2010 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 2010

本報告回顧2009年香港物業市場的活動，
並預測2010及2011年的樓宇落成量
A review of the Hong Kong property market for the year 2009
with forecast of completions for 2010 and 2011

差餉物業估價署
Rating and Valuation Department

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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)。

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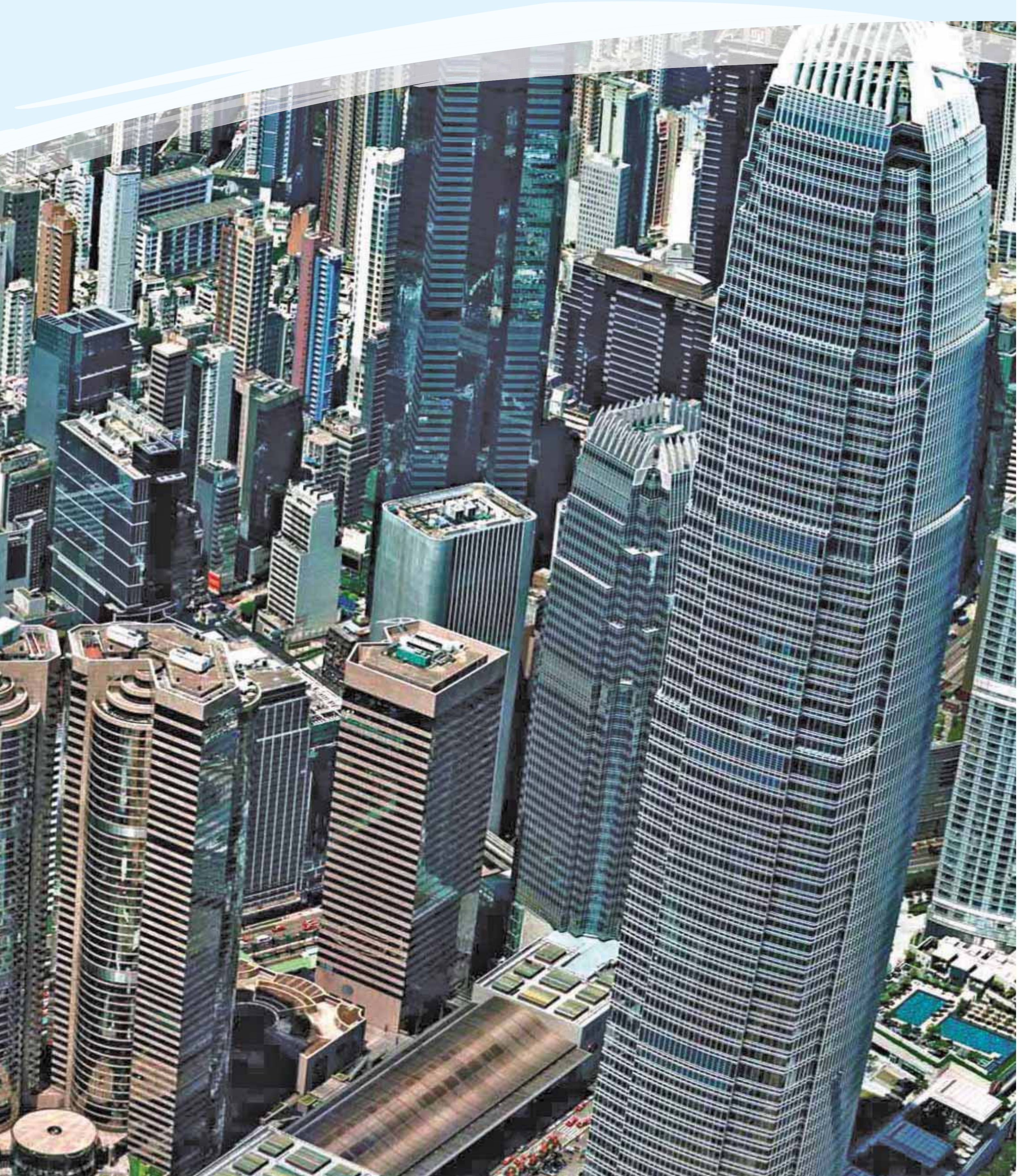
The full text of this Review is available from the Department's website at http: //www.rvd.gov.hk.

綜觀

Overview



自2008年9月全球金融危機爆發以來，各主要經濟體系的政府協力鞏固疲弱的經濟，協助民眾度過難關。本港受惠於中央政府推出的刺激經濟政策和支援措施，經濟得以在緊縮一年後，於2009年第二季開始復蘇。全年本地生產總值錄得2.7%的實質跌幅，而來年可望出現增長。失業率在年中升至5.4%的高位後徐徐下跌。投資方面，受到金融機構倒閉影響，投資者對複雜的投資產品存有戒心，而轉為購買物業。貸款成本偏低，加上資金充裕，促使投資者轉向股票和物業市場，圖取較佳回報，令投資市場經過一段低迷日子之後重獲支持。

Since the outbreak of the global financial crisis in September 2008, governments in major economies took concerted actions to shore up the flagging economy and help people ride out the recession. Thanks to the expansionary policies and support measures of the Central Government, Hong Kong economy made a turnaround in the second quarter of 2009 after a year of contraction. The GDP shrank 2.7% in real terms for the whole year and looked set to post positive growth in the following year. Unemployment rate fell steadily since hitting a peak of 5.4% in the middle of the year. On investment front, shaken by the collapse of financial institutions, investors became wary about investing in complex investment products and began to turn to buying properties. Low borrowing costs and ample liquidity also prompted investors to put money into stock and property markets to seek better returns, thus lending support to the investment market after a period of lackluster performance.

由於資金湧入加上利率低企，刺激市場需求，令各類物業價格上揚，並在年底重返金融危機之前的水平。租金方面，雖然住宅和非住宅物業租金分別於第二、三季開始回升，但仍未回復金融危機前的水平。

With the inflow of capital and low interest rates stimulating market demand, prices increased across all property sectors and returned to the pre-crisis levels by the year end. Rents were still some way off despite the recovery since the second quarter for residential properties and third quarter for non-domestic properties.

年底時市場氣氛依然樂觀。經濟基調雖有所改善，但本港經濟仍受外圍的變數影響。市場亦漸關注若各地政府同時間推出緊縮經濟措施將導致資金逆轉，利率上升，打擊復蘇中的經濟。

Market sentiment stayed upbeat when the year drew to a close. Despite the improving economic fundamentals, Hong Kong economy remained vulnerable to uncertainties in the external environment. Concerns were also growing that any tightening measures taken by governments simultaneously would lead to a reversal of capital and interest rate rise, and deal a blow to the recovering economy.

住宅物業

2008年最後一季的悲觀氣氛延續至年內。發展商為刺激買家意欲，開始減價速銷存貨。銀行於3月相繼調低按揭息率，加上資金充裕，以及一手市場銷售反應熱烈，為二手市場提供新動力。發展商眼見樓市氣氛復蘇，乘勢推出新樓盤，訂價也見進取。由於市民恢復信心，物業售價回升，12月負資產住宅按揭貸款數目急跌至466宗的新低，遠少於金融海嘯初期的10 949宗。資金湧入本港推高豪宅售價，部分一手市場單位更以破記錄金額成交，令人擔憂樓價飆升和樓市出現泡沫風險。為平抑豪宅售價，香港金融管理局在10月發出指引，要求銀行收緊價值2 000萬元或以上物業的按揭成數至六成，以及限制2 000萬元以下物業的最高貸款額至1 200萬元。此舉是向市場發出警告信號，而物業售價升勢在最後一季亦稍為放緩。另外，政府在11月宣布多項措施，提高一手樓花交易的透明度，並要求發展商縮短披露成交細節的時間。

2009年的住宅落成量為7 160個單位，是連續第二年低於10 000個的水平。入住量為11 090個單位，較2008年的水平上升61%。年底空置量跌至47 350個單位，相當於總存量的4.3%。預計2010年和2011年分別有14 260和10 960個單位落成。一手市場的供應穩定，預計有55 000個單位在數年間推出。

Residential

The pessimistic mood sustained in the last quarter of 2008 continued into the year. Developers began to offload their inventory at reduced prices in a bid to boost buying interest. In March, banks successively lowered the mortgage rates which, coupled with increased liquidity and the encouraging response in primary sales, provided fresh impetus to the secondary market. To take advantage of the revived market sentiment, developers became active in launching new projects with aggressive pricing. As people's confidence returned and prices rebounded, the number of mortgage loans in negative equity fell steeply to record low of 466 in December, well below the 10 949 cases in the beginning of the financial tsunami. The inflow of funds has also fuelled the prices of luxury flats and the record price fetched by some flats in the primary market sparked concerns about the surging prices and the risk of a property bubble. To temper price surge of luxury properties, the Hong Kong Monetary Authority issued guidelines to banks in October capping the mortgage loan of properties priced at $20 million or above to 60% and limiting the maximum loan amount at $12 million for properties valued at below $20 million. The move sent a cautionary signal to the market and the rise in prices eased slightly in the last quarter. Separately, the Government announced measures in November to further enhance the transparency of the transactions of first-hand uncompleted units and required developers to make public details of transactions within a shorter time limit.

Completions in 2009 were 7 160 units. It was the second year in a row that completions have dropped below 10 000 units. Take-up rose to 11 090 units, 61% higher than the level in 2008. Vacancy at the year end fell to 47 350 units, or 4.3% of total stock. It is estimated that about 14 260 units and 10 960 units will be completed in 2010 and 2011 respectively. There will be steady supply in the primary market with an estimated 55 000 units coming on stream in the next couple of years.

二手物業市場售價經歷2008年下半年短暫下調後，逐季攀升，並抵銷之前的跌幅，2009年第四季的整體售價較前一年同期急增23%。租金在年初承接跌勢，但到第二季開始回升，至第四季更錄得2%的按年增長。回報率在首兩季顯著下跌，之後一直保持平穩。

After a brief downward adjustment in the second half of 2008, prices in the secondary market climbed from quarter to quarter and recovered the lost ground. The overall prices in the last quarter of 2009 leaped 23% from a year earlier. Rents continued to slide at the beginning of the year but started picking up in the second quarter, reverting to a year-on-year increase of 2% in the fourth quarter. Yields dropped markedly in the first two quarters and then held steady for the rest of 2009.

寫字樓

隨着金融危機逐步展現及影響深化，企業開始感受到經濟下滑帶來的壓力，並以精簡架構和搬遷等方法來減低營運成本。非核心地區寫字樓確能吸引一些期望以較低租金租用優質寫字樓的租戶。年內多間投資銀行和金融機構將辦事處遷至非核心地區，因而推高傳統商業地區的空置量，對租金亦構成下調壓力。由於寫字樓市場前景黯淡，投資者在上半年投資審慎，購買意欲疲弱。

Office

As the financial crisis unfolded and the impact deepened, companies started to feel the strain of the economic downturn and cut back on operating costs through downsizing and relocation. Office in non-core districts would certainly appeal to tenants looking for quality space at discounted rents. During the year, several investment banks and financial institutions made the move to non-core areas, thus pushing up the vacancy in traditional business area and exerting downward pressure on the rents. In view of the gloomy outlook for office market, investors took a cautious stance on investment and buying interest tapered off during the first half of the year.

經過兩年充足的供應後，2009年的寫字樓落成量縮減至151 000平方米，較2008年下降56%。甲級寫字樓佔新供應的85%，全部位於油尖旺和觀塘。由於受到經濟不景氣的沉重打擊，整體使用量首次錄得負數，佔用樓面面積減少101 000平方米。空置率在連續四年低於10%後，回升至10.3%的雙位數字。

After two years of ample supply, office completions in 2009 dwindled to 151 000 m^2, down by 56% from the 2008 level. Grade A space accounted for 85% of the overall total, with all coming from Yau Tsim Mong and Kwun Tong. Hit hard by the financial meltdown, the overall take-up has turned negative for the first time, recording a decrease of 101 000 m^2 in occupied floor space. Vacancy rate was back to double-digit figure of 10.3% after staying below 10% for four years.

來年的落成量將維持於2010年的122 000平方米和2011年的130 000平方米。預計新落成量主要將繼續由非核心地區提供，而中區和上環在2011年很可能供應預期落成面積的35%。

Completions in the ensuing years are expected to hover at 122 000 m^2 in 2010 and 130 000 m^2 in 2011. While non-core districts will continue to dominate the scene and provide the bulk of the forecast completions in the coming years, Central and Sheung Wan will likely produce 35% of the anticipated space in 2011.

寫字樓售價在2009年年初繼續下調，但到第二季急速攀升，追回自環球金融危機爆發以來累積的跌幅。第四季售價較2008年同期上升15%。租金經歷連續十個月收縮後，在下半年亦穩定下來。然而，2009年最後一季的整體租金與2008年同期相比，仍然下跌14%。由於年內售價跑贏租金，市場回報率逐步下跌。

Office prices continued with the downward trend at the beginning of 2009 but rebounded in the second quarter briskly, recouping the loss accumulated since the outbreak of the global financial crisis. Prices in the fourth quarter were 15% higher than the same period in 2008. Rents also stabilised in the second half of the year after shrinking for 10 straight months. Still, the overall rents in the last quarter slashed by 14% compared to a year before. With prices outperforming rents in the year, market yields went down progressively.

商業樓宇

2009年商業樓宇的落成量為84 000平方米，較2008年多70%。使用量為42 000平方米，空置量則保持平穩於總存量的8.7%，即932 000平方米。預計2010年的落成量為82 000平方米，與2009年大致相同；2011年則下跌至56 000平方米。

Commercial

Completions of commercial space in 2009 were 84 000 m², exceeding the 2008 level by 70%. Take-up was 42 000 m² and vacancy held steady at 8.7% of stock, amounting to 932 000 m². Completions are expected to stay at similar level of 82 000 m² in 2010 and then drop to 56 000 m² in 2011.

零售業樓宇

受到金融動盪和人類豬型流感爆發影响，訪港旅客人數在最初數月急劇下降。本港失業率持續攀升，4至6月更達到5.4%，為四年來的新高，令本地消費疲弱。零售額因而下挫，業界備受壓力。然而，隨著經濟復蘇步伐加快，加上政府的紓困措施奏效，鞏固消費信心，零售額按年跌幅由8月開始收窄。此外，訪港旅客人數也回復上升，全年入境旅遊增長0.3%，而內地旅客人數則上升6.5%，部分原因是內地放寬深圳居民赴港旅遊的限制。

年內零售業樓宇售價持續上漲，與2008年最後一季相比，2009年第四季增幅累積至25%。租金則溫和上升2%，回報率亦緩緩下調。

Retail

Impacted by the financial turmoil and the outbreak of human swine flu, tourist arrivals dropped severely in the initial months. Domestic consumption also weakened amid rising unemployment rate, which reached a 4-year high of 5.4% in the three months to June. Retail sales suffered a setback and retailers were under pressure. Yet, the year-on-year decline in retail sales narrowed in August as economic recovery gathered pace and government's relief measures took effect, rendering support to consumer confidence. Also, total visitor arrivals have reverted to an upward trend. Against an overall gain of 0.3% in inbound tourism, Mainland visitors increased by 6.5% due in part to the easing of restrictions on Shenzhen residents visiting Hong Kong.

Prices of retail properties rose continually during the year, culminating in 25% growth in the fourth quarter of 2009 against the last quarter of 2008. On the other hand, rents showed only a modest rise of 2%. Market yield edged down gradually.

工業樓宇

行政長官在《施政報告》中提出釋放舊工業大廈潛力的措施，除了降低強制售賣非工業區工廈作重建的門檻外，只要符合指定的要求，政府亦免除業主因改裝整幢工廈作非工業用途而須要繳交的豁免費用。一些業主將受惠於新措施，但亦有一些業主擔心在活化措施下，商業樓宇的供應會因而增加。雖然各項措施的成效仍有待觀察，但2009年最後兩個月的成交宗數明顯飆升。

繼2008年高落成量後，2009年**分層工廠大廈**的落成量顯著回落至3 000平方米。使用量持續出現負數，約290 000平方米，年底時空置率升至總存量的8%。預測落成量方面，2010年的落成量或會增加至69 000平方米，但到2011年則會回落至39 000平方米。2009年最後一季的售價較前一年上升10%，同期的租金則微跌3%。回報率全年持續下跌。

2009年並無**工貿大廈**落成，使用量則減少21 000平方米，以致空置量高於2008年的水平。2009年底空置量增至61 000平方米，相當於總存量的10%。落成量偏低的情況持續，預計2010和2011年均不會有新供應。

2009年亦沒有新的**貨倉**落成，而這分類的樓宇只有大約48 000平方米樓面面積在2011年落成。

Industrial

The Chief Executive has in his Policy Address put forward measures to release the potential of old industrial buildings. Apart from lowering the compulsory sale application threshold for industrial buildings in non-industrial areas, waiver fee for wholesale conversion to non-industrial uses would be exempted subject to certain conditions. While some owners stood to benefit from the new measures, some were worried about an increase in supply of commercial premises under the revitalisation policy. Although the effect of the measures remained to be seen, the number of transactions shot up quite noticeably in the last two months of the year.

Completions of **flatted factories** in 2009 dropped distinctly to 3 000 m^2 after reaching record high in 2008. Take-up continued to stay negative, about 290 000 m^2, and vacancy at the year end rose to 8% of stock. Completions in 2010 will probably increase substantially to 69 000 m^2, and 2011 is expected to see completions reducing to 39 000 m^2. Prices for the last quarter of 2009 crept up by 10% from the year before, whereas rents shed 3% in the corresponding period. The yield declined continuously during the year.

There were no **industrial/office** completions in 2009 and the negative take-up of 21 000 m^2 led to a higher level of vacancy relative to 2008. The vacancy at the end of 2009 increased to 61 000 m^2, representing 10% of stock. The trend of low completions will persist and there is unlikely to be any new supply in 2010 and 2011.

