2008 香港物業報告
Hong Kong Property Review

香港特別行政區政府
差餉物業估價署
Rating and Valuation Department
The Government of the Hong Kong
Special Administrative Region

香港物業報告

Hong Kong Property Review 2008

本報告回顧2007年香港物業市場的活動，
並預測2008及2009年的樓宇落成量
A review of the Hong Kong property market for the year 2007
with forecast of completions for 2008 and 2009

差餉物業估價署
Rating and Valuation Department

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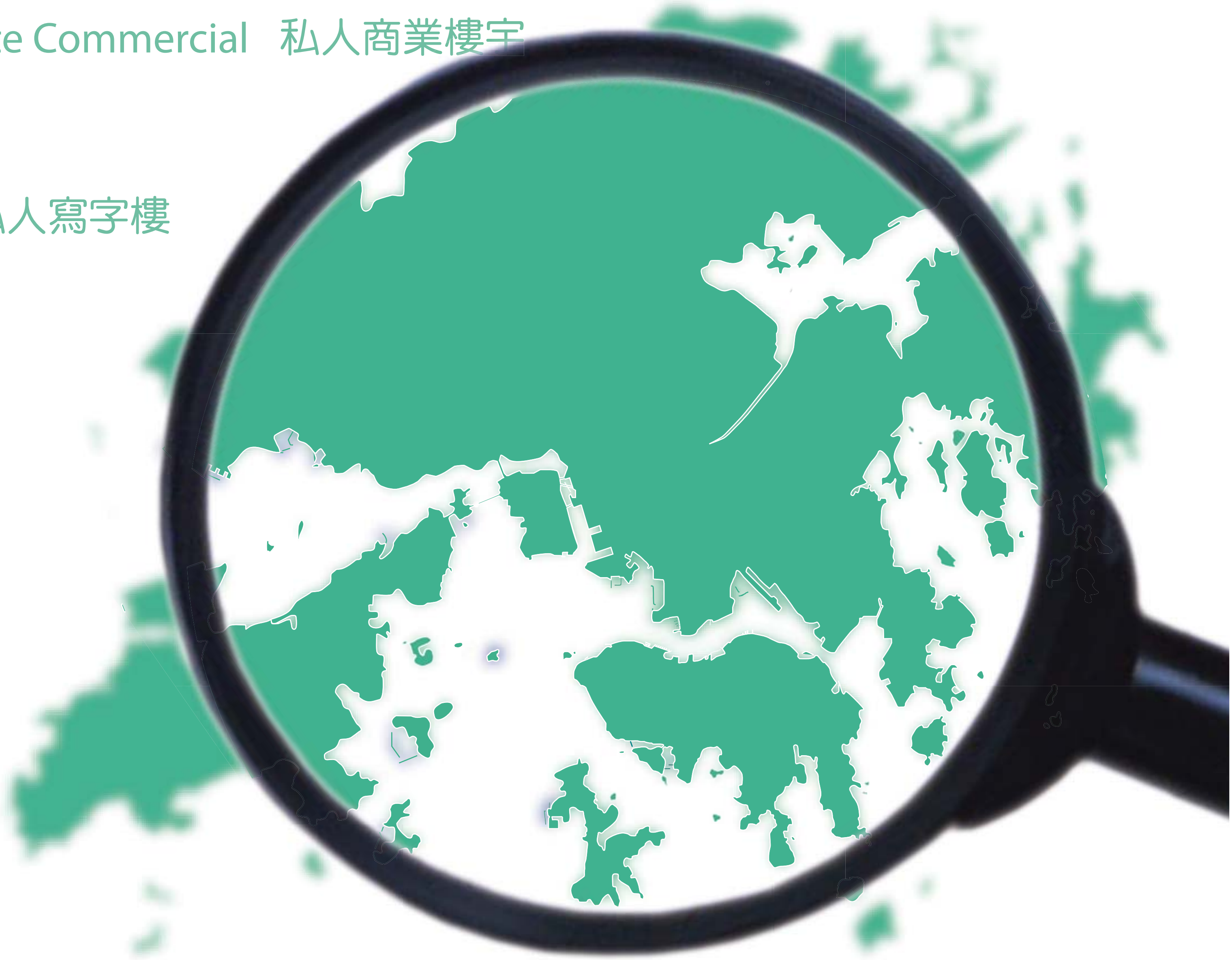

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《香港物業報告》載錄差餉物業估價署在每年年底所編製的物業數據與資料。有關落成量、使用量／入住量、空置量、售價和租金的資料，除詳載於正文外，並會另表列明。報告所預測的落成量是根據發展商與建築師所提供的資料推算。本署並藉著視察及在預測期初所進行的調查，瞭解發展進度和蒐集有關資料，以求得出更可靠的預測數字。報告內所載的預測數字均以曆年計算，因而或會與載於其他政府刊物並以財政年度計算的數字有所不同。

由於物業發展的進程受很多因素影響，而且在隨後的一年內，無可避免地會出現一些變化。因此，本署只能在編製下一份報告時修訂預測數字。修訂的幅度主要是根據市場的情況而定。

本署在年底進行調查，包括向管理處蒐集空置物業數據，以及派員實地視察，以編製物業空置量的統計數字。對於物業管理公司／人士就物業空置情況提供協助，本署謹致衷心謝忱。

報告所回顧的年度最後數月的有關租金和售價數字均屬臨時性質，有待收到進一步資料後再作分析。市民可透過本署網頁（網址：http://www.rvd.gov.hk）或24小時自動電話資訊服務附設的資料傳真設施（2152 2152），免費取得各項最新的數字。

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

It should be borne in mind that many factors affect the progress of developments, and changes in the ensuing year are inevitable. Revisions, sometimes major, 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 http://www.rvd.gov.hk or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

《香港物業報告》所載的住宅單位總存量，基本上包括所有設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括**村屋**、解放軍轄下宿舍、公用事業機構物業的附設宿舍、私營機構宿舍(包括教育院校的學生宿舍)、醫院管理局轄下的宿舍，以及酒店和旅舍。有關政府資助房屋單位、公共租住屋邨和政府宿舍的統計數字並不包括在本報告內。

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

本報告只涵蓋私人樓宇類別的統計數字，而不再編製政府、房屋委員會及房屋協會所擁有的公共房屋(包括住宅及非住宅)的統計數字。

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

有關本報告所用詞彙的定義及各項數字的計算方法，可參閱63至74頁的「技術附註」。

Definitions of the terms used in the Review, and details of how the various figures have been arrived at can be found in the Technical Notes on pages 63 to 74.

如有查詢，可聯絡本署技術秘書(物業資料)：

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本報告全文亦載於本署網頁(網址：http: //www.rvd.gov.hk)。

The full text of this Review is available from the Department's website at http: //www.rvd.gov.hk.

Overview

綜觀

2007年香港經濟增長依然強勁，本地生產總值繼2006年錄得6.8%的升幅後，於2007年再錄得可觀的6.3%實質增長率。訪港旅客高達2 800萬人次，再創新高，當中內地旅客佔55%。整體家庭入息增加，失業率亦下降至1998年以來最低水平。股票市場交投活躍，恒生指數首次穿越三萬點。年內首九個月的最優惠貸款利率維持不變，而利率穩定對消費者和投資者信心起了支持作用。其後，銀行跟隨美國步伐在九月尾至十二月內調低利率共一個百分點，負實質利率的可能浮現令投資物業更具吸引力。

2007 witnessed another year of solid economic expansion in which the GDP recorded a spectacular growth of 6.3% in real terms after a 6.8% increase in 2006. The number of tourist arrivals reached a new high of 28 million, with 55% being from the Mainland. Household income in general increased and unemployment rate dwindled to the lowest level since 1998. Stock market was buoyant and Hang Seng Index broke through the 30 000-point mark for the first time. Stable interest rate environment with the best lending rates remaining unchanged in the first nine months also rendered support to consumer and investor confidence. When banks slashed the rates by a total of one percentage point from late September to December in line with the US, the prospect of negative real interest rate made property purchase an attractive investment.

物業市場經過過去一年多的整固期後，活力再現。年內，市場瀰漫一片牛市氣氛，各類型物業售價均錄得雙位數字的升幅。在用家強大需求下，租金亦隨著物業售價拾級而上。

The property market regained vigor after the consolidation in the past year or so and prices posted double-digit growth in all property sectors against a bullish market sentiment. Rents moved up briskly in tandem with prices on support of strong user demand.

然而，當經濟正蓬勃發展及經濟基礎日益穩健之際，一些人士開始就內地宏觀經濟調控和緊縮的金融政策以及美國因次按危機以致面臨經濟放緩對本港經濟的影響提出預警。

Amid a vibrant growth and improving economic fundamentals, some people however began to sound a note of caution as the impact of the Mainland's macro-economic adjustment and tight monetary policy as well as the imminent slowdown in the US economy ignited by subprime crisis might filter through to the local economy.

住宅

受到利率接連下調，消費者信心因經濟發展而增强，和股市回升等因素帶動，2007年住宅物業成交宗數創下十年新高。二手樓宇市場較一手市場更為活躍，佔物業成交總數近85%。隨著政府調低物業價格介乎100萬元至200萬元的印花稅後，這組別的成交宗數錄得顯著升幅。為了補充土地儲備，發展商從勾地表內一共勾出12幅住宅用地拍賣，成交價遠遠高於勾地底價。這些都反映發展商對物業市場的信心，並轉而刺激買家購買意欲。

2007年共有10 470個住宅單位落成。入住量上升至19 850個單位，遠高於年內的落成量。因此，年底時的空置量下降至52 470個單位，佔總存量的4.9%。2008年的預測落成量與去年落成量相若，約有10 980個單位，而落成量在2009年將回升至12 670個單位。未來兩年的落成量雖然偏低，但估計在建成或已落實的發展項目中仍有約65 000個未售出單位，數量較過去三年一手市場銷售數字總和為高。

住宅單位售價在2007年首三季穩步上揚，至第四季時升幅較為急速。2007年第四季的整體售價指數比2006年同期增長了21%。租金亦跟隨售價上升，但升勢較溫和。2007年第四季的租金指數與前一年同期比較增幅為15%。市場回報率則維持相若水平。

Residential

Driven by successive interest rate cuts, increasing consumer confidence on the back of a robust economic growth and stock market rally, residential property transaction shot up to a 10-year high in 2007. The secondary sales market was more active than primary sales and accounted for almost 85% of total property deals. The increase in transaction of property worth between $1 million and $2 million was distinct following the reduction of stamp duty for properties in this price bracket. A total of 12 residential sites were triggered from the Application List for auction by developers wishing to replenish their land banks. Prices fetched were considerably higher than the triggered prices. All these reflected developers' confidence in the property market which in turn stimulated buyer sentiment.

Residential completions in 2007 were 10 470 units. Take-up rose visibly to 19 850 units, far exceeding new completions in the year. As a result, vacancy at the year end fell to 52 470 units, representing 4.9% of stock. Completions in 2008 are expected to stay at similar level of 10 980 units, while 2009 will see completions rising to 12 670 units. Against a low level of completion in the ensuing years, it is however noted that there are still some 65 000 unsold units coming on stream in completed developments or committed projects, more than the primary sales in the past three years combined.

Residential prices crept up steadily in the first three quarters but rose more rapidly in the last quarter of 2007. The overall price index in the last quarter of 2007 registered a 21% increase against the same period in 2006. Rents also followed a rising trend, albeit at a milder pace and the rental index in the last quarter of 2007 leapt by 15% when compared with a year earlier. Market yields remained steady.

寫字樓

商業機構對寫字樓的需求甚殷，當中金融業因受惠於香港和內地緊密經濟聯繫的關係而需求大增。買賣市場在強大用家需求以及可觀的租金回報支持下復蘇，交投量和成交總額都顯著上升。寫字樓供應緊張加上傳統核心地區缺乏合適的發展地盤，促使發展商在非核心地區興建商業大廈。租金在這些地區亦因為供應量逐漸增加而有下調壓力。而商業機構也許因為這些新發展項目能提供優惠租務組合以及龐大用地而搬遷。多間大型金融機構和投資銀行決定遷往非核心地點，進一步強化商業機構遷出核心地區的趨勢。

寫字樓在2007年的落成量為320 000平方米，幾乎是2006年落成量的三倍。其中大約90%的新落成量是座落非核心地區的甲級寫字樓。使用量與前一年相若，但低於落成量，年終時空置量因此增加至901 100平方米，相等於總存量的8.9%。導致空置量上升的部分原因是由於有兩個發展項目在12月落成，合共佔新供應量的44%。核心地區甲級寫字樓的空置量整體上保持平穩，而灣仔和銅鑼灣則有改善情況。

預期2008年和2009年的落成量分別為342 200平方米和187 200平方米。來年甲級寫字樓的新供應主要將繼續由非核心地區如觀塘、油麻地和東區提供。

Office

Business demand for space remained strong, in particular from the financial sector which benefited from Hong Kong's close economic ties with the Mainland. Underpinned by solid user demand and promising rental prospect, the sales market revived with a marked increase in transaction volume and total consideration. Tight supply and lack of suitable sites in traditional core area have also prompted developers to put up office buildings in non-core districts, where increasing supply has been exerting downward pressure on the rents. Attractive rental package and the availability of large space in these new developments are probably the driving forces encouraging companies to move. The decision of several large financial institutions and investment banks to relocate to outlying locations further underlined the decentralisation trend.

Office completions in 2007 were 320 000 m^2, almost three times the completions in 2006. About 90% of the new supply was Grade A office space in non-core districts. Take-up was similar to that in the previous year but fell short of new completions, thus causing the vacancy at the year end to rise to 901 100 m^2, equivalent to 8.9% of stock. The increase in vacancy was due in part to the completion of two developments in December, which accounted for 44% of new supply. Vacancy of Grade A office in core-districts generally remained stable save that for Wan Chai and Causeway Bay where improvements were observed.

Completions in 2008 and 2009 are expected to hit 342 200 m^2 and 187 200 m^2 respectively. Non-core districts like Kwun Tong, Yau Ma Tei and Eastern District will continue to dominate the scene and contribute the bulk of Grade A office completions in the years to come.

寫字樓售價在年內持續向上，至第四季更錄得明顯升幅。與2006年最後一季比較，售價飆升31%。租金亦跟隨售價上升，但幅度較緩慢，只有14%。由於售價表現較租金為佳，整體回報率輕微回落。

Price rose continually over the course of the year with marked increase in the fourth quarter. Compared with the last quarter in 2006, prices soared by 31%. Rents progressed alongside prices but recorded much milder growth of 14%. As prices performed better than rents, the yields in general went down fractionally.

商業樓宇

商業樓宇的落成量由2006年的高位回落至48 000平方米。另一方面，使用量則顯著上升至211 000平方米，空置量因而跌至8.1%。在2008年和2009年，預測落成量分別回升至97 800平方米和100 200平方米。

Commercial

Completions of commercial space were down from a high level in 2006 to 48 000 m^2. Take-up, on the other hand, increased noticeably to 211 000 m^2, resulting in a reduced vacancy of 8.1%. Future completions are likely to bounce to 97 800 m^2 and 100 200 m^2 in 2008 and 2009 respectively.

零售業樓宇

由於人民幣升值和美元疲弱，令訪港旅客增加，零售市道亦因此持續暢旺。另一方面，隨著家庭入息增加，政府稅項寬減以及財富效應等，本地消費者傾向增加私人消費。

零售業樓宇價格每季都有增長，2007年第四季的累積升幅，與2006年同期比較上升了20%。租金亦向上調，至第四季錄得10%的按年升幅。回報率變化輕微，在4.5%水平徘徊。

Retail

The retail sector continued to fare well, benefiting from the strong inbound tourism boosted by appreciation of the Renminbi and weakening of the US dollar. Domestically, rising household income, Government tax concessions and the positive wealth effect have all induced consumers to increase their propensity to spend.

Retail price climbed from quarter to quarter, culminating to an increase of 20% in the fourth quarter of 2007 against the same period in 2006. Rental growth also continued its upward path and posted a year-on-year gain of 10% in the last quarter. Yield showed meagre changes and hovered at around 4.5%.

工業樓宇

工業樓宇市道在年內依然活躍，整幢和全層工業樓宇的買賣成交屢見不鮮。隨著多項跨境基建項目展開以加強中港兩地融合，預期工業樓宇的市道會持續向好。

分層工廠大廈經過數年近乎沒有新供應，在2007年有約15 700平方米樓面面積落成。使用量達140 700平方米，顯著高於落成量，而空置量則降至6.2%。預計2008年和2009年的落成量將分別為86 900平方米和93 300平方米。分層工廠大廈售價增長動力延續至2007年，並在第二季開始急升，至第四季時售價比2006年水平上升了28%。租金則錄得溫和的8%升幅。由於售價比租金表現為佳，市場回報率下降至大約6%。

2007年內沒有私人**工貿大廈**落成，加上使用量較高，促使年底空置量降至5.8%的新低，即35 500平方米。預計偏低落成量的趨勢仍會持續一段時間。2008年將會有4 300平方米的工貿大廈落成，而2009年大概不會有新供應。

2007年沒有**貨倉**物業落成，空置量輕微回落至95 600平方米，相當總存量的2.8%。預計2008年有4 400平方米的貨倉物業在觀塘落成，但在2009年則不會有新供應。

Industrial

The industrial sales market remained buoyant in the year seeing quite a number of en bloc and whole floor transactions. It is expected that the market for industrial properties would keep on improving with the roll out of cross-boundary infrastructure projects which aimed at enhancing integration between Hong Kong and the Mainland.

Around 15 700 m^2 **flatted factory** space were completed in 2007 following virtually nil completions in the past several years. Take-up at 140 700 m^2 is substantially higher than completions and vacancy edged down to 6.2%. Completions for 2008 and 2009 are forecast to be 86 900 m^2 and 93 300 m^2 respectively. The growth momentum continued into 2007 where industrial prices took a sharp pick up in the second quarter and surged by 28% in the fourth quarter relative to 2006 level. Rents registered moderate increase of 8% over a year earlier. With prices outperforming rents, market yield declined to about 6%.

Due to an absence of completions in **industrial/office** sector coupled with a relatively high take-up, the vacancy at the end of 2007 dropped to a new low of 5.8%, or 35 500 m^2. The trend of low completion in this sector will persist for a while. Whereas 4 300 m^2 industrial/office space would be completed in 2008, there would unlikely be any new supply coming on stream in 2009.

There were no completions of **storage** space in 2007 and vacancy fell slightly to 95 600 m^2, equivalent to 2.8% of stock. It is forecast that Kwun Tong will produce about 4 400 m^2 in 2008 and no new supply would be available in 2009.

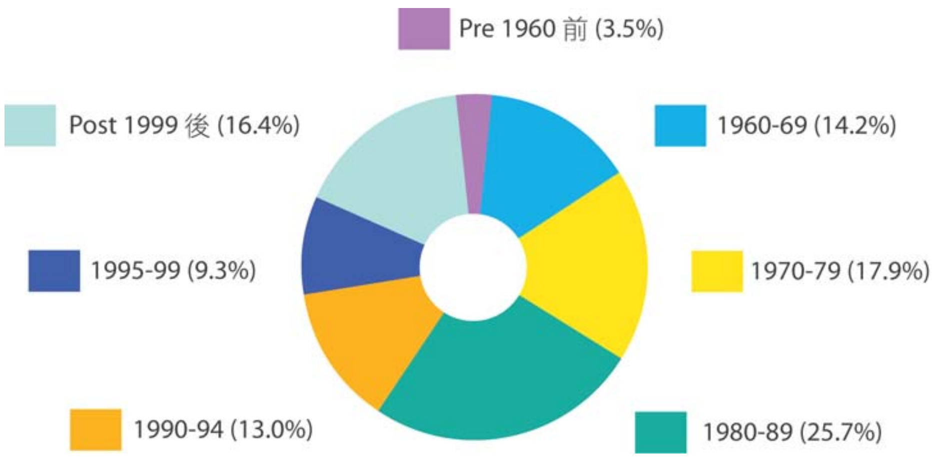
Private Domestic

私人住宅

這類別包括設有煮食設施、浴室及廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2007年底的整體存量為1 079 200個單位。圖表顯示按樓齡分類的總存量。

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 2007, the overall stock was 1 079 200 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2007年的落成量為10 470個單位，當中81%位於新界，11%位於九龍，餘下的8%則位於港島。按地區計，將軍澳仍然有最多新落成單位，佔整體落成量的20%，其次為元朗及荃灣，分別佔整體落成量的19%及14%。

Completions in 2007 were 10 470 units. The New Territories contributed 81% of these new units, while Kowloon contributed 11%, and Hong Kong the remaining 8%. District-wise, Tseung Kwan O continued to provide the largest number of new units, at 20% of overall completions, followed by Yuen Long at 19% and Tsuen Wan at 14%.

年內，入住量為19 850個單位，較2006年上升21%，亦遠遠超出同年的落成量。年底的空置量因而降至52 470個單位，相當於總存量的4.9%，其中約有6 900個空置單位（或13%）由於仍未獲發滿意紙或轉讓同意書而未能入住。

The take-up of 19 850 units was 21% higher than the level in 2006 and well above new completions in the year. As a result, vacancy at the year end fell to 52 470 units, equivalent to 4.9% of the total stock. About 6 900 (13%) of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

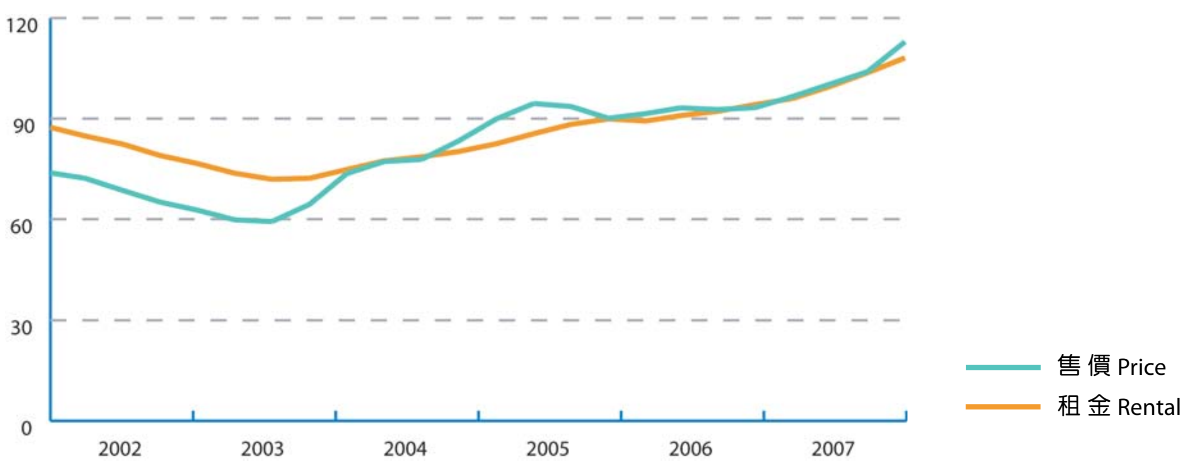
預計2008年的落成量為10 980個單位，與2007年的水平相若；到了2009年，落成量將回升至12 670個單位。在2008年，約有46%的新落成單位會位於新界，而位於九龍的則有40%。按地區計，將軍澳及沙田將分別佔整體新落成單位的19%及17%。預計2009年新界的落成量將會上升至總落成量的三分之二，當中沙田及元朗共佔總落成量的46%。

2008 completions are expected to stay at similar level of 10 980 units, while 2009 would see completions rising to 12 670 units. In 2008, about 46% of the new units would be located in the New Territories, and 40% in Kowloon. On district level, Tseung Kwan O and Sha Tin would produce about 19% and 17% respectively of the new units. In 2009, the share of the New Territories will increase to two-thirds, with Sha Tin and Yuen Long contributing in total around 46% of the completions.

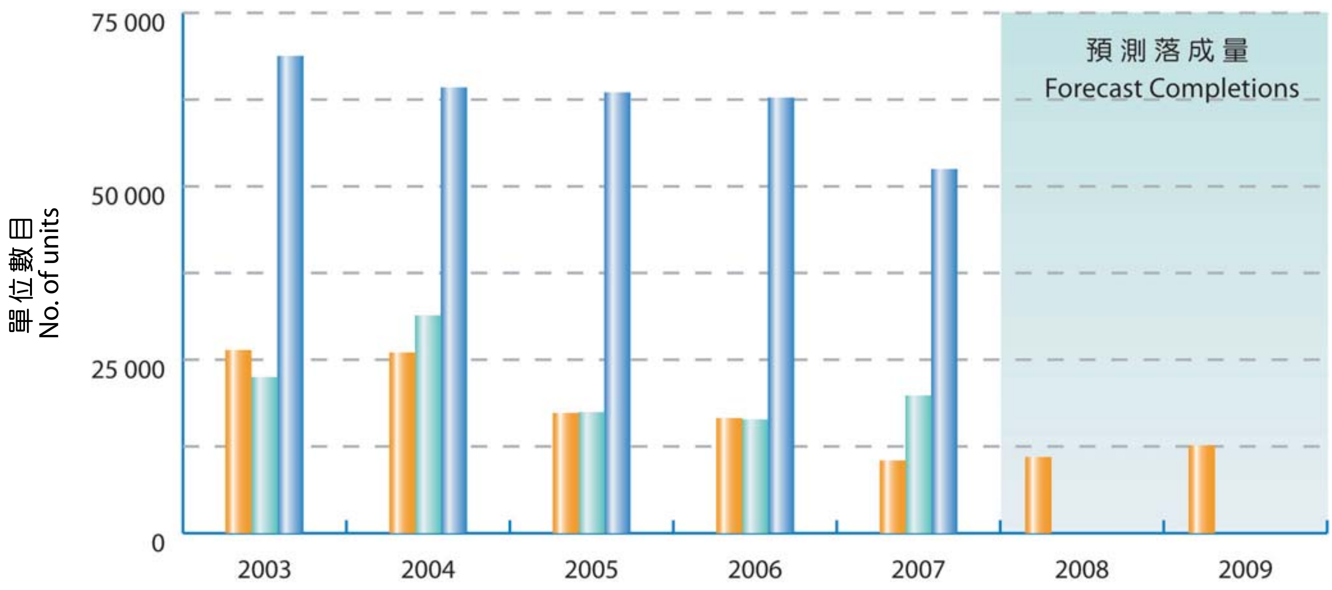
二手樓宇市場的售價在年內首三季皆溫和上升，至第四季則錄得顯著升幅。2007年第四季的整體售價指數與2006年同期比較，升幅達21%。年內租金同樣上升，但升幅較溫和。2007年第四季的租金指數與2006年同期比較，錄得15%的升幅。

Prices in the secondary market edged up mildly in the first three quarters but achieved more notable growth in the fourth quarter. The overall price index in the last quarter of 2007 registered a 21% increase over the same period of the previous year. Rents also followed a rising trend in the year, but at a slower pace. The rental index in the last quarter of 2007 leapt by 15% against the corresponding period of 2006.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of units

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	26 400	26 040^	17 320	16 580	10 470	10 980#	12 670#
入住量 Take-up	22 490	31 400^	17 450	16 400	19 850		
空置量 Vacancy	68 780	64 250	63 540	62 670	52 470		
%+	6.8	6.2	6.0	5.9	4.9		

^ 包括在年內由資助出售房屋轉為私人住宅的單位。
Including those private flats converted from subsidised sale flats during the year.

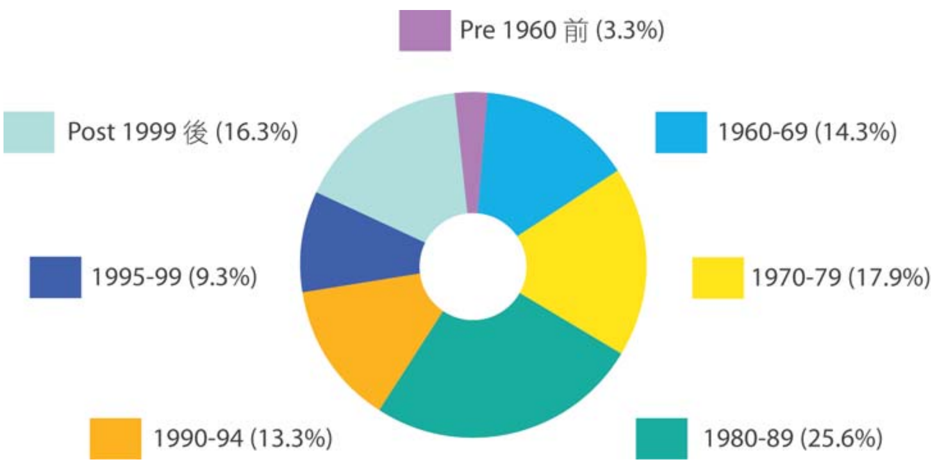
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米以下的單位。2007年底的總存量為1 000 900個單位，約佔私人住宅總存量的93%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2007 was 1 000 900 units, or 93% of overall. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2007年落成的單位約有9 730個，其中83%位於新界。按地區計，將軍澳及元朗的落成量最多。主要供應仍是B類單位，佔此分類落成量74%；如以整體新落成量計，則為69%。

Some 9 730 units were completed in 2007, of which the New Territories alone accounted for 83%. On district level, Tseung Kwan O and Yuen Long provided the largest completions. The major supply was still Class B units, providing 74% of the completions in this sub-sector and 69% in terms of the total new completions.

