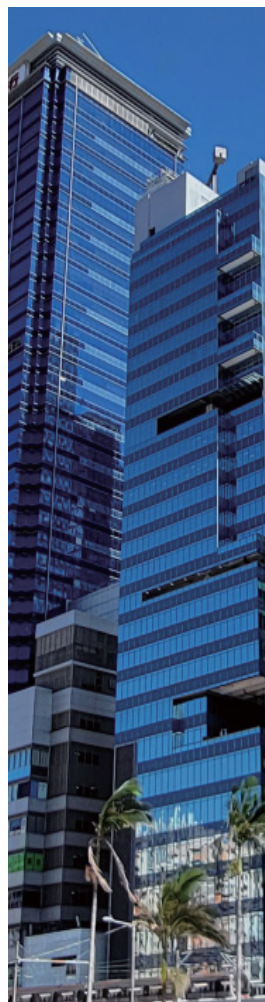


序言

FOREWORD



私人住宅
Private Domestic



私人写字楼
Private
Office



私人商业楼宇
Private
Commercial



私人工业楼宇
Private Industrial

《香港物业报告》（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）：

地址：中国香港
九龙长沙湾道303号
长沙湾政府合署15楼

电话：2150 8807

图文传真：2152 0138

电邮地址：ts_info@rzd.gov.hk

网址：www.rzd.gov.hk

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.

Any enquiries should be directed to the Department's Technical Secretary (Information) at :

Address：15th Floor,
Cheung Sha Wan Government Offices,
303 Cheung Sha Wan Road, Kowloon,
Hong Kong, China

Telephone：2150 8807

Facsimile：2152 0138

E-Mail：ts_info@rzd.gov.hk

Website：www.rzd.gov.hk

各界人士均可转载本报告的内容，但在转载时须注明资料是来自香港特别行政区政府差饷物业估价署。

香港特别行政区政府差饷物业估价署已尽力确保本报告内容为最新及准确无误。对于本报告内容上的任何误差或遗漏，或因使用本报告的任何资料，或根据此等资料所作的任何意见而可能直接或间接引致的任何损失、行动或不行动，香港特别行政区政府概不负责。

There is no objection to the reproduction of this Review provided that the source of the data is acknowledged as being the Rating and Valuation Department of the Government of the Hong Kong Special Administrative Region.

Every effort has been made by the Rating and Valuation Department of the Government of the Hong Kong Special Administrative Region to ensure the update and the accuracy of the contents of the Review. The Government of the Hong Kong Special Administrative Region does not accept responsibility for any errors or omissions in the Review, or for any loss, action or inaction, whether directly or indirectly, arising from the use of, or for advice based on, any information therein.