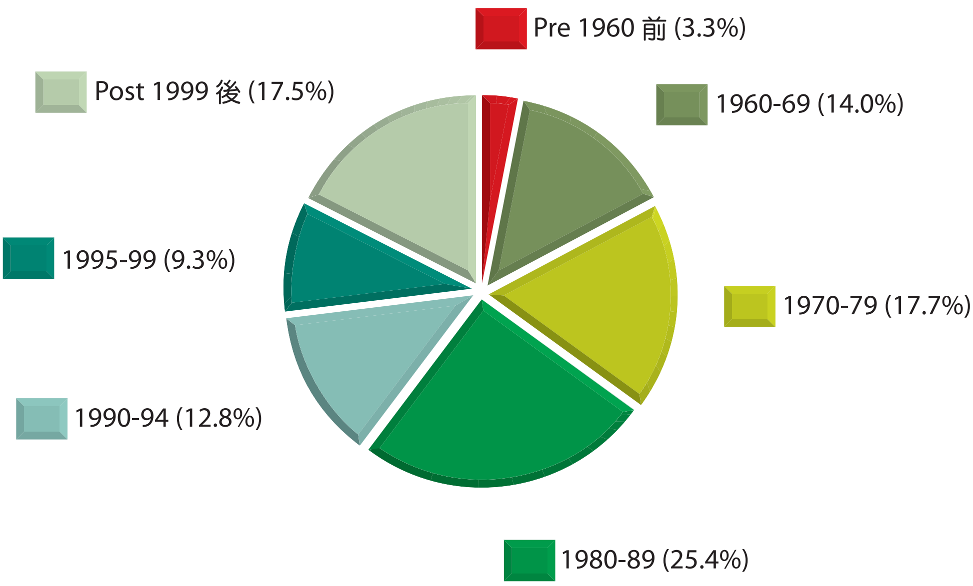
There were also no **storage** completions in 2009, and this sub-sector will only see some 48 000 m^2 coming on stream in 2011.

私人住宅
Private Domestic

這類別包括設有煮食設施、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。2009年底的整體總存量為1 090 600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 2009, the overall stock was 1 090 600 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2009年的私人住宅落成量跌至7 160個單位，較2008年下跌18%，連續兩年低於10 000個的水平。新單位當中新界佔57%，九龍及港島分別佔25%和18%。按地區計，沙田的新單位落成量最多，佔整體落成量的33%，其次是九龍城和中西區，分別佔整體落成量的14%和12%。

Newly completed private domestic units dropped by 18% from 2008 to 7 160 in 2009, falling below the 10 000 level for two consecutive years. 57% of the new units were located in the New Territories while 25% and 18% of the units in from Kowloon and Hong Kong Island respectively. District-wise, Sha Tin became the area of the highest new supply and accounted for 33% of the overall completions, followed by Kowloon City at 14% and Central and Western District at 12%.

2009年的入住量從2008年的低位回升61%，達11 090個單位，較年內落成量高出近55%，因此年底的空置量下跌至47 350個單位，相當於總存量的4.3%，其中約有2 000個空置單位（即4%）由於仍未獲發滿意紙或轉讓同意書而未能入住。

Take-up in 2009 rose from the 2008 trough by 61% to 11 090 units which was almost 55% higher than the completions in the year. As a result, vacancy at the year end dropped to 47 350 units, equivalent to 4.3% of the stock. About 2 000 (4%) of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

根據2009年12月31日所作的預測，2010年和2011年的落成量分別為14 260和10 960個單位。2010年約有68%的新供應位於新界，23%來自九龍。按地區計，元朗及將軍澳分別提供27%和22%的新落成單位。預計2011年的落成量主要仍會來自新界，佔新供應的比例進一步增至75%，單是沙田已佔總落成量的37%。

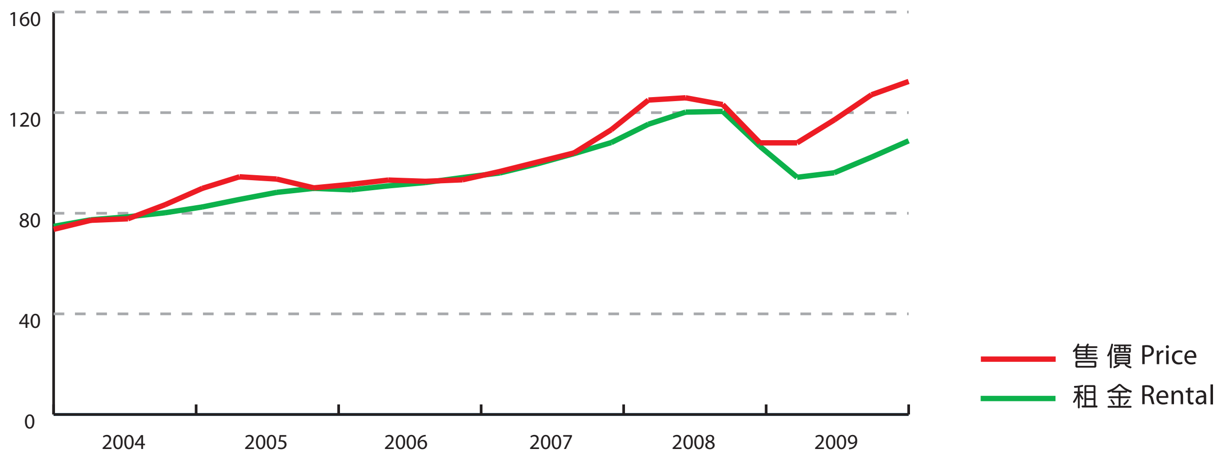
It was estimated as at 31 December 2009 that 14 260 units and 10 960 units would be completed in 2010 and 2011 respectively. In 2010, about 68% of the new supply would be situated in the New Territories and 23% in Kowloon. Down to district level, Yuen Long and Tseung Kwan O will account for about 27% and 22% of the new units respectively. The New Territories will still be the main source of supply in 2011 with its share increasing to 75%. Sha Tin alone is expected to provide 37% of the new units.

二手樓宇市場的售價在2009年第一季出現整固，其後重拾升軌，第四季的整體售價指數錄得23%的按年升幅。租金表現則較售價遜色，租金在第一季下挫，即使其後三季持續上升，2009年第四季的租金指數與去年同期相比，升幅僅為2%。

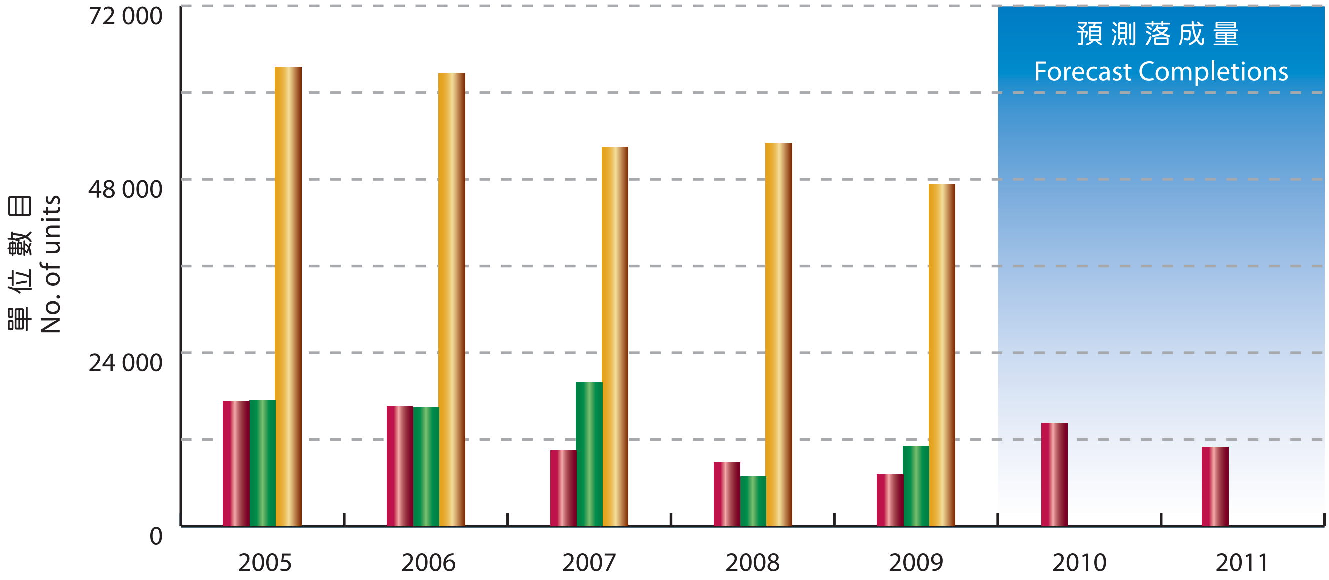
After undergoing a consolidation in the first quarter of 2009, prices in the secondary market continued to surge in the remaining quarters of the year with the overall price index registering a year-on-year growth of 23% in the last quarter. Performance of the leasing market was not as good as the sales market. Rents plunged in the first quarter. Despite the continuous rise in the following three quarters, the rental index in the last quarter of 2009 exhibited 2% increase only as compared with the same period last year.

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

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	17 320	16 580	10 470	8 780	7 160	14 260#	10 960#
入住量 Take-up	17 450	16 400	19 850	6 890	11 090		
空置量 Vacancy	63 540	62 670	52 470	52 940	47 350		
%+	6.0	5.9	4.9	4.9	4.3		

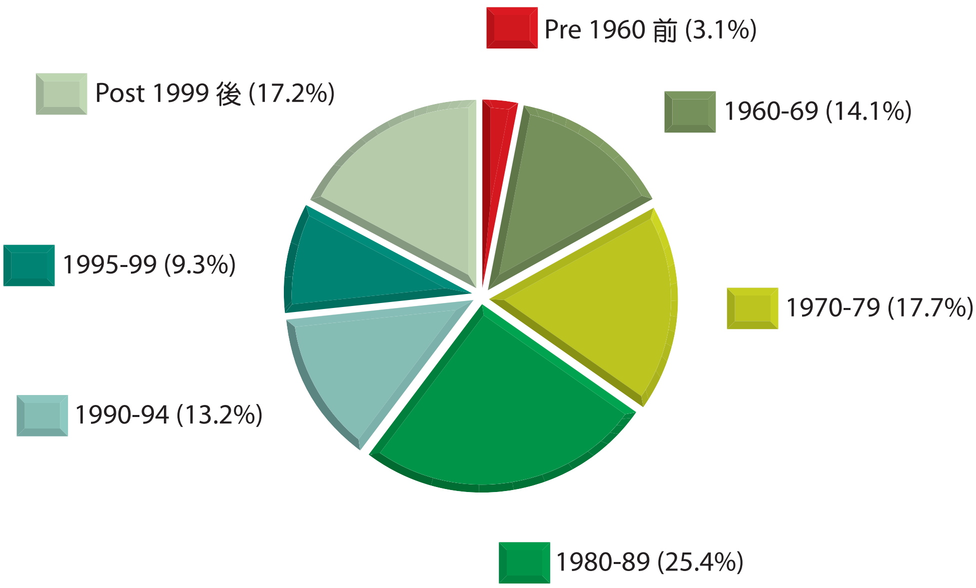
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 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。2009年底的總存量為1 009 100個單位，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 100m². Stock at the end of 2009 was 1 009 100 units which accounted for 93% of the total private domestic stock. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2009年落成的單位有4 740個，其中64%位於新界，22%坐落港島。按地區計，沙田的落成量最多，中西區則次之。按單位面積計算，僅B類單位已佔此分類新落成單位的63%；如以2009年整體落成量計，則佔42%。

4 740 units were completed in 2009, of which 64% were located in the New Territories and 22% on Hong Kong Island. On district level, major supply came from Sha Tin, followed by Central and Western District. In terms of flat size, Class B units alone shared 63% of the completions in this sub-sector or 42% of the total new completions in 2009.

2009年的入住量較去年顯著上升66%，共有10 420個單位。年底空置量因而減少至38 770個單位，佔此分類總存量的3.8%。

估計2010年和2011年分別有12 830和9 320個單位落成。未來兩年，此分類的新落成單位仍集中於新界，分別佔2010及2011年預測總落成量的72%和80%，新單位主要來自元朗和沙田。

Take-up increased substantially by 66% from last year to 10 420 units in 2009. Vacancy at the year-end therefore reduced to 38 770 units, representing 3.8% of the stock in this sub-sector.

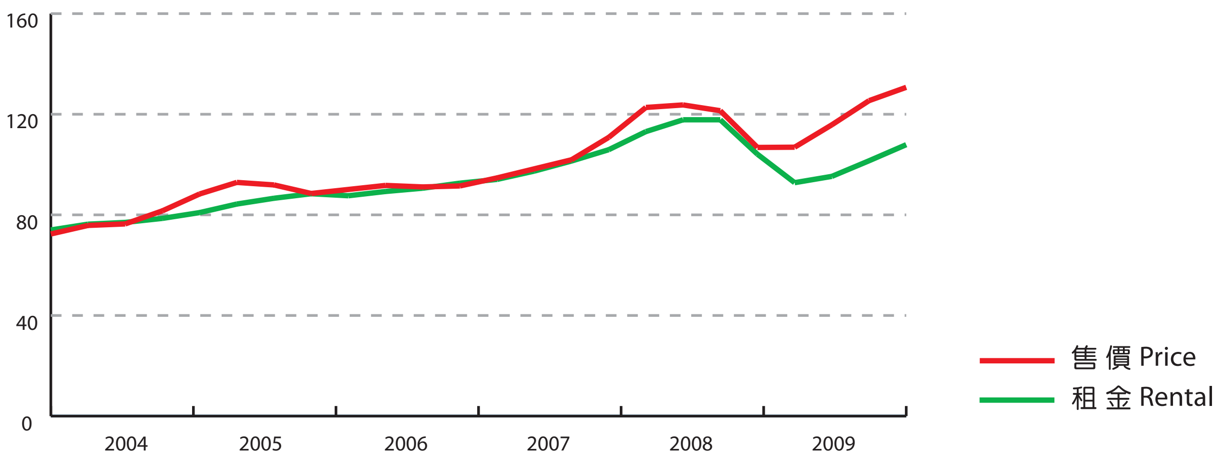
Completions in 2010 and 2011 are anticipated to increase to 12 830 units and 9 320 units respectively. New supply in this sub-sector will still be concentrated in the New Territories in coming two years, sharing 72% of the estimated total completions in 2010 and 80% in 2011. Yuen Long and Sha Tin will be the major suppliers in the respective years.

2009年，這類單位的售價表現優於租金。售價在第二季開始急升，至第四季的按年升幅達到22%，而同期的租金則溫和上升4%。

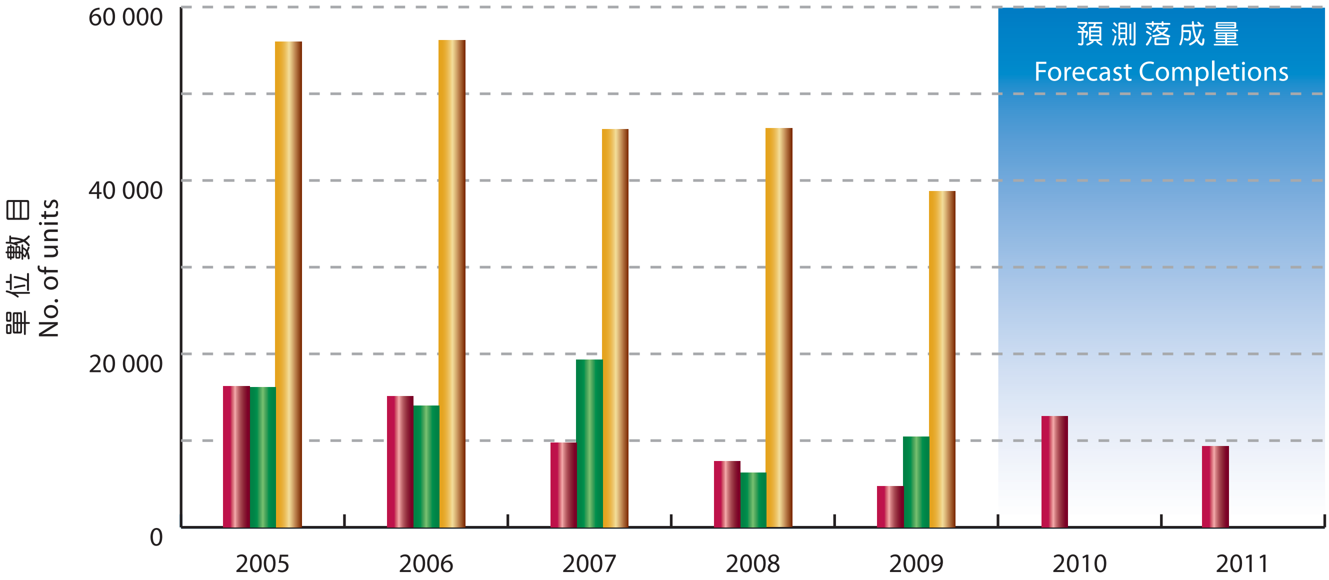
Sales market outperformed the leasing market in 2009. Prices rose rapidly starting from the second quarter of the year, registering a year-on-year increase of 22% in the fourth quarter while rents recorded a mild increase of 4% over the same period.