2007年的入住量為19 300個單位，較前一年上升37%。年底空置量跌至45 920個單位，佔此類總存量4.6%。

根據2007年底所作的預測，2008年及2009年分別約有8 940個和10 670個單位落成。在2008年，新供應將會更平均地分布於九龍及新界，主要來自油尖旺、深水埗、將軍澳及沙田。隨後一年，更多的新供應會來自新界，而沙田及元朗合共提供逾半的新單位。

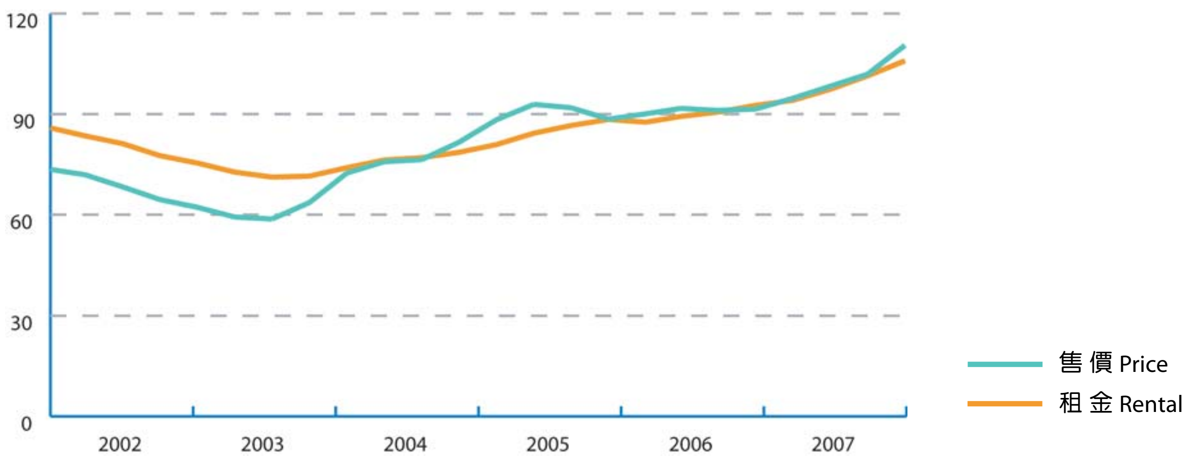
Take-up was 19 300 units in 2007, up 37% from the preceding year. Vacancy at the year-end reduced to 45 920 units, or 4.6% of the stock in this sub-sector.

As estimated at the end of 2007, about 8 940 and 10 670 units would be completed in 2008 and 2009 respectively. In 2008, supply will be more evenly distributed in Kowloon and the New Territories, mainly coming from Yau Tsim Mong, Sham Shui Po, Tseung Kwan O and Sha Tin. Major supply will then shift to the New Territories in the following year, with Sha Tin and Yuen Long providing half of the new units.

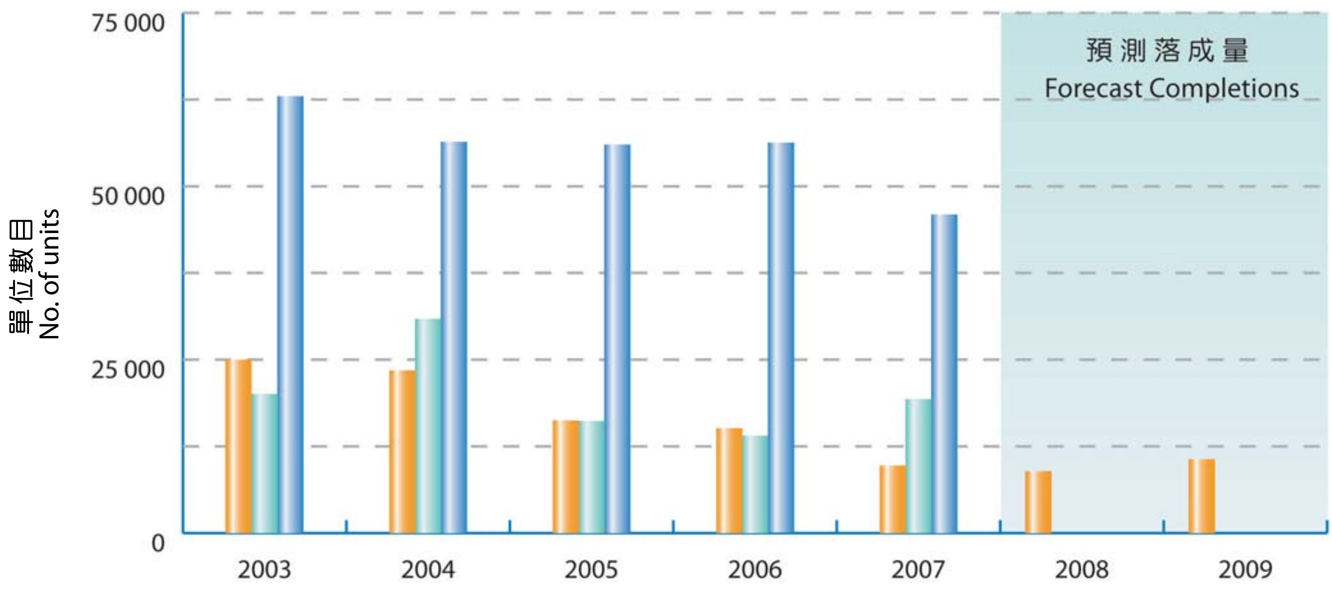
在2007年，樓宇買賣市場保持暢旺，而租務市場亦表現強勁。售價在2007年下半年飆升，第四季的季度增長為21%。同期的租金則上升14%。

The sales market was buoyant while the rental market stayed strong in 2007. Prices soared in the second half, bringing a quarter-to-quarter increase of 21% in the fourth quarter of 2007 and rents surged 14% for the same period.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of units

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	25 000	23 460^	16 250	15 130	9 730	8 940#	10 670#
入住量 Take-up	20 080	30 890^	16 150	14 040	19 300		
空置量 Vacancy	62 980	56 400	56 000	56 190	45 920		
%+	6.7	5.9	5.7	5.7	4.6		

^ 包括在年內由資助出售房屋轉為私人住宅的單位。
Including those private flats converted from subsidised sale flats during the year.

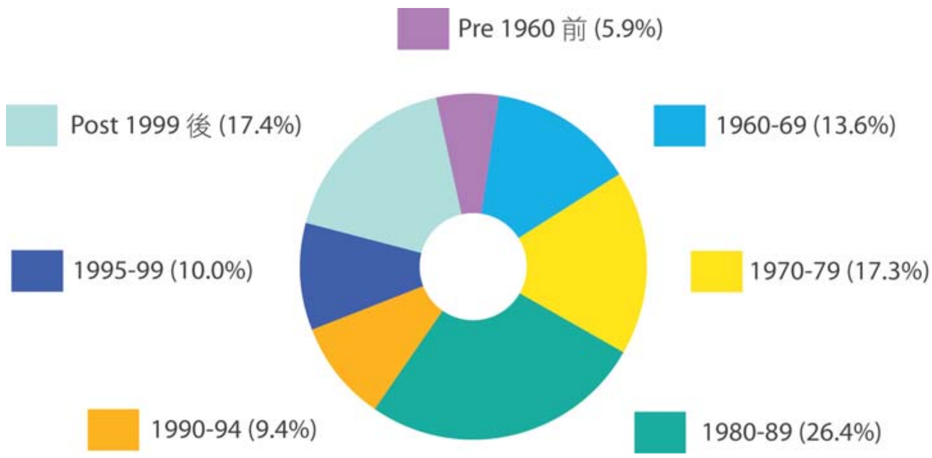
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米或以上的單位。2007年底的總存量為78 400個單位，佔私人住宅總存量7%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2007 was 78 400 units, representing 7% of the total private domestic stock. The stock distribution by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2007年有740個單位落成，主要位於九龍及新界。大部分新供應集中在油尖旺，佔總落成量的42%。

There were 740 units completed in 2007, mainly located in Kowloon and the New Territories. Yau Tsim Mong was the district with the largest production, accounting for 42%.

2007年的入住量下跌至550個單位。年底空置量維持在6 550個單位，佔此分類總存量8.4%。

預測2008年及2009年的落成量會分別增至2 040個及2 000個單位。2008年大部分新供應會來自九龍城；隨後一年，新供應則會更平均地分布於離島、北區、沙田及屯門。

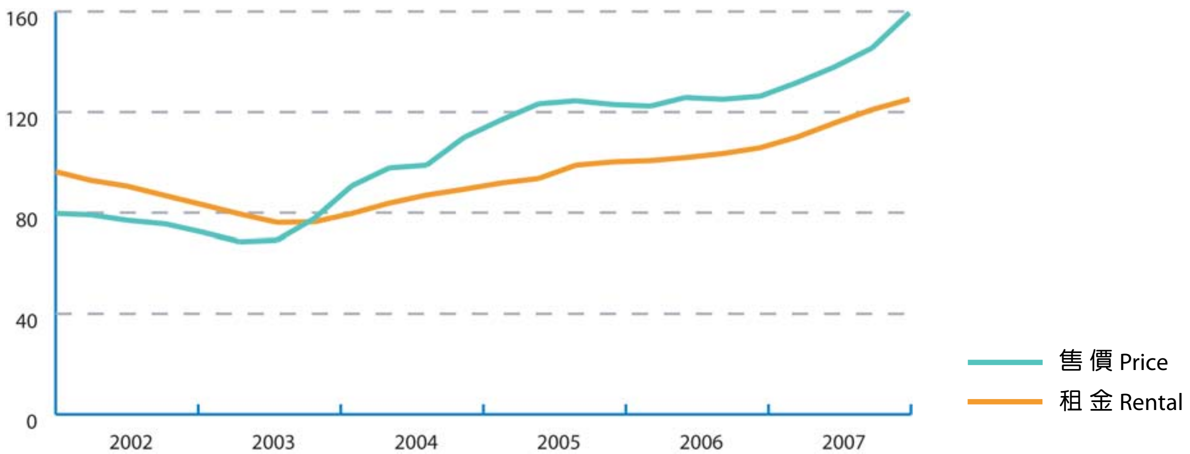
Take-up fell to 550 units in 2007. The year-end vacancy stabilised at 6 550 units, amounting to 8.4% of the stock in this sub-sector.

Completions in 2008 and 2009 are anticipated to rise to 2 040 units and 2 000 units respectively. Major supply in 2008 will come from Kowloon City while it would be more evenly distributed in Islands, North, Sha Tin and Tuen Mun in the following year.

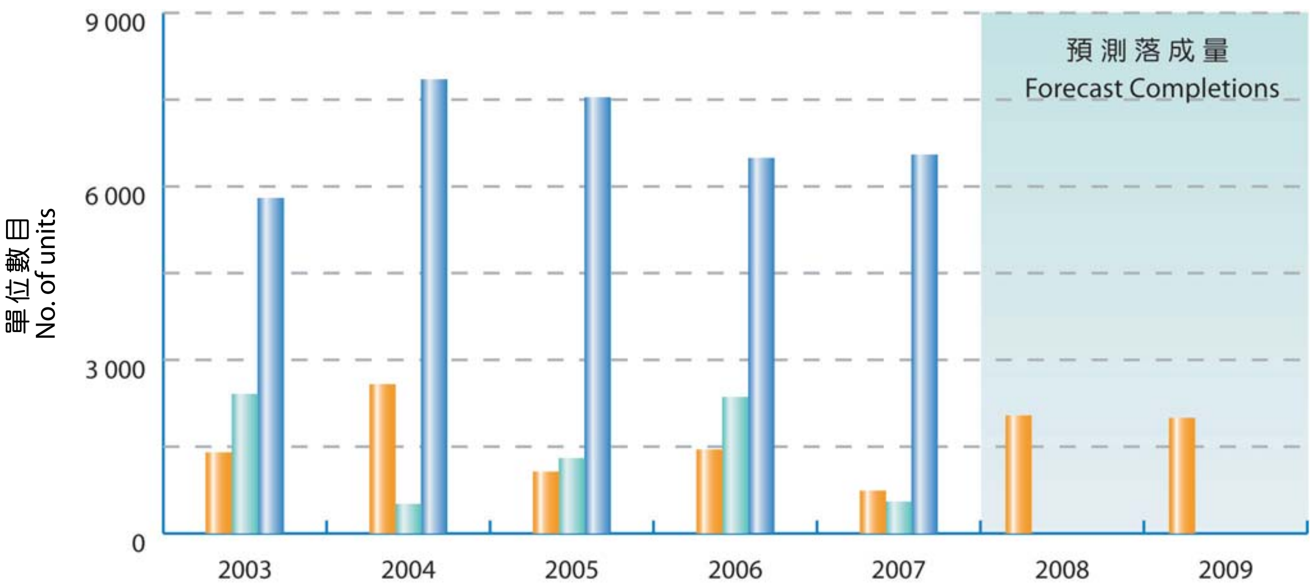
與中／小型單位的情況一樣，2007年大型單位的買賣亦是相當活躍。售價及租金全年均保持升勢，但以下半年的升幅較為急劇。2007年第四季的臨時售價指數及臨時租金指數較前一年同期分別錄得26％及18％的升幅。

Same as the small/medium-sized flats, sales of large units were particularly buoyant in 2007. The rising trend of prices and rents persisted throughout the year but prices soared in the second half. The provisional price and rental indices for the fourth quarter of 2007 over the same period of the preceding year jumped 26% and 18% respectively.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of units

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	1 400	2 580	1 070	1 450	740	2 040#	2 000#
入住量 Take-up	2 410	510	1 300	2 360	550		
空置量 Vacancy	5 800	7 850	7 540	6 480	6 550		
%+	8.0	10.4	9.9	8.4	8.4		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

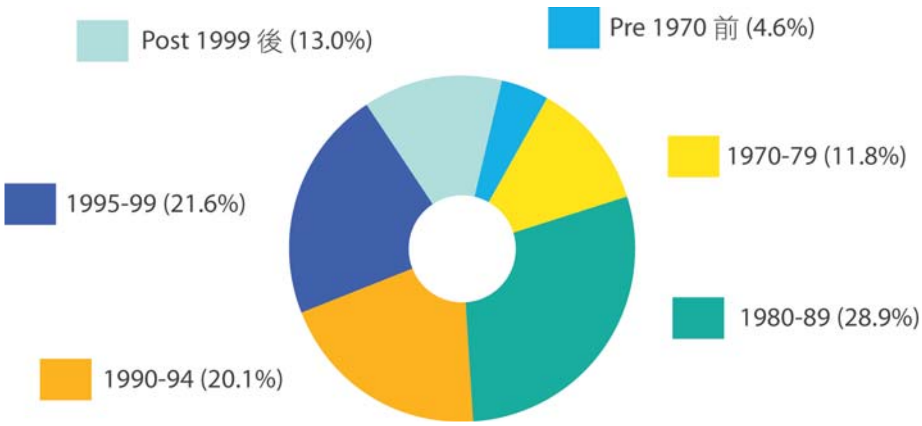
Private Office

私人寫字樓

2007年底私人寫字樓的總存量為10 106 700平方米，當中甲級寫字樓佔60%、乙級寫字樓佔24%，而丙級寫字樓則佔16%。2007年底，包括上環、中區、灣仔、銅鑼灣及尖沙咀等核心地區的寫字樓佔總存量的63%。圖表顯示按樓齡分類的所有級別寫字樓總存量。

The total stock of private office space at the end of 2007 amounted to 10 106 700 m^2, comprising 60% Grade A, 24% Grade B and 16% Grade C office. Office space in the core districts including Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 63% of the total stock at the end of 2007. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2007年私人寫字樓的落成量為320 000平方米，接近2006年落成量的三倍。甲級寫字樓的落成量為286 400平方米，佔總落成量的90%。

Office completions in 2007 were 320 000 m^2, almost triple the amount of 2006. Grade A space amounted to 286 400 m^2 or 90% of total completions.

年內寫字樓的使用量錄得輕微上升，達169 700平方米，但較2007年落成量減少了47%，因而令年底空置量上升至901 100平方米，佔總存量的8.9%。

預計2008年落成量會維持於342 200平方米，但到2009年落成量會下降至187 200平方米。在2008年，大部分的新供應會位於非核心地區。而在2009年，核心地區的新供應比例會上升至18%。

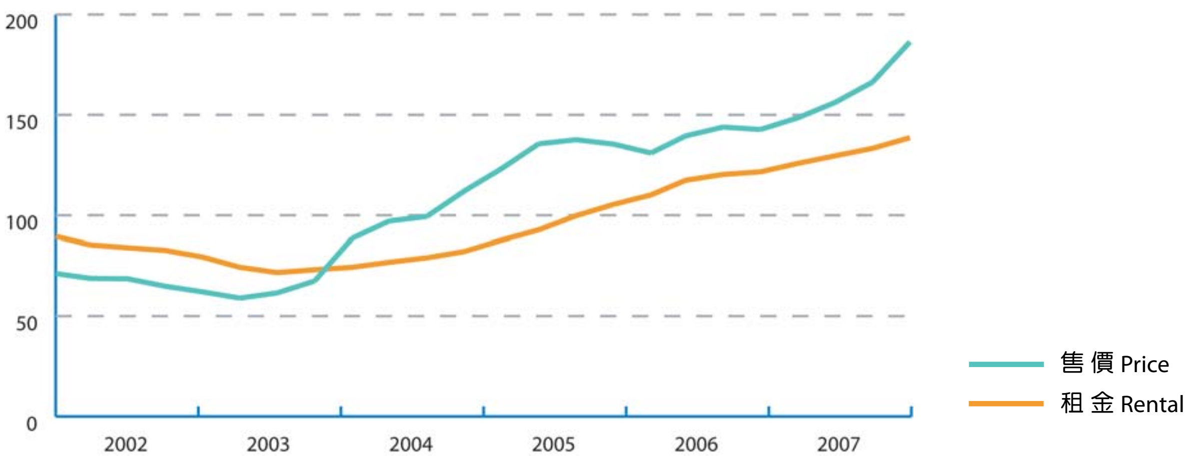
A slightly higher take-up of 169 700 m² was recorded for the year. It was 47% below the completions in 2007, resulting in a higher vacancy at the year-end to 901 100 m², representing 8.9% of stock.

Completions are expected to remain at a similar level of 342 200 m² in 2008 but will be adjusted downwards to 187 200 m² in 2009. For the forecast completions in 2008, most of the new supply will be located in non-core districts. In 2009, the proportion of new supply in the core districts will increase to 18%.

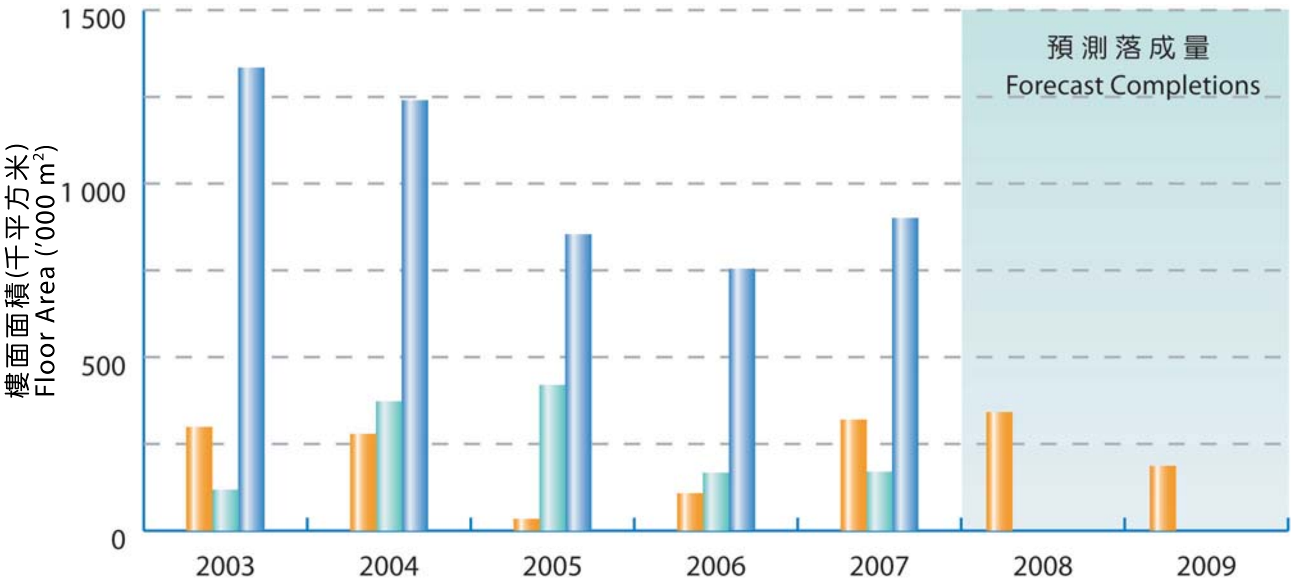
各級寫字樓的售價在年內持續上升，以第四季的升幅最為顯著。2007年第四季的臨時售價指數顯示，售價較2006年同期增加31%。租金整體向上，而2007年第四季的臨時租金指數較前一年同期高出14%。

Prices were on the rise throughout the year with notable growth in the last quarter. The provisional price index for the fourth quarter of 2007 showed an increase of 31% over the same period in 2006. Rents generally moved upwards with the provisional rental index for the last quarter of 2007 registering a 14% rise from that of the previous year.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000 m²)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	299	279	34	108	320	342#	187#
使用量 Take-up	118^	373^	420	167^	170		
空置量 Vacancy	1 334	1 240	854	753	901		
%+	14.0	12.7	8.7	7.7	8.9		

^ 使用量數字是經過調整，以反映在年內級別的重新分類、樓宇的改建或總存量因落成量以外因素的增加。
The take-up figures had been adjusted to reflect regradings, building conversions or additional stock other than arising from new completions.

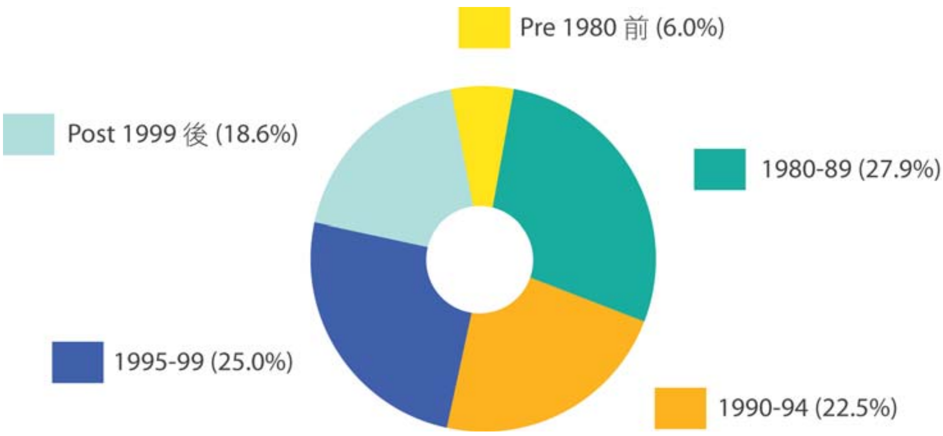
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2007年底甲級寫字樓的總存量為6 074 900平方米，佔所有級別寫字樓總存量60%。圖表顯示按樓齡分類的甲級寫字樓總存量。

The stock of Grade A office space at the end of 2007 stood at 6 074 900 m^2, representing 60% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



總存量中約有57%位於港島，而九龍及新界則分別佔33%及10%。

Around 57% of the stock was located in Hong Kong, while the share for Kowloon and the New Territories was 33% and 10% respectively.

甲級寫字樓的落成量為286 400平方米，是2006年落成量的三倍。所有新落成量均位於非核心地區，當中油尖旺及觀塘佔總落成量的69%。

Completions of Grade A office space were 286 400 m^2, treble the level of 2006. All of the new completions were in the non-core districts, with Yau Tsim Mong and Kwun Tong accounting for 69% of the total.

與2006年比較，2007年的使用量顯著上升至140 000平方米。不過，由於使用量遠低於落成量，因此空置量上升至589 300平方米，佔總存量的9.7%。空置量顯著上升的原因之一，是油麻地的環球貿易廣場第一期及「觀塘223」均在12月落成。在核心地區例如上環、中區和尖沙咀，空置率維持平穩，而灣仔和銅鑼灣的情況有改善，空置率下降至4.9%。

預計2008年的落成量會上升至332 000平方米，而2009年則會下降至157 400平方米。預計在2008年，核心地區大概不會有新寫字樓落成。總供應量的84%會來自東區及觀塘。至2009年，新落成的甲級寫字樓約有15%會來自灣仔，而餘下的則會來自觀塘及油尖旺。

Compared with 2006, take-up increased markedly to 140 000 m^2 in 2007. Nevertheless, as take-up fell far short of completions, vacancy rose to 589 300 m^2, representing 9.7% of stock. The significant increase in vacancy was partly attributed to the completion of Phase I of International Commerce Centre in Yau Ma Tei and 'Kwun Tong 223' in December. Vacancy rates in core districts like Sheung Wan, Central and Tsim Sha Tsui remained stable while improvements were noted in Wan Chai and Causeway Bay where vacancy rate declined to 4.9%.

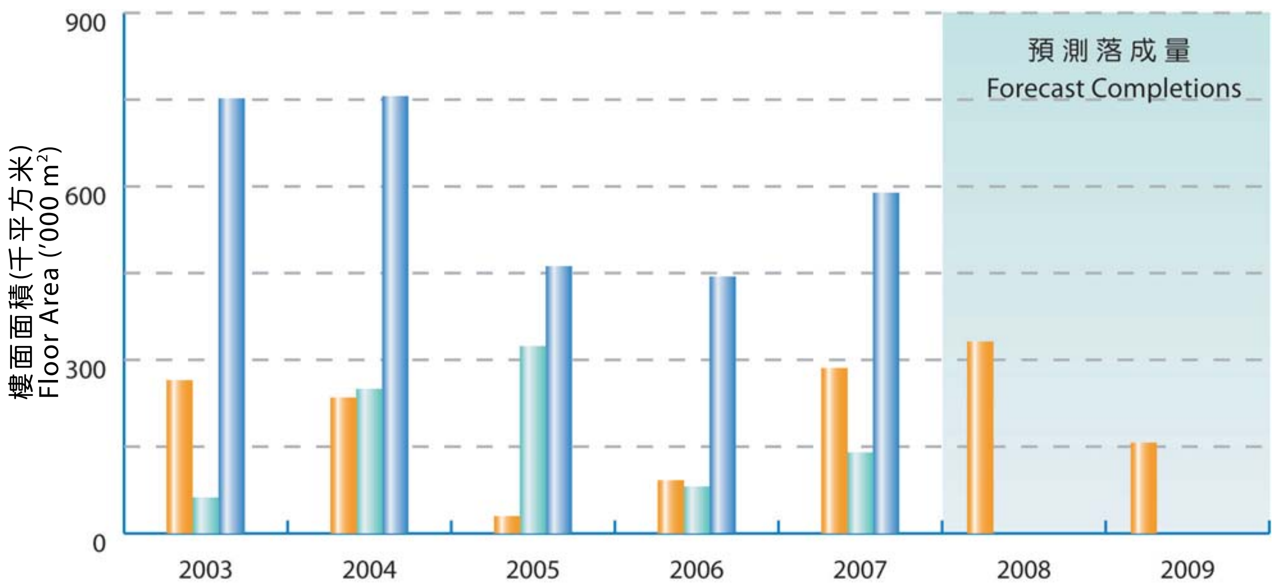
Completions are expected to increase to 332 000 m^2 in 2008 but would drop to 157 400 m^2 in 2009. For the forecast of 2008, the core districts are unlikely to produce any new space. The Eastern District and Kwun Tong will account for 84% of the total supply. In 2009, some 15% will be produced in Wan Chai, whereas Kwun Tong and Yau Tsim Mong will make up the rest of Grade A space completions.

