	14	0	60	1	170	4	1 131	27	1 960	46	928	22	4 263
	4	15	0	91	1	166	2	1 358	20	3 679	55	1 337	20	6 646
	5	22	0	100	2	177	3	1 243	23	2 767	50	1 213	22	5 522
	6	27	0	68	1	202	3	1 154	17	3 528	53	1 734	26	6 713
	7	18	0	69	1	164	3	1 026	17	3 152	52	1 662	27	6 091
	8	32	1	81	2	120	2	875	18	2 717	56	997	21	4 822
	9	20	1	53	2	92	3	530	15	1 859	53	946	27	3 500
	10	26	1	54	1	114	3	692	16	2 648	62	709	17	4 243
	11	18	1	63	2	108	4	656	25	1 313	50	477	18	2 635
	12	31	2	47	2	90	4	571	28	916	44	405	20	2 060

资料来源：土地注册处

有关数字来自图表 50。

由于四舍五入关系，个别项目的百分率数字加起来可能不等于百分之一百。

Source: The Land Registry

Figures are derived from Table 50.

Figures in percentage for individual items may not add up to 100% due to rounding.

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

年 / 月 Year / Month	一手买卖 Primary Sales			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)	
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
2018	15 633	27	219 505	41 614	73	339 788	57 247
2017	1 - 3	27	46 261	9 648	73	68 013	13 221
	4 - 6	33	87 100	12 647	67	95 181	18 892
	7 - 9	35	49 936	8 581	65	62 199	13 158
	10 - 12	26	57 215	12 070	74	90 445	16 320
2018	1 - 3	18	42 388	12 281	82	97 122	15 015
	4 - 6	26	69 480	13 933	74	112 551	18 881
	7 - 9	31	64 937	9 918	69	84 148	14 413
	10 - 12	39	42 700	5 482	61	45 967	8 938
2018	1	16	13 976	4 442	84	35 830	5 270
	2	21	17 159	4 314	79	33 735	5 482
	3	17	11 253	3 525	83	27 557	4 263
	4	32	26 644	4 524	68	35 180	6 646
	5	14	13 200	4 766	86	38 984	5 522
	6	31	29 636	4 643	69	38 387	6 713
	7	29	28 775	4 338	71	36 462	6 091
	8	31	18 236	3 332	69	28 529	4 822
	9	36	17 926	2 248	64	19 157	3 500
	10	55	21 382	1 906	45	17 189	4 243
	11	27	9 776	1 915	73	16 244	2 635
	12	19	11 542	1 661	81	12 534	2 060

资料来源：土地注册处

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

由于四舍五入关系，一手和二手买卖的总值加起来可能不等于图表 50 的总值。

Source: The Land Registry

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

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

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

年 / 月 Year / Month	写字楼 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)
2016	1 105	18 420	1 523	23 760	2 727	18 682
2017	1 955	30 777	2 198	36 090	5 135	30 991
2018 *	1 331	21 470	1 927	36 428	4 854	30 546
2017						
7 - 9	360	5 828	536	9 340	1 302	7 768
10 - 12	454	7 155	598	9 952	1 524	9 501
2018						
1 - 3	408	6 805	568	10 737	1 573	9 562
4 - 6	412	5 954	631	10 963	1 632	9 893
7 - 9 *	343	4 627	444	7 385	1 166	7 410
10 - 12 *	168	4 085	284	7 343	483	3 681
2017						
7	125	1 541	163	3 178	448	2 505
8	111	2 405	173	3 125	409	2 437
9	124	1 882	200	3 037	445	2 825
10	163	2 463	192	2 687	411	3 112
11	148	2 895	220	2 870	523	3 248
12	143	1 797	186	4 395	590	3 140
2018						
1	170	2 658	201	3 248	610	3 184
2	100	2 041	166	3 799	445	2 991
3	138	2 106	201	3 690	518	3 388
4	161	1 952	174	3 416	474	2 821
5	116	1 730	245	3 530	638	4 160
6	135	2 271	212	4 017	520	2 912
7	114	1 479	140	2 100	510	2 799
8 *	143	1 986	166	2 626	390	2 627
9 *	86	1 162	138	2 659	266	1 984
10 *	63	1 366	104	1 528	188	1 400
11 *	58	1 621	92	1 629	161	1 162
12 *	47	1 098	88	4 186	134	1 119