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

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	16 250	15 130	9 730	7 600	4 740	12 830#	9 320#
入住量 Take-up	16 150	14 040	19 300	6 290	10 420		
空置量 Vacancy	56 000	56 190	45 920	45 950	38 770		
%+	5.7	5.7	4.6	4.6	3.8		

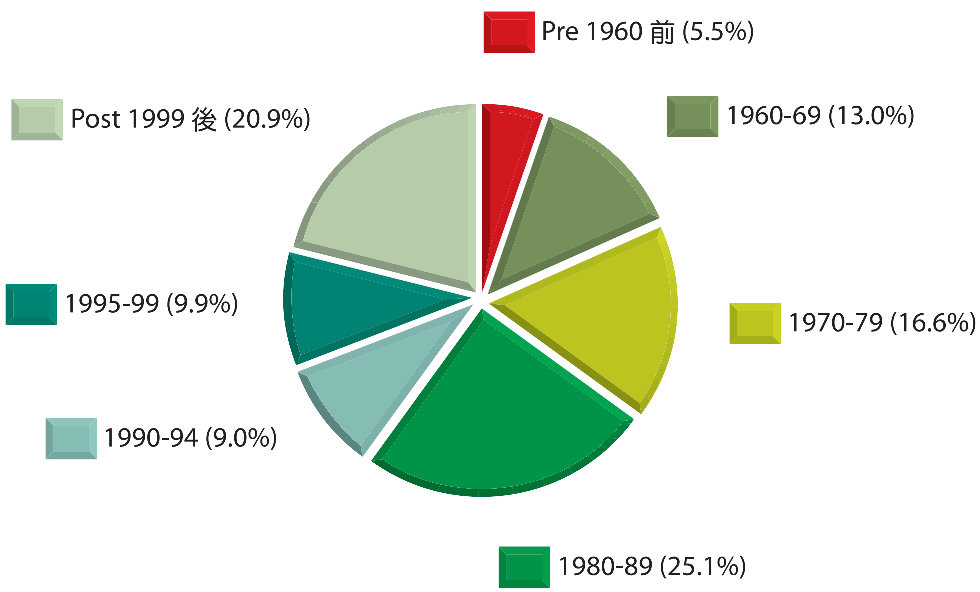
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米或以上的單位。2009年底的總存量為81 500個單位，佔私人住宅總存量的7%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of 100m² or above. Stock at the end of 2009 was 81 500 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



2009年共有2 420個單位落成，主要位於九龍和新界，其中以九龍城的供應最多，佔總落成量的40%。

There were 2 420 units completed in 2009, mainly located in Kowloon and the New Territories. Kowloon City was the district with the largest production, contributing 40% of the completions.

年內的入住量淨增長為670個單位，較去年上升12%，但入住量仍較落成量少70%，令空置量大增至8 580個單位，相當於總存量的10.5%。

The net increase in the number of units being occupied for the year was 670, up by 12% from last year. Despite the increase, take-up was some 70% less than completions in the year and vacancy as a result jumped to 8 580 units, equivalent to 10.5% of the stock.

預計2010年和2011年的落成量回落至較低水平，分別為1 430和1 640個單位。預測2010年的新供應將平均分布於香港、九龍和新界區。2011年約有一半新單位來自新界，大埔佔37%。

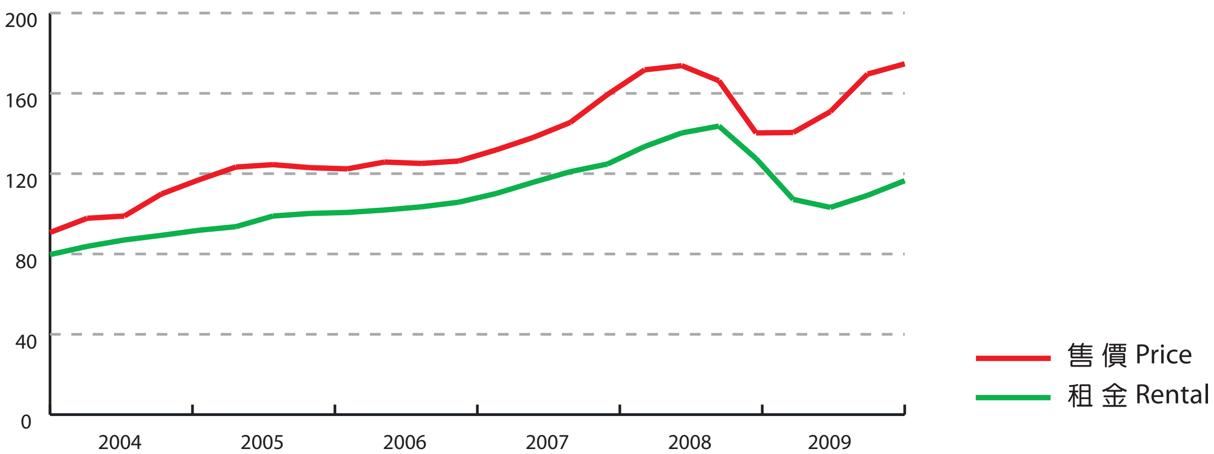
Lower completions of 1 430 units and 1 640 units are expected in 2010 and 2011 respectively. The supply for 2010 is forecast to spread evenly among the three geographical regions. In 2011, the New Territories will share about half of the estimated supply with Tai Po providing 37% of the units in this sub-sector.

這類單位的售價在2009年第二、三季大幅上升，情況和中小型單位市場雷同。其後升勢延續，第四季錄得25%的按年升幅。租金表現則遜於售價，雖然租金跌勢到第二季喘定，並於下半年回升，但最後一季的租金與前一年同期相比，仍有9%的跌幅。

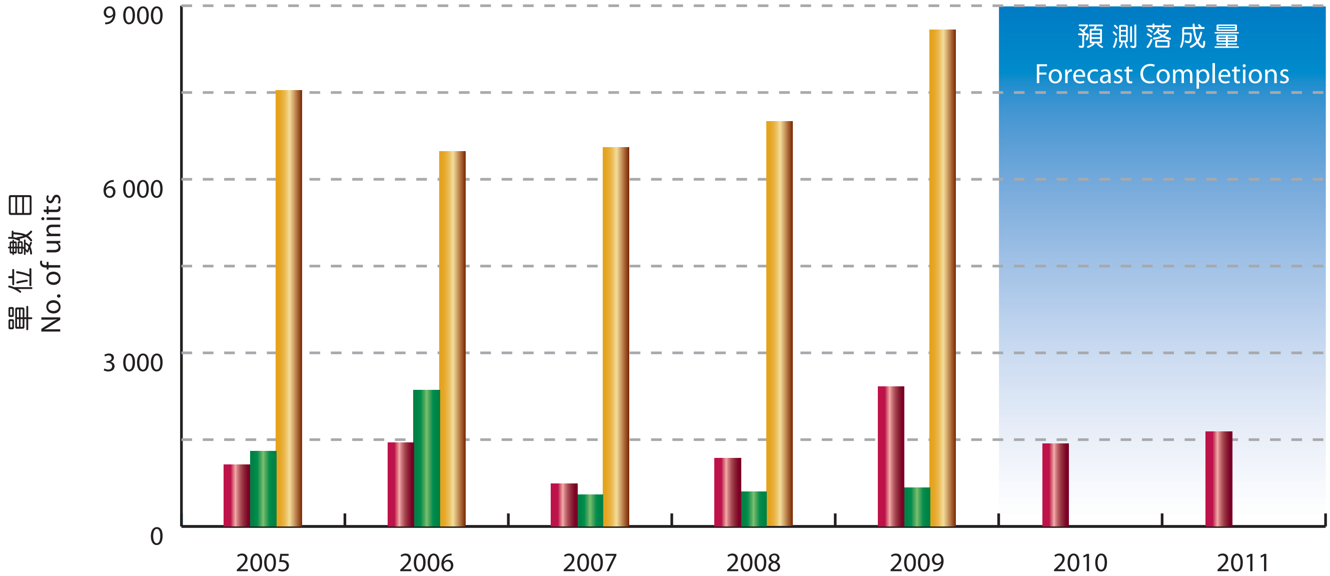
Similar to the small/medium-sized flats, prices in this sub-sector soared in the second and the third quarters of 2009. It continued to rise and resulted in an annual growth of 25% in the last quarter. Performance of the leasing market was less promising. Though rents edged up in the second half of the year after bottoming out in the second quarter, a year-on-year decline of 9% was still recorded in the fourth quarter.

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

	2005	2006	2007	2008	2009	2010	2011
落 成 量 Completions	1 070	1 450	740	1 180	2 420	1 430#	1 640#
入 住 量 Take-up	1 300	2 360	550	600	670		
空 置 量 Vacancy	7 540	6 480	6 550	6 990	8 580		
%+	9.9	8.4	8.4	8.8	10.5		

\+ 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

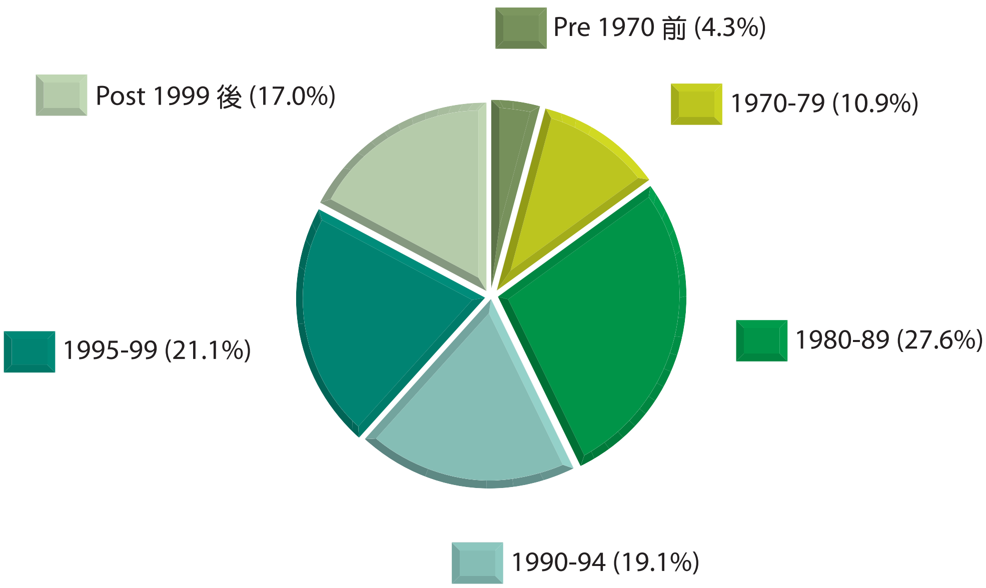
私人寫字樓
Private Office

2009年底私人寫字樓的總存量為10 529 000平方米，當中甲級寫字樓佔62%，乙級寫字樓佔23%，丙級寫字樓則佔15%。2009年底，位於上環、中區、灣仔、銅鑼灣和尖沙咀等核心地區的寫字樓，共佔總存量的59%。圖表顯示按樓齡分類的各級寫字樓總存量。

The total stock of private offices at the end of 2009 amounted to 10 529 000 m², comprising 62% Grade A, 23% Grade B and 15% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 59% of the total stock at the end of 2009. The chart shows the total stock of all offices by age.

按樓齡分類的總存量

Stock Distribution by Age



2009年私人寫字樓的落成量為151 000平方米，較2008年大幅下跌56%。甲級寫字樓的落成量為128 800平方米，相當於總落成量的85%。

Office completions in 2009 were 151 000 m², a sharp decline of 56% from the 2008 level. Completions of Grade A space amounted to 128 800 m², representing 85% of total supply.

年內寫字樓的使用量錄得負數，佔用樓面面積減少101 000平方米。新落成寫字樓的使用量偏低，導致年底的空置量升至1 082 800平方米，相當於總存量的10.3%。

A negative take-up of 101 000 m² was recorded for the year. Take-up in newly completed space was low, thus leading to an increase in year-end vacancy to 1 082 800 m² or 10.3% of the stock.

預計未來兩年落成量較低，在2010年約有121 900平方米，2011年則為130 400平方米。2010年的新供應差不多全部來自非核心地區，2011年核心地區的新供應比例很可能上升至37%。另外，2010年和2011年甲級寫字樓的預測落成量，分別佔該年新供應的93%和79%。

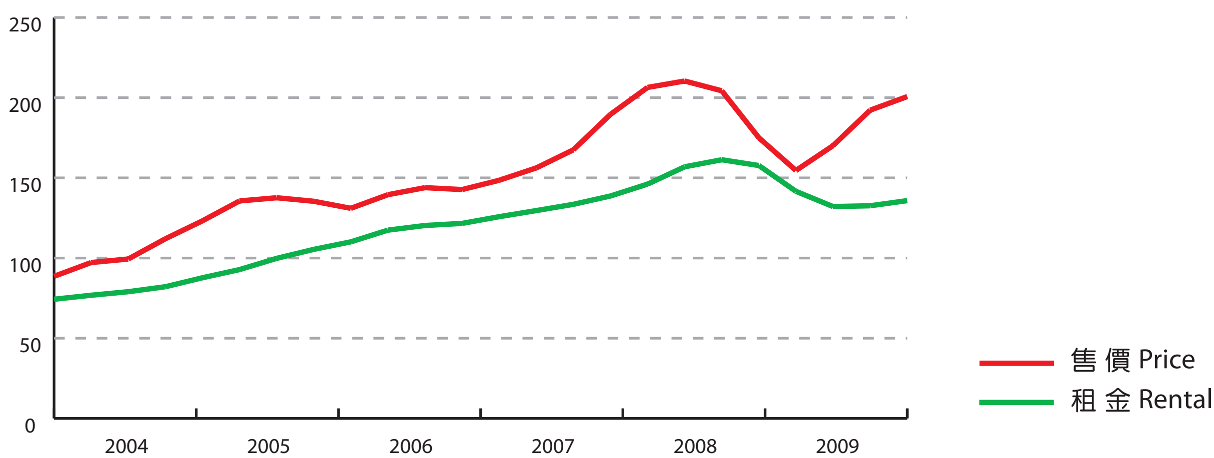
Lower completions are expected in the following two years, at 121 900 m² in 2010 and 130 400 m² in 2011. In 2010, almost all of the new supply will be found in non-core districts. The share contributed by core districts will probably increase to 37% in 2011. It is also anticipated that Grade A space will account for 93% and 79% of the new supply in 2010 and 2011 respectively.

至於售價方面，在2009年第一季錄得雙位數字跌幅後，第二季急速攀升，但年底時增幅輕微下降。2009年第四季的臨時售價指數顯示，售價較前一年同期上升15%。租金在上半年急劇下滑，其後穩定下來。與2008年同期相比，2009年最後一季的臨時租金指數下跌14%。

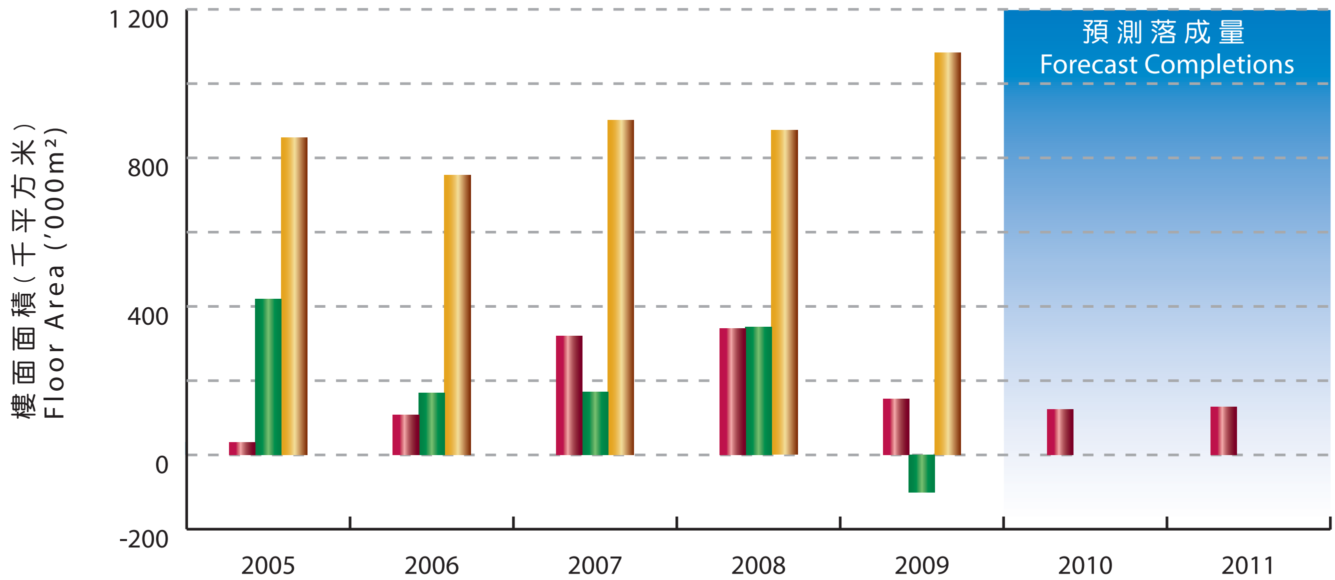
Prices recorded double-digit decline in the first quarter of 2009 and rebounded abruptly in the second quarter though the growth tailed off slightly by the year end. The provisional price index for the fourth quarter of 2009 was 15% higher than a year earlier. Rents fell sharply in the first half of the year and stabilised afterwards. The provisional rental index for the last quarter of 2009 registered a decrease of 14% compared with the same period of the year before.

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 ('000m²)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	34	108	320	341	151	122#	130#
使用量 Take-up	420	167^	170	345	-101		
空置量 Vacancy	854	753	901	873	1 083		
%+	8.7	7.7	8.9	8.4	10.3		

^ 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.