售價於2007年初平穩上升，但升勢隨後在下半年加快。2007年第四季的臨時售價指數，與前一年比較，錄得26%的升幅。租金和售價在年內一同上升。2007年第四季與2006年同期比較，整體租金上升了13%。

Prices moved steadily upwards in the early part of 2007 and then at a more rapid pace in the second half of the year. The provisional price index for the last quarter of 2007 registered an increase of 26% from a year earlier. Rents rose along with prices throughout the year. Comparing the last quarter of 2007 to the corresponding period of 2006, the overall increase in rents was 13%.

售價及租金指數
Price and Rental Indices

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



樓面面積(千平方米)
Floor Area ('000 m^2)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	265	235	30	92	286	332#	157#
使用量 Take-up	62^	250^	324	81	140		
空置量 Vacancy	752	756	462	443	589		
%+	13.7	13.1	8.1	7.6	9.7		

^ 使用量數字是經過調整，以反映在年內級別的重新分類、樓宇的改建或總存量因落成量以外因素的增加。
The take-up figures had been adjusted to reflect regradings, building conversions or additional stock other than arising from new completions.

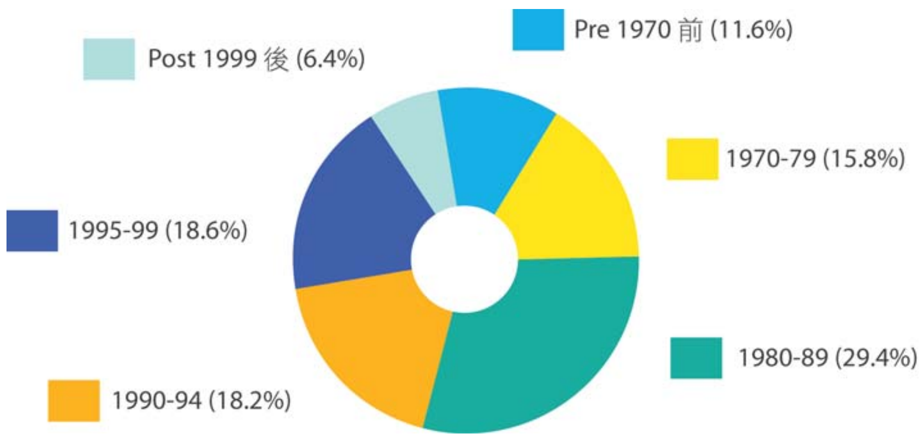
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

2007年底乙級寫字樓的總存量為2 465 200平方米，佔所有級別寫字樓總存量的24%。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2006, stock of Grade B office was 2 465 200 m^2, representing 24% of total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的64%，九龍和新界則分別佔33%和3%。

Hong Kong accounted for 64%, while Kowloon and the New Territories contributed 33% and 3% respectively.

2007年乙級寫字樓的落成量上升至31 100平方米，是2006年落成量的三倍多。觀塘一個發展項目佔新供應量的59%。

Grade B office completions rose to 31 100 m^2 in 2007, more than three times the completions in 2006. One development in Kwun Tong contributed 59% to the new supply.

使用量為13 800平方米，遠低於前一年水平，相等於年內落成量的44%，整體空置量因此上升至180 600平方米，相當於總存量的7.3%。

Take-up at 13 800 m² was far below the previous year's level and equivalent to 44% of the year's completions. Overall vacancy therefore increased to 180 600 m², representing 7.3% of stock.

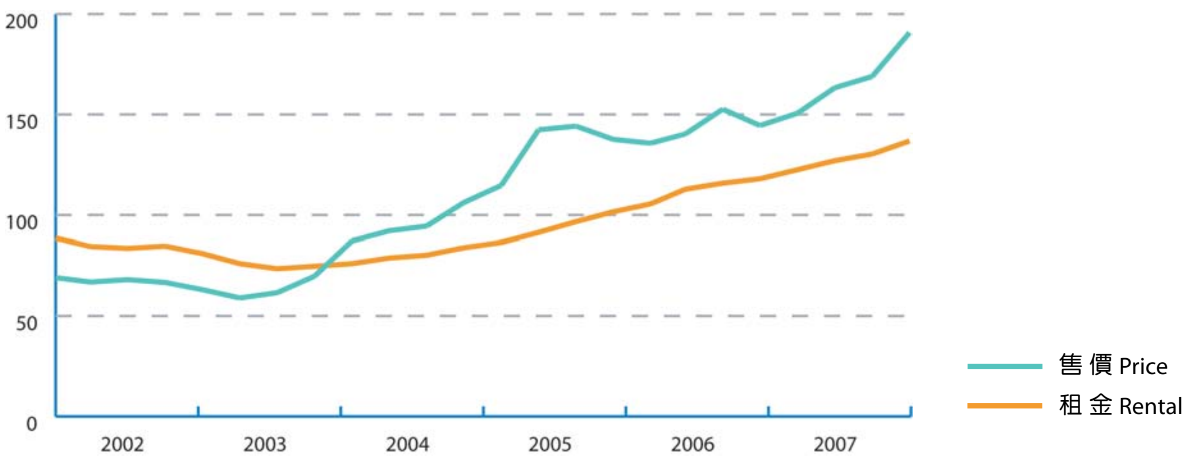
預測落成量在2008年會顯著下降至8 700平方米，而到2009年則回升至23 600平方米。2008年的新供應會來自黃大仙的一個發展項目。2009年落成的乙級寫字樓亦會來自非核心地區，當中黃大仙佔65%。

Completions are expected to fall considerably to 8 700 m² in 2008 and then bounce back to 23 600 m² in 2009. The new supply of 2008 will come from one development in Wong Tai Sin. Completions in 2009 would also be coming from non-core districts, of which Wong Tai Sin would account for 65%.

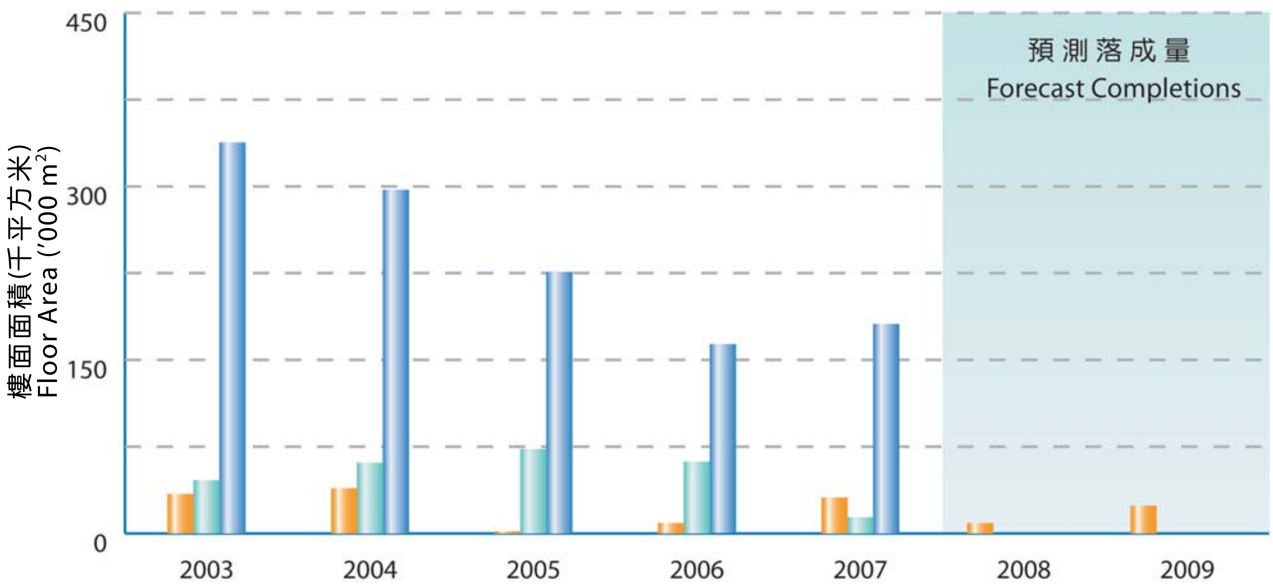
售價在年內持續上升。2007年第四季的臨時售價指數較前一年同期上升了32%。租金亦快速上升，並錄得16%的按年升幅。

Prices grew continually over the year. The provisional price index for the fourth quarter of 2007 was up by 32% compared with the same period of the year before. Rents also moved up briskly and achieved a year-on-year growth of 16%.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000 m^2)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	34	39	2	9	31	9#	24#
使用量 Take-up	46	61^	73	62^	14		
空置量 Vacancy	338	297	226	163	181		
%+	13.8	12.1	9.2	6.7	7.3		

^ 使用量數字是經過調整，以反映在年內級別的重新分類、樓宇的改建或總存量因落成量以外因素的增加。
The take-up figures had been adjusted to reflect regradings, building conversions or additional stock other than arising from new completions.

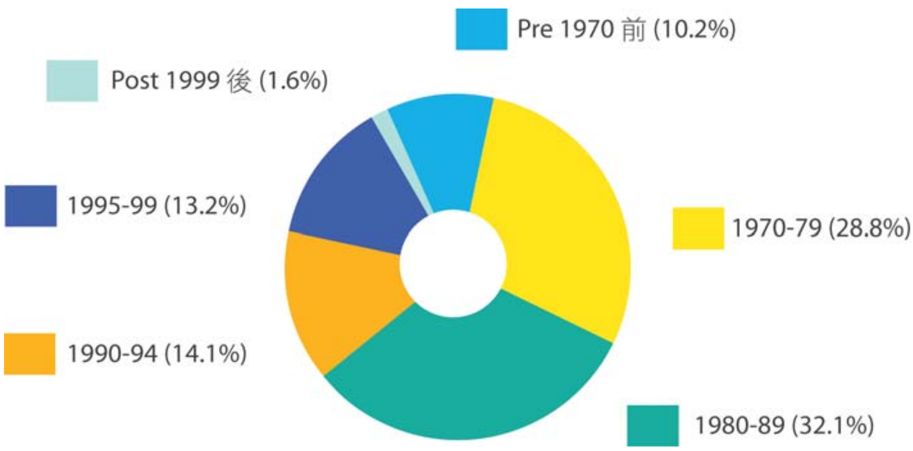
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2007年底丙級寫字樓的總存量為1 566 600平方米，佔所有級別寫字樓總存量的16%。圖表顯示按樓齡分類的丙級寫字樓總存量。

The stock of Grade C office was 1 566 600 m^2 at the end of 2007, representing 16% of total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



總存量的67%位於港島，九龍和新界則分別佔31%和2%。

Hong Kong accounted for 67% of stock, while the share for Kowloon and the New Territories was 31% and 2% respectively.

2007年丙級寫字樓的落成量降至2 500平方米，較2006年減少了69%。落成量大約平均分布於中區及北區。

Grade C office completions in 2007 were 2 500 m^2, a reduction of 69% from 2006. The completions were distributed in Central and North in almost even split.

使用量下降至15 900平方米，但由於仍遠高於年內的落成量，空置量因而減至131 200平方米，相當於總存量的8.4%。

預計2008年的落成量會下降至1 500平方米，但2009年的落成量會回升至6 200平方米。所有新供應的寫字樓均會集中於核心地區。

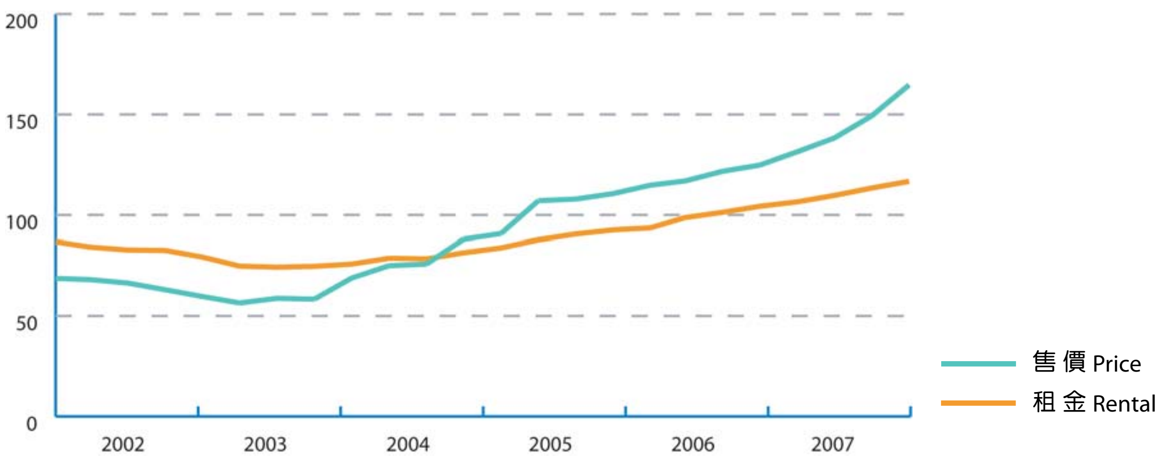
A lower take-up of 15 900 m^2 was recorded. It far exceeded the year's completions, thus causing vacancy to decline to 131 200 m^2, representing 8.4% of stock.

It is estimated that completions in 2008 will fall to 1 500 m^2, but rise to 6 200 m^2 in 2009. All new supply will be located in the core districts.

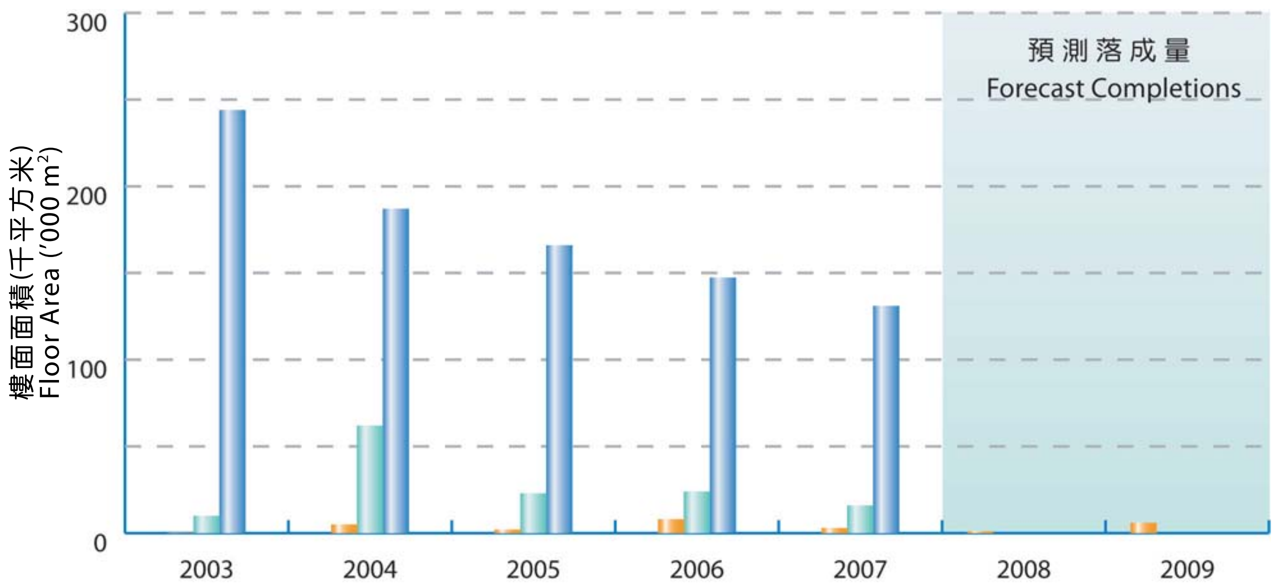
年內售價一季高於一季，下半年的升幅更為顯著。2007年第四季與前一年第四季比較，錄得32%的升幅。租金方面，上升趨勢溫和，第四季較前一年同期增長了12%。

Prices grew quarter on quarter with notable gain in the latter part of the year. The final quarter of 2007 registered an increase of 32% from that of the previous year. As regards rent, a gentle rising trend was recorded, leading to a 12% increase over the same period.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000 m^2)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	0.3	5	2	8	3	1#	6#
使用量 Take-up	10	62	23	24	16		
空置量 Vacancy	244	187	166	147	131		
%+	15.2	11.7	10.5	9.3	8.4		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

Private Commercial

私人商業樓宇


LINKS
JILLSTUART

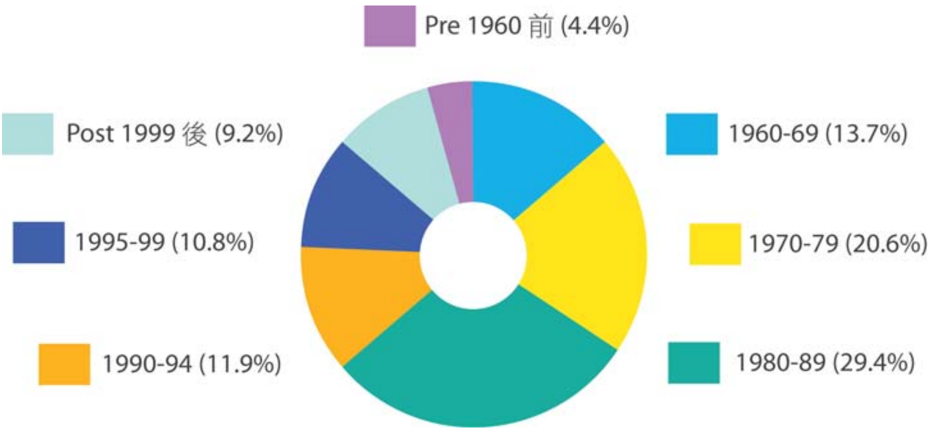
這類別包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

This sector comprises retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built office space.

這類物業在2007年底的總存量為10 483 500平方米，其中30%位於港島、41%位於九龍、29%位於新界。按樓齡分類的總存量詳見圖表。

Stock in this sector at the end of 2007 was 10 483 500 m², with 30% of total space in Hong Kong, 41% in Kowloon and 29% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2007年的落成量為48 000平方米，較前一年顯著下降。市區的落成量佔總供應量的52%。主要發展項目包括荃灣的荃新天地和油尖旺的JD Mall。

Completions in 2007 were 48 000 m², significantly down from 2006 level. Urban areas contributed 52% to the total supply. Major developments included Citywalk in Tsuen Wan and JD Mall in Yau Tsim Mong.

2007年的使用量上升20%至211 000平方米，遠超過年內的落成量。空置量下跌至849 100平方米，佔總存量的8.1%。空置面積當中超過30%位於兩個地區：油尖旺和荃灣。商場舖位和樓上商業單位佔整體空置量的比例則增至49%。

預計落成量在未來兩年會上升，2008年的落成量為97 800平方米，而2009年的落成量則為100 200平方米。2008年的新供應大部分位於九龍，當中油尖旺佔整體落成量的31%。2009年的落成量當中，21%來自灣仔，油尖旺則佔38%。

Take-up in 2007 increased by 20% to 211 000 m², far exceeding completions in the year. Vacancy declined to 849 100 m², representing 8.1% of total stock. More than 30% of the vacant space was located in two districts: Yau Tsim Mong and Tsuen Wan. The share of vacancy from arcade shops and upper floor commercial space increased to 49% of the total.

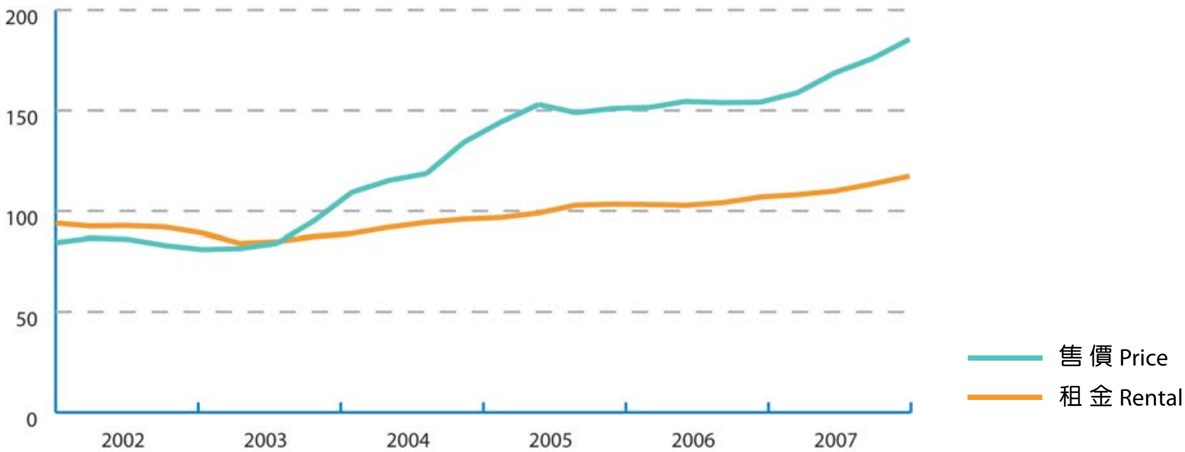
Higher completions are expected in the coming two years, at 97 800 m² in 2008 and 100 200 m² in 2009. In 2008, most of the new supply will be in Kowloon, with Yau Tsim Mong accounting for 31% of the total. For 2009, Wan Chai and Yau Tsim Mong would contribute 21% and 38% respectively to total completions.

2007年第四季零售業樓宇的整體售價較2006年同期上升了20%。此外，租金在年內輕微上升，全年錄得10%的按年升幅。

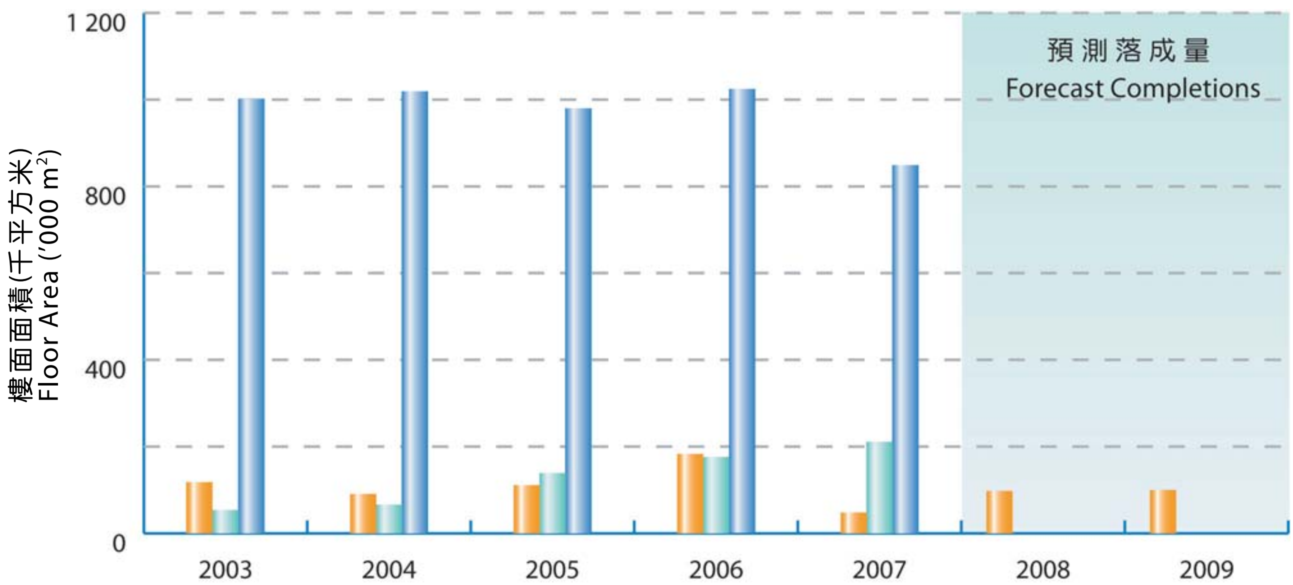
Overall retail prices gained 20% in the last quarter of 2007 over the same period in 2006. On the other hand, rents edged up modestly during the year, and registered a year-on-year growth of 10%.

售價及租金指數

Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000 m^2)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	118	91	111	183	48	98#	100#
使用量 Take-up	54^	66	139	176*	211		
空置量 Vacancy	1 002	1 019	980	1023	849		
%+	10.8	10.8	10.3	9.8	8.1		

^ 在年內因樓宇改建關係而調整使用量數字以反映此項改變。
The take-up figure had been adjusted to reflect building conversions which took place during the year.

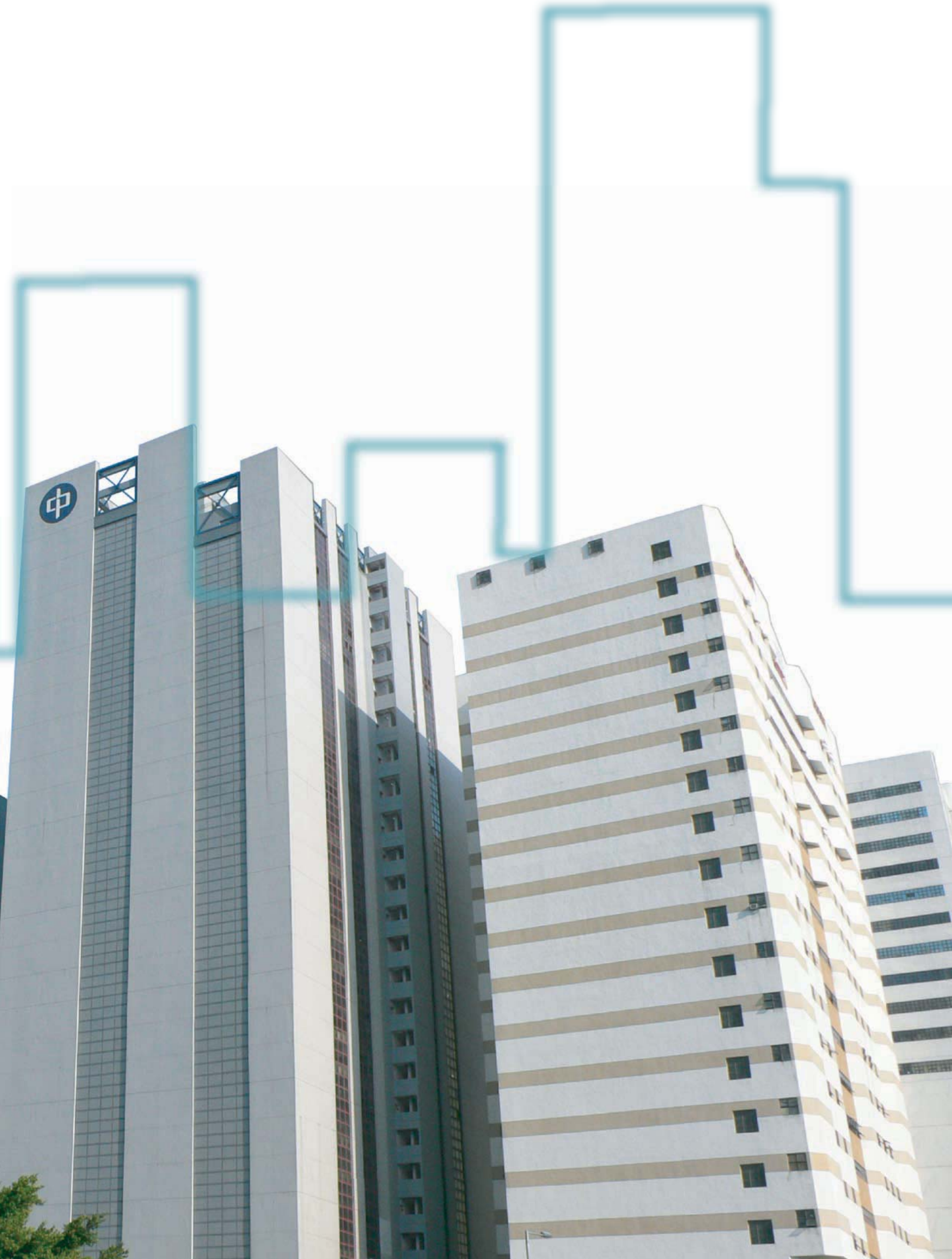
* 使用量數字是經過調整，包括「領匯」物業。
The take-up figure has been adjusted to include that attributed to The Link REIT properties.