* 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(p), 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	124(p), 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、 舂坎角、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 Shui Po	美孚、荔枝角、 长沙湾、 深水埗、石硤尾、 又一村、大窝坪、 昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
	九龙城 Kowloon City	红磡、土瓜湾、 马头角、马头围、 启德、九龙城、 何文田、九龙塘、 笔架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286(p)
	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, 286(p), 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, 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	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, 547, 548, 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

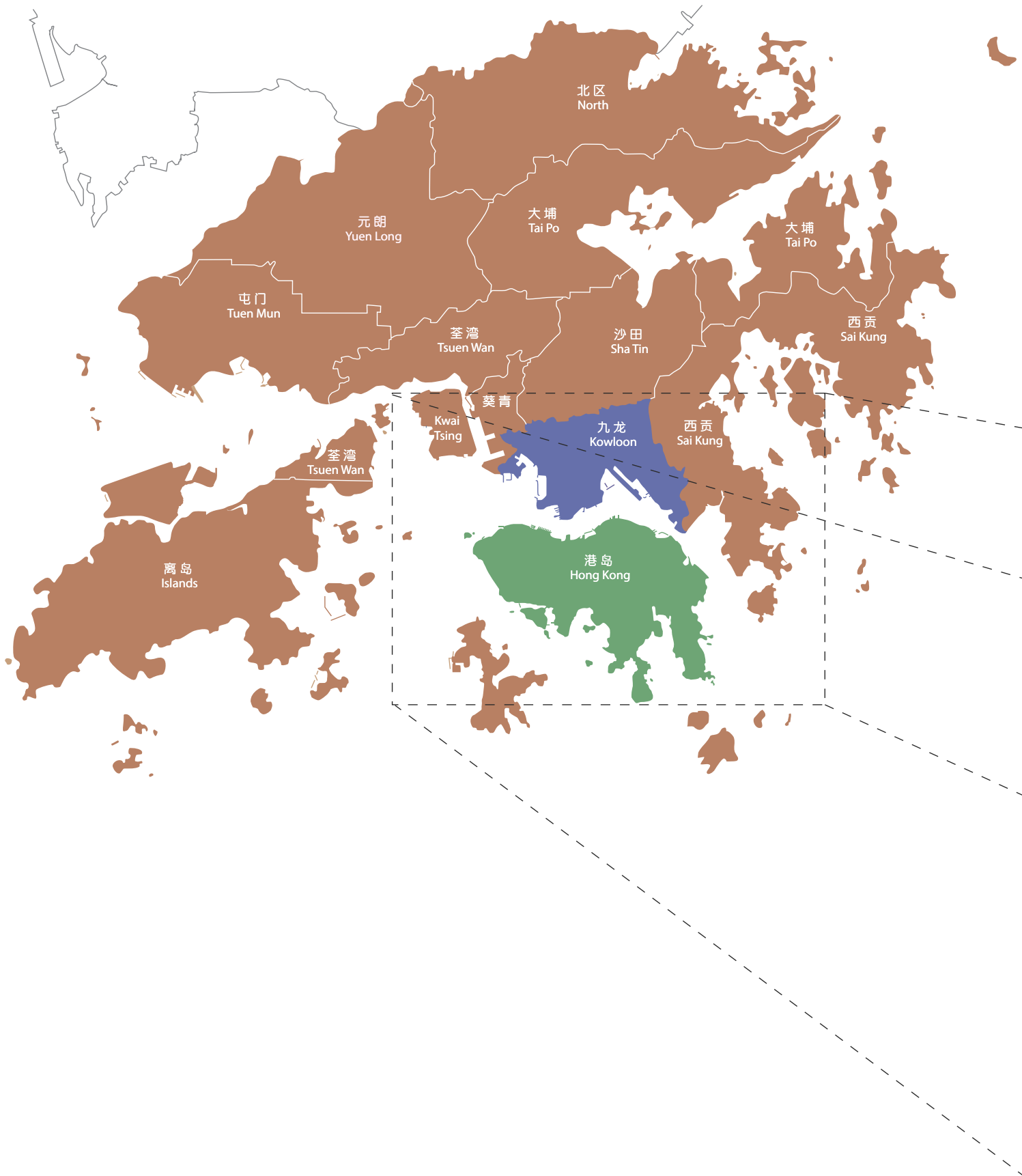
各区域及地区
AREAS AND DISTRICTS

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, 972, 973(p), 976

写字楼分区
OFFICE SUB-DISTRICTS

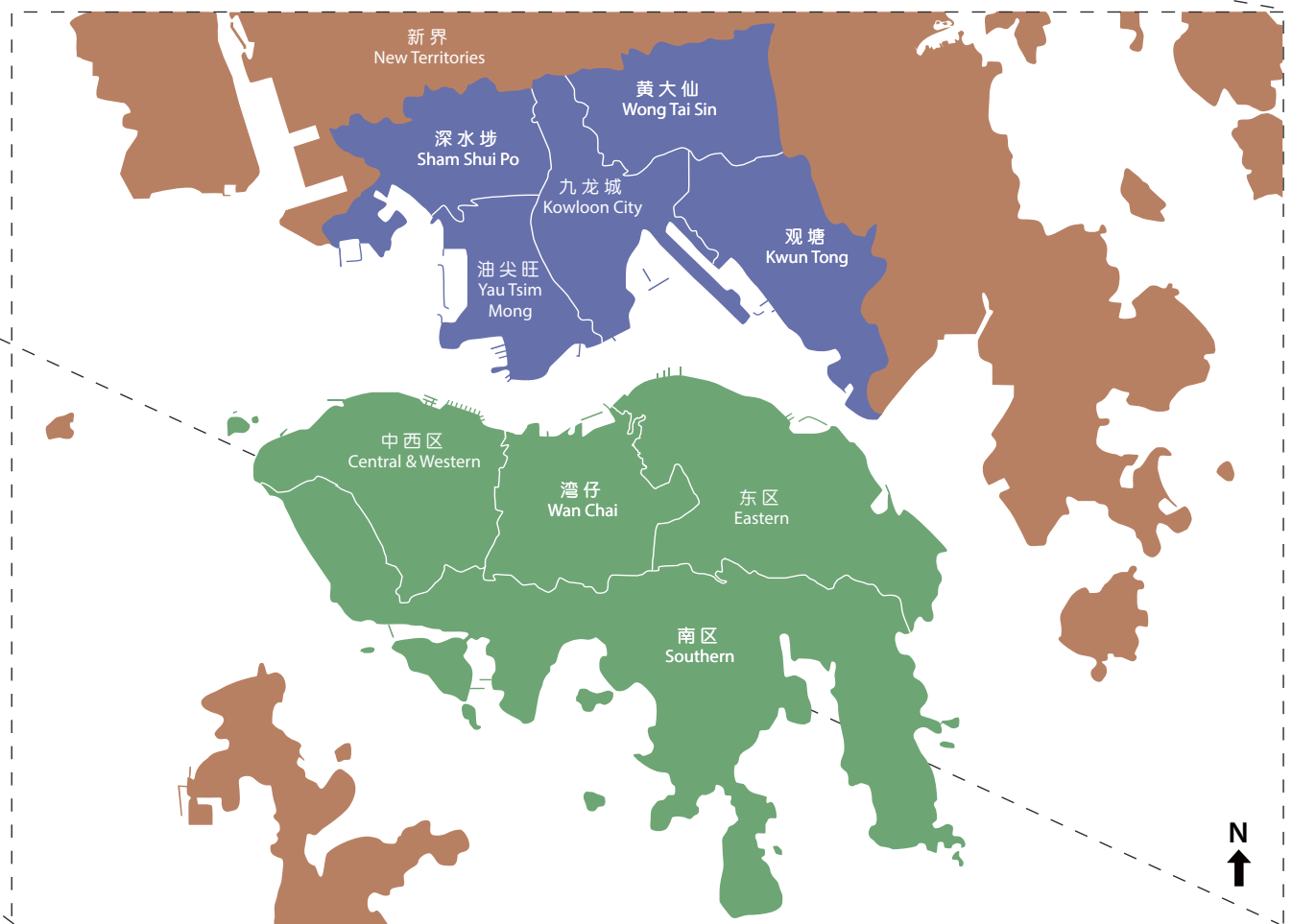
写字楼的分区	Sub-districts for Offices	小规划统计区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124
湾仔 / 铜锣湾	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鲗鱼涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213,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