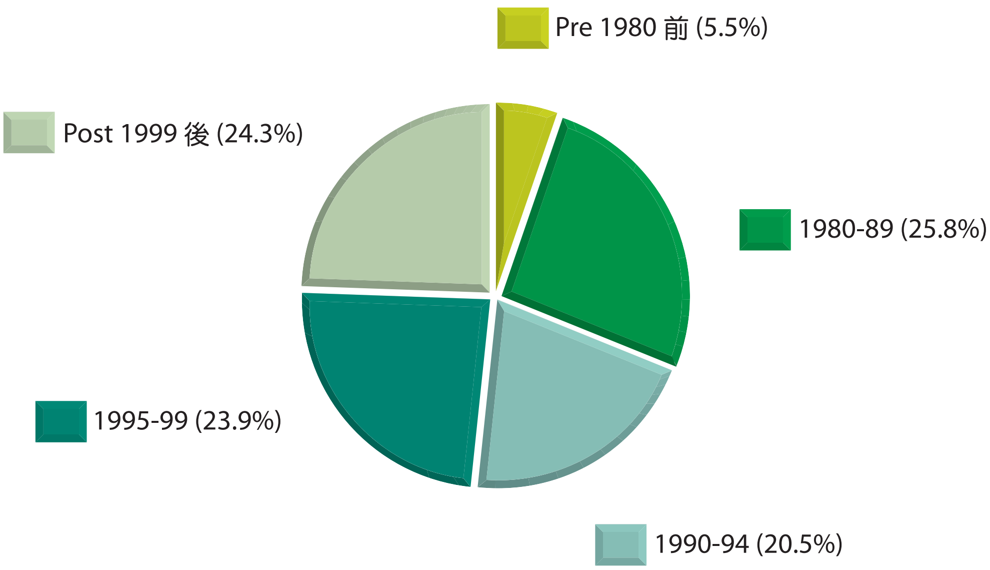
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

２００９年底甲級寫字樓的總存量為６ ５６９ １００平方米，佔所有級別寫字樓總存量的６２％。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 2009 stood at 6 569 100 m², representing 62% 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



總存量中有５５％位於港島，九龍及新界則分別佔３５％和１０％。

Hong Kong Island accounted for 55% of the stock, while the share for Kowloon and the New Territories was 35% and 10% respectively.

甲級寫字樓的落成量為１２８ ８００平方米，較２００８年減少６１％，新發展項目全部位於油麻地和觀塘。

Completions of Grade A offices were 128 800 m², a reduction of 61% from 2008. All of the new developments were located in Yau Ma Tei and Kwun Tong.

年內所佔用樓面面積縮減71 300平方米。整體空置量增至752 800平方米，相當於甲級寫字樓總存量的11.5%，約三分之一空置面積位於核心地區。

Take-up in the year turned negative at 71 300 m². Overall vacancy increased to 752 800 m², equivalent to 11.5% of Grade A stock. About one-third of the vacant space was found in the core districts.

預計2010年和2011年的落成量下降，分別跌至113 000和103 100平方米。預測2010年所有新落成的寫字樓仍然來自非核心地區。2011年約64%新寫字樓坐落觀塘，另有30%來自中區。

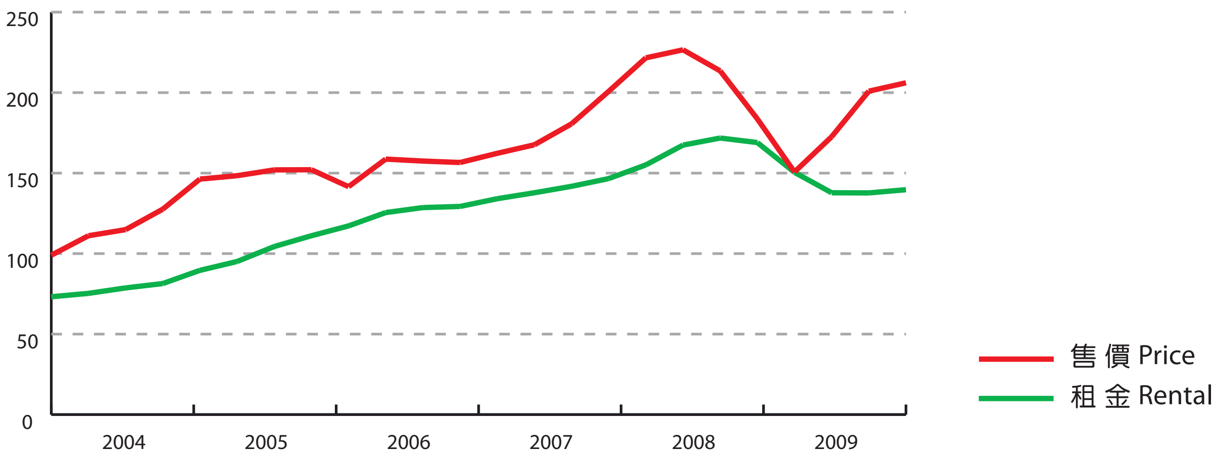
Completions in 2010 and 2011 are expected to fall, with 113 000 m² in 2010 and 103 100 m² in 2011. Again, all of the new completions in 2010 are anticipated to come from non-core districts. In 2011, about 64% of the new completions will be located in Kwun Tong, while another 30% will come from Central.

2009年伊始，甲級寫字樓售價急降，但至第二季掉頭勁升。最後一季的售價指數顯示，售價比前一年同期增長12%。上半年租金大幅下滑，但到第三季下跌速度明顯減慢。2009年最後一季的整體租金指數，較2008年同期下跌17%。

Prices fell sharply as the year began but changed the course in the second quarter with marked increases. The price index for the last quarter of 2009 registered a growth of 12% from a year earlier. Rents decreased substantially in the first half of 2009 but the rate of decline slowed distinctly in the third quarter. Comparing the last quarter with the corresponding quarter of 2008, the overall rental index was down by 17%.

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 ('000m²)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	30	92	286	331	129	113#	103#
使用量 Take-up	324	81	140	350	-71		
空置量 Vacancy	462	443	589	571	753		
%+	8.1	7.6	9.7	8.9	11.5		

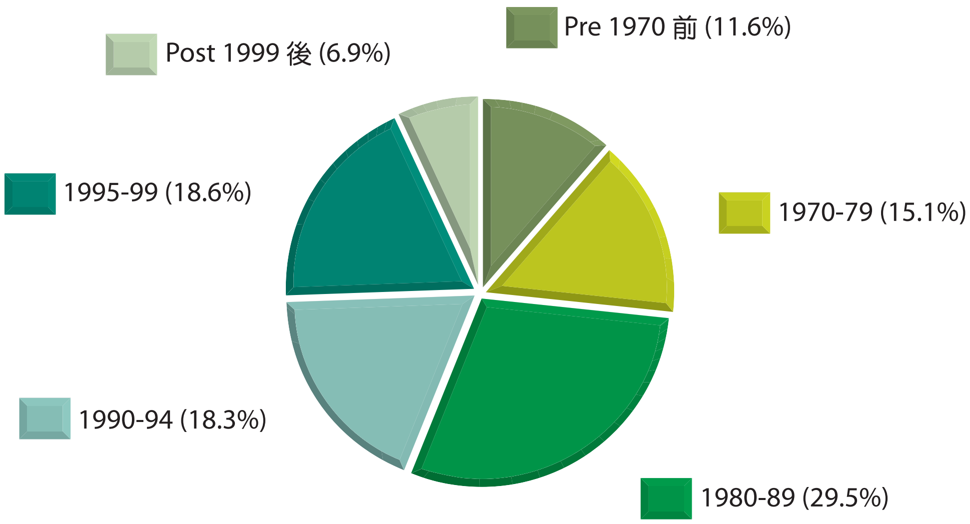
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

２００９年底乙級寫字樓的總存量為２ ４３２ ５００平方米，佔所有級別寫字樓總存量的２３％。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2009, stock of Grade B offices was 2 432 500 m^2, representing 23% 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６３％，九龍及新界則分別佔３４％和３％。

Hong Kong Island accounted for 63%, while Kowloon and the New Territories contributed 34% and 3% respectively.

２００９年乙級寫字樓的落成量升至１９ ４００平方米，為２００８年的兩倍，其中７９％坐落黃大仙。

Grade B office completions rose to 19 400 m^2 in 2009, doubled the completions in 2008. 79% of the completions were located in Wong Tai Sin.

年內的使用量呈負數，使用面積的淨跌幅達22 100平方米。空置總面積增至194 800平方米，相當於乙級寫字樓總存量的8%。

預計2010年的落成量降到7 400平方米，但2011年則上升至27 300平方米。預期在2010年落成的乙級寫字樓全部來自深水埗。而在2011年約65%的落成量位於核心地區。

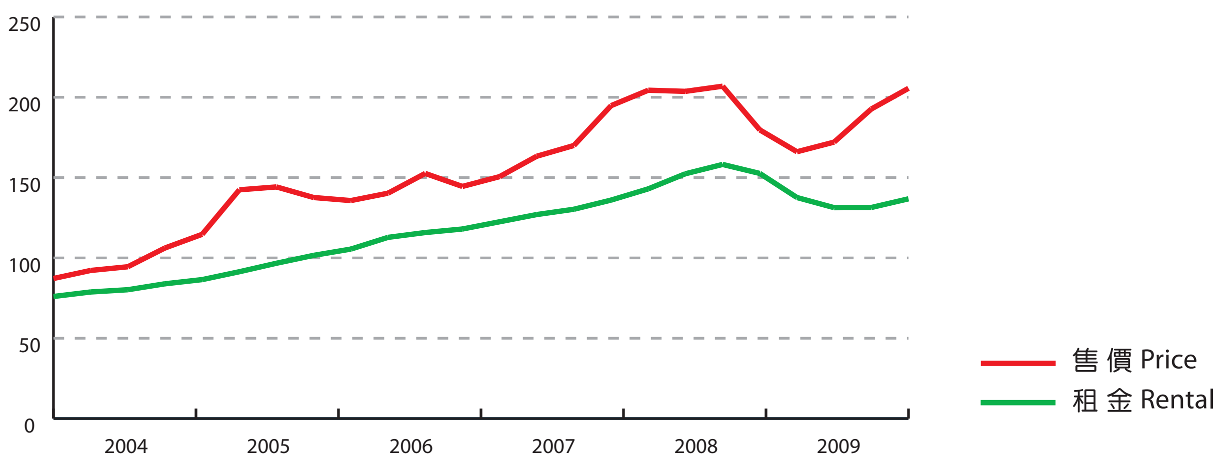
The take-up was negative with a net loss of occupied space amounting to 22 100 m^2. Total vacant space increased to 194 800 m^2, or 8% of Grade B stock.

It is estimated that completions in 2010 will fall to 7 400 m^2 but rise to 27 300 m^2 in 2011. The completions of 2010 are expected to come entirely from Sham Shui Po. For 2011, core districts will contribute about 65% of the estimated supply.

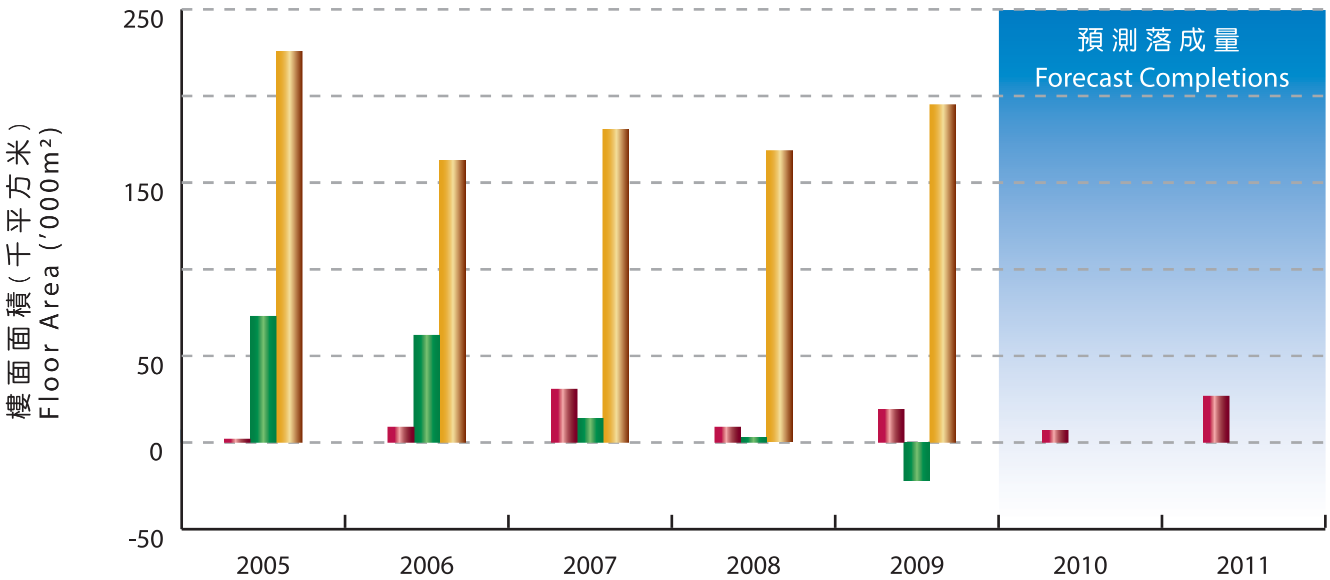
這分類的售價走勢與甲級寫字樓相若，但步伐較慢。2009年最後一季的臨時售價指數較2008年同期增長14%。租金在第三季開始穩定下來，與前一年同期相比，2009年最後一季的租金下跌10%。

Prices for this sub-sector headed in a similar direction as that for Grade A office but at a slower pace. The provisional price index grew 14% in the last quarter of 2009 relative to the same period a year earlier. Rents began to stabilise in the third quarter and dipped by 10% in the last quarter when compared with 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 ('000m^2)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	2	9	31	9	19	7#	27#
使用量 Take-up	73	62^	14	3	-22		
空置量 Vacancy	226	163	181	168	195		
%+	9.2	6.7	7.3	6.9	8.0		

^ 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.

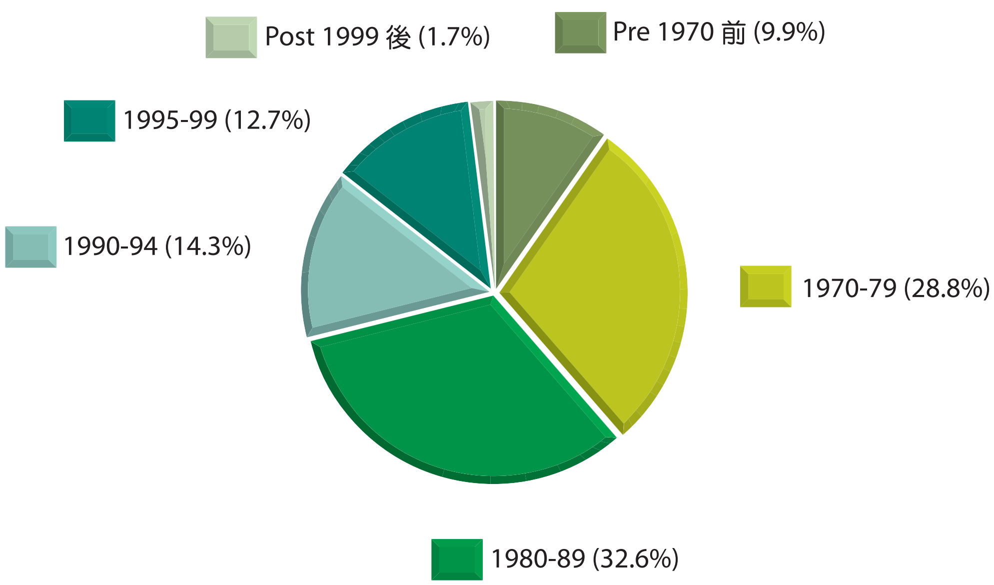
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures

2009年底丙級寫字樓的總存量為1 527 400平方米，佔所有級別寫字樓總存量的15%。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 1 527 400 m² at the end of 2009, representing 15% 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66%位於港島，九龍及新界則分別佔32%和2%。

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

2009年丙級寫字樓的落成量增至2 800平方米，為2008年的四倍，全部座落於中區和上環。

Completions in 2009 increased to 2 800 m², four times the level of 2008. They were all located in Central and Sheung Wan.

年內使用量仍出現負數，面積達7 600平方米。空置量微升至135 200平方米，相當於總存量的8.9%。

Take-up remained negative at 7 600 m². Total vacancy increased marginally to 135 200 m², equivalent to 8.9% of Grade C stock.

預計2010年的落成量大幅降至1 500平方米，而2011年可能沒有新供應。

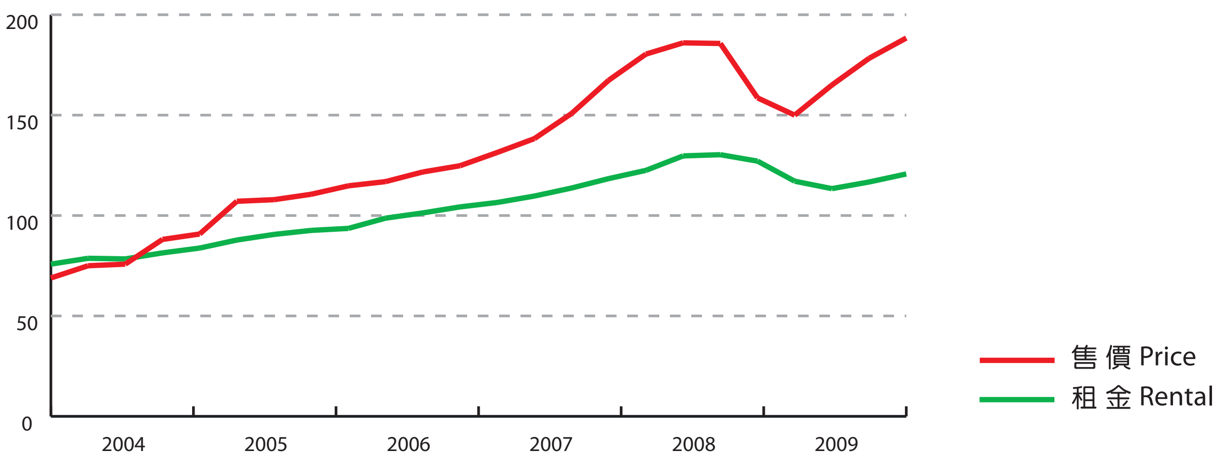
Completions in 2010 are forecast to drop significantly to 1 500 m², and there is unlikely any new supply in this sub-sector in 2011.