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

Private Industrial

私人工業樓宇



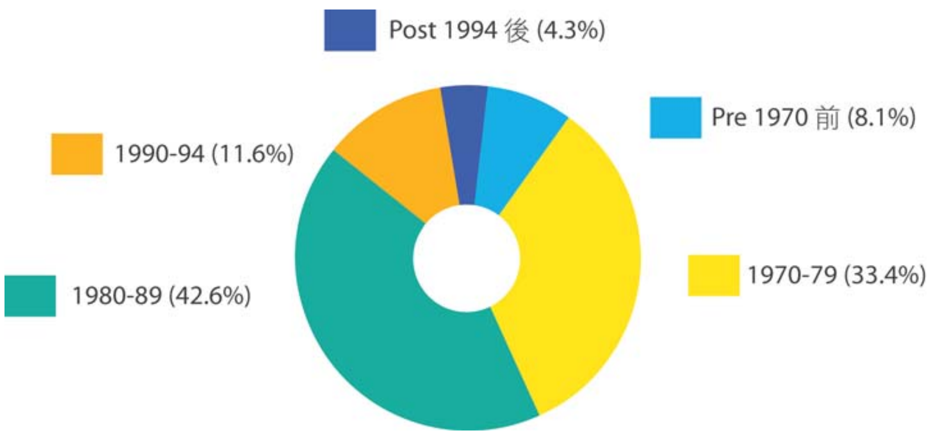
這類別包括分層工廠大廈及其附屬寫字樓。

This category comprises flatted factories and ancillary office accommodation.

這類物業在2007年底的總存量為17 346 600平方米，平均分布於市區及新界。按樓齡分類的總存量詳見圖表。

Stock in this sector was 17 346 600 m² at the end of 2007, distributed evenly between urban areas and the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2007年的落成量為15 700平方米，來自兩個分別位於黃大仙及元朗的發展項目，單是前者已提供了14 200平方米的新建樓面面積。

New completions in 2007 amounted to 15 700 m², coming from two developments in Wong Tai Sin and Yuen Long with the former contributing 14 200 m² to the newly completed space.

使用量達140 700平方米，主要位於葵青及屯門。空置量下降至1 069 900平方米，相當於總存量的6.2%。約有56%的空置面積集中在觀塘、葵青及荃灣這三個地區。

A positive take-up of 140 700 m² was recorded, most notable in the districts of Kwai Tsing and Tuen Mun. Vacancy fell to 1 069 900 m², representing 6.2% of stock. About 56% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tsuen Wan.

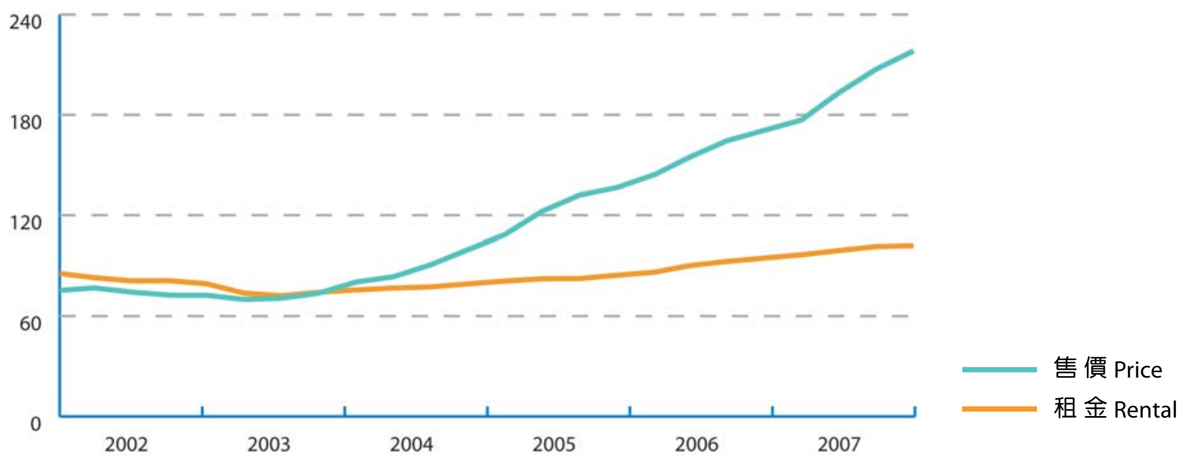
工廠大廈使用量的升勢，反映這類樓宇需求殷切，亦促使新發展項目相繼動工。預計2008年的落成量約為86 900平方米，主要集中在觀塘及荃灣；2009年的新供應量則為93 300平方米，主要位於南區及觀塘。

The demand for space as reflected in the take-up figure has activated new developments. Some 86 900 m^2 located mainly in Kwun Tong and Tsuen Wan are forecast to be completed in 2008. New supply of 93 300 m^2 coming largely from the Southern District and Kwun Tong are expected to be available in 2009.

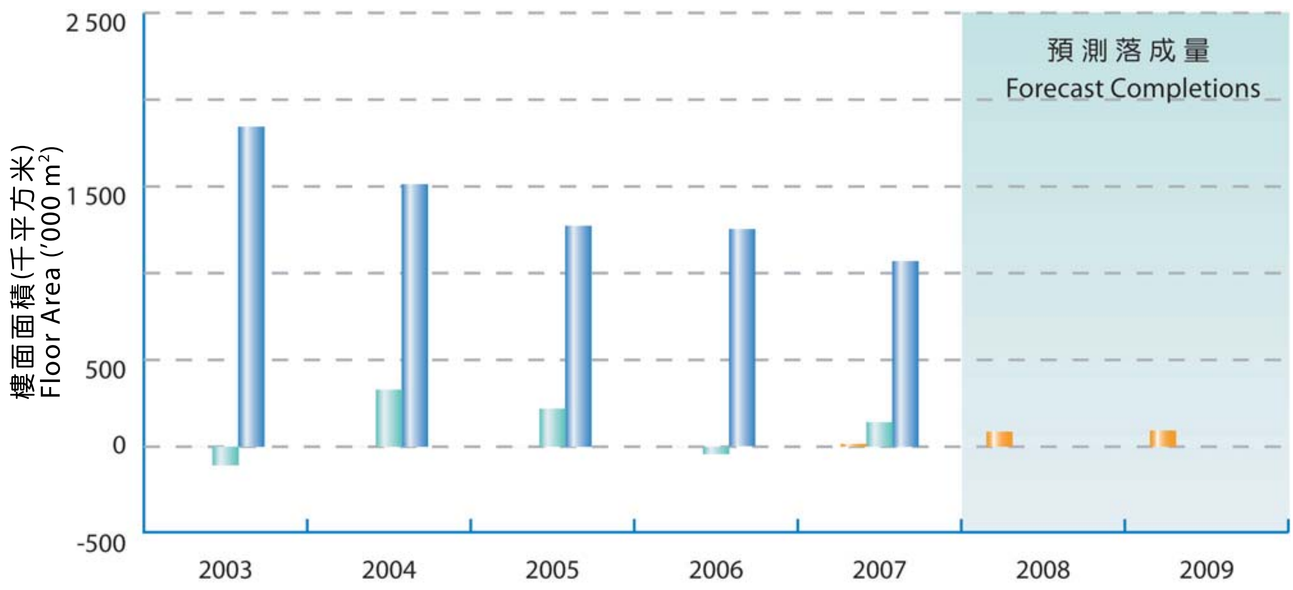
年內這類樓宇的售價及租金均穩步上升，但售價升幅比租金升幅更為顯著。2007年第四季的臨時售價指數較前一年同期上升了28%。相比之下，租金的升勢較為溫和。2007年第四季的臨時租金指數較前一年同期只有8%的增長。

Price and rent rose steadily throughout the year, with the increase in price being more prominent than that of rent. The provisional price index for 2007 fourth quarter was 28% higher than the corresponding period of the previous year. In comparison, the rise in rent was milder. The provisional rental index for the fourth quarter of 2007 edged up 8% relative to the same period of a year earlier.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000 m²)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	0	1	0	0	16	87#	93#
使用量 Take-up	-107	329	219	-42	141		
空置量 Vacancy	1 844	1 512	1 273	1 250	1 070		
%+	10.6	8.7	7.3	7.2	6.2		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

這類別包括設計作工貿用途，並且取得佔用許可證作此用途的樓宇。

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

2007年底的總存量達613 100平方米，大部分位於市區，其中深水埗及觀塘共佔總樓面面積的50%以上。

The 2007 year-end stock stood at 613 100 m^2, with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 50% of the total space.

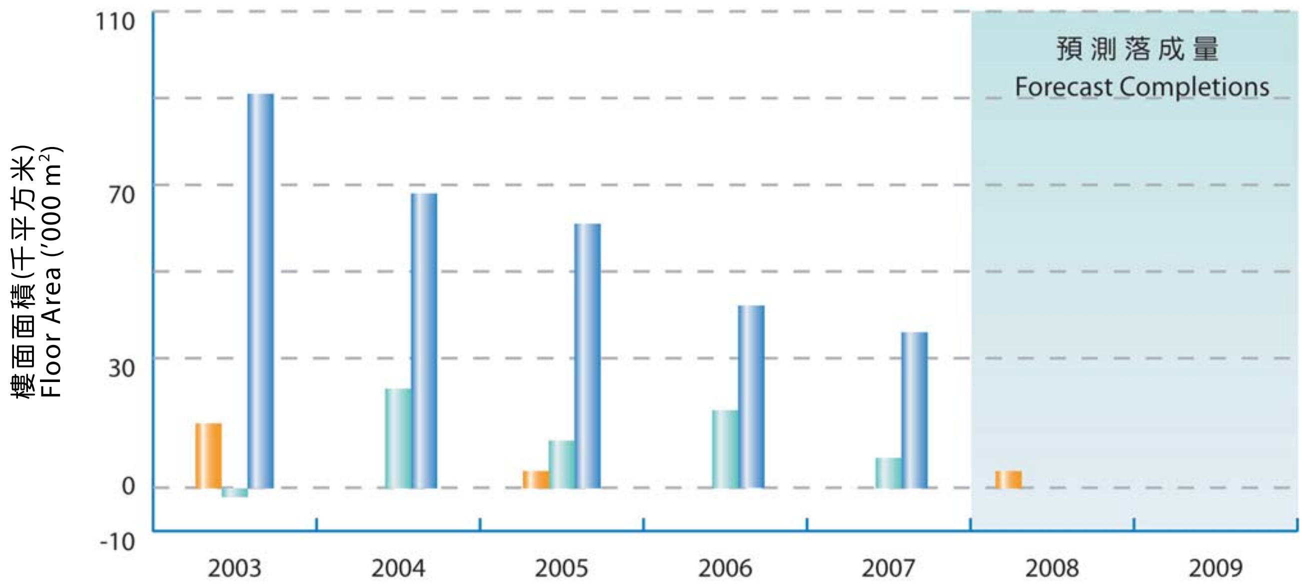
2007年並沒有新供應，使用量則為6 900平方米，空置樓面面積因而下跌至35 500平方米，相當於總存量的5.8%，是有記錄以來的新低。約有80%的空置面積位於港島東區、深水埗、觀塘及葵青。

There were no new completions in 2007, but with a take-up of 6 900 m^2, vacant floor space reduced to record low of 35 500 m^2, or 5.8% of total stock. About 80% of the vacant space was located in the Eastern District of Hong Kong, Sham Shui Po, Kwun Tong and Kwai Tsing.

預計2008年的新落成量為4 300平方米，位於觀塘；而2009年則大概不會有新供應。

New space of 4 300 m^2 in Kwun Tong are forecast to be completed in 2008, but there would unlikely be any new supply in 2009.

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



樓面面積(千平方米)
Floor Area ('000 m^2)

	2003	2004	2005	2006	2007	2008	2009
落成量 Completions	15	0	4	0	0	4#	0#
使用量 Take-up	-2	23	11	18	7		
空置量 Vacancy	91	68	61	42	36		
%+	14.8	11.1	9.8	6.9	5.8		

\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

這類別包括所有其他廠房，主要是為特殊製造業而建的廠房，每間廠房通常由一名廠東使用。

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

這類物業在2007年底的總存量為3 141 700平方米，其中逾80%位於新界。

The stock in this sector was 3 141 700 m² at the end of 2007, largely in the New Territories which accounted for over 80%.

2007年只有一幢位於將軍澳工業邨的私人特殊廠房落成，總樓面面積達33 200平方米。

Newly completed space of 33 200 m² in 2007 was attributed to one building in Tseung Kwan O Industrial Estate.

預計2008年的新供應量為22 800平方米，主要來自元朗及將軍澳；2009年則大概不會有新供應。

Forecast new completions in 2008 are 22 800 m², to be located mainly in Yuen Long and Tseung Kwan O, while 2009 would unlikely see any new supply in this sector.

這類別包括設計或改建作倉庫或冷藏庫的樓宇及其附屬寫字樓。貨櫃碼頭內的樓宇也包括在內。

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

2007年底的總存量為3 420 600平方米，其中約有80%位於新界，主要集中於葵青、荃灣及沙田，佔整體樓面面積的66%。

Stock stood at 3 420 600 m^2 at the end of 2007. About 80% of the stock was in the New Territories, with a predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 66% of the total space.

2007年並沒有新貨倉落成，加上總存量因大廈清拆而減少，致令空置量輕微下降至95 600平方米，相當於總存量的2.8%。

With no new completions in 2007, coupled with the reduction in the stock due to demolition, vacancy rate fell slightly to 2.8%, or 95 600 m^2.

預計2008年的新落成量將為4 400平方米，位於觀塘；而2009年則大概不會有新供應。

New completions of 4 400 m^2 in Kwun Tong are likely to be produced in 2008, whereas no new supply will be coming on stream in 2009.

Technical Notes

技術附註


報告年度
每年出版的《香港物業報告》描述上一個曆年本港物業市場活動，並預測隨後兩年的落成
量。
範圍
本報告的調查對象涵蓋全港私人樓宇。
區域及地區
本報告把港島、九龍及新界按區議會的選區分界劃分爲18個地區，詳情見於附錄及分區
圖。寫字樓類別加插了分區，以便就主要的寫字樓區進行更詳細的分析。
物業類別
樓宇一般是按佔用許可證(俗稱入伙紙)上註明的用途分類，除非本署得悉樓宇其後在結
構上有所更改。本署沒有特別調查樓宇現時的用途，也沒有嘗試辨別哪些住宅樓宇是用
非住宅用途，或哪些非住宅樓宇是用作住宅用途。
Review Period
Each issue of the Hong Kong Property Review presents the property market activities in
calendar year, with forecasts of completions for the succeeding two years.
Scope of the Review
The Review covers private building developments throughout the territory.
Areas and Districts
The areas of Hong Kong Island, Kowloon and New Territories are divided
Appendix and on Plans 1 and 2. The boundaries of these districts follo
Districts. For the office sector, there is further sub-division into certai
analysis of the principal office districts.
Property Types
Premises are categorised according to the use for which the
known to have been subsequently structurally altered. Oth
no attempt has been made to distinguish those domestic

1. 報告年度

每年出版的《香港物業報告》描述上一個曆年本港物業市場活動，並預測隨後兩年的落成量。

1. Review Period

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

2. 範圍

本報告的調查對象涵蓋全港私人樓宇。

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. 區域及地區

本報告把港島、九龍及新界按區議會的選區分界劃分為18個地區，詳情見於附錄及分區圖。寫字樓類別加插了分區，以便就主要的寫字樓區進行更詳細分析。

3. Areas and Districts

The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts as shown in the Appendix and on Plans 1 and 2. The boundaries of these districts follow those of the 18 District Council Districts. For the office sector, there is further sub-division into certain sub-districts, to enable more detailed analysis of the principal office districts.

4. 物業類別

4.1 樓宇一般是按佔用許可證(俗稱入伙紙)上註明的用途分類，除非本署得悉樓宇其後在結構上有所更改。本署沒有特別調查樓宇現時的用途，也沒有嘗試辨別哪些住宅樓宇是用作非住宅用途，或哪些非住宅樓宇是用作住宅用途。

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. Otherwise, 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 私人住宅單位，是指各自設有專用的煮食設施和浴室（及／或廁所）的獨立居住單位，並按樓面面積細分如下：

A 類單位 - 實用面積少於40平方米
B 類單位 - 實用面積為40至69.9平方米
C 類單位 - 實用面積為70至99.9平方米
D 類單位 - 實用面積為100至159.9平方米
E 類單位 - 實用面積為160平方米或以上

4.3 本報告並不包括所有公共房屋發展計劃，如私人機構參建居屋計劃的資助出售住宅單位、居者有其屋計劃、可租可買計劃、重建置業計劃、夾心階層住屋計劃、市區改善計劃和住宅發售計劃的全部單位的統計數字。房屋委員會與房屋協會興建的出租屋邨、租者置其屋計劃下售出的單位，以及政府所擁有的宿舍資料，亦不包括在本報告內。樓宇總存量、落成量、拆卸量、入住量及空置量的數字並不包括村屋在內，惟2001年或以前特別指明的資料除外。

4.4 私人寫字樓包括商用樓宇內的物業，但不包括綜合用途樓宇內的非住宅用途單位。寫字樓分為以下各級：

甲級 - 新型及裝修上乘；間隔具彈性；整層樓面面積廣闊；大堂與通道裝潢講究及寬敞；中央空氣調節系統完善；設有良好的載客及載貨升降機設備；專業管理；普遍有停車設施。

乙級 - 設計一般但裝修質素良好；間隔有彈性；整層樓面面積中等；大堂面積適中；設有中央或獨立空氣調節系統；升降機設備足夠；管理妥善；不一定有停車設施。

4.2 Private Domestic units are defined as independent dwellings with separate cooking facilities and bathroom (and/or lavatory). They are sub-divided by reference to floor area as follows :

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

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

4.4 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.

丙級 - 設計簡單及有基本裝修；間隔彈性較小；整層樓面面積狹小；大堂只有基本設施；一般並無中央空氣調節系統；升降機僅夠使用或不敷應用；管理服務屬最低至一般水平；並無停車設施。

寫字樓的所在地點並不影響等級。屬香港特別行政區政府所有並由政府產業處管理的寫字樓並不包括在本報告內。

4.5 私人商業樓宇包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇，亦不包括車位。房屋委員會和房屋協會所持有的商業樓宇並不包括在內。自房屋委員會於2005年底把旗下部分商業樓宇分拆出售予領匯房地產投資信託基金(領匯)後，這些分拆出售的物業現已由領匯持有，並歸入私人物業類別。2006年及之後的統計數字已包括這類別物業的數據在內。讀者把報告年度內的統計數字跟2005年及之前的統計數字作比較時，要特別留意有關轉變。

4.6 私人分層工廠大廈包括為一般製造業工序及與該等工序有直接關係的用途(包括寫字樓)而建設，並通常由發展商出售或出租的樓宇。此類物業並不包括下述的特殊廠房。房屋委員會興建的工廠樓宇也不包括在內。

4.7 私人工貿大廈是設計或獲證明作工貿用途的樓面面積。

4.8 私人特殊廠房包括所有其他廠房，主要是為特殊製造業而建的廠房，每間廠房通常由一名廠東使用。

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.

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.

4.5 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Carparking space is excluded. Commercial premises owned by the Housing Authority and Housing Society are excluded. Following the divestment of selected commercial Housing Authority premises to The Link Real Estate Investment Trust (The Link REIT) at the end of 2005, these divested properties now owned by The Link REIT 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.

4.6 Private Flatted Factories comprise premises designed for general manufacturing processes and uses, including offices, directly related to such processes, and normally intended for sale or letting by the developers. Specialised factories, as described below, are excluded. Similar premises built by the Housing Authority are not included.

4.7 Private Industrial / Office premises are floor space designed or certified for industrial/office use.

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

4.9 私人貨倉包括設計或改建作倉庫或冷藏庫的樓宇及其附屬寫字樓，並包括位於貨櫃碼頭區內的樓宇。

4.9 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. 樓面面積

5. Floor Areas

5.1 住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指單位獨佔的樓面面積，包括露台及外廊，但不包括樓梯、升降機槽、渠管、大堂及公用廁所等公用地方。量度「實用面積」時，是從圍繞該單位的外牆向外的一面或該單位與毗連單位的共用牆的中間點起計。窗台、天井、花園、庭院、平台、車位等地方則不包括在內。

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 and verandahs but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured from the outside of the exterior enclosing walls of the unit and the middle of the party walls between two units. Bay windows, yards, gardens, terraces, flat roofs, carports and the like are excluded from the area.

5.2 非住宅樓宇的面積是以「內部樓面面積」來計算，量度範圍是有關單位牆壁(或與毗連單位的共用牆)向內的一面所圍繞的全部面積。

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. 樓宇總存量

6. Stock

6.1 私人住宅和非住宅樓宇的總存量，都是以某一指定日期的差餉估價記錄為根據。

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

6.2 各類物業的總存量並不包括上文第4段所述的公營房屋數字。私人商業樓宇的總存量亦包括私人機構參建居屋計劃的商業樓宇面積。

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

7. 落成量

7. Completions

7.1 私人樓宇的落成量是指獲發佔用許可證的樓宇數量。

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

7.2 各類物業的落成量並不包括上文第 4 段所述的公營房屋落成量。

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

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價記錄中刪除的私人樓宇數量。

8. Demolition

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

9. 預測數量

9.1 這是指在報告年度隨後兩年的每年落成量預測數字。住宅樓宇是以單位數目計算，非住宅樓宇則以內部樓面總面積計算。

9.2 本署是根據屋宇署的統計數字、建築師及發展商提供的圖則及資料、專業估計及／或實地視察所得的資料，就全港各已知的物業發展項目及重建地盤計算預測落成量。

9.3 上文第 4 段所述的公營房屋發展項目並不包括在內。

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 development and redevelopment sites in the territory in accordance with information derived from Buildings Department returns, architects' and developers' plans and returns, professional estimates and/or site visits.

9.3 Public sector developments as mentioned in paragraph 4 above are not included.

10. 空置量

10.1 空置量是指在年底進行普查時，單位實際上未被佔用。正在裝修的物業一般都界定為空置。有些單位因未獲發滿意紙或轉讓同意書而未能入住或使用，以致空置。讀者應注意，**空置量與物業是否已由發展商售出無關**。即使是已售出的物業也可能仍然空置，有待業主或租客日後佔用。空置量數字涵蓋所有總存量，並非單指新發展項目。

10. Vacancies

10.1 Vacancy indicates that a unit was not physically occupied at the time of the survey conducted at the end of the year. Premises under decoration are classified as vacant. Some vacancies could be due to units not yet issued with the Certificate of Compliance or Consent to Assign, which therefore could not have been occupied. It should be noted that **vacancy bears no relationship to whether the property has been sold by the developer**. Premises which have already been sold may remain vacant, pending occupation by the owner or tenant. Vacancy figures cover the entire stock and are not confined to new developments.

10.2 所有樓宇的空置量，都是在年底進行樓宇普查後計算出來的，但在2006年前落成並已評估差餉的住宅樓宇則另有處理方法。空置物業數據是向大廈管理處、業主和佔用人蒐集，或本署派員視察而獲得的。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2006, 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 在2006年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3%的單位所得結果來推算的。

10.3 For rated domestic premises completed prior to 2006, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. 入住量／使用量

11. Take-up

11.1 住宅樓宇的入住量，是指在報告年度內**入住**的單位數目淨增長額；非住宅樓宇的使用量，則是年內**使用**的樓面面積淨增長額。

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 有關數字的計算方法是把年內落成量與年初空置量相加，然後減去該年的拆卸量及年終空置量。

11.2 The figures are arrived at by adding the completions in that year to the vacancy figures at the beginning of the year, then subtracting the year's demolition and the year end vacancy figures.

11.3 **與空置量一樣，入住量／使用量與發展商已售出的單位數目或樓面面積（一手市場交易）無關，故不應與新建物業的銷售混為一談。**

11.3 **Much like vacancy, take-up should not be confused with the sales of new developments. Take-up bears no relationship to the number of units or amount of space sold by developers (primary market transactions).**

12. 平均租金和售價

12. Average Rents and Prices

12.1 本署會分析新訂租約的租金資料，以計算在租金生效月份的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金，而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定（新訂租約是在半至1個月前，續訂租約是在1至3個月前）。由2006年中起，零售業樓宇的租金資料包括由領匯所持有的物業（詳情可參考上文第4.5段）。

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 The Link REIT (for details, please refer to paragraph 4.5 above).

12.2 本署從多個不同的來源獲得租金資料，包括按照《業主與租客（綜合）條例》的規定所遞交的新租約通知書、按照《差餉條例》與《地租（評估及徵收）條例》的規定而發出的物業詳情申報表、業主和租客的來信，以及本署職員進行實地視察時所得的資料。

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

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

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

12.4 計算平均售價時，本署會分析經過審查以釐定印花稅的樓宇交易資料。惟下列類別樓宇交易並不會用作分析：不被接納用作釐定印花稅的樓宇買賣、涉及不同類別物業的買賣、未獲評估差餉的樓宇、並非交吉出售的住宅樓宇，以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準，一般是在達成臨時協議後2至3周。

12.4 Average prices are based on an analysis of transactions scrutinised by the Department for stamp duty purposes. The following types of transactions are excluded : those considered to be unacceptable for stamp duty purposes, those involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies, and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier.

12.5 有關平均租金和售價的分析，只供一般參考用途。某段時期的水平，主要取決於期內出租或出售物業的特點，包括樓宇質素及位置。因此，在不同時期內出現的變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而<u>**不應**</u>一概而論視之為該時段中在價值方面的整體變化。尤其是加上括號的數字，表示交易數量有限，使用這些數字時應特別小心。相對而言，租金與售價指數能較準確地反映價值的轉變。

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

12.6 報告年度內最後數個月的租金與售價數字，均屬臨時性質，有待本署取得更多資料後再作分析。

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

12.7 租金和售價的統計數字，包括村屋，以及政府資助房屋單位在業權轉讓限制期屆滿及向有關機構繳付補價後，在公開市場的租賃和買賣。這方面與樓宇總存量和落成量所涵蓋的物業有所不同。

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

13. 租金和售價指數

13. Rental and Price Indices

13.1 如上文解釋，不同時期的平均租金及售價會有差異，這不單可能因為價值有變，也可能由於樓宇的質素有所改變。不過，制訂租金及售價指數，正是用來衡量在樓宇質素不變的情況下，租金及售價的轉變。因此，即使在同一時期，指數的轉變也可能跟平均租金及售價的轉變不同。

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

13.2 計算租金和售價指數所根據的資料，跟用以計算平均租金和售價的數據相同。以指數衡量價值轉變時，是根據租金或售價除以有關物業的應課差餉租值所得的結果，而非根據每平方米樓面面積的租金或售價計算。實際上，利用應課差餉租值，不但考慮到樓面面積，也顧及到不同物業在質素上的其他差別。

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

13.3 如應課差餉租值在全面重估後有所變更，新應課差餉租值會調算至舊應課差餉租值的水平，以便指數數列得以連貫。

13.4 成分指數（即某類別或級別物業的指數）是從分析所有在某指定期間內的交易結果計算出來的。各類樓宇的綜合指數，是將成分指數按加權平均法計算而得出。制訂各類非住宅樓宇綜合指數時所使用的權數，是根據該月份及之前11個月內有關類型樓宇的總樓面面積計算的。至於住宅樓宇，其租金和售價指數的權數，則是根據該月份及之前11個月內進行的交易數目計算出來。

13.5 本報告提供每月、每季和每年指數。每季及每年指數都是有關時期內每月指數的平均數。

13.6 指數（尤其是租金指數）未必能充分顯示出市場趨勢。雖然所有租金都是按淨額分析（參考上文第12.3段），但本署無法得知的其他「等同租值」租約條件，是不會計算在內的。例如在租賃市場供過於求時，業主通常都會給予租客一些優惠，包括整修樓宇或延長免租期等。如果為反映標準租約條件而調算租金，在指數下降時，經調算的租金很可能低於所報的租金。在指數上升時，情況則相反。

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

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

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

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

14. 較受歡迎屋苑的售價指數

14.1 這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。在2007年獲選作分析的樓宇與以往所選的略有不同，包括：

港島 - 碧瑤灣、比華利山、賽西湖大廈、置富花園、會景閣、帝景園、嘉亨灣、杏花邨、陽明山莊、光明臺、港運城、藍灣半島、康怡花園、逸濤灣、浪琴園、貝沙灣、雍景臺、海怡半島、太古城、寶翠園、禮頓山、逸樺園、紅山半島、地利根德閣、樂陶苑。

九龍 - 泓景臺、星河明居、海名軒、維港灣、麗港城、海逸豪園、昇悅居、美孚新邨、港灣豪庭、畢架山一號、又一居、柏景灣、半島豪庭、滙景花園、傲雲峰、擎天半島、德福花園、漾日居、黃埔花園。

新界 - 愛琴海岸、碧堤半島、聚康山莊、映灣園、帝堡城、沙田第一城、滌濤山、峯晴間、愉景灣、愉景新城、粉嶺中心、花都廣場、浪琴軒、香港黃金海岸、康樂園、嘉湖山莊、匡湖居、新都城、新城市廣場(第三期)、維景灣畔、加州花園、將軍澳中心、珀麗灣、疊茵庭、藍澄灣、海濱花園、駿景園、加州豪園、浪翠園、太湖花園、新港城、帝琴灣、采葉庭、盈翠半島、屯門市廣場、雅典居、灝景灣、新時代廣場。

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 in 2007 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, Residence Bel-Air & Bel-Air On The Peak, Robinson Place, South Horizons, Taikoo Shing, The Belcher's, The Leighton Hill, The Orchards, The Redhill Peninsula, Tregunter, Villa Lotto;

Kowloon - Banyan Garden, Galaxia, Harbourfront Landmark, Island Harbourview, Laguna City, Laguna Verde, Liberte, Mei Foo Sun Chuen, Metro Harbour View, One Beacon Hill, Parc Oasis, Park Avenue, Royal Peninsula, Sceneway Garden, Sky Tower, Sorrento, Telford Gardens, The Waterfront, Whampoa Garden;

New Territories - Aegean Coast, Bellagio, Beneville, Caribbean Coast, Castello, City One Shatin, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Flora Plaza, Grand Pacific Views, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Marina Cove, Metro City, New Town Plaza (Phase III), Ocean Shores, Palm Springs, Park Central, Park Island, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Palms, Sea Crest Villa, Serenity Park, Sunshine City, Symphony Bay, The Parcville, Tierra Verde, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada, YOHO Town.