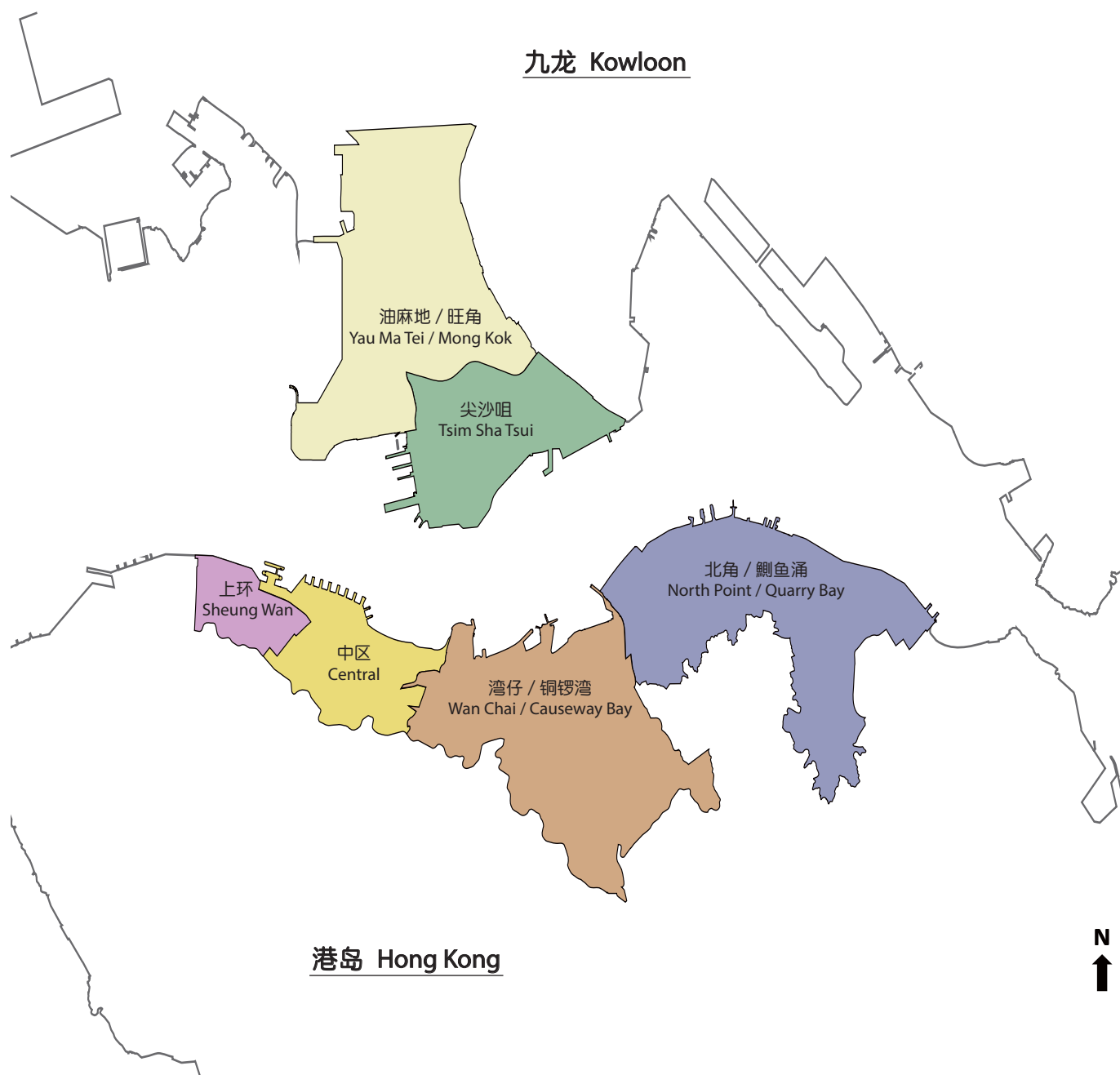




港島及九龍地區 Hong Kong and Kowloon Districts



分区图
Plans



写字楼分区图 Office Sub-districts Plan