２００９年最後一季的臨時售價指數顯示，售價按年增加１９％，同期租金則下跌５％。

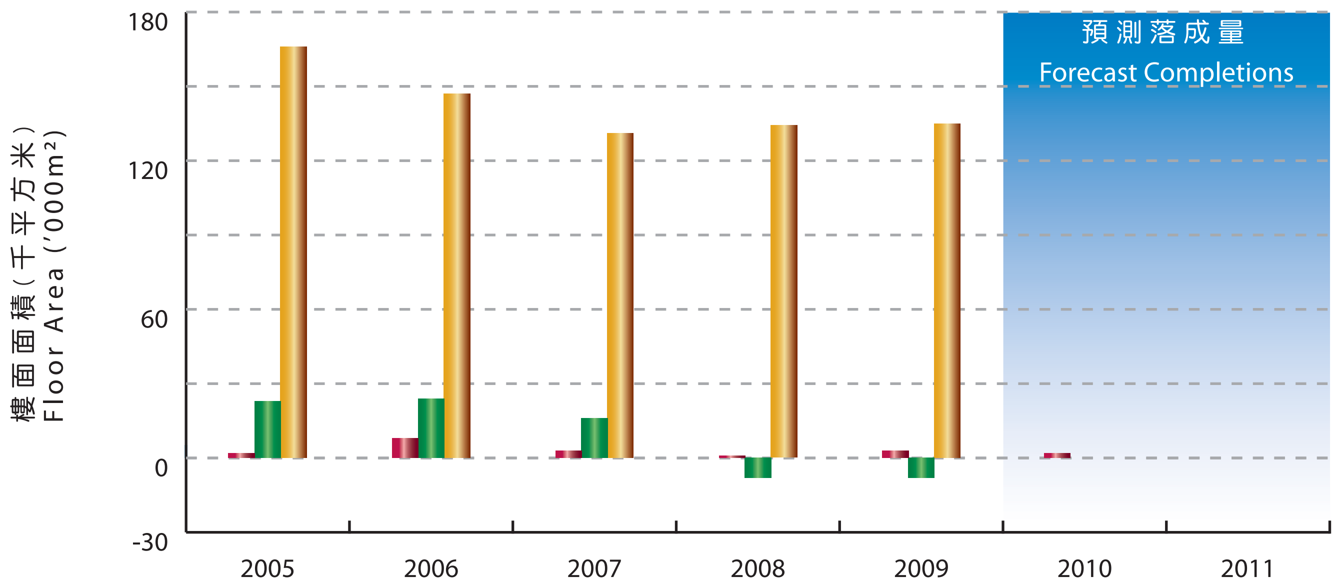
The provisional price index for the fourth quarter of 2009 showed an increase of 19% year-on-year whereas rents decreased 5% in the corresponding period.

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



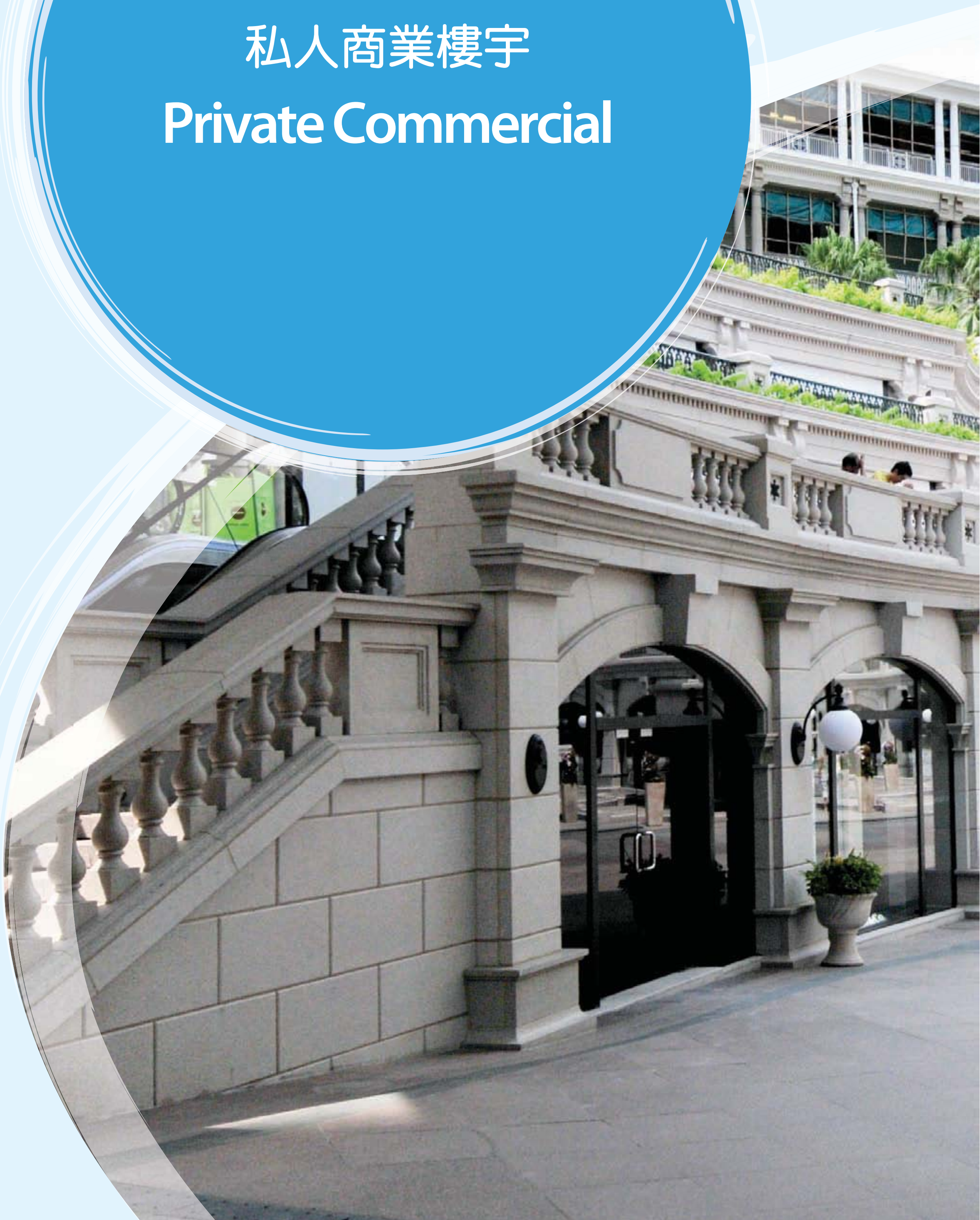
樓面面積（千平方米）
Floor Area ('000m^2)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	2	8	3	1	3	2#	0#
使用量 Take-up	23	24	16	-8	-8		
空置量 Vacancy	166	147	131	134	135		
%+	10.5	9.3	8.4	8.6	8.9		

\+ 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

私人商業樓宇
Private Commercial




HERITAGE

這類別包括零售業樓宇，以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。

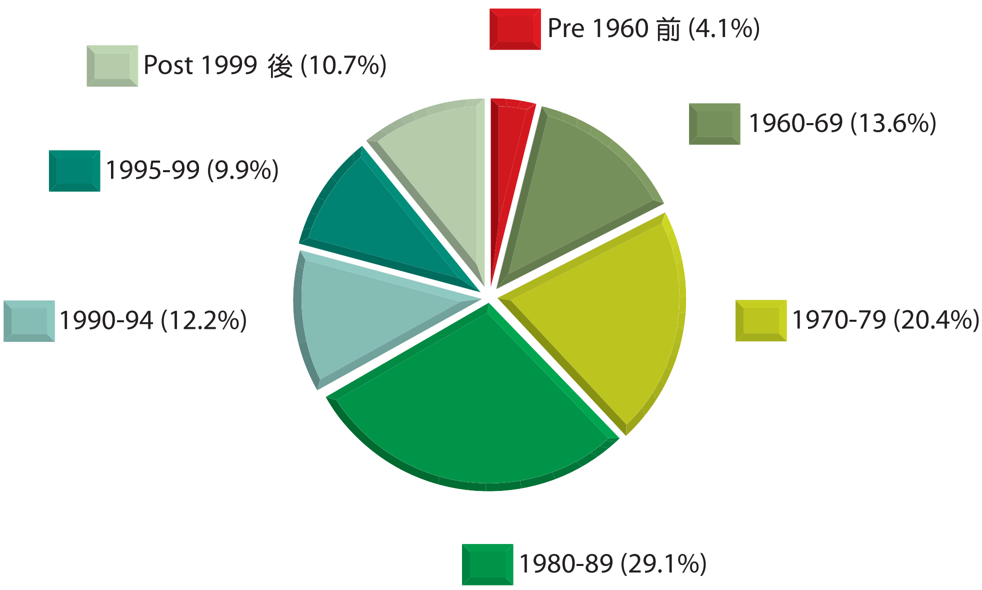
This sector comprises retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices.

這類物業在2009年底的總存量為10 663 800平方米，其中29%在港島，41%坐落九龍，30%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 2009 was 10 663 800 m^2, with 29% of the total space on Hong Kong Island, 41% in Kowloon and 30% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量

Stock Distribution by Age



2009年的落成量為83 700平方米，較2008年多70%，當中約79%位於九龍，而尖沙咀則佔總供應量的59%。

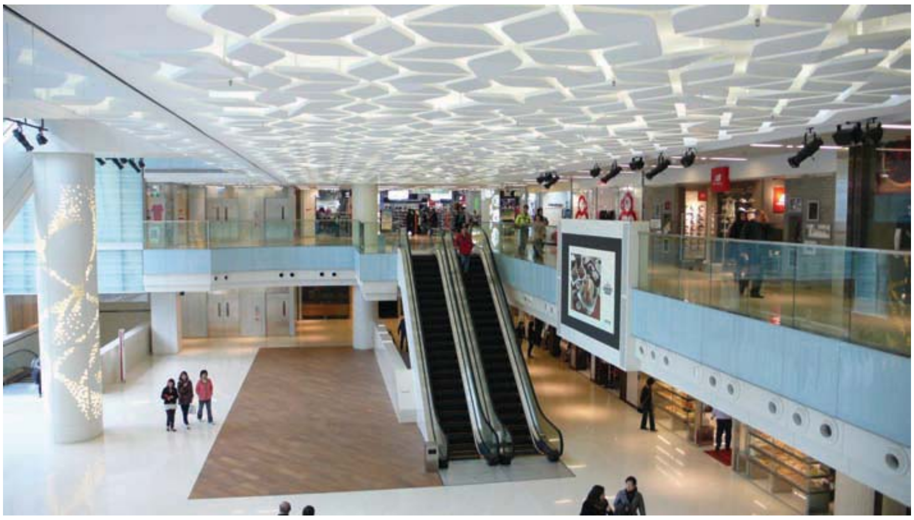
Completions in 2009 were 83 700 m^2, 70% higher than the 2008 level. About 79% of the completions were in Kowloon, with Tsim Sha Tsui accounting for 59% of total new supply.

2009年的使用量回復正數，為42 200平方米，但仍未及年內的落成量，因此空置量微升至931 700平方米，佔總存量的8.7%。商場舖位及樓上商業單位佔整體空置量的比例增至63%。

2010年的落成量預計維持在相若水平，達到81 600平方米，但2011年則減至56 000平方米。2010年的新供應當中，約62%位於九龍，主要集中於油尖旺區與黃大仙，另有21%來自新界。至2011年，大約46%的落成量位於九龍，新界則約佔35%。

Take-up in 2009 returned to positive level at 42 200 m². However, it failed to keep up with the new space produced in the year, hence vacancy increased slightly to 931 700 m², representing 8.7% of total stock. The share of vacancy from arcade shops and upper floor commercial space increased to 63% of the total.

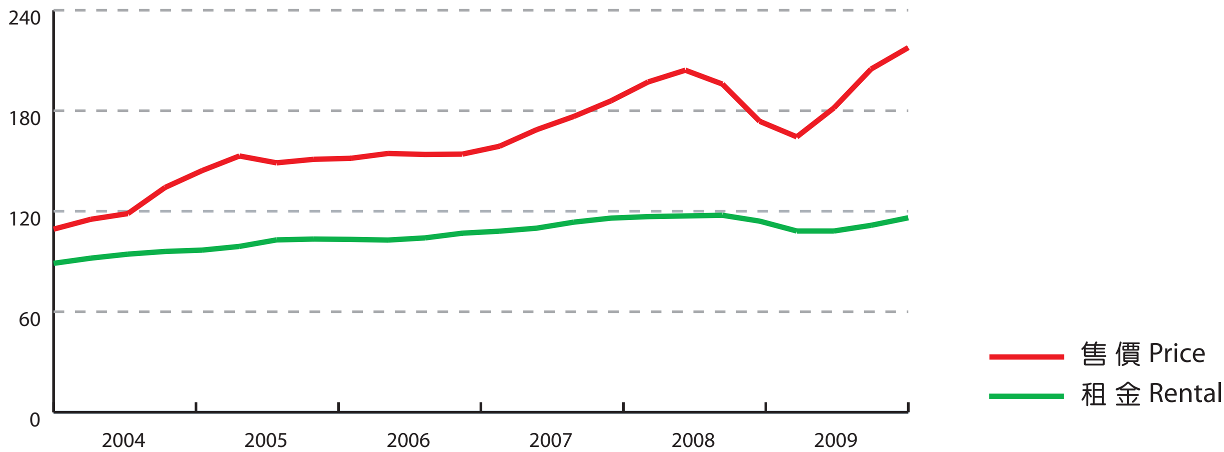
Completions are expected to remain at a similar level of 81 600 m² in 2010 but reduce to 56 000 m² in 2011. About 62% of the new completions in 2010 will be located in Kowloon, largely in Yau Tsim Mong and Wong Tai Sin, and another 21% will come from the New Territories. For 2011, Kowloon will contribute about 46% of the new completions, and the New Territories will account for some 35%.



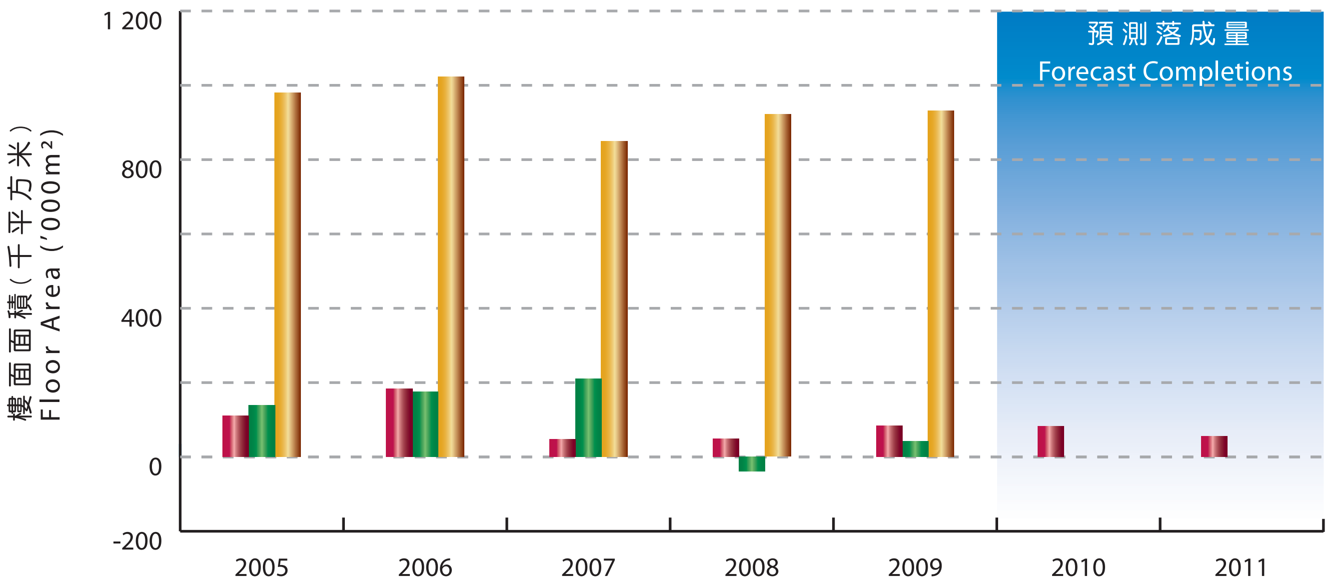
2009年初的零售價格下跌，但第二季開始顯著上揚。第四季的售價指數顯示，售價較前一年同期攀升25%。租金在第一季亦呈現下滑，但到第二季穩定下來，並於下半年開始趨升。最後一季的臨時租金指數，較2008年同期溫和上升2%。

Retail prices fell at the beginning of the year, but showed a marked upward movement from the second quarter onwards. The price index for the fourth quarter of 2009 was 25% higher than the corresponding period of the previous year. Rents also decreased in the first quarter but held steady in the second quarter, and started edging up in the second half of the year. The provisional rental index for the last quarter showed a mild increase of 2% over the same period in 2008.

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 ('000m²)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	111	183	48	49	84	82#	56#
使用量 Take-up	139	176^	211	-39	42		
空置量 Vacancy	980	1 023	849	920	932		
%+	10.3	9.8	8.1	8.7	8.7		

^ 使用量數字是經過調整，包括「領匯」物業。
The take-up figures 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

私人工業樓宇
Private Industrial


LiFung Tower 利豐大廈
Circle K

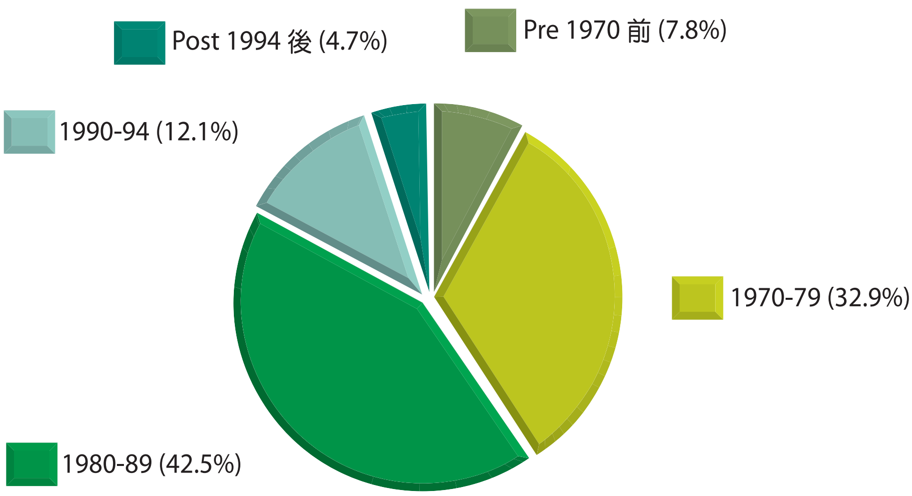
這類別包括分層工廠大廈及其附屬寫字樓。

這類物業在2009年底的總存量為17 284 300平方米，平均分布於市區和新界。按樓齡分類的總存量詳見圖表。

This category comprises flatted factories and ancillary office accommodation.