14.2 樓宇樣本中每個物業組別的成分指數，是根據物業的售價除以有關物業的應課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而2007年的權數是根據2006年內的交易宗數而釐定。

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 2007, the weights are based on the number of transactions effected in 2006.

15. 落成後使用方式

此項分析只包括在報告年度內已評定差餉估價，並且在估價時已申報整間有人使用的新落成住宅單位。

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. 物業市場回報率

回報率是把「租金／應課差餉租值」的平均比率與「售價／應課差餉租值」的平均比率作比較後計算出來的。租金分析與售價分析所涵蓋的物業可能並不相同。因此，這方面的數字只能顯示普遍的物業回報率及市場趨勢。

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. 樓宇買賣

住宅樓宇買賣的統計數字來自土地註冊處，是根據在有關時期內送交土地註冊處作**登記**的住宅樓宇買賣合約而編製。至於非住宅樓宇的買賣統計數字，本署是根據土地註冊處的交易記錄及稅務局用以釐定印花稅的交易資料加以分析。與土地註冊處的住宅樓宇買賣統計數字不同，每段有關時期的非住宅樓宇買賣統計數字，是以**買賣合約的簽署日期**，而並非送交土地註冊處登記的日期為依據。

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 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**, and not the date on which the Agreement is submitted for registration.

Tables・Appendix・Plans

圖表・附錄・分區圖

私人住宅－各
PRIVATE DOMESTIC - STOCK,
地區 District
2004 年底總存量 Stock at year end
2005 年落成量 Completions
落成量佔 2004
Completions as a %
中西區 Central and Western 90 817 895 1.0
灣仔 Wan Chai 60 971 304 0.5
東區 Eastern 125 028 2 212 1.8
南區 Southern 39 382 875 2.2
港島 HONG KONG 316 198 4 286 1.4
油尖旺 Yau Tsim Mong 103 906 1 149 1.1
深水埗 Sham Shui Po 68 086 2 256 3.3
九龍城 Kowloon City 98 083 158 0.2
黃大仙 Wong Tai Sin 15 477 - -
觀塘 Kwun Tong 47 031 316 0.7
九龍 KOWLOON 332 583 3 879 1.2
葵青 Kwai Tsing 35 230 - -
荃灣 Tsuen Wan 66 929 4 225 6.3
屯門 Tuen Mun 53 243 1 576
元朗 Yuen Long 58 750 332
北區 North 23 682 744
大埔 Tai Po 28 339 6
沙田 Sha Tin 63 548 92
西貢 Sai Kung 38 537 476
離島 Islands 17 932 1 705
新界 NEW TERRITORIES 386 190 9 156
全港 OVERALL 1 034 971 17 321
所有數字均不包括村屋。2005 年底總存量是按最新的差餉估價記錄計算出來，並不是根據這裡列出的2004 年底總存量計算。
+ 少於 0.05%
All figures exclude village houses. 2005 Stock figures are de
and not from the 2004 Stock figures shown here.
+ Below 0.05%

私人住宅	Private Domestic
1. 各類單位總存量及空置量	Stock and Vacancy by Class
2. 各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
3. 拆卸量、落成量及各類單位總存量	Demolition, Completions and Stock by Class
4. 各類單位拆卸量及落成量	Demolition and Completions by Class
5. 各類單位落成量	Completions by Class
6. 不同面積單位落成量	Completions by Size
7. 各區落成量及預測落成量	Completions and Forecast Completions by District
8. 各區不同類別單位預測落成量	Forecast Completions by Class and District
9. 各區洋房總存量及落成量	Stock and Completions of Houses by District
10. 整體空置趨勢	Overall Vacancy Trends
11. 各類單位落成後使用方式	Mode of Occupation after Completion by Class
12. 各類單位平均租金	Average Rents by Class
13. 各類單位平均售價	Average Prices by Class
14. 各類單位租金指數	Rental Indices by Class
15. 各類單位售價指數(全港)	Price Indices by Class (Territory-Wide)
16. 較受歡迎屋苑的售價指數	Price Indices for Selected Popular Developments

私人寫字樓	Private Office
17. 各區不同級別總存量及空置量	Stock and Vacancy by Grade and District
18. 各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
19. 各級別拆卸量、落成量及總存量	Demolition, Completions and Stock by Grade
20. 各區落成量及預測落成量	Completions and Forecast Completions by District
21. 各區不同級別預測落成量	Forecast Completions by Grade and District
22. 整體空置趨勢	Overall Vacancy Trends
23. 各區不同級別平均租金	Average Rents by Grade and District
24. 各區不同級別平均售價	Average Prices by Grade and District
25. 各級別租金及售價指數(所有地區)	Rental and Price Indices by Grade (All Districts)
26. 核心地區甲級寫字樓的租金及售價指數	Rental and Price Indices for Grade A Office in Core Districts

私人貨倉 Private Storage

私人物業市場回報率 Private Property Market Yields

物業買賣 Sales Transactions

表 Table 1

私人住宅 - 各類單位總存量及空置量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]	2007 年底總存量 Stock at year end		2007 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
A	< 20.0	9 368	351 595	10 228	2.9
	20 - 39.9	342 227			
B	40 - 69.9	526 540	526 540	27 857	5.3
C	70 - 99.9	122 717	122 717	7 838	6.4
D	100 - 159.9	55 336	55 336	4 144	7.5
E	160 - 199.9	11 200	23 055	2 402	10.4
	200 - 279.9	9 222			
	> 279.9	2 633			
所 有 類 別	**ALL CLASSES**	**1 079 243**	**1 079 243**	**52 469**	**4.9**

表 Table 2

私人住宅 - 各區總存量、落成量及空置量
PRIVATE DOMESTIC - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

單位數目 No. of units

地區	District	2006 年底總存量 Stock at year end	2007 年落成量 Completions	落成量佔 2006 年總存量的百分率 Completions as a % of 2006 Stock	2007 年底總存量 Stock at year end	2007 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	92 199	170	0.2	92 850	2 454	2.6
灣仔	Wan Chai	61 912	524	0.8	62 191	3 209	5.2
東區	Eastern	127 577	112	0.1	127 630	3 366	2.6
南區	Southern	40 316	57	0.1	40 372	1 583	3.9
港島	***HONG KONG***	***322 004***	***863***	***0.3***	***323 043***	***10 612***	***3.3***
油尖旺	Yau Tsim Mong	107 148	1 004	0.9	107 962	8 825	8.2
深水埗	Sham Shui Po	71 602	132	0.2	72 406	2 952	4.1
九龍城	Kowloon City	99 855	49	0.0 +	99 820	6 204	6.2
黃大仙	Wong Tai Sin	15 693	-	-	15 692	451	2.9
觀塘	Kwun Tong	47 557	-	-	47 555	887	1.9
九龍	***KOWLOON***	***341 855***	***1 185***	***0.3***	***343 435***	***19 319***	***5.6***
葵青	Kwai Tsing	35 231	924	2.6	35 483	1 142	3.2
荃灣	Tsuen Wan	72 761	1 515	2.1	74 287	2 894	3.9
屯門	Tuen Mun	54 811	-	-	54 795	1 303	2.4
元朗	Yuen Long	59 462	1 971	3.3	61 436	4 433	7.2
北區	North	25 542	218	0.9	25 759	1 779	6.9
大埔	Tai Po	28 376	-	-	28 378	1 781	6.3
沙田	Sha Tin	64 904	1 164	1.8	66 060	2 145	3.2
西貢	Sai Kung	42 140	2 100	5.0	44 240	3 548	8.0
離島	Islands	21 812	531	2.4	22 327	3 513	15.7
新界	***NEW TERRITORIES***	***405 039***	***8 423***	***2.1***	***412 765***	***22 538***	***5.5***
全港	***OVERALL***	***1 068 898***	***10 471***	***1.0***	***1 079 243***	***52 469***	***4.9***

2007年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2006年底總存量計算。
+ 少於 0.05%

2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.
+ Below 0.05%

私人住宅 - 拆卸量、落成量及各類單位總存量
PRIVATE DOMESTIC - DEMOLITION, COMPLETIONS AND STOCK BY CLASS

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底各類單位總存量 Stock by Class at year end A	B	C	D	E	總數 Total
2003	港島	Hong Kong	332	2 890	104 695	131 286	37 447	24 260	14 889	312 577
	九龍	Kowloon	54	11 107	123 414	147 299	35 864	13 272	2 459	322 308
	新界	New Territories	4	12 400	115 530	199 853	39 620	13 653	4 434	373 090
	全港	***OVERALL***	***390***	***26 397***	***343 639***	***478 438***	***112 931***	***51 185***	***21 782***	***1 007 975***
2004	港島	Hong Kong	318	3 689	105 396	132 685	37 671	25 292	15 154	316 198
	九龍	Kowloon	378	10 811	123 797	155 570	36 605	14 149	2 462	332 583
	新界	New Territories	5	11 536	116 812	209 344	41 687	13 895	4 452	386 190
	全港	***OVERALL***	***701***	***26 036***	***346 005***	***497 599***	***115 963***	***53 336***	***22 068***	***1 034 971***
2005	港島	Hong Kong	438	4 286	105 990	135 689	38 072	25 647	15 407	320 805
	九龍	Kowloon	115	3 879	124 003	158 553	37 178	14 060	2 500	336 294
	新界	New Territories	25	9 156	118 958	214 824	43 653	14 106	4 606	396 147
	全港	***OVERALL***	***578***	***17 321***	***348 951***	***509 066***	***118 903***	***53 813***	***22 513***	***1 053 246***
2006	港島	Hong Kong	635	1 687	106 147	136 555	38 188	25 737	15 377	322 004
	九龍	Kowloon	405	5 964	124 785	161 650	38 116	14 694	2 610	341 855
	新界	New Territories	8	8 928	119 523	221 293	45 100	14 347	4 776	405 039
	全港	***OVERALL***	***1 048***	***16 579***	***350 455***	***519 498***	***121 404***	***54 778***	***22 763***	***1 068 898***
2007	港島	Hong Kong	466	863	106 304	137 126	38 227	25 871	15 515	323 043
	九龍	Kowloon	343	1 185	125 272	162 186	38 442	14 908	2 627	343 435
	新界	New Territories	17	8 423	120 019	227 228	46 048	14 557	4 913	412 765
	全港	***OVERALL***	***826***	***10 471***	***351 595***	***526 540***	***122 717***	***55 336***	***23 055***	***1 079 243***

表 Table 4

私人住宅 - 各類單位拆卸量及落成量
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition A	B	C	D	E	總數 Total	落成量 Completions A	B	C	D	E	總數 Total
2003	港島	Hong Kong	66	189	12	6	59	332	1 039	1 031	300	201	319	2 890
	九龍	Kowloon	-	42	10	1	1	54	2 228	6 995	1 205	645	34	11 107
	新界	New Territories	1	2	1	-	-	4	1 471	9 882	844	197	6	12 400
	全港	***OVERALL***	***67***	***233***	***23***	***7***	***60***	***390***	***4 738***	***17 908***	***2 349***	***1 043***	***359***	***26 397***
2004	港島	Hong Kong	84	191	32	3	8	318	537	1 577	280	988	307	3 689
	九龍	Kowloon	86	266	19	1	6	378	437	8 453	879	934	108	10 811
	新界	New Territories	-	1	2	2	-	5	1 148	8 195	1 951	190	52	11 536
	全港	***OVERALL***	***170***	***458***	***53***	***6***	***14***	***701***	***2 122***	***18 225***	***3 110***	***2 112***	***467***	***26 036***
2005	港島	Hong Kong	235	154	14	10	25	438	228	2 931	474	377	276	4 286
	九龍	Kowloon	3	57	28	14	13	115	316	2 877	524	102	60	3 879
	新界	New Territories	-	-	-	10	15	25	1 864	4 946	2 093	103	150	9 156
	全港	***OVERALL***	***238***	***211***	***42***	***34***	***53***	***578***	***2 408***	***10 754***	***3 091***	***582***	***486***	***17 321***
2006	港島	Hong Kong	152	91	274	88	30	635	175	922	306	217	67	1 687
	九龍	Kowloon	98	135	152	14	6	405	864	3 235	1 073	658	134	5 964
	新界	New Territories	-	-	-	3	5	8	562	6 507	1 488	197	174	8 928
	全港	***OVERALL***	***250***	***226***	***426***	***105***	***41***	***1 048***	***1 601***	***10 664***	***2 867***	***1 072***	***375***	***16 579***
2007	港島	Hong Kong	101	234	51	45	35	466	373	256	111	19	104	863
	九龍	Kowloon	27	234	61	16	5	343	256	414	197	292	26	1 185
	新界	New Territories	-	-	-	1	16	17	400	6 518	1 208	169	128	8 423
	全港	***OVERALL***	***128***	***468***	***112***	***62***	***56***	***826***	***1 029***	***7 188***	***1 516***	***480***	***258***	***10 471***

私 人 住 宅 - 各 類 單 位 落 成 量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

單位數目 No. of units

年 Year	A	B	C	D	E	所有類別 All Classes
1998 *	1 249	15 987	3 037	1 454	551	22 278
1999 *	7 271	20 982	5 451	1 188	430	35 322
2000 *	2 683	14 753	6 025	1 998	331	25 790
2001 *	3 257	16 475	4 320	1 810	400	26 262
2002	4 456	17 370	7 204	1 270	752	31 052
2003	4 738	17 908	2 349	1 043	359	26 397
2004	2 122	18 225	3 110	2 112	467	26 036
2005	2 408	10 754	3 091	582	486	17 321
2006	1 601	10 664	2 867	1 072	375	16 579
2007	1 029	7 188	1 516	480	258	10 471

* 數字包括村屋在內。

* Figures are all inclusive of village houses.

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

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]	2003	2004	2005	2006	2007 港島 Hong Kong	2007 九龍 Kowloon	2007 新界 New Territories	2007 總數 Total
A	< 20.0	119	13	92	72	-	21	-	21
	20 - 39.9	4 619	2 109	2 316	1529	373	235	400	1 008
B	40 - 69.9	17 908	18 225	10 754	10 664	256	414	6 518	7 188
C	70 - 99.9	2 349	3 110	3 091	2 867	111	197	1 208	1 516
D	100 - 159.9	1 043	2 112	582	1 072	19	292	169	480
E	160 - 199.9	85	247	293	243	50	-	32	82
	200 - 279.9	169	101	107	93	35	23	73	131
	> 279.9	105	119	86	39	19	3	23	45
所有類別	**OVERALL**	**26 397**	**26 036**	**17 321**	**16 579**	**863**	**1 185**	**8 423**	**10 471**

私人住宅 - 各區落成量及預測落成量
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

單位數目 No. of units

地區	District	各類單位落成量 2007 by Class A	B	C	D	E	總數 Total	預測落成量 Forecast Completions [2008]	[2009]
中西區	Central and Western	49	19	52	-	50	170	170	1 069
灣仔	Wan Chai	319	183	5	15	2	524	329	482
東區	Eastern	-	54	54	4	-	112	133	184
南區	Southern	5	-	-	-	52	57	898	44
港島	***HONG KONG***	***373***	***256***	***111***	***19***	***104***	***863***	***1 530***	***1 779***
油尖旺	Yau Tsim Mong	168	348	176	291	21	1 004	1 599	1 023
深水埗	Sham Shui Po	88	44	-	-	-	132	1 099	34
九龍城	Kowloon City	-	22	21	1	5	49	1 238	88
黃大仙	Wong Tai Sin	-	-	-	-	-	-	304	1 420
觀塘	Kwun Tong	-	-	-	-	-	-	185	-
九龍	***KOWLOON***	***256***	***414***	***197***	***292***	***26***	***1 185***	***4 425***	***2 565***
葵青	Kwai Tsing	-	924	-	-	-	924	-	-
荃灣	Tsuen Wan	-	989	425	76	25	1 515	404	645
屯門	Tuen Mun	-	-	-	-	-	-	-	561
元朗	Yuen Long	-	1 846	74	33	18	1 971	298	2 204
北區	North	74	140	4	-	-	218	63	694
大埔	Tai Po	-	-	-	-	-	-	163	81
沙田	Sha Tin	-	500	530	60	74	1 164	1 919	3 687
西貢	Sai Kung	-	1 940	156	-	4	2 100	2 120	2
離島	Islands	326	179	19	-	7	531	61	456
新界	***NEW TERRITORIES***	***400***	***6 518***	***1 208***	***169***	***128***	***8 423***	***5 028***	***8 330***
全港	***OVERALL***	***1 029***	***7 188***	***1 516***	***480***	***258***	***10 471***	***10 983***	***12 674***

表 Table 8

私人住宅 - 各區不同類別單位預測落成量
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

單位數目 No. of units

		[2008]						[2009]					
地區	**District**	**A**	**B**	**C**	**D**	**E**	**所有類別 All Classes**	**A**	**B**	**C**	**D**	**E**	**所有類別 All Classes**
中西區	Central and Western	79	2	-	1	88	170	398	574	83	12	2	1 069
灣仔	Wan Chai	219	90	5	12	3	329	48	74	205	124	31	482
東區	Eastern	-	-	95	36	2	133	-	71	108	4	1	184
南區	Southern	-	280	416	112	90	898	-	-	-	28	16	44
港島	***HONG KONG***	***298***	***372***	***516***	***161***	***183***	***1 530***	***446***	***719***	***396***	***168***	***50***	***1 779***
油尖旺	Yau Tsim Mong	182	1 006	316	66	29	1 599	87	892	44	-	-	1 023
深水埗	Sham Shui Po	345	693	56	5	-	1 099	34	-	-	-	-	34
九龍城	Kowloon City	57	139	54	894	94	1 238	38	-	-	19	31	88
黃大仙	Wong Tai Sin	-	296	2	6	-	304	-	736	504	167	13	1 420
觀塘	Kwun Tong	-	180	-	4	1	185	-	-	-	-	-	-
九龍	***KOWLOON***	***584***	***2 314***	***428***	***975***	***124***	***4 425***	***159***	***1 628***	***548***	***186***	***44***	***2 565***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	168	106	104	26	404	-	271	270	32	72	645
屯門	Tuen Mun	-	-	-	-	-	-	-	130	200	200	31	561
元朗	Yuen Long	-	27	258	13	-	298	145	1 643	299	87	30	2 204
北區	North	15	-	24	10	14	63	142	214	6	85	247	694
大埔	Tai Po	-	-	-	-	163	163	-	-	-	80	1	81
沙田	Sha Tin	-	1 083	648	167	21	1 919	-	2 811	602	214	60	3 687
西貢	Sai Kung	-	1 942	154	10	14	2 120	-	-	-	-	2	2
離島	Islands	-	-	-	-	61	61	-	-	42	358	56	456
新界	***NEW TERRITORIES***	***15***	***3 220***	***1 190***	***304***	***299***	***5 028***	***287***	***5 069***	***1 419***	***1 056***	***499***	***8 330***
全港	***OVERALL***	***897***	***5 906***	***2 134***	***1 440***	***606***	***10 983***	***892***	***7 416***	***2 363***	***1 410***	***593***	***12 674***

私人住宅 - 各區洋房總存量及落成量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

單位數目 No. of units

地區	District	2006 年底總存量 Stock at year end	2007 年落成量 Completions	落成量佔 2006 年總存量的百分率 Completions as a % of 2006 Stock	2007 年底總存量 Stock at year end
中西區	Central and Western	465	8	1.7	467
灣仔	Wan Chai	299	-	-	298
東區	Eastern	1	-	-	1
南區	Southern	1 631	34	2.1	1 659
港島	***HONG KONG***	***2 396***	***42***	***1.8***	***2 425***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	73	-	-	73
九龍城	Kowloon City	429	3	0.7	433
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***546***	***3***	***0.5***	***550***
葵青	Kwai Tsing	3	-	-	3
荃灣	Tsuen Wan	114	-	-	114
屯門	Tuen Mun	320	-	-	320
元朗	Yuen Long	7 376	18	0.2	7 394
北區	North	238	-	-	238
大埔	Tai Po	2 236	-	-	2 236
沙田	Sha Tin	605	20	3.3	609
西貢	Sai Kung	1 920	4	0.2	1 923
離島	Islands	682	7	1.0	689
新界	***NEW TERRITORIES***	***13 494***	***49***	***0.4***	***13 526***
全港	***OVERALL***	***16 436***	***94***	***0.6***	***16 501***

村屋並不包括在內。 以上數字均已包括在私人住宅的其他有關列表內。
2007年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2006年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.

私人住宅 - 整體空置趨勢
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	空置數目 No. Vacant	佔總存量的百分率 % of Total Stock
2003	26 397	22 885	86.7	981 578	45 896	4.7	68 781	6.8
2004	26 036	21 871	84.0	1 008 935	42 377	4.2	64 248	6.2
2005	17 321	16 646	96.1	1 035 925	46 893	4.5	63 539	6.0
2006	16 579	14 542	87.7	1 052 319	48 128	4.6	62 670	5.9
2007	10 471	10 337	98.7	1 068 772	42 132	3.9	52 469	4.9

私人住宅 - 各類單位落成後使用方式
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

類別 Class	區域	Area	於 2007 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2007 and Reported as Wholly Occupied	業主自住 Owner Occupied 單位數目 No. of Units	業主自住 Owner Occupied 百分率 %	出租 Let 單位數目 No. of Units	出租 Let 百分率 %
A	港島	Hong Kong	108	16	14.8	92	85.2
	九龍	Kowloon	401	279	69.6	122	30.4
	新界	New Territories	552	451	81.7	101	18.3
	全港	***OVERALL***	***1 061***	***746***	***70.3***	***315***	***29.7***
B	港島	Hong Kong	297	138	46.5	159	53.5
	九龍	Kowloon	536	404	75.4	132	24.6
	新界	New Territories	2 312	1 452	62.8	860	37.2
	全港	***OVERALL***	***3 145***	***1 994***	***63.4***	***1 151***	***36.6***
C	港島	Hong Kong	79	49	62.0	30	38.0
	九龍	Kowloon	389	275	70.7	114	29.3
	新界	New Territories	424	274	64.6	150	35.4
	全港	***OVERALL***	***892***	***598***	***67.0***	***294***	***33.0***
D	港島	Hong Kong	115	34	29.6	81	70.4
	九龍	Kowloon	135	106	78.5	29	21.5
	新界	New Territories	36	21	58.3	15	41.7
	全港	***OVERALL***	***286***	***161***	***56.3***	***125***	***43.7***
E	港島	Hong Kong	55	10	18.2	45	81.8
	九龍	Kowloon	22	17	77.3	5	22.7
	新界	New Territories	13	1	7.7	12	92.3
	全港	***OVERALL***	***90***	***28***	***31.1***	***62***	***68.9***
所有類別 All Classes	港島	Hong Kong	654	247	37.8	407	62.2
	九龍	Kowloon	1 483	1 081	72.9	402	27.1
	新界	New Territories	3 337	2 199	65.9	1 138	34.1
	全港	***OVERALL***	***5 474***	***3 527***	***64.4***	***1 947***	***35.6***

私人住宅 - 各類單位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 $ / m^2 per month

類別 Class		A			B			C			D			E		
年 / Year	月 / Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2006		216	154	113	207	155	107	258	198	124	298	220	171	355	197	189
2007 *		245	170	126	237	170	118	289	220	144	334	240	198	394	229	226
2006	10	211	163	116	213	152	110	243	197	126	300	238	163	381	(214)	(190)
	11	221	193	116	211	167	110	261	194	122	291	231	158	372	(160)	(117)
	12	210	158	117	199	162	109	260	216	120	299	234	177	347	(188)	(183)
2007	1	210	155	120	213	160	106	257	208	133	329	217	176	368	(185)	(188)
	2	220	164	118	219	161	110	282	226	130	323	(256)	186	360	(205)	(216)
	3	218	156	121	219	163	112	269	211	137	316	240	187	365	(138)	(258)
	4	218	160	123	212	156	110	270	210	132	316	248	190	376	(231)	(279)
	5	220	164	123	213	163	109	302	192	144	321	212	183	376	(207)	(229)
	6	235	155	120	224	161	117	277	209	141	340	(189)	206	386	(206)	(199)
	7	259	158	124	244	161	119	290	209	146	334	238	216	410	(199)	(234)
	8	294	169	127	269	165	119	299	219	152	340	251	177	416	(258)	224
	9	264	188	127	248	177	120	295	220	146	329	241	182	412	(301)	(209)
	10	244	201	131	243	195	123	300	256	158	376	269	217	438	(217)	(234)
	11 *	235	182	143	253	187	138	321	258	145	350	262	205	429	(280)	(231)
	12 *	240	180	146	250	187	136	316	236	161	342	235	241	396	(207)	(262)

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional
( ) Indicates fewer than 20 transactions.

表 Table 13

私人住宅 - 各類單位平均售價
PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

每平方米售價 $ / m²

類別 Class		A			B			C			D			E		
年 / Year	月 / Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2006		42 849	30 068	28 929	52 213	38 090	31 185	69 332	57 104	41 549	85 781	75 419	48 590	120 308	99 282	56 098
2007 *		51 670	36 788	32 491	61 374	47 714	34 178	83 226	76 347	44 698	105 475	95 564	57 265	150 725	129 577	70 208
2006	10	43 343	29 977	28 176	52 579	37 623	29 964	70 843	51 539	41 190	92 118	78 217	50 922	117 339	(90 214)	58 246
	11	43 671	30 055	28 150	52 380	37 571	30 651	70 124	55 213	41 860	90 805	74 597	45 869	112 425	(76 397)	53 109
	12	44 724	31 369	27 847	53 369	37 533	30 366	69 144	57 425	40 836	86 343	69 964	54 012	111 958	(104 510)	57 550
2007	1	45 487	31 921	28 675	53 951	39 581	30 963	73 518	61 864	39 076	89 230	81 801	48 728	114 400	(105 955)	70 225
	2	46 131	32 196	29 940	55 735	43 605	32 042	76 990	64 523	40 631	90 503	78 097	58 112	126 550	(112 314)	58 852
	3	46 548	33 719	30 960	54 451	41 294	31 687	75 657	58 256	41 912	91 840	79 365	55 463	131 295	(71 164)	70 206
	4	48 101	33 602	30 971	55 472	41 009	32 166	77 098	60 684	42 808	97 791	81 943	55 043	141 108	(95 015)	63 648
	5	49 843	34 579	30 891	58 002	42 233	32 418	78 897	62 055	43 594	98 097	76 998	56 925	144 810	(99 535)	54 231
	6	50 808	35 040	30 805	59 188	43 184	32 304	80 239	67 900	40 683	101 244	89 175	53 919	130 287	(136 530)	57 718
	7	49 818	35 832	31 695	59 457	46 256	32 487	77 469	65 829	43 130	102 538	78 143	47 355	138 041	(123 192)	62 644
	8	51 374	36 519	32 026	59 957	46 699	33 326	84 518	73 175	43 919	113 279	90 209	54 822	158 075	(156 012)	64 573
	9	51 438	37 749	32 273	61 533	46 721	34 198	83 601	73 301	44 401	109 693	82 724	56 898	157 125	(114 845)	69 814
	10	54 015	39 447	33 540	64 277	51 867	35 858	87 454	86 771	46 252	113 689	110 411	60 176	161 014	(133 925)	86 415
	11 *	57 616	41 742	35 329	69 340	55 480	37 372	89 966	94 005	48 766	123 387	117 791	61 605	181 793	(134 358)	79 277
	12 *	59 733	43 126	36 207	72 655	57 339	37 808	99 426	95 109	48 633	125 190	108 009	60 768	195 719	(168 199)	80 147

* 臨時數字

( ) 表示少於 20 宗交易。

* Provisional

( ) Indicates fewer than 20 transactions.