At the end of 2009, stock in this sector was 17 284 300 m², which was evenly distributed between the urban areas and the New Territories. Distribution of stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2009年只有一個位於荃灣的發展項目落成，提供約3 000平方米工廈樓面面積。

Only one development in Tsuen Wan was completed in 2009, providing some 3 000 m² industrial space.

使用量出現負數，使用面積的淨跌幅為290 300平方米。空置量則微升至1 388 000平方米，相當於總存量的8%。大約56%的空置面積集中於觀塘、葵青和荃灣三個地區。

2010年的落成量預計約為68 500平方米，其中的70%和26%分別位於南區及荃灣。2011年有39 400平方米樓面面積落成，主要來自深水埗。

The take-up was negative with a net loss of occupied space amounting to 290 300 m². Vacancy increased slightly to 1 388 000 m² representing 8% of stock. About 56% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tsuen Wan.

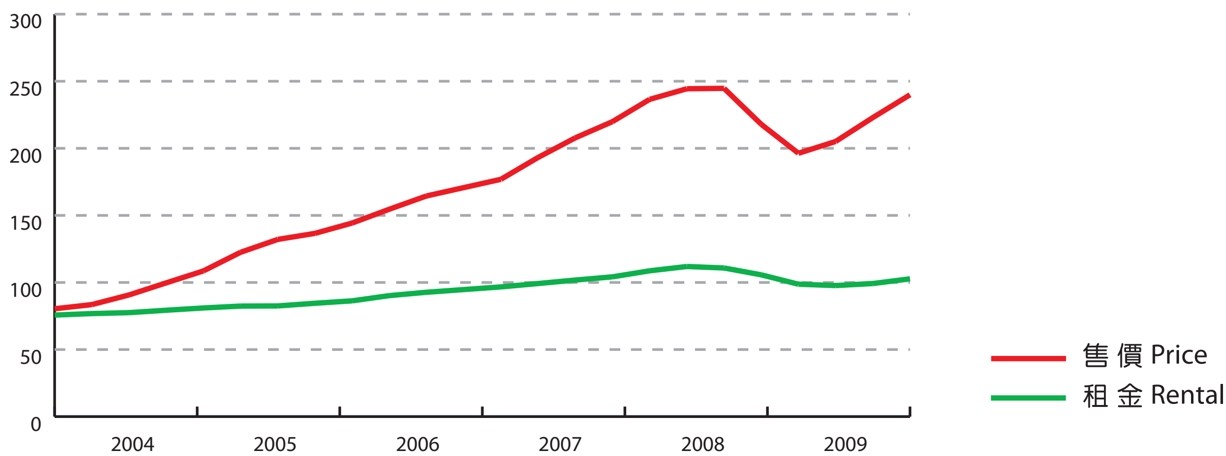
Around 68 500 m² are forecast to be completed in 2010, of which 70% and 26% will be located in the Southern district and Tsuen Wan respectively. New supply of 39 400 m², mainly from Sham Shui Po, will also be coming on stream in 2011.

分層工廠大廈的售價在2009年第一季大幅滑落，但到第二季掉頭回升，其後一直穩步上揚，第四季的臨時售價指數錄得10%按年升幅。另一方面，租金在第二季繼續下調，但幅度較為溫和。由於租金在2009年下半年出現緩慢的增長，第四季的臨時租金指數與前一年同期相比跌了3%。

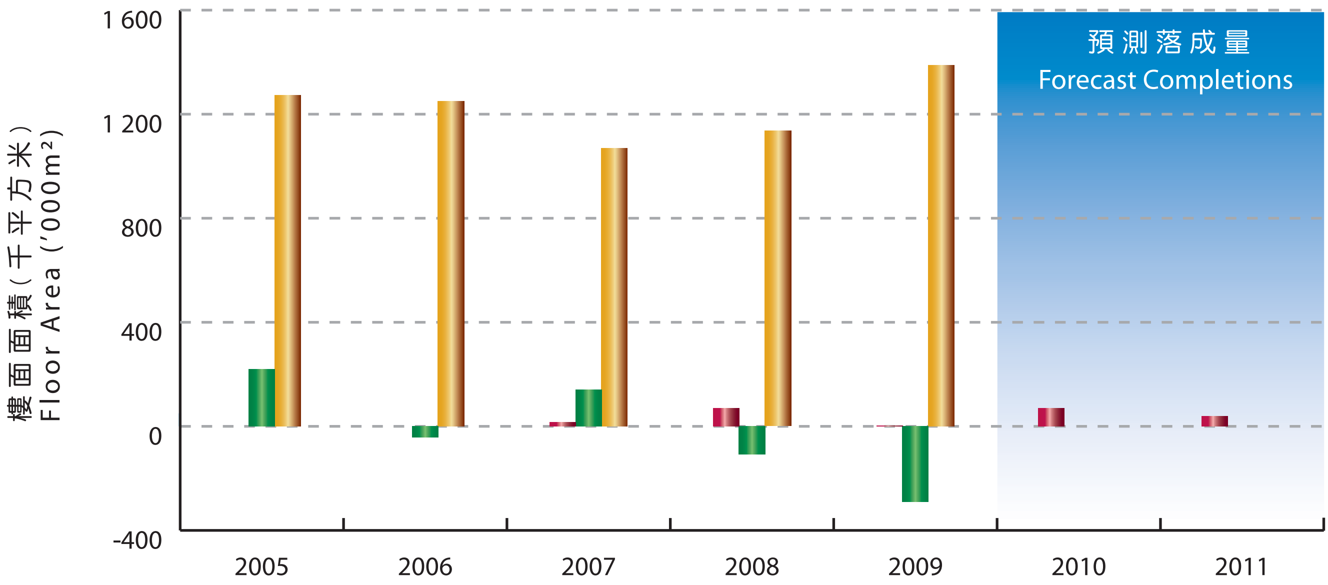
Prices for flatted factories fell severely in the first quarter of 2009 but took a turn in the second quarter with positive growth in subsequent months. The provisional price index registered 10% year-on-year gain in the last quarter. On the other hand, rents continued to drop in the second quarter but at a milder pace. With the slow pick-up in the second half of the year, the provisional rental index for the fourth quarter was 3% lower than the same period 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 ('000m²)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	0	0	16	70	3	69#	39#
使用量 Take-up	219	-42	141	-107	-290		
空置量 Vacancy	1 273	1 250	1 070	1 134	1 388		
%+	7.3	7.2	6.2	6.5	8.0		

\+ 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，並為此取得佔用許可證的樓宇。

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

2009年底的總存量達613 900平方米，大部分位於市區，其中深水埗和觀塘共佔總樓面面積的50%以上。

The 2009 year-end stock stood at 613 900 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.

2009年並無新的工貿大廈落成。

There were no completions in 2009.

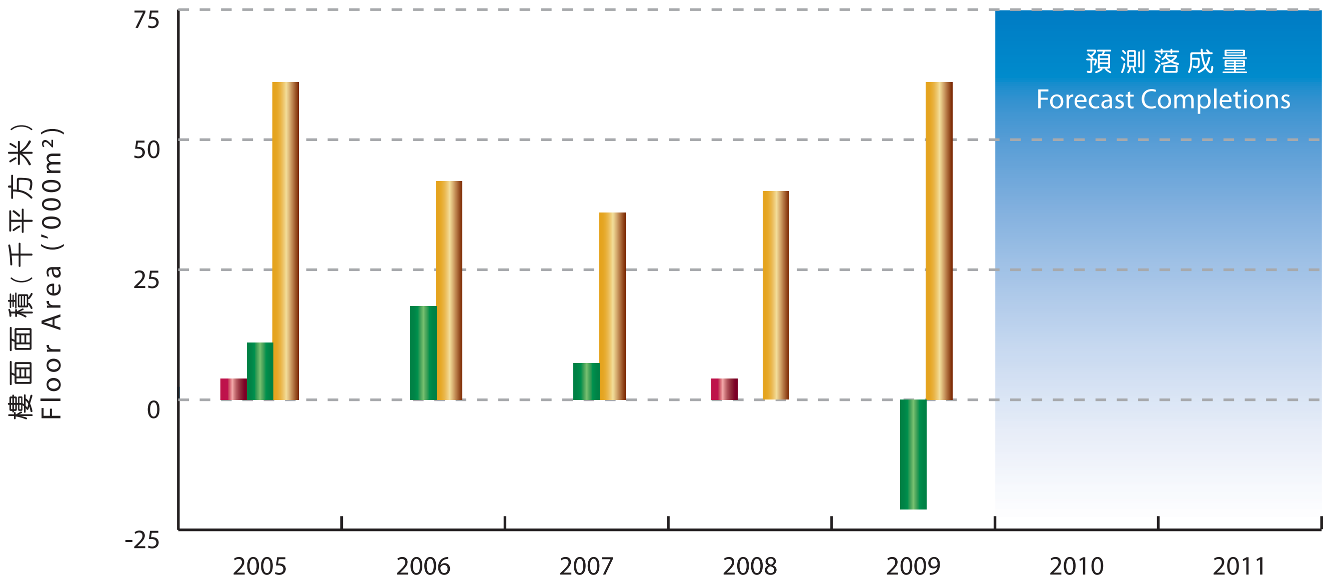
使用量出現負數，使用面積的淨跌幅為21 300平方米；空置量則升至總存量的10%，即61 100平方米。大約78%的空置面積集中在觀塘、深水埗和葵青。

The take-up was negative with a net loss of occupied space of 21 300 m^2. Vacancy rate rose to 10% of stock, equivalent to 61 100 m^2. Approximately 78% of the vacant space was found in Kwun Tong, Sham Shui Po and Kwai Tsing.

預測此類樓宇在未來兩年不會有新供應。

No new supply will likely be forthcoming in 2010 and 2011.

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 ('000m^2)

	2005	2006	2007	2008	2009	2010	2011
落成量 Completions	4	0	0	4	0	0#	0#
使用量 Take-up	11	18	7	0	-21		
空置量 Vacancy	61	42	36	40	61		
%+	9.8	6.9	5.8	6.5	10.0		

\+ 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2009年底的總存量為2 924 700平方米，其中逾80%位於新界。

The stock in this sector was 2 924 700 m^2 at the end of 2009, largely in the New Territories which accounted for over 80%.

2009年沒有新供應。

There was no new supply in 2009.

預計2010年的新供應量為36 200平方米，其中超過90%位於大埔。至於2011年，預計新界約有41 800平方米樓面面積供應。

New space of 36 200 m^2 is forecast to be available in 2010, with over 90% coming from Tai Po. In 2011, some 41 800 m^2 new supply in the New Territories is expected to be available.

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，貨櫃碼頭內的樓宇亦包括在內。

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

2009年底的總存量為3 427 700平方米，其中約80%位於新界，主要集中於葵青、荃灣和沙田，佔整體樓面面積的66%。

Stock stood at 3 427 700 m² at the end of 2009. About 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 66% of the total space.

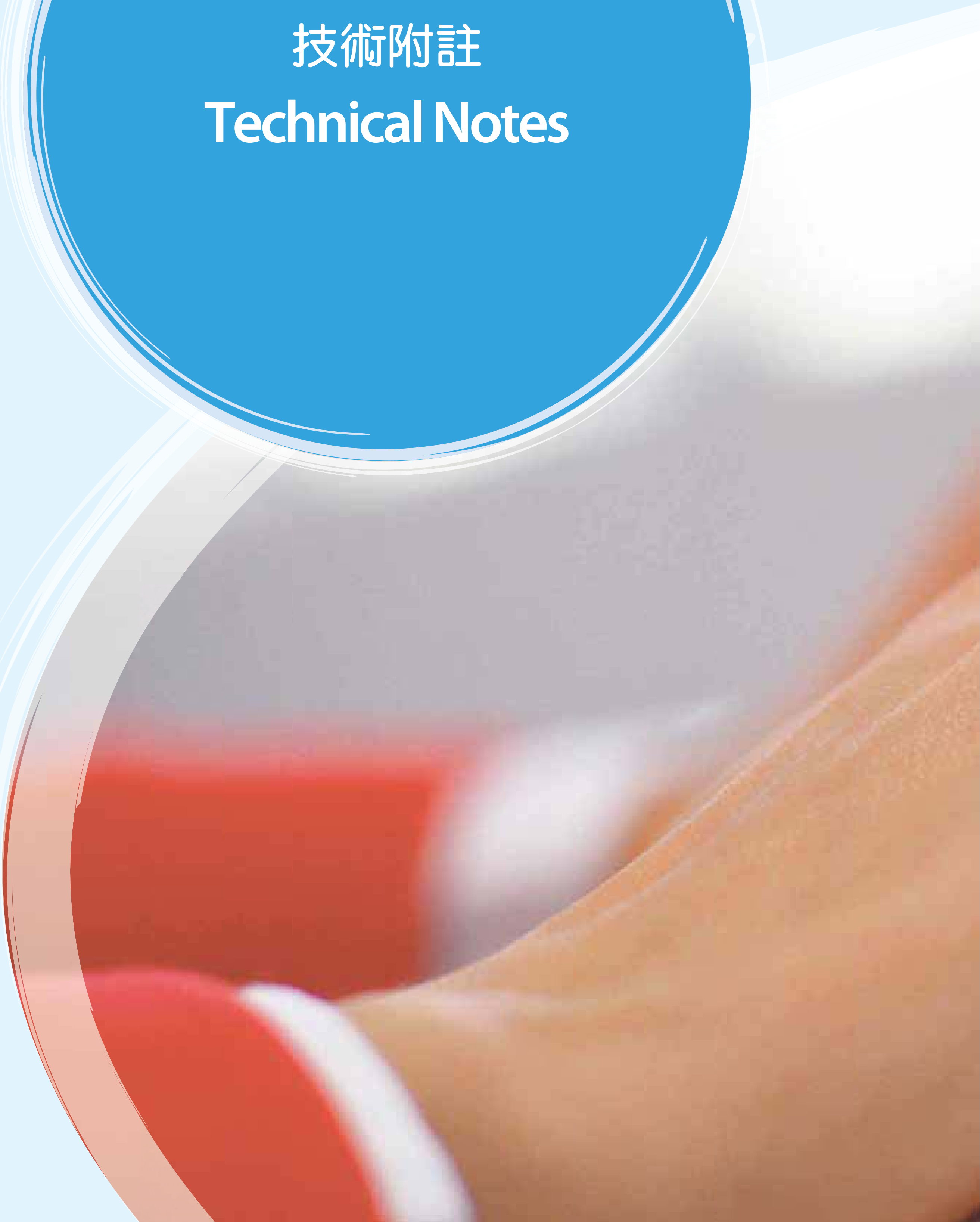
2009年沒有新供應，空置量上升至177 300平方米，相當於總存量的5.2%。

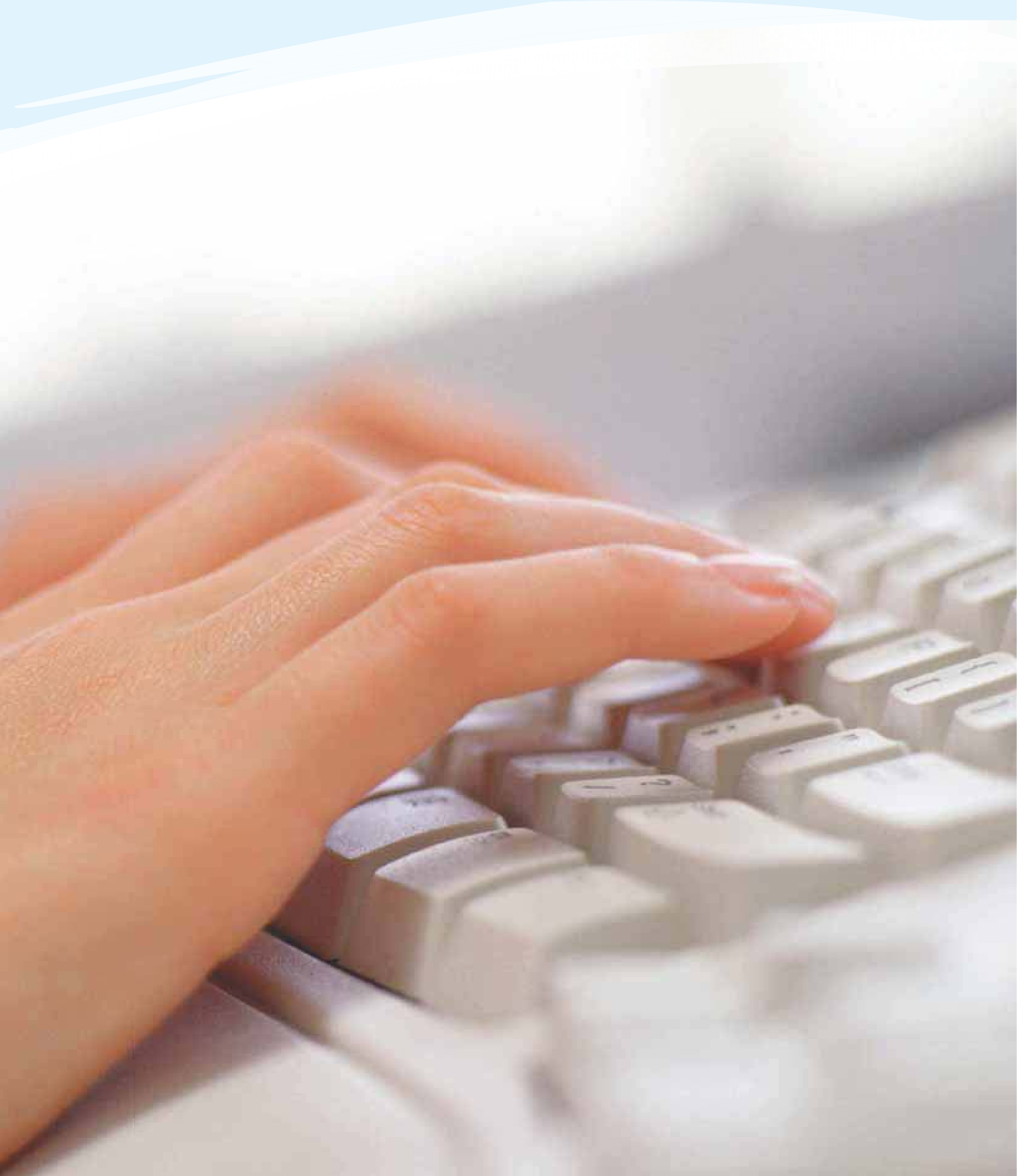
There was no new supply in 2009. Vacancy rose to 177 300 m², or 5.2% of stock.