私人住宅 - 各類單位租金指數
PRIVATE DOMESTIC - RENTAL INDICES BY CLASS
(1999 = 100)

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
1998		112.8	110.3	113.6	116.2	116.9	111.7	116.5	112.6
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		97.2	97.4	99.3	100.7	101.8	97.6	101.2	98.1
2001		93.0	93.9	97.4	101.9	104.5	94.0	103.0	95.4
2002		81.3	81.8	85.0	89.8	94.3	82.0	91.6	83.4
2003		72.8	72.7	72.5	77.2	81.1	72.7	78.8	73.6
2004		75.5	76.5	79.1	84.0	86.1	76.5	84.9	77.7
2005		83.3	84.9	90.4	94.7	97.8	85.1	96.1	86.5
2006		90.1	89.1	93.9	100.5	106.4	90.0	103.0	91.6
2007 *		100.4	98.1	103.6	115.4	121.8	99.7	118.0	101.8
2006	10 - 12	94.0	91.0	94.6	102.3	110.8	92.6	105.8	94.2
2007	1 - 3	94.3	93.0	97.3	107.9	113.2	94.1	110.1	96.0
	4 - 6	98.7	95.3	101.5	113.9	118.3	97.4	115.7	99.6
	7 - 9	102.5	99.4	105.7	117.2	126.7	101.4	121.0	103.7
	10 - 12 *	106.1	104.8	109.6	122.4	129.2	105.9	125.1	108.1
2006	10	92.7	90.2	94.9	103.7	109.5	91.7	106.1	93.5
	11	94.9	91.1	93.6	100.4	111.0	92.9	104.8	94.3
	12	94.4	91.6	95.3	102.8	112.0	93.1	106.6	94.7
2007	1	93.9	92.8	95.5	107.6	110.5	93.6	108.8	95.4
	2	94.0	92.4	97.5	108.1	112.7	93.7	110.0	95.6
	3	94.9	93.9	98.9	108.0	116.4	94.9	111.4	96.9
	4	97.5	94.3	99.8	112.1	117.3	96.2	114.2	98.4
	5	99.2	95.8	100.9	114.2	117.5	97.7	115.5	99.9
	6	99.3	95.8	103.9	115.5	120.2	98.2	117.4	100.5
	7	101.6	97.9	104.4	116.0	126.4	100.1	120.2	102.5
	8	102.4	99.7	105.7	117.4	126.8	101.5	121.2	103.8
	9	103.4	100.6	107.1	118.3	126.8	102.5	121.7	104.7
	10	105.1	101.9	108.0	121.4	127.9	103.9	124.0	106.2
	11 *	105.6	105.2	109.1	122.5	128.0	105.9	124.7	108.0
	12 *	107.6	107.3	111.8	123.3	131.6	108.0	126.6	110.2

* 臨時數字 * Provisional

私人住宅 - 各類單位售價指數 (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	所有類別 All Classes
1998		118.5	116.0	117.3	116.1	114.0	117.2	115.6	117.1
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		88.3	89.5	91.2	94.2	98.7	89.2	95.4	89.6
2001		77.2	78.8	80.8	83.2	87.8	78.4	84.4	78.7
2002		68.1	70.2	71.9	76.6	81.8	69.5	77.9	69.9
2003		59.7	61.1	65.3	70.2	76.2	61.0	72.0	61.6
2004		72.7	77.2	87.8	96.5	106.6	76.6	99.4	78.0
2005		84.9	91.3	106.6	119.1	131.3	90.4	121.9	92.0
2006		86.6	91.6	108.0	121.0	137.6	91.1	124.9	92.7
2007 *		98.4	100.5	119.6	138.0	161.5	101.3	143.7	103.4
2006	10 - 12	87.7	91.4	109.1	123.0	136.2	91.5	126.3	93.3
2007	1 - 3	91.2	94.5	110.9	127.1	146.5	94.7	131.8	96.6
	4 - 6	95.4	97.5	115.9	132.8	154.1	98.3	138.0	100.3
	7 - 9	98.8	101.2	119.9	139.6	163.8	101.9	145.5	104.0
	10 - 12 *	108.0	108.6	131.7	152.6	181.8	110.5	159.5	112.9
2006	10	87.3	91.5	108.1	123.0	135.3	91.3	126.0	93.1
	11	87.4	91.1	109.4	122.8	134.2	91.3	125.6	93.0
	12	88.4	91.6	109.8	123.2	139.2	92.0	127.2	93.8
2007	1	89.4	93.4	109.3	125.5	145.3	93.3	130.3	95.2
	2	91.0	94.6	111.5	127.6	144.6	94.7	131.8	96.6
	3	93.3	95.4	112.0	128.1	149.6	96.0	133.3	97.9
	4	94.1	95.8	114.1	131.2	152.5	96.7	136.4	98.7
	5	95.5	97.9	116.6	131.5	153.7	98.6	137.0	100.5
	6	96.6	98.8	117.1	135.7	156.1	99.5	140.7	101.6
	7	97.6	100.2	118.8	136.1	157.2	100.8	141.2	102.8
	8	98.9	101.0	120.1	140.3	164.9	101.8	146.3	104.0
	9	100.0	102.4	120.9	142.4	169.2	103.1	149.0	105.3
	10	103.6	104.9	125.0	146.0	177.2	106.2	153.6	108.5
	11 *	108.4	108.6	131.5	152.4	179.0	110.6	158.7	113.0
	12 *	112.1	112.4	138.5	159.3	189.1	114.7	166.3	117.2

* 臨時數字

* Provisional

私人住宅 - 較受歡迎屋苑的售價指數
PRIVATE DOMESTIC - PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS
(1999 = 100)

年 / 月		A, B & C			D & E			所有類別 Overall		
Year / Month		市區 Urban	新界 N.T.	合計 All	市區 Urban	新界 N.T.	合計 All	市區 Urban	新界 N.T.	合計 All
2006	1	98.5	83.2	90.7	128.4	121.8	124.5	100.5	85.6	92.8
	2	100.1	84.4	92.0	126.0	128.2	125.6	102.1	86.9	94.2
	3	101.0	85.2	92.8	130.9	123.3	126.6	103.1	87.5	95.1
	4	100.9	84.7	92.5	131.0	124.3	127.0	103.0	87.0	94.7
	5	101.2	84.6	92.6	133.6	124.9	128.8	103.5	86.9	94.9
	6	99.8	82.6	90.9	131.2	121.2	125.7	101.9	85.0	93.1
	7	99.0	83.4	90.9	131.7	121.3	126.1	101.2	85.7	93.1
	8	99.7	81.8	90.5	132.6	124.0	127.7	101.9	84.2	92.7
	9	99.5	82.0	90.5	130.9	122.7	126.3	101.6	84.3	92.6
	10	99.3	80.6	89.6	131.9	124.5	127.6	101.5	83.0	91.9
	11	99.0	80.4	89.4	132.0	121.5	126.5	101.2	82.8	91.6
	12	98.8	79.7	88.9	133.1	123.4	127.8	101.1	82.1	91.2
2007	1	99.7	79.8	89.4	134.2	122.8	128.3	102.0	82.2	91.8
	2	100.7	80.2	90.1	138.1	127.2	132.4	103.3	82.9	92.6
	3	102.0	80.8	91.1	134.6	130.9	131.6	104.2	83.6	93.6
	4	102.6	81.9	91.9	139.9	127.2	133.4	105.2	84.6	94.5
	5	104.1	83.0	93.2	141.5	132.4	136.4	106.6	85.8	95.8
	6	105.1	83.1	93.8	145.8	130.4	138.2	107.8	85.8	96.5
	7	105.5	84.2	94.5	152.4	131.8	142.9	108.6	86.9	97.4
	8	107.6	84.7	95.9	152.7	134.2	143.8	110.6	87.6	98.8
	9	108.8	85.2	96.5	155.5	137.4	146.8	112.0	88.0	99.5
	10	111.0	87.0	98.7	160.7	138.3	150.4	114.5	89.9	101.9
	11 *	117.2	90.2	103.4	169.8	137.7	155.8	120.7	93.0	106.6
	12 *	124.7	94.8	109.4	176.2	146.0	162.6	128.3	97.8	112.8

* 臨時數字
技術附註第 14 段對「較受歡迎屋苑」有詳細説明。

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

私人寫字樓 - 各區不同級別總存量及空置量
PRIVATE OFFICE - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m^2

地區	District	2007 年底總存量 Stock at year end 甲級 A	乙級 B	丙級 C	總數 Total	2007 年底空置量 Amount Vacant at year end 甲級 A	乙級 B	丙級 C	總數 Total	空置百分率 % Vacant 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	1 870 100	779 400	629 300	3 278 800	79 800	44 400	59 100	183 300	4.3	5.7	9.4	5.6
灣仔	Wan Chai	916 200	588 100	317 600	1 821 900	44 600	31 200	20 400	96 200	4.9	5.3	6.4	5.3
東區	Eastern	602 500	181 600	85 200	869 300	29 300	18 100	10 100	57 500	4.9	10.0	11.9	6.6
南區	Southern	83 400	37 500	10 500	131 400	17 200	3 800	1 000	22 000	20.6	10.1	9.5	16.7
港島	***HONG KONG***	***3 472 200***	***1 586 600***	***1 042 600***	***6 101 400***	***170 900***	***97 500***	***90 600***	***359 000***	***4.9***	***6.1***	***8.7***	***5.9***
油尖旺	Yau Tsim Mong	1 095 400	637 900	423 500	2 156 800	129 900	44 500	35 000	209 400	11.9	7.0	8.3	9.7
深水埗	Sham Shui Po	148 400	54 800	39 200	242 400	15 100	10 500	1 700	27 300	10.2	19.2	4.3	11.3
九龍城	Kowloon City	107 500	57 000	20 800	185 300	3 100	700	1 800	5 600	2.9	1.2	8.7	3.0
黃大仙	Wong Tai Sin	-	21 800	1 200	23 000	-	300	-	300	-	1.4	-	1.3
觀塘	Kwun Tong	636 900	38 700	6 100	681 700	138 200	19 300	-	157 500	21.7	49.9	-	23.1
九龍	***KOWLOON***	***1 988 200***	***810 200***	***490 800***	***3 289 200***	***286 300***	***75 300***	***38 500***	***400 100***	***14.4***	***9.3***	***7.8***	***12.2***
葵青	Kwai Tsing	74 900	11 400	2 000	88 300	5 800	700	900	7 400	7.7	6.1	45.0	8.4
荃灣	Tsuen Wan	88 400	10 300	800	99 500	30 100	600	-	30 700	34.0	5.8	-	30.9
屯門	Tuen Mun	32 700	-	8 400	41 100	6 000	-	400	6 400	18.3	-	4.8	15.6
元朗	Yuen Long	9 200	9 800	19 100	38 100	-	700	700	1 400	-	7.1	3.7	3.7
北區	North	26 600	-	1 700	28 300	9 500	-	100	9 600	35.7	-	5.9	33.9
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	224 600	16 300	-	240 900	58 000	3 000	-	61 000	25.8	18.4	-	25.3
西貢	Sai Kung	9 000	-	-	9 000	5 400	-	-	5 400	60.0	-	-	60.0
離島	Islands	149 100	15 400	-	164 500	17 300	2 800	-	20 100	11.6	18.2	-	12.2
新界	***NEW TERRITORIES***	***614 500***	***68 400***	***33 200***	***716 100***	***132 100***	***7 800***	***2 100***	***142 000***	***21.5***	***11.4***	***6.3***	***19.8***
全港	***OVERALL***	***6 074 900***	***2 465 200***	***1 566 600***	***10 106 700***	***589 300***	***180 600***	***131 200***	***901 100***	***9.7***	***7.3***	***8.4***	***8.9***
分區	**Sub-districts**												
上環	Sheung Wan	232 300	350 400	428 500	1 011 200	21 500	21 100	41 700	84 300	9.3	6.0	9.7	8.3
中區	Central	1 587 400	378 100	184 400	2 149 900	56 400	19 100	16 300	91 800	3.6	5.1	8.8	4.3
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	916 200	588 100	317 600	1 821 900	44 600	31 200	20 400	96 200	4.9	5.3	6.4	5.3
北角 / 鰂魚涌	North Point / Quarry Bay	602 500	147 400	67 400	817 300	29 300	8 600	8 300	46 200	4.9	5.8	12.3	5.7
尖沙咀	Tsim Sha Tsui	832 000	324 300	209 400	1 365 700	63 900	26 700	16 500	107 100	7.7	8.2	7.9	7.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	242 400	313 600	214 100	770 100	66 000	17 800	18 500	102 300	27.2	5.7	8.6	13.3

分區數字已包括在地區數字內。 Sub-district figures have already been included in District figures.

私人寫字樓 - 各區總存量、落成量及空置量
PRIVATE OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2006 年底總存量 Stock at year end	2007 年落成量 Completions	落成量佔 2006 年總存量的百分率 Completions as a % of 2006 Stock	2007 年底總存量 Stock at year end	2007 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	3 285 400	1 300	0.0 +	3 278 800	183 300	5.6
灣仔	Wan Chai	1 824 200	4 200	0.2	1 821 900	96 200	5.3
東區	Eastern	853 600	16 100	1.9	869 300	57 500	6.6
南區	Southern	132 900	-	-	131 400	22 000	16.7
港島	*HONG KONG*	*6 096 100*	*21 600*	*0.4*	*6 101 400*	*359 000*	*5.9*
油尖旺	Yau Tsim Mong	2 098 500	66 200	3.2	2 156 800	209 400	9.7
深水埗	Sham Shui Po	224 300	18 100	8.1	242 400	27 300	11.3
九龍城	Kowloon City	185 200	-	-	185 300	5 600	3.0
黃大仙	Wong Tai Sin	23 000	-	-	23 000	300	1.3
觀塘	Kwun Tong	531 300	151 900	28.6	681 700	157 500	23.1
九龍	*KOWLOON*	*3 062 300*	*236 200*	*7.7*	*3 289 200*	*400 100*	*12.2*
葵青	Kwai Tsing	88 300	-	-	88 300	7 400	8.4
荃灣	Tsuen Wan	99 500	-	-	99 500	30 700	30.9
屯門	Tuen Mun	40 900	-	-	41 100	6 400	15.6
元朗	Yuen Long	38 100	-	-	38 100	1 400	3.7
北區	North	27 200	1 200	4.4	28 300	9 600	33.9
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	191 200	50 200	26.3	240 900	61 000	25.3
西貢	Sai Kung	9 000	-	-	9 000	5 400	60.0
離島	Islands	153 800	10 800	7.0	164 500	20 100	12.2
新界	*NEW TERRITORIES*	*654 400*	*62 200*	*9.5*	*716 100*	*142 000*	*19.8*
全港	*OVERALL*	*9 812 800*	*320 000*	*3.3*	*10 106 700*	*901 100*	*8.9*
分區	Sub-districts						
上環	Sheung Wan	1 013 100	-	-	1 011 200	84 300	8.3
中區	Central	2 154 100	1 300	0.1	2 149 900	91 800	4.3
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 824 200	4 200	0.2	1 821 900	96 200	5.3
北角 / 鰂魚涌	North Point / Quarry Bay	801 700	16 100	2.0	817 300	46 200	5.7
尖沙咀	Tsim Sha Tsui	1 367 600	1 200	0.1	1 365 700	107 100	7.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	709 900	65 000	9.2	770 100	102 300	13.3

2007年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2006年底總存量計算。
分區數字已包括在地區數字內。
+ 少於 0.05%

2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.
Sub-district figures have already been included in District figures.
+ Below 0.05%

私人寫字樓 - 各級別拆卸量、落成量及總存量
PRIVATE OFFICE - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition 甲級 A	乙級 B	丙級 C	總數 Total	落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	年底總存量 Stock at year end 甲級 A	乙級 B	丙級 C	總數 Total
2003	港島	Hong Kong	2 200	5 000	500	7 700	181 900	4 400	300	186 600	3 428 000	1 566 500	1 063 900	6 058 400
	九龍	Kowloon	-	-	-	-	76 000	8 400	-	84 400	1 603 300	769 300	508 200	2 880 800
	新界	New Territories	-	-	-	-	6 800	21 000	-	27 800	451 200	115 600	33 200	600 000
	全港	***OVERALL***	***2 200***	***5 000***	***500***	***7 700***	***264 700***	***33 800***	***300***	***298 800***	***5 482 500***	***2 451 400***	***1 605 300***	***9 539 200***
2004	港島	Hong Kong	-	-	-	-	51 200	14 600	5 100	70 900	3 489 300	1 579 900	1 067 000	6 136 200
	九龍	Kowloon	-	-	-	-	140 300	23 200	-	163 500	1 732 900	792 200	501 400	3 026 500
	新界	New Territories	-	-	-	-	43 800	1 300	-	45 100	531 000	68 500	32 700	632 200
	全港	***OVERALL***	***-***	***-***	***-***	***-***	***235 300***	***39 100***	***5 100***	***279 500***	***5 753 200***	***2 440 600***	***1 601 100***	***9 794 900***
2005	港島	Hong Kong	-	-	-	-	30 200	-	1 700	31 900	3 487 000	1 574 200	1 059 100	6 120 300
	九龍	Kowloon	-	-	-	-	-	2 200	-	2 200	1 730 000	809 400	494 400	3 033 800
	新界	New Territories	-	-	-	-	-	-	-	-	515 200	68 500	31 900	615 600
	全港	***OVERALL***	***-***	***-***	***-***	***-***	***30 200***	***2 200***	***1 700***	***34 100***	***5 732 200***	***2 452 100***	***1 585 400***	***9 769 700***
2006	港島	Hong Kong	29 800	-	3 000	32 800	10 100	8 700	7 300	26 100	3 464 200	1 574 200	1 057 700	6 096 100
	九龍	Kowloon	-	18 100	300	18 400	44 500	-	700	45 200	1 781 000	786 100	495 200	3 062 300
	新界	New Territories	-	-	-	-	36 900	-	-	36 900	554 000	68 500	31 900	654 400
	全港	***OVERALL***	***29 800***	***18 100***	***3 300***	***51 200***	***91 500***	***8 700***	***8 000***	***108 200***	***5 799 200***	***2 428 800***	***1 584 800***	***9 812 800***
2007	港島	Hong Kong	-	-	1 200	1 200	16 100	4 200	1 300	21 600	3 472 200	1 586 600	1 042 600	6 101 400
	九龍	Kowloon	-	-	800	800	209 300	26 900	-	236 200	1 988 200	810 200	490 800	3 289 200
	新界	New Territories	-	-	-	-	61 000	-	1 200	62 200	614 500	68 400	33 200	716 100
	全港	***OVERALL***	***-***	***-***	***2 000***	***2 000***	***286 400***	***31 100***	***2 500***	***320 000***	***6 074 900***	***2 465 200***	***1 566 600***	***10 106 700***

私人寫字樓 - 各區落成量及預測落成量
PRIVATE OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2007 甲級 A	2007 乙級 B	2007 丙級 C	2007 總數 Total	預測落成量 Forecast Completions [2008]	預測落成量 Forecast Completions [2009]
中西區	Central and Western	-	-	1 300	1 300	800	3 900
灣仔	Wan Chai	-	4 200	-	4 200	700	26 600
東區	Eastern	16 100	-	-	16 100	101 000	-
南區	Southern	-	-	-	-	-	-
港島	***HONG KONG***	***16 100***	***4 200***	***1 300***	***21 600***	***102 500***	***30 500***
油尖旺	Yau Tsim Mong	65 000	1 200	-	66 200	-	44 100
深水埗	Sham Shui Po	10 600	7 500	-	18 100	-	4 200
九龍城	Kowloon City	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	8 700	15 300
觀塘	Kwun Tong	133 700	18 200	-	151 900	177 700	93 100
九龍	***KOWLOON***	***209 300***	***26 900***	***-***	***236 200***	***186 400***	***156 700***
葵青	Kwai Tsing	-	-	-	-	39 400	-
荃灣	Tsuen Wan	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	-	1 200	1 200	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	50 200	-	-	50 200	13 900	-
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	10 800	-	-	10 800	-	-
新界	***NEW TERRITORIES***	***61 000***	***-***	***1 200***	***62 200***	***53 300***	***-***
全港	***OVERALL***	***286 400***	***31 100***	***2 500***	***320 000***	***342 200***	***187 200***
分區	**Sub-districts**						
上環	Sheung Wan	-	-	-	-	-	2 400
中區	Central	-	-	1 300	1 300	800	1 500
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	4 200	-	4 200	700	26 600
北角 / 鰂魚涌	North Point / Quarry Bay	16 100	-	-	16 100	101 000	-
尖沙咀	Tsim Sha Tsui	-	1 200	-	1 200	-	4 100
油麻地 / 旺角	Yau Ma Tei / Mong Kok	65 000	-	-	65 000	-	40 000

分區數字已包括在地區數字內。

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

私人寫字樓 - 各區不同級別預測落成量
PRIVATE OFFICE - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m^2

地區	District	[2008] 甲級 A	乙級 B	丙級 C	總數 Total	[2009] 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	-	-	800	800	-	-	3 900	3 900
灣仔	Wan Chai	-	-	700	700	24 300	-	2 300	26 600
東區	Eastern	101 000	-	-	101 000	-	-	-	-
南區	Southern	-	-	-	-	-	-	-	-
港島	***HONG KONG***	***101 000***	***-***	***1 500***	***102 500***	***24 300***	***-***	***6 200***	***30 500***
油尖旺	Yau Tsim Mong	-	-	-	-	40 000	4 100	-	44 100
深水埗	Sham Shui Po	-	-	-	-	-	4 200	-	4 200
九龍城	Kowloon City	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	8 700	-	8 700	-	15 300	-	15 300
觀塘	Kwun Tong	177 700	-	-	177 700	93 100	-	-	93 100
九龍	***KOWLOON***	***177 700***	***8 700***	***-***	***186 400***	***133 100***	***23 600***	***-***	***156 700***
葵青	Kwai Tsing	39 400	-	-	39 400	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	13 900	-	-	13 900	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***53 300***	***-***	***-***	***53 300***	***-***	***-***	***-***	***-***
全港	***OVERALL***	***332 000***	***8 700***	***1 500***	***342 200***	***157 400***	***23 600***	***6 200***	***187 200***
分區	**Sub-districts**								
上環	Sheung Wan	-	-	-	-	-	-	2 400	2 400
中區	Central	-	-	800	800	-	-	1 500	1 500
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	700	700	24 300	-	2 300	26 600
北角 / 鰂魚涌	North Point / Quarry Bay	101 000	-	-	101 000	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	4 100	-	4 100
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	40 000	-	-	40 000

分區數字已包括在地區數字內。 Sub-district figures have already been included in District figures.

私人寫字樓 - 整體空置趨勢
PRIVATE OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2003	298 800	220 700	73.9	9 240 400	1 113 100	12.0	1 333 800	14.0
2004	279 500	234 400	83.9	9 515 400	1 005 500	10.6	1 239 900	12.7
2005	34 100	4 400	12.9	9 735 600	849 400	8.7	853 800	8.7
2006	108 200	94 100	87.0	9 704 600	658 700	6.8	752 800	7.7
2007	320 000	279 100	87.2	9 786 700	622 000	6.4	901 100	8.9

私人寫字樓 - 各區不同級別平均租金
PRIVATE OFFICE - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 $ / m^2 per month

級別 Grade [平均面積] [Average size]		甲 A [252 平方米 m^2]						乙 B [83 平方米 m^2]						丙 C [45 平方米 m^2]					
年 / 月 Year / Month		上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok
2006		418	557	373	244	338	364	197	359	249	177	275	253	162	279	233	203	262	204
2007 *		496	718	449	290	358	374	236	433	301	205	293	262	191	316	261	234	298	219
2006	7	449	579	430	283	339	(506)	193	394	253	181	265	264	160	296	256	214	332	212
	8	387	551	401	251	315	(404)	177	391	260	202	279	259	153	304	244	185	279	216
	9	(416)	611	411	264	317	(433)	232	394	252	180	279	275	167	293	249	217	260	210
	10	(544)	571	417	252	356	(239)	196	389	262	185	275	258	168	276	250	196	235	218
	11	321	654	379	268	366	(396)	215	332	272	189	267	283	164	293	247	221	246	216
	12	445	583	444	240	350	(306)	204	362	295	202	300	265	169	316	238	222	244	203
2007	1	433	660	460	303	347	(437)	210	433	281	190	269	241	172	286	259	216	251	201
	2	482	605	437	282	368	(419)	226	395	296	222	334	250	183	295	261	199	274	211
	3	327	647	439	264	354	(299)	220	416	303	194	290	267	190	285	253	229	291	226
	4	415	681	429	232	347	(374)	203	426	290	219	289	283	191	301	247	228	263	209
	5	(621)	650	444	289	362	382	235	424	304	183	284	254	190	306	245	240	291	217
	6	477	757	430	281	350	(403)	233	406	281	199	283	254	187	318	265	230	287	230
	7	534	739	481	317	350	(423)	239	450	306	191	287	277	196	331	258	234	374	219
	8 *	534	759	445	323	347	355	263	451	296	227	303	248	198	333	261	235	320	231
	9 *	485	894	459	290	353	377	260	461	302	211	299	260	202	333	272	239	332	229
	10 *	513	774	432	303	393	(322)	271	449	316	199	299	259	197	370	275	248	280	222
	11 *	569	761	458	301	374	(413)	228	431	321	252	312	272	197	342	272	256	273	211
	12 *	666	832	498	286	353	(388)	265	413	358	207	286	259	197	293	290	252	286	237

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2007 年內所分析單位的平均面積。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2007.