相信2010年也不會有新供應，但預計2011年有48 000平方米私人貨倉樓面在新界落成。

No new supply will likely be available in 2010 whereas it is forecast that there will be 48 000 m² new supply in the New Territories in 2011.

技術附註
Technical Notes





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 the Plans. 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。

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.

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署管理的寫字樓並不包括在本報告內。

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 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。

4.5 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 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。

4.6 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 私人工貿大廈是設計或獲證明作工貿用途的樓面面積。

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

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。

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2008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 2008, 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2008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 2008, 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。

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

13.4 成分指數（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。

13.4 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 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。

13.5 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 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。

13.6 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。2007年及之後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、牽晴間、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 from 2007 onwards are slightly different from those of previous years, and include :

Hong Kong - Baguio Villa, Beverly Hill, Braemar Hill Mansions, Chi Fu Fa Yuen, Convention Plaza Apartments, Dynasty Court, Grand Promenade, Heng Fa Chuen, Hong Kong Parkview, Illumination Terrace, Island Place, Island Resort, Kornhill, Les Saisons, Pacific View, 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2009年的權數是根據2008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 2009, the weights are based on the number of transactions effected in 2008.

15.　落成後使用方式

15. Mode of Occupation after Completion

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。

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

16. Property Market Yields

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。

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

17. Sales Transactions

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。

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.

圖表・附錄・分區圖

Tables・Appendix・Plans

私人住宅 Private Domestic

私人寫字樓 Private Office

私人商業樓宇 Private Commercial

私人分層工廠大廈 Private Flatted Factories

私人工貿大廈 Private Industrial/Office

私人特殊廠房 Private Specialised Factories

私人貨倉

Private Storage

45. 各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
46. 各區落成量及預測落成量	Completions and Forecast Completions by District
47. 整體空置趨勢	Overall Vacancy Trends

私人物業市場回報率

Private Property Market Yields

48. 住宅樓宇	Domestic
49. 寫字樓、分層工廠大廈及零售業樓宇	Office, Flatted Factories and Retail

物業買賣

Sales Transactions

50. 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
51. 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
52. 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
53. 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

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]	2009 年底總存量 Stock at year end		2009 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
A	< 20.0	9 296	351 751	8 718	2.5
	20 - 39.9	342 455			
B	40 - 69.9	532 083	532 083	21 843	4.1
C	70 - 99.9	125 256	125 256	8 206	6.6
D	100 - 159.9	57 514	57 514	5 541	9.6
E	160 - 199.9	11 841	24 010	3 039	12.7
	200 - 279.9	9 412			
	> 279.9	2 757			
所有類別	**ALL CLASSES**	**1 090 614**	**1 090 614**	**47 347**	**4.3**

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	2008 年底總存量 Stock at year end	2009 年落成量 Completions	落成量佔 2008 年總存量的百分率 Completions as a % of 2008 Stock	2009 年底總存量 Stock at year end	2009 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	92 509	854	0.9	92 660	7 422	8.0
灣仔	Wan Chai	61 831	382	0.6	61 448	2 366	3.9
東區	Eastern	127 513	-	-	127 480	3 857	3.0
南區	Southern	41 184	19	0.0 +	41 140	2 596	6.3
港島	***HONG KONG***	***323 037***	***1 255***	***0.4***	***322 728***	***16 241***	***5.0***
油尖旺	Yau Tsim Mong	108 549	593	0.5	108 997	6 049	5.5
深水埗	Sham Shui Po	73 319	43	0.1	72 925	2 918	4.0
九龍城	Kowloon City	100 120	1 003	1.0	100 887	3 225	3.2
黃大仙	Wong Tai Sin	15 996	-	-	15 999	328	2.1
觀塘	Kwun Tong	47 558	185	0.4	47 746	517	1.1
九龍	***KOWLOON***	***345 542***	***1 824***	***0.5***	***346 554***	***13 037***	***3.8***
葵青	Kwai Tsing	35 484	-	-	35 484	519	1.5
荃灣	Tsuen Wan	74 369	380	0.5	74 711	1 718	2.3
屯門	Tuen Mun	54 793	32	0.1	54 794	1 232	2.2
元朗	Yuen Long	61 732	600	1.0	62 346	2 705	4.3
北區	North	25 772	708	2.7	26 458	1 586	6.0
大埔	Tai Po	28 548	1	0.0 +	28 550	424	1.5
沙田	Sha Tin	67 843	2 342	3.5	70 173	4 313	6.1
西貢	Sai Kung	46 414	15	0.0 +	46 428	1 941	4.2
離島	Islands	22 388	-	-	22 388	3 631	16.2
新界	***NEW TERRITORIES***	***417 343***	***4 078***	***1.0***	***421 332***	***18 069***	***4.3***
全港	***OVERALL***	***1 085 922***	***7 157***	***0.7***	***1 090 614***	***47 347***	***4.3***

2009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2008年底總存量計算。
＋ 少於 0.05%

2009 Stock figures are derived from the latest rating record,
and not from the 2008 Stock figures shown here.
+ Below 0.05%

表 Table 3

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
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***
2008	港島	Hong Kong	901	1 517	106 043	136 877	38 697	26 006	15 414	323 037
	九龍	Kowloon	515	2 751	126 039	163 392	38 637	14 967	2 507	345 542
	新界	New Territories	0	4 508	119 982	229 528	47 317	15 169	5 347	417 343
	全港	***OVERALL***	***1 416***	***8 776***	***352 064***	***529 797***	***124 651***	***56 142***	***23 268***	***1 085 922***
2009	港島	Hong Kong	957	1 255	105 642	137 082	38 655	25 924	15 425	322 728
	九龍	Kowloon	668	1 824	126 128	163 218	38 561	15 933	2 714	346 554
	新界	New Territories	34	4 078	119 981	231 783	48 040	15 657	5 871	421 332
	全港	***OVERALL***	***1 659***	***7 157***	***351 751***	***532 083***	***125 256***	***57 514***	***24 010***	***1 090 614***

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
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***
2008	港島	Hong Kong	380	311	94	13	103	901	243	399	660	117	98	1 517
	九龍	Kowloon	123	282	87	9	14	515	628	1 821	233	50	19	2 751
	新界	New Territories	-	-	-	-	-	-	-	2 677	932	556	343	4 508
	全港	***OVERALL***	***503***	***593***	***181***	***22***	***117***	***1 416***	***871***	***4 897***	***1 825***	***723***	***460***	***8 776***
2009	港島	Hong Kong	302	365	150	107	33	957	130	585	344	69	127	1 255
	九龍	Kowloon	80	392	185	9	2	668	226	271	136	976	215	1 824
	新界	New Territories	15	11	3	-	5	34	17	2 142	889	485	545	4 078
	全港	***OVERALL***	***397***	***768***	***338***	***116***	***40***	***1 659***	***373***	***2 998***	***1 369***	***1 530***	***887***	***7 157***

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	總數 Total
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
2008	871	4 897	1 825	723	460	8 776
2009	373	2 998	1 369	1 530	887	7 157

* 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]	2005	2006	2007	2008	2009 港島 Hong Kong	2009 九龍 Kowloon	2009 新界 New Territories	2009 總數 Total
A	< 20.0	92	72	21	2	-	-	-	-
	20 - 39.9	2 316	1 529	1 008	869	130	226	17	373
B	40 - 69.9	10 754	10 664	7 188	4 897	585	271	2 142	2 998
C	70 - 99.9	3 091	2 867	1 516	1 825	344	136	889	1 369
D	100 - 159.9	582	1 072	480	723	69	976	485	1 530
E	160 - 199.9	293	243	82	327	36	150	416	602
	200 - 279.9	107	93	131	61	67	43	111	221
	> 279.9	86	39	45	72	24	22	18	64
所有類別	**ALL CLASSES**	**17 321**	**16 579**	**10 471**	**8 776**	**1 255**	**1 824**	**4 078**	**7 157**

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	2009 年各類單位落成量 Completions by Class A	B	C	D	E	總數 Total	預測落成量 Forecast Completions [2010]	[2011]
中西區	Central and Western	105	517	143	16	73	854	271	198
灣仔	Wan Chai	25	68	201	53	35	382	156	460
東區	Eastern	-	-	-	-	-	-	-	317
南區	Southern	-	-	-	-	19	19	769	44
港島	***HONG KONG***	***130***	***585***	***344***	***69***	***127***	***1 255***	***1 196***	***1 019***
油尖旺	Yau Tsim Mong	152	121	105	177	38	593	1 066	1 087
深水埗	Sham Shui Po	36	-	-	6	1	43	52	117
九龍城	Kowloon City	38	-	-	790	175	1 003	74	499
黃大仙	Wong Tai Sin	-	-	-	-	-	-	2 148	-
觀塘	Kwun Tong	-	150	31	3	1	185	-	-
九龍	***KOWLOON***	***226***	***271***	***136***	***976***	***215***	***1 824***	***3 340***	***1 703***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	84	84	133	79	380	565	-
屯門	Tuen Mun	-	21	11	-	-	32	459	70
元朗	Yuen Long	-	444	90	40	26	600	3 854	1 071
北區	North	17	285	69	89	248	708	-	16
大埔	Tai Po	-	-	-	-	1	1	79	702
沙田	Sha Tin	-	1 308	635	213	186	2 342	1 494	4 048
西貢	Sai Kung	-	-	-	10	5	15	3 108	2 196
離島	Islands	-	-	-	-	-	-	164	133
新界	***NEW TERRITORIES***	***17***	***2 142***	***889***	***485***	***545***	***4 078***	***9 723***	***8 236***
全港	***OVERALL***	***373***	***2 998***	***1 369***	***1 530***	***887***	***7 157***	***14 259***	***10 958***

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

		[2010]						[2011]					
地區	District	A	B	C	D	E	總數 Total	A	B	C	D	E	總數 Total
中西區	Central and Western	16	210	32	10	3	271	30	131	11	2	24	198
灣仔	Wan Chai	120	-	4	-	32	156	25	48	48	295	44	460
東區	Eastern	-	-	-	-	-	-	110	171	33	3	-	317
南區	Southern	-	-	300	344	125	769	-	-	-	-	44	44
港島	***HONG KONG***	***136***	***210***	***336***	***354***	***160***	***1 196***	***165***	***350***	***92***	***300***	***112***	***1 019***
油尖旺	Yau Tsim Mong	192	401	266	203	4	1 066	276	296	217	286	12	1 087
深水埗	Sham Shui Po	-	-	50	2	-	52	117	-	-	-	-	117
九龍城	Kowloon City	-	-	13	28	33	74	268	121	6	104	-	499
黃大仙	Wong Tai Sin	29	885	1 024	197	13	2 148	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	-	-	-	-	-
九龍	***KOWLOON***	***221***	***1 286***	***1 353***	***430***	***50***	***3 340***	***661***	***417***	***223***	***390***	***12***	***1 703***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	40	365	137	6	17	565	-	-	-	-	-	-
屯門	Tuen Mun	-	108	118	164	69	459	-	-	39	31	-	70
元朗	Yuen Long	867	2 228	659	49	51	3 854	169	511	366	17	8	1 071
北區	North	-	-	-	-	-	-	-	-	-	-	16	16
大埔	Tai Po	-	1	35	43	-	79	-	17	75	581	29	702
沙田	Sha Tin	86	1 038	336	13	21	1 494	-	2 136	1 899	12	1	4 048
西貢	Sai Kung	-	2 019	1 085	-	4	3 108	-	1 510	645	37	4	2 196
離島	Islands	-	-	164	-	-	164	-	-	42	81	10	133
新界	***NEW TERRITORIES***	***993***	***5 759***	***2 534***	***275***	***162***	***9 723***	***169***	***4 174***	***3 066***	***759***	***68***	***8 236***
全港	***OVERALL***	***1 350***	***7 255***	***4 223***	***1 059***	***372***	***14 259***	***995***	***4 941***	***3 381***	***1 449***	***192***	***10 958***

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	2008 年底總存量 Stock at year end	2009 年落成量 Completions	落成量佔 2008 年總存量的百分率 Completions as a % of 2008 Stock	2009 年底總存量 Stock at year end
中西區	Central and Western	479	3	0.6	479
灣仔	Wan Chai	295	2	0.7	296
東區	Eastern	1	-	-	1
南區	Southern	1 642	12	0.7	1 644
港島	***HONG KONG***	***2 417***	***17***	***0.7***	***2 420***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	72	1	1.4	72
九龍城	Kowloon City	433	19	4.4	451
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***549***	***20***	***3.6***	***567***
葵青	Kwai Tsing	3	-	-	3
荃灣	Tsuen Wan	114	-	-	114
屯門	Tuen Mun	319	-	-	319
元朗	Yuen Long	7 664	58	0.8	7 735
北區	North	251	331	131.9	582
大埔	Tai Po	2 402	1	0.0 +	2 403
沙田	Sha Tin	609	20	3.3	629
西貢	Sai Kung	1 934	15	0.8	1 945
離島	Islands	750	-	-	750
新界	***NEW TERRITORIES***	***14 046***	***425***	***3.0***	***14 480***
全港	***OVERALL***	***17 012***	***462***	***2.7***	***17 467***

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。
2009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2008年底總存量計算。
＋ 少於 0.05%

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2009 Stock figures are derived from the latest rating record,
and not from the 2008 Stock figures shown here.
+ Below 0.05%

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
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
2008	8 776	8 225	93.7	1 077 146	44 713	4.2	52 938	4.9
2009	7 157	6 588	92.0	1 083 457	40 759	3.8	47 347	4.3

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 2009 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2009 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	21	3	14.3	18	85.7
	九龍	Kowloon	97	66	68.0	31	32.0
	新界	New Territories	-	-	-	-	-
	全港	***OVERALL***	***118***	***69***	***58.5***	***49***	***41.5***
B	港島	Hong Kong	137	52	38.0	85	62.0
	九龍	Kowloon	348	232	66.7	116	33.3
	新界	New Territories	2 597	2 121	81.7	476	18.3
	全港	***OVERALL***	***3 082***	***2 405***	***78.0***	***677***	***22.0***
C	港島	Hong Kong	109	53	48.6	56	51.4
	九龍	Kowloon	62	35	56.5	27	43.5
	新界	New Territories	336	291	86.6	45	13.4
	全港	***OVERALL***	***507***	***379***	***74.8***	***128***	***25.2***
D	港島	Hong Kong	191	72	37.7	119	62.3
	九龍	Kowloon	-	-	-	-	-
	新界	New Territories	2	2	100.0	-	-
	全港	***OVERALL***	***193***	***74***	***38.3***	***119***	***61.7***
E	港島	Hong Kong	68	30	44.1	38	55.9
	九龍	Kowloon	1	-	-	1	100.0
	新界	New Territories	2	-	-	2	100.0
	全港	***OVERALL***	***71***	***30***	***42.3***	***41***	***57.7***
所有類別 All Classes	港島	Hong Kong	526	210	39.9	316	60.1
	九龍	Kowloon	508	333	65.6	175	34.4
	新界	New Territories	2 937	2 414	82.2	523	17.8
	全港	***OVERALL***	***3 971***	***2 957***	***74.5***	***1 014***	***25.5***

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
2008		278	198	146	271	202	139	336	264	170	397	291	238	473	273	261
2009 *		236	181	135	225	174	126	270	230	142	303	236	180	360	241	209
2008	10	278	199	146	252	204	142	324	263	175	411	310	246	500	(235)	(229)
	11	250	179	135	228	184	132	300	217	153	374	(278)	195	463	(265)	(228)
	12	235	171	130	206	173	121	266	223	137	320	244	210	395	(188)	(195)
2009	1	233	169	128	206	163	120	256	217	141	323	243	158	370	(302)	(250)
	2	231	165	129	206	164	121	261	224	136	298	222	208	373	(392)	(227)
	3	220	173	129	198	166	117	246	217	131	294	224	158	355	(200)	(211)
	4	218	174	128	205	163	117	243	214	129	283	218	175	356	(223)	159
	5	223	170	128	211	165	120	258	214	133	290	225	176	337	-	164
	6	211	171	132	218	161	123	257	233	133	286	224	152	349	(189)	218
	7	229	189	134	235	177	123	269	214	137	309	273	186	344	(190)	209
	8	246	188	137	254	179	126	291	239	148	306	285	188	381	(322)	245
	9	248	200	144	246	183	134	300	258	146	309	223	189	372	(204)	194
	10	269	191	144	250	189	140	292	240	162	314	247	208	368	(237)	(205)
	11 *	259	186	147	250	193	138	294	258	162	327	226	195	383	(266)	214
	12 *	253	184	147	253	201	140	294	250	157	315	229	186	349	(187)	(217)