私人寫字樓 - 各區不同級別平均售價
PRIVATE OFFICE - AVERAGE PRICES BY GRADE AND DISTRICT

每平方米售價 $ / m^2

級別 Grade [平均面積] [Average size]		甲 A [205 平方米 m^2]						乙 B [78 平方米 m^2]						丙 C [41 平方米 m^2]					
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok
2006		80 219	130 825	94 952	61 070	99 357	(143 376)	41 554	89 656	64 391	41 529	66 856	46 440	35 379	59 484	48 552	39 378	42 490	34 996
2007 *		98 644	161 924	104 373	70 256	110 944	-	54 962	106 906	76 404	47 803	80 310	54 720	48 661	78 694	62 460	47 701	52 759	42 872
2006	7	-	(123 161)	(77 321)	-	112 875	-	(30 365)	-	68 559	(39 727)	69 473	43 662	34 827	(68 670)	55 237	37 705	44 012	33 730
	8	-	(149 596)	(138 249)	(67 786)	109 607	-	38 274	-	60 348	(42 115)	70 691	47 308	32 539	(50 568)	46 655	39 343	40 565	33 544
	9	-	119 905	(74 568)	-	107 059	-	(31 142)	(91 685)	77 158	(43 817)	79 766	40 258	37 919	(68 683)	52 293	40 343	39 766	40 379
	10	(82 187)	128 109	(79 948)	(66 022)	(94 429)	-	(53 216)	(94 979)	58 882	(37 147)	69 863	50 921	37 590	54 907	50 106	41 738	39 510	31 980
	11	-	147 105	(91 748)	-	(105 403)	-	(44 589)	-	63 395	(26 688)	73 967	38 799	38 065	-	50 671	(38 079)	50 134	34 655
	12	-	136 072	(103 462)	-	90 122	-	36 011	-	59 280	(50 178)	58 161	54 400	38 921	(67 539)	48 070	44 206	42 966	36 491
2007	1	(50 572)	(123 307)	(123 372)	-	96 887	-	41 975	(70 788)	67 917	(41 572)	61 791	48 034	37 752	53 364	48 658	45 187	40 411	34 729
	2	(85 670)	142 541	(87 489)	-	(74 562)	-	(39 572)	(88 863)	59 252	-	78 408	58 443	37 791	58 167	52 714	36 691	45 982	33 921
	3	-	131 474	119 977	-	(97 479)	-	(45 863)	97 499	74 323	-	64 098	43 242	45 247	(80 248)	56 307	44 586	47 041	38 877
	4	-	144 361	(107 637)	-	(69 213)	-	(54 916)	89 742	(72 578)	(42 134)	67 094	46 193	45 381	73 636	58 301	44 578	55 891	40 749
	5	-	147 854	(95 107)	(58 351)	109 968	-	48 954	(81 272)	(57 439)	(47 230)	77 412	49 309	46 822	(35 633)	61 809	39 826	55 309	41 438
	6	(93 046)	151 540	(101 511)	-	106 061	-	56 274	98 298	65 245	(50 466)	70 162	45 101	44 501	(80 195)	60 814	47 537	50 616	38 729
	7	-	150 797	130 119	(63 080)	(83 162)	-	62 551	(79 638)	77 723	(47 587)	84 500	53 952	53 500	77 276	56 565	47 974	51 942	40 504
	8 *	-	159 220	(120 545)	68 298	105 341	-	47 633	112 795	76 215	(49 072)	79 804	58 789	49 205	72 549	65 563	54 376	46 492	42 975
	9 *	(80 407)	139 842	115 366	(72 246)	(100 291)	-	(70 866)	(102 510)	76 554	(48 427)	78 610	65 753	47 563	101 100	59 841	50 181	51 766	43 919
	10 *	(157 646)	152 336	83 901	-	112 144	-	(55 186)	112 103	73 409	-	79 346	51 492	55 195	104 717	62 280	50 834	54 753	48 369
	11 *	-	178 455	85 325	73 475	106 478	-	60 783	133 030	87 950	(48 416)	90 788	60 830	59 660	75 927	69 110	50 597	58 476	47 962
	12 *	(155 736)	198 878	95 652	(74 578)	126 660	-	67 024	(163 673)	81 954	(52 413)	93 097	55 560	52 933	(88 592)	75 515	51 011	61 683	46 259

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2007 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2007.
\- No transaction record received by this Department.

私人寫字樓 - 各級別租金及售價指數 (所有地區)
PRIVATE OFFICE - RENTAL AND PRICE INDICES BY GRADE (ALL DISTRICTS)
(1999 = 100)

年 / 月 Year / Month		租金 Rents 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	售價 Prices 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
1998		138.3	135.9	127.2	135.9	133.8	135.5	135.0	134.5
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		100.8	95.1	95.2	98.5	92.2	91.0	82.8	89.9
2001		105.0	97.7	93.2	101.0	81.8	80.2	70.9	78.7
2002		86.0	85.3	84.1	85.4	70.0	67.7	66.6	68.4
2003		73.4	76.3	75.8	74.6	64.8	63.4	58.4	62.5
2004		77.1	79.7	78.6	78.1	113.1	95.0	76.9	99.3
2005		100.1	94.1	88.7	96.4	149.7	134.7	104.1	133.0
2006		125.2	113.0	99.5	117.4	153.6	143.3	119.5	139.3
2007 *		140.0	129.2	111.6	131.8	176.8	168.4	145.9	164.3
2006	7 - 9	128.6	115.8	101.3	120.3	157.5	152.6	121.7	143.9
	10 - 12	129.3	118.0	104.3	121.6	156.6	144.5	124.8	142.7
2007	1 - 3	134.1	122.5	106.5	125.8	162.3	150.6	131.4	148.5
	4 - 6	137.8	127.0	109.7	129.6	167.6	163.3	138.3	156.2
	7 - 9 *	141.6	130.3	113.4	133.3	179.8	168.9	149.3	166.3
	10 - 12 *	146.6	136.8	116.7	138.6	197.5	190.7	164.7	186.3
2006	7	128.8	113.9	100.9	119.8	156.5	150.9	123.5	143.7
	8	127.4	115.9	101.3	119.7	(161.4)	153.6	120.8	145.3
	9	129.6	117.6	101.7	121.4	154.7	153.3	120.8	142.7
	10	126.5	115.4	104.0	119.4	163.5	143.7	121.3	143.9
	11	130.9	119.1	104.0	122.8	153.2	149.8	128.4	143.9
	12	130.4	119.6	104.8	122.7	153.2	140.0	124.8	140.3
2007	1	133.9	119.7	104.2	124.6	161.9	143.3	128.8	145.6
	2	133.9	123.9	107.1	126.2	(162.1)	150.8	131.1	148.2
	3	134.4	123.9	108.1	126.6	162.8	157.6	134.3	151.6
	4	135.7	124.2	108.4	127.5	(163.4)	160.4	136.6	153.0
	5	137.4	128.2	110.2	129.9	164.9	163.5	138.6	155.5
	6	140.2	128.5	110.5	131.4	174.5	165.9	139.8	160.1
	7	140.8	128.8	111.7	132.1	176.5	169.8	145.8	164.0
	8 *	142.0	129.9	113.7	133.5	181.8	170.9	149.2	167.7
	9 *	142.1	132.3	114.8	134.4	181.1	165.9	152.8	167.3
	10 *	144.3	135.0	117.2	136.9	185.6	180.8	158.7	176.1
	11 *	145.9	136.2	117.5	138.2	194.6	194.8	165.5	186.3
	12 *	149.5	139.3	115.5	140.7	212.4	196.6	169.9	196.5

* 臨時數字

( ) 表示少於 20 宗交易。

由 2000 年 4 月起，租金和售價指數均就重新界定級別的寫字樓編製。

這些指數不能直接與較早前的指數相比。

* Provisional

( ) Indicates fewer than 20 transactions.

Since April 2000 both indices have been compiled in respect of units graded according to revised grading criteria.

They are not strictly comparable to earlier indices.

私人寫字樓 - 核心地區甲級寫字樓的租金及售價指數
PRIVATE OFFICE - RENTAL AND PRICE INDICES FOR GRADE A OFFICE IN CORE DISTRICTS
(1999 = 100)

	租金 Rents			售價 Prices
年 / 月 Year / Month	上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地區 # Core Districts #
1998	150.3	150.1	129.8	129.4
1999	100.0	100.0	100.0	100.0
2000	104.2	101.1	96.7	95.3
2001	116.8	105.7	95.2	86.7
2002	85.1	82.9	83.0	70.2
2003	67.3	67.0	74.5	63.8
2004	72.0	68.2	79.0	117.2
2005	104.3	88.7	105.9	159.9
2006	139.9	121.6	127.4	167.1
2007 *	175.4	131.9	133.4	185.5
2006 7 - 9	144.2	127.3	128.3	170.2
10 - 12	149.8	128.6	130.3	169.4
2007 1 - 3	159.9	126.1	131.7	170.8
4 - 6	172.1	129.9	132.1	177.9
7 - 9 *	180.3	134.1	132.8	188.8
10 - 12 *	189.1	137.4	137.0	204.7
2006 7	141.3	124.9	129.8	177.4
8	144.4	127.2	128.1	172.7
9	147.0	129.9	127.1	160.5
10	146.2	129.3	130.5	168.4
11	154.0	132.6	129.1	170.9
12	149.1	124.0	131.4	169.0
2007 1	155.5	127.6	131.6	164.1
2	159.7	125.4	132.8	177.0
3	164.6	125.4	130.6	171.2
4	164.2	127.7	131.9	(172.1)
5	174.0	131.5	129.0	176.7
6	178.0	130.4	135.3	185.0
7	174.8	132.8	132.6	187.1
8 *	185.0	134.1	133.5	190.8
9 *	181.2	135.4	132.4	188.4
10 *	188.5	130.0	136.2	191.7
11 *	186.4	140.5	135.1	202.7
12 *	192.4	141.8	139.6	219.6

核心地區：上環 / 中區、灣仔 / 銅鑼灣及尖沙咀。
* 臨時數字
( ) 表示少於 10 宗交易。

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

私人商業樓宇 - 各區總存量、落成量及空置量
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地區	District	2006 年底總存量 Stock at year end	2007 年落成量 Completions	落成量佔 2006 年底總存量的百分率 Completions as a % of 2006 Stock	2007 年底總存量 Stock at year end	2007 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	1 126 400	1 100	0.1	1 135 700	69 300	6.1
灣仔	Wan Chai	1 005 800	3 800	0.4	1 007 800	59 200	5.9
東區	Eastern	750 300	600	0.1	751 600	36 000	4.8
南區	Southern	205 700	200	0.1	205 900	14 600	7.1
港島	***HONG KONG***	***3 088 200***	***5 700***	***0.2***	***3 101 000***	***179 100***	***5.8***
油尖旺	Yau Tsim Mong	1 970 200	10 600	0.5	1 998 700	182 700	9.1
深水埗	Sham Shui Po	677 800	1 700	0.3	691 400	63 800	9.2
九龍城	Kowloon City	700 800	-	-	699 400	52 200	7.5
黃大仙	Wong Tai Sin	283 300	-	-	287 200	25 300	8.8
觀塘	Kwun Tong	633 200	7 100	1.1	625 100	64 500	10.3
九龍	***KOWLOON***	***4 265 300***	***19 400***	***0.5***	***4 301 800***	***388 500***	***9.0***
葵青	Kwai Tsing	330 000	1 300	0.4	331 600	43 400	13.1
荃灣	Tsuen Wan	467 800	18 100	3.9	483 200	87 200	18.0
屯門	Tuen Mun	386 600	-	-	389 300	35 600	9.1
元朗	Yuen Long	439 600	200	0.0 +	444 700	23 700	5.3
北區	North	210 500	-	-	211 400	13 600	6.4
大埔	Tai Po	223 900	-	-	226 000	6 400	2.8
沙田	Sha Tin	425 700	2 600	0.6	437 300	34 500	7.9
西貢	Sai Kung	271 300	-	-	273 300	20 100	7.4
離島	Islands	286 600	700	0.2	283 900	17 000	6.0
新界	***NEW TERRITORIES***	***3 042 000***	***22 900***	***0.8***	***3 080 700***	***281 500***	***9.1***
全港	***OVERALL***	***10 395 500***	***48 000***	***0.5***	***10 483 500***	***849 100***	***8.1***

2007年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2006年底總存量計算。
\+ 少於 0.05%

2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.
\+ Below 0.05%

私 人 商 業 樓 宇 - 拆 卸 量 、 落 成 量 及 總 存 量
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year end
2003	港島	Hong Kong	5 400	45 400	3 052 400
	九龍	Kowloon	600	44 000	3 795 400
	新界	New Territories	400	28 500	2 457 800
	全港	***OVERALL***	***6 400***	***117 900***	***9 305 600***
2004	港島	Hong Kong	2 700	8 000	3 043 100
	九龍	Kowloon	4 900	72 100	3 882 200
	新界	New Territories	400	11 200	2 482 500
	全港	***OVERALL***	***8 000***	***91 300***	***9 407 800***
2005	港島	Hong Kong	6 700	2 000	3 038 900
	九龍	Kowloon	4 300	12 100	3 910 100
	新界	New Territories	-	96 600	2 573 400
	全港	***OVERALL***	***11 000***	***110 700***	***9 522 400***
2006	港島	Hong Kong	12 100	10 900	3 088 200
	九龍	Kowloon	14 500	127 900	4 265 300
	新界	New Territories	-	44 000	3 042 000
	全港	***OVERALL***	***26 600***	***182 800***	***10 395 500***
2007	港島	Hong Kong	5 500	5 700	3 101 000
	九龍	Kowloon	5 000	19 400	4 301 800
	新界	New Territories	-	22 900	3 080 700
	全港	***OVERALL***	***10 500***	***48 000***	***10 483 500***

從2006年開始，數字包括「領匯」擁有的物業。

Figures from 2006 onwards include properties owned by The Link REIT.

私人商業樓宇 - 各區落成量及預測落成量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2007	預測落成量 Forecast Completions [2008]	Forecast Completions [2009]
中西區	Central and Western	1 100	600	3 300
灣仔	Wan Chai	3 800	9 200	21 300
東區	Eastern	600	-	800
南區	Southern	200	8 400	-
港島	***HONG KONG***	***5 700***	***18 200***	***25 400***
油尖旺	Yau Tsim Mong	10 600	30 100	38 500
深水埗	Sham Shui Po	1 700	7 900	3 600
九龍城	Kowloon City	-	6 400	300
黃大仙	Wong Tai Sin	-	1 600	17 100
觀塘	Kwun Tong	7 100	9 300	9 500
九龍	***KOWLOON***	***19 400***	***55 300***	***69 000***
葵青	Kwai Tsing	1 300	2 500	-
荃灣	Tsuen Wan	18 100	12 700	900
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	200	-	-
北區	North	-	100	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	2 600	1 500	2 100
西貢	Sai Kung	-	400	-
離島	Islands	700	7 100	2 800
新界	***NEW TERRITORIES***	***22 900***	***24 300***	***5 800***
全港	***OVERALL***	***48 000***	***97 800***	***100 200***

私人商業樓宇 - 整體空置趨勢
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2003	117 900	90 500	76.8	9 187 700	911 700	9.9	1 002 200	10.8
2004	91 300	68 700	75.2	9 316 500	950 700	10.2	1 019 400	10.8
2005	110 700	23 000	20.8	9 411 700	957 100	10.2	980 100	10.3
2006	182 800	168 500	92.2	10 212 700	854 100	8.4	1 022 600	9.8
2007	48 000	44 600	92.9	10 435 500	804 500	7.7	849 100	8.1

從2006年開始，數字包括「領匯」擁有的物業。

Figures from 2006 onwards include properties owned by The Link REIT.

私人零售業樓宇 - 平均租金及售價
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

區域 Area [平均面積] [Average size] 年 / 月 Year / Month		租金 Rents (每平方米月租 $ / m^2 per month) 港島 Hong Kong [59 平方米 m^2]	九龍 Kowloon [49 平方米 m^2]	新界 New Territories [53 平方米 m^2]	售價 Prices (每平方米售價 $ / m^2) 港島 Hong Kong [41 平方米 m^2]	九龍 Kowloon [40 平方米 m^2]	新界 New Territories [35 平方米 m^2]
2006		1 001	999	778	164 077	182 475	112 215
2007 *		1 065	998	814	236 315	211 899	140 578
2006	7	1 037	1 143	733	148 642	192 349	105 835
	8	960	884	701	182 302	289 441	127 771
	9	1 146	1 057	788	142 737	166 174	100 784
	10	941	1 055	891	159 353	131 356	116 915
	11	1 151	1 111	981	173 132	161 852	124 479
	12	1 019	1 065	795	133 859	205 065	127 475
2007	1	1 000	857	656	170 515	171 248	142 536
	2	887	917	614	152 500	151 482	90 419
	3	1 108	935	872	255 132	199 466	129 448
	4	935	944	798	174 972	212 890	118 452
	5	1 032	943	784	247 336	201 411	157 059
	6	1 146	947	754	265 347	265 958	135 637
	7	1 040	970	866	216 170	213 524	197 152
	8 *	1 124	1 129	864	219 004	174 154	154 243
	9 *	1 118	1 108	922	239 286	276 849	135 879
	10 *	1 109	1 093	919	244 246	224 200	110 809
	11 *	1 279	1 190	861	273 875	212 548	146 252
	12 *	1 032	1 233	746	295 036	228 533	149 535

* 臨時數字

[ ] 表示 2007 年內所分析單位的平均面積。

* Provisional

[ ] Indicates average size of the units analysed during 2007.

私人零售業樓宇 - 租金及售價指數
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month		租金 Rents	售價 Prices
1998		111.2	128.3
1999		100.0	100.0
2000		101.3	93.6
2001		99.4	86.8
2002		92.9	85.0
2003		86.4	85.5
2004		92.8	119.3
2005		100.5	149.3
2006		104.3	153.5
2007 *		112.2	172.2
2006	7 - 9	104.1	153.9
	10 - 12	106.9	154.1
2007	1 - 3	108.1	158.8
	4 - 6	109.9	168.7
	7 - 9 *	113.4	175.8
	10 - 12 *	117.3	185.4
2006	7	104.0	151.3
	8	103.6	153.4
	9	104.7	156.9
	10	105.9	152.0
	11	107.9	153.7
	12	106.9	156.5
2007	1	107.4	158.9
	2	107.9	157.9
	3	108.9	159.7
	4	108.6	165.1
	5	110.0	169.5
	6	111.0	171.4
	7	112.5	174.9
	8 *	113.5	176.0
	9 *	114.1	176.5
	10 *	114.3	181.9
	11 *	117.1	186.3
	12 *	120.6	188.0

* 臨時數字 * Provisional

表 Table 33

私人分層工廠大廈 - 各區總存量、落成量及空置量
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2006 年底總存量 Stock at year end	2007 年落成量 Completions	落成量佔 2006 年總存量的百分率 Completions as a % of 2006 Stock	2007 年底總存量 Stock at year end	2007 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	97 500	-	-	97 500	4 500	4.6
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 348 200	-	-	1 347 600	35 700	2.6
南區	Southern	774 600	-	-	773 900	89 600	11.6
港島	***HONG KONG***	***2 220 300***	***-***	***-***	***2 219 000***	***129 800***	***5.8***
油尖旺	Yau Tsim Mong	313 000	-	-	311 800	25 600	8.2
深水埗	Sham Shui Po	1 060 000	-	-	1 058 600	61 900	5.8
九龍城	Kowloon City	858 900	-	-	858 500	41 300	4.8
黃大仙	Wong Tai Sin	806 600	14 200	1.8	820 600	56 200	6.8
觀塘	Kwun Tong	3 380 400	-	-	3 323 900	245 600	7.4
九龍	***KOWLOON***	***6 418 900***	***14 200***	***0.2***	***6 373 400***	***430 600***	***6.8***
葵青	Kwai Tsing	3 311 800	-	-	3 310 400	184 500	5.6
荃灣	Tsuen Wan	2 272 100	-	-	2 268 800	170 000	7.5
屯門	Tuen Mun	1 402 500	-	-	1 402 700	70 500	5.0
元朗	Yuen Long	206 200	1 500	0.7	208 100	14 400	6.9
北區	North	278 600	-	-	279 300	28 200	10.1
大埔	Tai Po	151 600	-	-	151 600	600	0.4
沙田	Sha Tin	1 124 600	-	-	1 123 400	40 900	3.6
西貢	Sai Kung	9 000	-	-	9 000	-	-
離島	Islands	900	-	-	900	400	44.4
新界	***NEW TERRITORIES***	***8 757 300***	***1 500***	***0.0 +***	***8 754 200***	***509 500***	***5.8***
全港	***OVERALL***	***17 396 500***	***15 700***	***0.1***	***17 346 600***	***1 069 900***	***6.2***

2007年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2006年底總存量計算。
+ 少於 0.05%

2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.
+ Below 0.05%

私人分層工廠大廈 - 拆卸量、落成量及總存量
PRIVATE FLATTED FACTORIES - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year end
2003	港島	Hong Kong	64 500	-	2 250 100
	九龍	Kowloon	23 100	-	6 459 100
	新界	New Territories	15 100	-	8 753 300
	全港	***OVERALL***	***102 700***	***-***	***17 462 500***
2004	港島	Hong Kong	-	-	2 247 900
	九龍	Kowloon	3 700	-	6 460 000
	新界	New Territories	-	800	8 772 100
	全港	***OVERALL***	***3 700***	***800***	***17 480 000***
2005	港島	Hong Kong	-	-	2 247 600
	九龍	Kowloon	20 500	-	6 443 900
	新界	New Territories	-	-	8 776 900
	全港	***OVERALL***	***20 500***	***-***	***17 468 400***
2006	港島	Hong Kong	27 300	-	2 220 300
	九龍	Kowloon	20 400	-	6 418 900
	新界	New Territories	16 900	-	8 757 300
	全港	***OVERALL***	***64 600***	***-***	***17 396 500***
2007	港島	Hong Kong	-	-	2 219 000
	九龍	Kowloon	55 400	14 200	6 373 400
	新界	New Territories	-	1 500	8 754 200
	全港	***OVERALL***	***55 400***	***15 700***	***17 346 600***

私人分層工廠大廈 - 各區落成量及預測落成量
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2007	預測落成量 Forecast Completions [2008]	[2009]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	47 900
港島	***HONG KONG***	***-***	***-***	***47 900***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	15 400	15 000
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	14 200	-	-
觀塘	Kwun Tong	-	40 900	30 400
九龍	***KOWLOON***	***14 200***	***56 300***	***45 400***
葵青	Kwai Tsing	-	2 500	-
荃灣	Tsuen Wan	-	24 800	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	1 500	-	-
北區	North	-	3 300	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***1 500***	***30 600***	***-***
全港	***OVERALL***	***15 700***	***86 900***	***93 300***

私人分層工廠大廈 - 整體空置趨勢
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2003	-	-	-	17 462 500	1 844 400	10.6	1 844 400	10.6
2004	800	-	-	17 479 200	1 512 400	8.7	1 512 400	8.7
2005	-	-	-	17 468 400	1 273 300	7.3	1 273 300	7.3
2006	-	-	-	17 396 500	1 250 300	7.2	1 250 300	7.2
2007	15 700	15 700	100.0	17 330 900	1 054 200	6.1	1 069 900	6.2

私人分層工廠大廈 - 平均租金及售價
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

區域 Area [平均面積] [Average size] 年 / 月 Year / Month		租金 Rents (每平方米月租 $ / m^2 per month) 港島 Hong Kong [180 平方米 m^2]	九龍 Kowloon [161 平方米 m^2]	新界 New Territories [153 平方米 m^2]	售價 Prices (每平方米售價 $ / m^2) 港島 Hong Kong [161 平方米 m^2]	九龍 Kowloon [140 平方米 m^2]	新界 New Territories [151 平方米 m^2]
2006		83	97	64	14 236	17 405	8 446
2007 *		92	107	69	19 049	22 168	10 131
2006	7	85	98	63	13 495	16 861	8 891
	8	87	96	67	13 545	17 892	8 758
	9	88	98	67	14 611	18 781	8 783
	10	88	101	67	16 173	18 887	8 420
	11	81	100	65	14 943	18 038	8 748
	12	93	107	66	16 953	18 418	8 768
2007	1	85	100	67	16 539	18 796	9 009
	2	88	103	69	18 857	19 572	9 058
	3	101	110	69	16 285	19 307	9 300
	4	89	100	63	18 192	21 081	9 837
	5	87	109	69	18 417	20 661	9 765
	6	88	110	69	20 617	22 498	9 585
	7	99	109	67	18 344	22 066	9 548
	8 *	93	110	71	21 117	23 085	10 051
	9 *	92	116	74	20 855	23 479	10 818
	10 *	91	110	70	19 967	23 248	10 988
	11 *	96	111	72	20 912	25 293	10 863
	12 *	100	106	77	18 242	25 759	11 468

* 臨時數字
[ ] 表示 2007 年內所分析單位的平均面積。
平均租金及售價只以樓上單位的租金及售價計算。

* Provisional
[ ] Indicates average size of the units analysed during 2007.
Average rents and prices are in respect of upper floor units only.

私人分層工廠大廈 - 租金及售價指數
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month		租金 Rents	售價 Prices
1998		118.1	131.8
1999		100.0	100.0
2000		95.4	91.2
2001		90.3	82.0
2002		82.7	74.8
2003		74.9	71.7
2004		77.3	88.6
2005		82.6	125.0
2006		91.0	158.5
2007 *		99.9	198.9
2006	7 - 9	92.7	164.5
	10 - 12	94.7	170.7
2007	1 - 3	96.7	176.9
	4 - 6	99.2	193.2
	7 - 9 *	101.6	207.3
	10 - 12 *	102.1	218.2
2006	7	91.4	162.9
	8	91.6	162.5
	9	95.0	168.2
	10	94.1	167.9
	11	95.0	170.7
	12	95.0	173.4
2007	1	95.6	174.3
	2	97.1	179.1
	3	97.4	177.4
	4	98.3	188.4
	5	99.3	194.5
	6	100.1	196.7
	7	100.4	201.9
	8 *	101.1	209.8
	9 *	103.3	210.1
	10 *	101.7	213.0
	11 *	101.2	216.7
	12 *	103.5	224.8

* 臨時數字
上述指數只就樓上單位計算。

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

私人分層工廠大廈(選定地區的高質素樓宇) - 平均售價
PRIVATE FLATTED FACTORIES
(HIGH QUALITY DEVELOPMENTS IN SELECTED DISTRICTS) - AVERAGE PRICES

每平方米售價 $ / m^2

地區 District [平均面積] [Average size] 年 / 月 Year / Month		東區 Eastern [89 平方米 m^2]	深水埗 Sham Shui Po [68 平方米 m^2]	觀塘 Kwun Tong [54 平方米 m^2]	葵青 Kwai Tsing [71 平方米 m^2]	荃灣 Tsuen Wan [102 平方米 m^2]	沙田 Sha Tin [89 平方米 m^2]
2006		28 247	35 723	28 825	12 407	14 550	18 688
2007 *		31 799	37 701	35 611	13 104	16 537	24 215
2006	7	(22 894)	(41 946)	28 364	10 827	15 221	20 624
	8	(20 895)	(31 152)	30 535	11 122	17 377	21 255
	9	35 409	(34 674)	30 437	13 947	16 670	18 855
	10	(21 833)	41 141	34 123	11 506	15 671	18 458
	11	(36 111)	33 430	33 266	10 556	18 748	18 511
	12	31 462	43 064	28 789	14 431	9 811	18 837
2007	1	31 008	33 626	32 565	12 280	17 447	21 566
	2	31 072	(29 132)	33 091	11 375	14 582	19 414
	3	(28 460)	(39 004)	32 768	12 539	17 553	22 719
	4	34 166	(38 870)	32 510	13 776	21 225	19 096
	5	37 252	38 301	31 777	14 155	14 495	23 623
	6	31 621	35 811	36 664	12 194	18 109	25 697
	7	35 286	(37 171)	34 412	12 871	15 540	(27 464)
	8 *	23 422	43 174	36 630	12 558	14 891	27 326
	9 *	(45 237)	(41 061)	34 826	13 860	15 253	26 614
	10 *	(42 041)	38 804	37 719	13 493	16 090	28 254
	11 *	(42 778)	35 456	37 649	13 684	16 355	26 792
	12 *	33 421	39 689	43 225	13 750	18 184	23 159

* 臨時數字
( ) 表示少於 5 宗交易 。
[ ] 表示 2007 年內所分析單位的平均面積。
所分析的樓宇是於 1992 年或之後建成。
平均售價只以樓上單位的售價計算。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2007.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

表 Table 40

私人工貿大廈 - 各區總存量、落成量及空置量
PRIVATE INDUSTRIAL / OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2006 年底總存量 Stock at year end	2007 年落成量 Completions	落成量佔 2006 年總存量的百分率 Completions as a % of 2006 Stock	2007 年底總存量 Stock at year end	2007 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
東區	Eastern	47 300	-	-	47 300	6 800	14.4
南區	Southern	5 900	-	-	5 900	700	11.9
港島	***HONG KONG***	***53 200***	***-***	***-***	***53 200***	***7 500***	***14.1***
油尖旺	Yau Tsim Mong	9 700	-	-	9 700	300	3.1
深水埗	Sham Shui Po	132 800	-	-	132 900	10 400	7.8
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	2 900	10.2
觀塘	Kwun Tong	226 300	-	-	226 300	6 800	3.0
九龍	***KOWLOON***	***402 300***	***-***	***-***	***402 400***	***20 400***	***5.1***
葵青	Kwai Tsing	90 400	-	-	90 600	4 300	4.7
荃灣	Tsuen Wan	21 700	-	-	21 700	200	0.9
北區	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	38 700	-	-	38 700	3 100	8.0
新界	***NEW TERRITORIES***	***157 300***	***-***	***-***	***157 500***	***7 600***	***4.8***
全港	***OVERALL***	***612 800***	***-***	***-***	***613 100***	***35 500***	***5.8***

2007年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2006年底總存量計算。

2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.

私人工貿大廈 - 各區落成量及預測落成量
PRIVATE INDUSTRIAL / OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2007	預測落成量 Forecast Completions [2008]	[2009]
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	***-***	***-***	***-***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	4 300	-
九龍	***KOWLOON***	***-***	***4 300***	***-***
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
北區	North	-	-	-
沙田	Sha Tin	-	-	-
新界	***NEW TERRITORIES***	***-***	***-***	***-***
全港	***OVERALL***	***-***	***4 300***	***-***

私 人 工 貿 大 廈 - 整 體 空 置 趨 勢
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2003	14 800	14 000	94.6	598 000	77 000	12.9	91 000	14.8
2004	-	-	-	612 500	67 700	11.1	67 700	11.1
2005	4 100	200	4.9	611 600	60 400	9.9	60 600	9.8
2006	-	-	-	612 800	42 400	6.9	42 400	6.9
2007	-	-	-	613 100	35 500	5.8	35 500	5.8

私人特殊廠房 - 各區總存量及落成量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2006 年底總存量 Stock at year end	2007 年落成量 Completions	落成量佔 2006 年總存量的百分率 Completions as a % of 2006 Stock	2007 年底總存量 Stock at year end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	26 900	-	-	7 900
南區	Southern	97 100	-	-	97 100
港島	***HONG KONG***	***124 000***	***-***	***-***	***105 000***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	34 400	-	-	33 200
九龍城	Kowloon City	34 600	-	-	34 600
黃大仙	Wong Tai Sin	34 900	-	-	34 900
觀塘	Kwun Tong	326 800	-	-	317 700
九龍	***KOWLOON***	***430 700***	***-***	***-***	***420 400***
葵青	Kwai Tsing	167 600	-	-	167 600
荃灣	Tsuen Wan	212 900	-	-	212 900
屯門	Tuen Mun	256 600	-	-	256 600
元朗	Yuen Long	534 600	-	-	536 000
北區	North	117 200	-	-	117 200
大埔	Tai Po	748 600	-	-	748 700
沙田	Sha Tin	158 200	-	-	158 200
西貢	Sai Kung	306 000	33 200	10.8	339 200
離島	Islands	79 900	-	-	79 900
新界	***NEW TERRITORIES***	***2 581 600***	***33 200***	***1.3***	***2 616 300***
全港	***OVERALL***	***3 136 300***	***33 200***	***1.1***	***3 141 700***

2007年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2006年底總存量計算。

2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.

私人特殊廠房 - 各區落成量及預測落成量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2007	預測落成量 Forecast Completions [2008]	[2009]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	***-***	***-***	***-***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	1 500	-
九龍	***KOWLOON***	***-***	***1 500***	***-***
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	11 900	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	33 200	9 400	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***33 200***	***21 300***	***-***
全港	***OVERALL***	***33 200***	***22 800***	***-***

私人貨倉 - 各區總存量、落成量及空置量
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地區	District	2006 年底總存量 Stock at year end	2007 年落成量 Completions	落成量佔 2006 年總存量的百分率 Completions as a % of 2006 Stock	2007 年底總存量 Stock at year end	2007 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	25 100	-	-	25 100	500	2.0
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	103 000	-	-	95 800	1 000	1.0
南區	Southern	29 800	-	-	29 900	-	-
港島	***HONG KONG***	***157 900***	***-***	***-***	***150 800***	***1 500***	***1.0***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	143 300	-	-	142 700	-	-
九龍城	Kowloon City	117 400	-	-	117 400	15 300	13.0
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	271 600	-	-	271 100	27 300	10.1
九龍	***KOWLOON***	***532 300***	***-***	***-***	***531 200***	***42 600***	***8.0***
葵青	Kwai Tsing	1 367 600	-	-	1 367 600	10 200	0.7
荃灣	Tsuen Wan	439 300	-	-	442 600	19 700	4.5
屯門	Tuen Mun	144 800	-	-	142 400	500	0.4
元朗	Yuen Long	118 400	-	-	116 200	3 500	3.0
北區	North	113 400	-	-	113 300	5 600	4.9
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	453 700	-	-	453 800	3 900	0.9
西貢	Sai Kung	7 600	-	-	7 600	-	-
離島	Islands	94 500	-	-	94 500	8 100	8.6
新界	***NEW TERRITORIES***	***2 739 900***	***-***	***-***	***2 738 600***	***51 500***	***1.9***
全港	***OVERALL***	***3 430 100***	***-***	***-***	***3 420 600***	***95 600***	***2.8***

2007年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2006年底總存量計算。

2007 Stock figures are derived from the latest rating record,
and not from the 2006 Stock figures shown here.

私人貨倉 - 各區落成量及預測落成量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2007	預測落成量 Forecast Completions [2008]	[2009]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	***-***	***-***	***-***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	4 400	-
九龍	***KOWLOON***	***-***	***4 400***	***-***
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***-***	***-***	***-***
全港	***OVERALL***	***-***	***4 400***	***-***

私 人 貨 倉 - 整 體 空 置 趨 勢
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2003	-	-	-	3 381 200	197 900	5.9	197 900	5.9
2004	-	-	-	3 390 300	158 000	4.7	158 000	4.7
2005	12 700	-	-	3 388 700	97 300	2.9	97 300	2.9
2006	27 400	3 800	13.9	3 402 700	97 400	2.9	101 200	3.0
2007	-	-	-	3 420 600	95 600	2.8	95 600	2.8

私人物業市場回報率 - 住宅樓宇
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回報百分率 % return

年 / 月 Year / Month		住宅 Domestic			
	A	B	C	D	E
1998	4.9	4.1	4.3	4.4	4.4
1999	5.2	4.4	4.5	4.5	4.2
2000	5.8	4.9	4.8	4.7	4.4
2001	6.3	5.3	5.4	5.4	5.0
2002	6.1	5.1	5.1	5.0	4.7
2003	6.2	5.2	4.8	4.6	4.3
2004	5.3	4.3	4.0	3.7	3.3
2005	5.0	4.1	3.7	3.4	3.0
2006	5.3	4.2	3.8	3.5	3.2
2007 *	5.1	4.2	3.7	3.5	3.0
2006 7 - 9	5.3	4.2	3.8	3.5	3.2
10 - 12	5.4	4.3	3.8	3.6	3.3
2007 1 - 3	5.2	4.3	3.8	3.6	3.1
4 - 6	5.2	4.2	3.8	3.6	3.1
7 - 9	5.2	4.3	3.8	3.6	3.1
10 - 12 *	4.9	4.2	3.6	3.4	2.9
2006 7	5.3	4.2	4.0	3.6	3.3
8	5.3	4.2	3.8	3.5	3.1
9	5.3	4.3	3.7	3.5	3.1
10	5.4	4.3	3.8	3.6	3.3
11	5.5	4.3	3.7	3.5	3.4
12	5.4	4.3	3.8	3.6	3.3
2007 1	5.3	4.3	3.8	3.7	3.1
2	5.2	4.2	3.8	3.6	3.2
3	5.2	4.3	3.9	3.6	3.2
4	5.2	4.3	3.8	3.6	3.1
5	5.2	4.2	3.8	3.7	3.1
6	5.2	4.2	3.9	3.6	3.1
7	5.2	4.2	3.8	3.6	3.3
8	5.2	4.3	3.8	3.5	3.1
9	5.2	4.3	3.9	3.5	3.0
10	5.1	4.2	3.8	3.5	2.9
11 *	4.9	4.2	3.6	3.4	2.9
12 *	4.8	4.1	3.5	3.3	2.8

* 臨時數字   * Provisional

私人物業市場回報率 - 寫字樓、分層工廠大廈及零售業樓宇
PRIVATE PROPERTY MARKET YIELDS - OFFICE, FLATTED FACTORIES AND RETAIL

回報百分率 % return

年 / 月 Year / Month		寫字樓 Office 甲級 Grade A	寫字樓 Office 乙級 Grade B	分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
1998		6.1	6.4	11.5	5.7
1999		5.6	6.7	12.8	7.0
2000		6.2	7.2	13.0	7.8
2001		7.3	8.4	13.8	8.1
2002		7.1	8.5	13.9	7.7
2003		6.3	7.8	13.1	7.0
2004		3.7	5.4	10.9	5.5
2005		3.9	4.5	8.3	4.9
2006		4.6	5.0	7.2	4.8
2007 *		4.0	4.6	6.2	4.5
2006	7 - 9	4.6	4.8	7.2	4.8
	10 - 12	4.7	5.2	7.0	5.0
2007	1 - 3	4.6	5.2	6.9	4.8
	4 - 6	4.3	4.8	6.4	4.6
	7 - 9 *	4.1	4.8	6.1	4.6
	10 - 12 *	3.9	4.4	5.8	4.4
2006	7	4.6	4.8	7.2	4.9
	8	4.4	4.8	7.2	4.8
	9	4.7	4.9	7.2	4.8
	10	4.3	5.1	6.9	5.0
	11	4.8	5.1	7.1	5.0
	12	4.8	5.5	7.0	4.9
2007	1	4.6	5.3	7.0	4.8
	2	4.6	5.2	6.8	4.9
	3	4.6	5.0	6.9	4.8
	4	4.4	4.8	6.5	4.7
	5	4.4	4.8	6.3	4.6
	6	4.2	4.8	6.3	4.6
	7	4.2	4.7	6.2	4.5
	8 *	4.1	4.7	6.0	4.6
	9 *	4.1	4.9	6.2	4.5
	10 *	4.1	4.6	5.9	4.5
	11 *	3.9	4.3	5.9	4.4
	12 *	3.7	4.4	5.7	4.5

* 臨時數字

** 此欄數字只就樓上單位計算。

* Provisional

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

住宅買賣 - 樓宇買賣合約數目及總值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month		數目 No.	總值 (百萬元) Consideration ($ million)
2005		103 362	312 832
2006		82 472	232 026
2007		123 575	434 033
2006	1 - 3	17 724	45 227
	4 - 6	21 811	63 048
	7 - 9	22 241	63 768
	10 - 12	20 696	59 983
2007	1 - 3	23 328	68 674
	4 - 6	30 293	109 309
	7 - 9	29 421	89 593
	10 - 12	40 533	166 457
2007	1	7 485	21 351
	2	7 804	22 132
	3	8 039	25 191
	4	9 530	39 442
	5	11 110	38 187
	6	9 653	31 680
	7	9 188	28 732
	8	11 480	36 760
	9	8 753	24 101
	10	11 271	43 830
	11	15 759	70 116
	12	13 503	52 511

資料來源 ： 土地註冊處
數字源自在有關期間**送交**土地註冊處註冊的住宅樓宇買賣合約。這些數字一般顯示送交註冊前約四個星期內簽立的交易。住宅買賣是指已繳付印花稅的樓宇買賣合約。統計數字並不包括居者有其屋、私人機構參建居屋及租者置其屋計劃的住宅買賣，除非有關單位轉售限制期屆滿並已繳付補價。

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

住宅買賣 - 按成交金額分類的買賣合約數目
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

買賣合約數目 No. of Agreements

年 / 月 Year / Month		成交金額 (百萬元) Range of Consideration ($ million): 少於 1 Less than 1 數目 No.	%	1 至少於 2 1 to less than 2 數目 No.	%	2 至少於 3 2 to less than 3 數目 No.	%	3 至少於 5 3 to less than 5 數目 No.	%	5 至少於 10 5 to less than 10 數目 No.	%	10 或以上 10 or over 數目 No.	%	總數 Total
2005		23 768	23	32 300	31	18 491	18	16 705	16	7 775	8	4 323	4	103 362
2006		19 606	24	26 832	33	15 085	18	12 190	15	6 167	7	2 592	3	82 472
2007		20 461	17	45 457	37	21 386	17	18 483	15	11 106	9	6 682	5	123 575
2006	1 - 3	4 702	27	6 104	34	3 224	18	2 133	12	1 090	6	471	3	17 724
	4 - 6	5 065	23	7 165	33	3 678	17	3 354	15	1 781	8	768	4	21 811
	7 - 9	4 778	21	6 425	29	4 919	22	3 922	18	1 588	7	609	3	22 241
	10 - 12	5 061	24	7 138	34	3 264	16	2 781	13	1 708	8	744	4	20 696
2007	1 - 3	5 127	22	8 478	36	4 112	18	3 001	13	1 677	7	933	4	23 328
	4 - 6	5 781	19	11 111	37	4 567	15	4 585	15	2 438	8	1 811	6	30 293
	7 - 9	4 659	16	12 099	41	5 294	18	4 073	14	2 165	7	1 131	4	29 421
	10 - 12	4 894	12	13 769	34	7 413	18	6 824	17	4 826	12	2 807	7	40 533
2007	1	1 791	24	2 631	35	1 284	17	928	12	564	8	287	4	7 485
	2	1 636	21	2 852	37	1 485	19	1 024	13	504	6	303	4	7 804
	3	1 700	21	2 995	37	1 343	17	1 049	13	609	8	343	4	8 039
	4	1 747	18	3 514	37	1 228	13	1 497	16	730	8	814	9	9 530
	5	2 215	20	4 054	36	1 707	15	1 605	14	918	8	611	5	11 110
	6	1 819	19	3 543	37	1 632	17	1 483	15	790	8	386	4	9 653
	7	1 621	18	3 290	36	1 704	19	1 424	15	761	8	388	4	9 188
	8	1 814	16	4 533	39	2 153	19	1 665	15	836	7	479	4	11 480
	9	1 224	14	4 276	49	1 437	16	984	11	568	6	264	3	8 753
	10	1 649	15	3 988	35	2 094	19	1 725	15	1 135	10	680	6	11 271
	11	1 691	11	5 065	32	2 789	18	2 751	17	2 161	14	1 302	8	15 759
	12	1 554	12	4 716	35	2 530	19	2 348	17	1 530	11	825	6	13 503

資料來源 ： 土地註冊處
有關數字來自圖表 50。
由於四捨五入關係，個別項目的百分率數字加起來可能不等於百分之一百。

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.

住宅一手及二手市場 - 買賣合約數目及總值
DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month		一手買賣 Primary Sales 數目 No.	%	總值 (百萬元) Consideration ($ million)	二手買賣 Secondary Sales 數目 No.	%	總值 (百萬元) Consideration ($ million)	總數 Total No.
2005		15 994	15	93 208	87 368	85	219 623	103 362
2006		13 986	17	57 725	68 486	83	174 303	82 472
2007		20 123	16	122 470	103 452	84	311 561	123 575
2006	1 - 3	1 294	7	4 589	16 430	93	40 639	17 724
	4 - 6	3 023	14	14 420	18 788	86	48 629	21 811
	7 - 9	5 902	27	21 803	16 339	73	41 965	22 241
	10 - 12	3 767	18	16 913	16 929	82	43 070	20 696
2007	1 - 3	3 095	13	13 980	20 233	87	54 693	23 328
	4 - 6	5 876	19	41 086	24 417	81	68 223	30 293
	7 - 9	5 722	19	23 333	23 699	81	66 260	29 421
	10 - 12	5 430	13	44 071	35 103	87	122 385	40 533
2007	1	994	13	4 659	6 491	87	16 691	7 485
	2	1 267	16	4 820	6 537	84	17 312	7 804
	3	834	10	4 501	7 205	90	20 690	8 039
	4	2 410	25	20 854	7 120	75	18 588	9 530
	5	2 293	21	13 487	8 817	79	24 700	11 110
	6	1 173	12	6 745	8 480	88	24 935	9 653
	7	1 402	15	7 493	7 786	85	21 239	9 188
	8	1 886	16	8 677	9 594	84	28 083	11 480
	9	2 434	28	7 163	6 319	72	16 938	8 753
	10	1 901	17	14 913	9 370	83	28 916	11 271
	11	2 573	16	21 092	13 186	84	49 024	15 759
	12	956	7	8 066	12 547	93	44 445	13 503

資料來源 ： 土地註冊處
有關數字來自圖表 50。請參閱該圖表有關"住宅買賣"的定義。一手買賣一般指由發展商出售的單位，二手買賣指非由發展商出售的單位。
由於四捨五入關係，一手和二手買賣的總值加起來可能不等於圖表 50 的總值。

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.

非住宅買賣 - 主要類別物業買賣宗數及總值
NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

年 / 月 Year / Month		寫字樓 Office 宗數 No.	寫字樓 Office 總值 (百萬元) Consideration ($ million)	商業樓宇 Commercial 宗數 No.	商業樓宇 Commercial 總值 (百萬元) Consideration ($ million)	分層工廠大廈 Flatted Factories 宗數 No.	分層工廠大廈 Flatted Factories 總值 (百萬元) Consideration ($ million)
2005		3 431	22 288	7 143	42 661	6 560	9 960
2006		2 874	16 374	4 402	24 585	7 409	13 998
2007 *		4 171	39 210	5 467	38 850	9 175	20 202
2006	7 - 9	671	4 383	1 026	6 153	1 819	3 249
	10 - 12	760	3 969	1 093	5 468	1 862	4 412
2007	1 - 3	723	4 307	1 099	5 317	1 906	3 735
	4 - 6	918	6 324	1 425	9 767	2 431	4 878
	7 - 9 *	992	6 938	1 356	9 744	2 310	5 410
	10 - 12 *	1 538	21 642	1 587	14 023	2 528	6 179
2006	7	194	1 030	305	1 773	581	1 003
	8	226	2 034	337	2 304	617	1 029
	9	251	1 319	384	2 075	621	1 217
	10	246	1 139	360	1 524	601	1 117
	11	278	1 386	403	2 260	637	1 113
	12	236	1 444	330	1 684	624	2 182
2007	1	226	1 151	393	1 823	622	1 189
	2	214	1 395	310	1 460	583	1 110
	3	283	1 760	396	2 035	701	1 436
	4	285	1 424	435	2 594	736	1 407
	5	302	2 300	538	3 744	884	1 861
	6	331	2 600	452	3 429	811	1 610
	7	312	2 031	507	3 856	813	2 034
	8 *	343	2 748	442	2 595	870	2 116
	9 *	337	2 159	407	3 293	627	1 260
	10 *	411	4 896	448	2 912	708	2 108
	11 *	583	8 158	564	4 722	823	1 791
	12 *	544	8 588	575	6 389	997	2 281

* 臨時數字

這些數字是根據買賣合約的簽署**日期**，而**並非**送交土地註冊處登記的日期，應與土地註冊處編制的住宅買賣數據有所區別。

數字並不反映所有非住宅買賣。其他類別如工貿大廈、貨倉、車位等並不包括在內。整座樓宇的買賣，或包含超過一種物業類別的買賣，亦未有包括在內。故此，列表的數字，特別是總值方面，可能會較實際的數字為低。

* Provisional

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, and **not** the date on which the Agreement is submitted for registration.

Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises, carparking spaces etc. are not included. Transactions of a whole building or comprising more than one property type are also excluded. Therefore figures presented here, particularly on the consideration, may have been under-reported.

各 區 域 及 地 區
AREAS AND DISTRICTS

區 域 Area	地 區 District	地 區 內 的 分 區 名 稱	Names of Sub-districts within District Boundaries	規 劃 統 計 小 區 Tertiary Planning Units
港島 HONG KONG	中西區 CENTRAL AND WESTERN	堅尼地城、石塘咀、西營盤、上環、中環、金鐘、半山區、山頂	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 172(p), 181, 182(p)
	灣仔 WAN CHAI	灣仔、銅鑼灣、跑馬地、大坑、掃桿埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190
	東區 EASTERN	天后、寶馬山、北角、鰂魚涌、西灣河、筲箕灣、柴灣、小西灣	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 194(p)
	南區 SOUTHERN	薄扶林、香港仔、鴨脷洲、黃竹坑、壽臣山、淺水灣、舂磡角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	111(p), 171, 172(p), 173, 174, 175(p), 176, 183(p), 191, 192, 193, 194(p), 195, 196, 197, 198
九龍 KOWLOON	油尖旺 YAU TSIM MONG	尖沙咀、油麻地、西九龍填海區、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 213(p), 214, 215(p), 216, 220, 221, 222(p), 225, 226(p), 227, 228, 229, 236(p), 251, 252, 253, 254

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
九龍 KOWLOON	深水埗 SHAM SHUI PO	美孚、荔枝角、長沙灣、深水埗、石硤尾、又一村、大窩坪、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(p), 261, 262, 263, 264, 265, 266, 267, 268(p), 269(p), 271(p), 320(p), 328(p), 761(p)
	九龍城 KOWLOON CITY	紅磡、土瓜灣、馬頭角、馬頭圍、啟德、九龍城、何文田、九龍塘、筆架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213(p), 215(p), 222(p), 226(p), 231, 232, 233, 234, 235, 236(p), 237, 241, 242, 243, 244, 245, 246, 247, 268(p), 271(p), 272, 282(p), 283(p), 285, 286(p)
	黃大仙 WONG TAI SIN	新蒲崗、黃大仙、東頭、橫頭磡、樂富、鑽石山、慈雲山、牛池灣	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282(p), 283(p), 284, 286(p), 287(p), 288, 289
	觀塘 KWUN TONG	坪石、九龍灣、牛頭角、佐敦谷、觀塘、秀茂坪、藍田、油塘、鯉魚門	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	280, 286(p), 287(p), 290, 291, 292, 293(p), 294, 295, 297(p), 298(p), 831(p), 835(p)
新界 NEW TERRITORIES	葵青 KWAI TSING	葵涌、青衣	Kwai Chung, Tsing Yi	260(p), 269(p), 310(p), 320(p), 326, 327(p), 328(p), 329, 350, 351, 733(p)
	荃灣 TSUEN WAN	荃灣、梨木樹、汀九、深井、青龍頭、馬灣、陰澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Yam O	310(p), 321, 322, 323, 324, 325, 327(p), 331, 332, 333(p), 334, 335, 336, 340(p), 413(p), 531(p), 731, 732(p), 733(p), 961(p), 971(p), 972(p), 973(p), 974, 975

(p) = part 部分

各區域及地區

AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新界 NEW TERRITORIES	屯門 TUEN MUN	大欖涌、掃管笏、屯門、藍地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	333(p), 340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441, 442, 522(p), 531(p), 951(p)
	元朗 YUEN LONG	洪水橋、廈村、流浮山、天水圍、元朗、新田、落馬洲、錦田、石崗、八鄉	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 521, 522(p), 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533, 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 632(p), 724(p)
	北區 NORTH	粉嶺、聯和墟、上水、石湖墟、沙頭角、鹿頸、烏蛟騰	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 621, 622, 623, 624, 625, 626, 627, 628, 629, 631(p), 632(p), 633(p), 634(p), 641, 642, 651, 652(p), 653, 711(p), 712(p)
	大埔 TAI PO	大埔墟、大埔、大埔滘、大尾篤、船灣、樟木頭、企嶺下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 631(p), 633(p), 634(p), 652(p), 711(p), 712(p), 720, 721, 722, 723, 724(p), 725, 726, 727, 728, 729(p), 732(p), 741(p), 742(p), 743, 744(p), 751, 757(p), 762(p), 822(p), 824(p)
	沙田 SHA TIN	大圍、沙田、火炭、馬料水、烏溪沙、馬鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	282(p), 310(p), 327(p), 724(p), 729(p), 732(p), 733(p), 744(p), 753, 754, 755, 756, 757(p), 758, 759, 761, 762(p), 824(p)

(p) = part 部分

各 區 域 及 地 區
AREAS AND DISTRICTS

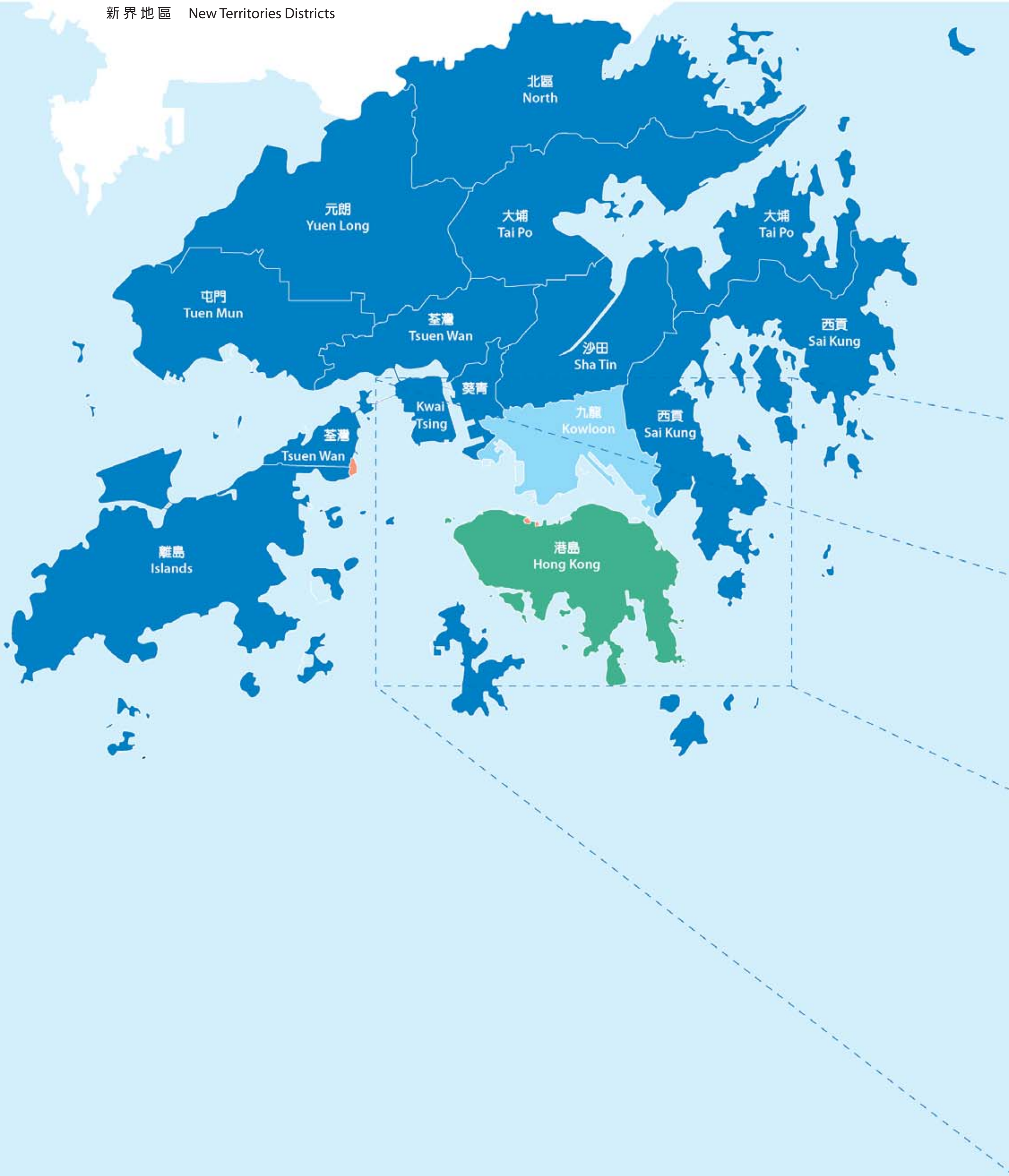
區 域 Area	地 區 District	地 區 內 的 分 區 名 稱	Names of Sub-districts within District Boundaries	規 劃 統 計 小 區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 SAI KUNG	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	293(p), 296, 297(p), 298(p), 741(p), 742(p), 744(p), 762(p), 811, 812, 813, 814, 815, 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831(p), 832, 833, 834, 835(p), 836, 837, 838, 839
	離島 ISLANDS	長洲、坪洲、大嶼山（包括東涌）、南丫島	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(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

(p) = part 部分

寫 字 樓 分 區
OFFICE SUB-DISTRICTS

寫 字 樓 的 分 區	Sub-districts for Offices	規 劃 統 計 小 區 Tertiary Planning Units
上環	Sheung Wan	113, 114, 115
中區	Central	121, 122, 123, 124(p)
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	124(p), 131, 132, 133, 134, 135, 144(p), 145, 146, 147(p),148(p), 149
北角 / 鰂魚涌	North Point / Quarry Bay	151(p), 152, 153, 154, 155, 156, 157, 158(p)
尖沙咀	Tsim Sha Tsui	211, 212, 213(p), 214, 215, 216
油麻地 / 旺角	Yau Ma Tei / Mong Kok	220, 221, 222(p), 225, 226(p), 227, 228, 229, 251, 252, 253, 254(p)

新界地區 New Territories Districts



填海工程進行中
Reclamation in progress

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