* 臨時數字
( ) 表示少於 20 宗交易。
\- 本署沒有成交個案。

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

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

每平方米售價 $ / m^2

類別 Class		A			B			C			D			E		
年 / 月 Year / 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
2008		63 997	42 952	37 705	72 563	53 543	38 255	96 537	83 318	48 727	123 335	102 660	58 875	172 166	137 295	74 113
2009 *		61 810	44 132	39 174	71 396	55 238	39 413	95 196	85 447	49 140	120 622	101 364	57 428	164 401	145 139	69 083
2008	10	57 648	41 444	35 147	61 541	48 655	37 071	79 791	68 863	45 320	106 310	(91 941)	52 323	(165 696)	(139 277)	(42 687)
	11	48 596	37 576	33 873	57 955	46 520	34 240	71 386	73 688	46 956	95 906	85 605	50 340	(138 695)	(196 860)	(53 895)
	12	50 641	38 305	33 582	58 238	47 213	35 192	83 329	68 713	43 907	97 103	87 092	51 036	140 295	(91 905)	(59 420)
2009	1	52 222	39 222	34 723	61 526	47 605	36 017	78 132	75 384	44 531	106 691	91 833	48 319	136 752	(120 707)	(68 498)
	2	51 852	36 104	35 128	61 220	44 402	36 127	82 107	69 153	45 405	103 114	83 189	52 206	(144 451)	(120 542)	(65 226)
	3	51 690	38 051	35 542	62 341	47 499	36 108	81 119	74 127	44 910	109 172	91 190	49 504	142 134	(137 132)	54 295
	4	55 885	40 829	37 352	67 255	53 430	38 526	85 829	81 015	46 799	110 045	96 233	53 439	146 239	(108 341)	64 949
	5	58 307	42 204	37 498	69 097	53 420	38 463	93 817	80 005	48 234	108 973	98 050	59 820	162 999	(154 404)	68 205
	6	61 973	44 292	38 649	71 654	56 655	39 514	94 654	90 489	49 033	121 738	95 709	61 916	172 630	(147 726)	71 178
	7	62 942	45 117	39 306	72 654	55 647	39 862	95 671	79 531	48 441	120 894	106 262	61 207	155 916	(128 743)	73 623
	8	65 105	46 619	40 905	74 816	59 194	40 473	102 585	99 006	49 990	130 234	112 385	56 010	171 402	(158 375)	65 636
	9	65 886	47 316	40 719	78 060	59 299	41 019	104 660	90 432	50 152	128 920	114 099	61 099	181 905	(144 074)	78 109
	10	66 375	47 836	40 662	77 133	57 780	40 965	103 617	89 809	52 500	132 266	113 723	58 412	191 615	(158 421)	71 421
	11 *	67 466	46 958	41 498	76 433	55 560	40 528	104 803	84 531	53 995	131 808	91 283	56 050	(177 491)	(212 133)	54 641
	12 *	67 615	49 577	42 648	76 254	62 748	41 693	102 589	97 730	52 886	129 544	108 977	60 130	187 632	(155 074)	79 914

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) 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
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		100.5	98.1	103.5	115.3	121.8	99.7	117.9	101.8
2008		113.2	111.7	119.2	133.4	141.1	113.2	136.3	115.7
2009 *		101.9	97.9	98.0	105.8	114.6	99.4	109.0	100.4
2008	10 - 12	105.9	101.7	108.8	124.4	133.1	104.1	127.5	106.6
2009	1 - 3	97.4	89.6	92.6	103.9	113.1	92.8	107.2	94.3
	4 - 6	98.8	93.3	93.2	100.3	108.2	95.3	103.2	96.1
	7 - 9	102.8	100.8	100.3	105.9	115.0	101.5	109.2	102.3
	10 - 12 *	108.7	107.9	105.8	113.2	121.9	107.9	116.5	108.8
2008	10	113.1	109.7	119.7	133.4	142.1	112.2	136.5	114.9
	11	105.4	101.8	108.9	125.7	138.1	104.0	130.1	106.8
	12	99.2	93.6	97.7	114.1	119.1	96.2	115.9	98.2
2009	1	98.3	90.3	94.2	106.0	115.9	93.7	109.5	95.4
	2	97.4	89.5	91.7	104.7	113.6	92.7	107.9	94.2
	3	96.4	88.9	91.8	101.0	109.8	92.0	104.1	93.2
	4	96.5	90.9	92.0	99.7	104.8	93.1	101.6	93.9
	5	99.0	92.9	92.0	99.9	106.3	95.0	102.3	95.7
	6	100.9	96.1	95.7	101.2	113.5	97.8	105.7	98.6
	7	101.4	96.6	97.5	103.5	114.2	98.4	107.4	99.4
	8	102.0	101.0	101.4	105.4	113.9	101.4	108.5	102.2
	9	105.1	104.9	102.0	108.8	116.8	104.6	111.7	105.4
	10	106.5	105.8	104.5	111.5	117.6	105.9	113.8	106.7
	11 *	110.0	109.1	106.6	113.1	124.4	109.1	117.4	110.0
	12 *	109.5	108.7	106.2	115.0	123.8	108.6	118.4	109.7

* 臨時數字

* Provisional figures

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
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		98.5	100.5	119.6	138.0	161.5	101.4	143.7	103.5
2008		117.6	116.1	138.5	157.2	183.6	118.6	163.0	120.5
2009 *		120.1	117.1	135.0	153.3	177.1	119.7	158.9	121.2
2008	10 - 12	106.9	104.8	119.2	136.1	156.3	106.8	140.3	108.0
2009	1 - 3	106.9	105.1	119.4	135.9	156.7	106.9	140.5	108.0
	4 - 6	116.0	113.6	130.2	145.6	168.8	115.8	150.9	117.1
	7 - 9	126.0	122.4	141.7	163.2	189.2	125.4	169.6	127.1
	10 - 12 *	131.7	127.2	148.6	168.5	193.8	130.7	174.7	132.4
2008	10	112.6	110.7	127.6	145.6	166.6	112.9	150.0	114.3
	11	104.2	101.6	116.1	131.2	150.7	103.8	135.2	104.9
	12	104.0	102.0	113.8	131.6	151.5	103.7	135.8	104.8
2009	1	106.1	104.0	119.1	134.2	153.2	106.0	138.4	107.1
	2	106.8	104.8	118.4	136.6	157.7	106.6	141.3	107.8
	3	107.8	106.5	120.6	136.8	159.1	108.1	141.8	109.2
	4	112.7	110.0	125.4	141.1	160.7	112.3	145.4	113.4
	5	115.3	113.4	130.1	144.3	170.4	115.5	150.0	116.7
	6	119.9	117.3	135.0	151.5	175.4	119.7	157.3	121.1
	7	123.3	119.8	136.4	158.2	180.8	122.5	163.7	124.1
	8	126.4	122.3	143.4	163.3	189.3	125.6	169.7	127.4
	9	128.4	125.1	145.2	168.1	197.6	128.0	175.4	129.9
	10	130.8	126.5	147.7	168.4	194.3	129.9	174.8	131.7
	11 *	130.9	126.6	148.3	168.6	193.8	130.1	174.7	131.8
	12 *	133.3	128.4	149.9	168.6	193.3	132.1	174.5	133.7

* 臨時數字

* Provisional figures

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 Year / Month		A, B & C 市區 Urban	新界 N.T.	合計 All	D & E 市區 Urban	新界 N.T.	合計 All	所有類別 Overall 市區 Urban	新界 N.T.	合計 All
2008	1	131.5	99.8	115.2	187.5	155.9	173.4	135.3	103.0	118.7
	2	136.2	103.6	119.5	192.8	156.2	176.8	140.1	106.7	123.0
	3	137.6	104.6	120.6	192.1	156.3	176.3	141.3	107.6	124.1
	4	134.2	102.7	118.0	193.3	162.6	179.5	138.2	106.1	121.7
	5	134.5	103.2	118.4	190.1	163.8	177.9	138.2	106.6	122.1
	6	135.8	103.3	119.1	187.9	158.5	174.7	139.4	106.5	122.5
	7	132.3	101.2	116.4	191.6	156.0	175.9	136.3	104.4	120.0
	8	127.9	100.0	113.5	188.3	155.2	173.6	132.0	103.2	117.1
	9	125.6	98.0	111.5	174.9	152.3	164.2	129.0	101.2	114.7
	10	116.0	92.4	103.8	163.2	143.4	153.7	119.2	95.3	106.9
	11	105.3	84.6	94.7	149.7	129.4	140.2	108.2	87.2	97.4
	12	104.2	85.1	94.3	143.2	125.2	134.7	106.8	87.4	96.7
2009	1	106.9	87.0	96.6	146.0	126.7	136.9	109.6	89.4	99.0
	2	109.6	87.4	98.1	148.8	127.7	139.0	112.2	89.8	100.6
	3	111.3	88.6	99.6	153.1	127.3	141.5	114.2	90.9	102.2
	4	116.0	91.4	103.4	155.2	129.9	143.8	118.7	93.7	105.9
	5	120.3	94.3	106.9	163.7	130.9	149.3	123.2	96.6	109.4
	6	126.1	98.2	111.8	173.2	136.9	157.5	129.3	100.6	114.6
	7	129.5	100.6	114.6	180.1	146.1	165.2	132.9	103.4	117.7
	8	132.8	103.4	117.8	188.0	147.5	170.5	136.6	106.1	121.0
	9	136.2	105.3	120.2	191.6	151.7	174.4	140.0	108.1	123.7
	10	137.7	106.3	121.6	195.4	152.1	176.8	141.7	109.0	124.9
	11 *	136.9	106.6	121.4	194.5	151.2	175.9	140.8	109.4	124.7
	12 *	137.7	107.0	122.0	195.1	155.4	177.9	141.7	109.8	125.3

* 臨時數字
技術附註第 14 段對「較受歡迎屋苑」有詳細說明。

* Provisional figures
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	2009 年底總存量 Stock at year end 甲級 A	乙級 B	丙級 C	總數 Total	2009 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	1 890 400	757 900	609 200	3 257 500	117 800	42 300	60 900	221 000	6.2	5.6	10.0	6.8
灣仔	Wan Chai	908 900	569 000	313 000	1 790 900	67 400	48 300	25 200	140 900	7.4	8.5	8.1	7.9
東區	Eastern	705 800	181 600	78 500	965 900	26 400	22 600	4 900	53 900	3.7	12.4	6.2	5.6
南區	Southern	83 100	37 500	10 500	131 100	9 900	4 300	300	14 500	11.9	11.5	2.9	11.1
港島	***HONG KONG***	***3 588 200***	***1 546 000***	***1 011 200***	***6 145 400***	***221 500***	***117 500***	***91 300***	***430 300***	***6.2***	***7.6***	***9.0***	***7.0***
油尖旺	Yau Tsim Mong	1 126 400	629 500	417 300	2 173 200	124 800	38 200	35 000	198 000	11.1	6.1	8.4	9.1
深水埗	Sham Shui Po	155 700	46 800	39 200	241 700	11 100	5 900	1 900	18 900	7.1	12.6	4.8	7.8
九龍城	Kowloon City	107 500	57 000	20 300	184 800	5 700	1 300	3 400	10 400	5.3	2.3	16.7	5.6
黃大仙	Wong Tai Sin	-	46 000	1 200	47 200	-	23 700	100	23 800	-	51.5	8.3	50.4
觀塘	Kwun Tong	936 100	39 200	6 100	981 400	300 800	5 200	1 000	307 000	32.1	13.3	16.4	31.3
九龍	***KOWLOON***	***2 325 700***	***818 500***	***484 100***	***3 628 300***	***442 400***	***74 300***	***41 400***	***558 100***	***19.0***	***9.1***	***8.6***	***15.4***
葵青	Kwai Tsing	114 300	11 400	2 000	127 700	19 100	300	700	20 100	16.7	2.6	35.0	15.7
荃灣	Tsuen Wan	88 400	10 300	800	99 500	6 900	200	-	7 100	7.8	1.9	-	7.1
屯門	Tuen Mun	32 700	-	8 500	41 200	5 000	-	1 000	6 000	15.3	-	11.8	14.6
元朗	Yuen Long	9 200	9 800	19 100	38 100	-	-	700	700	-	-	3.7	1.8
北區	North	26 700	-	500	27 200	5 900	-	100	6 000	22.1	-	20.0	22.1
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	230 400	16 000	-	246 400	30 200	100	-	30 300	13.1	0.6	-	12.3
西貢	Sai Kung	9 000	-	-	9 000	4 400	-	-	4 400	48.9	-	-	48.9
離島	Islands	144 500	15 300	-	159 800	17 400	2 400	-	19 800	12.0	15.7	-	12.4
新界	***NEW TERRITORIES***	***655 200***	***68 000***	***32 100***	***755 300***	***88 900***	***3 000***	***2 500***	***94 400***	***13.6***	***4.4***	***7.8***	***12.5***
全港	***OVERALL***	***6 569 100***	***2 432 500***	***1 527 400***	***10 529 000***	***752 800***	***194 800***	***135 200***	***1 082 800***	***11.5***	***8.0***	***8.9***	***10.3***
分區	**Sub-districts**												
上環	Sheung Wan	230 800	340 700	411 000	982 500	17 500	18 900	38 000	74 400	7.6	5.5	9.2	7.6
中區	Central	1 594 600	366 400	183 200	2 144 200	99 200	21 900	20 700	141 800	6.2	6.0	11.3	6.6
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	908 900	569 000	313 000	1 790 900	67 400	48 300	25 200	140 900	7.4	8.5	8.1	7.9
北角 / 鰂魚涌	North Point / Quarry Bay	705 800	147 500	60 700	914 000	26 400	13 200	3 600	43 200	3.7	8.9	5.9	4.7
尖沙咀	Tsim Sha Tsui	811 400	317 500	205 000	1 333 900	63 600	20 800	20 700	105 100	7.8	6.6	10.1	7.9
油麻地 / 旺角	Yau Ma Tei / Mong Kok	294 000	311 900	212 200	818 100	61 200	17 300	14 300	92 800	20.8	5.5	6.7	11.3

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	2008 年底總存量 Stock at year end	2009 年落成量 Completions	落成量佔 2008 年總存量的百分率 Completions as a % of 2008 Stock	2009 年底總存量 Stock at year end	2009 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	3 256 700	2 800	0.1	3 257 500	221 000	6.8
灣仔	Wan Chai	1 806 700	-	-	1 790 900	140 900	7.9
東區	Eastern	969 700	-	-	965 900	53 900	5.6
南區	Southern	131 400	-	-	131 100	14 500	11.1
港島	***HONG KONG***	***6 164 500***	***2 800***	***0.0 +***	***6 145 400***	***430 300***	***7.0***
油尖旺	Yau Tsim Mong	2 143 000	56 400	2.6	2 173 200	198 000	9.1
深水埗	Sham Shui Po	241 900	-	-	241 700	18 900	7.8
九龍城	Kowloon City	185 300	-	-	184 800	10 400	5.6
黃大仙	Wong Tai Sin	31 700	15 300	48.3	47 200	23 800	50.4
觀塘	Kwun Tong	856 900	76 500	8.9	981 400	307 000	31.3
九龍	***KOWLOON***	***3 458 800***	***148 200***	***4.3***	***3 628 300***	***558 100***	***15.4***
葵青	Kwai Tsing	127 500	-	-	127 700	20 100	15.7
荃灣	Tsuen Wan	99 500	-	-	99 500	7 100	7.1
屯門	Tuen Mun	41 300	-	-	41 200	6 000	14.6
元朗	Yuen Long	38 100	-	-	38 100	700	1.8
北區	North	28 300	-	-	27 200	6 000	22.1
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	254 500	-	-	246 400	30 300	12.3
西貢	Sai Kung	9 000	-	-	9 000	4 400	48.9
離島	Islands	164 400	-	-	159 800	19 800	12.4
新界	***NEW TERRITORIES***	***769 000***	***-***	***-***	***755 300***	***94 400***	***12.5***
全港	***OVERALL***	***10 392 300***	***151 000***	***1.5***	***10 529 000***	***1 082 800***	***10.3***
分區	**Sub-districts**						
上環	Sheung Wan	994 300	2 000	0.2	982 500	74 400	7.6
中區	Central	2 144 800	800	0.0 +	2 144 200	141 800	6.6
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 806 700	-	-	1 790 900	140 900	7.9
北角 / 鰂魚涌	North Point / Quarry Bay	917 800	-	-	914 000	43 200	4.7
尖沙咀	Tsim Sha Tsui	1 355 200	4 100	0.3	1 333 900	105 100	7.9
油麻地 / 旺角	Yau Ma Tei / Mong Kok	766 800	52 300	6.8	818 100	92 800	11.3

2009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2008年底總存量計算。
分區數字已包括在地區數字內。
+ 少於 0.05%

2009 Stock figures are derived from the latest rating record,
and not from the 2008 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	拆卸量 Demolition 乙級 B	拆卸量 Demolition 丙級 C	拆卸量 Demolition 總數 Total	落成量 Completions 甲級 A	落成量 Completions 乙級 B	落成量 Completions 丙級 C	落成量 Completions 總數 Total	年底總存量 Stock at year end 甲級 A	年底總存量 Stock at year end 乙級 B	年底總存量 Stock at year end 丙級 C	年底總存量 Stock at year end 總數 Total
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***
2008	港島	Hong Kong	-	12 500	5 900	18 400	102 600	-	700	103 300	3 563 600	1 566 600	1 034 300	6 164 500
	九龍	Kowloon	-	5 700	-	5 700	175 800	8 700	-	184 500	2 162 700	807 800	488 300	3 458 800
	新界	New Territories	-	-	-	-	53 300	-	-	53 300	667 900	67 800	33 300	769 000
	全港	***OVERALL***	***-***	***18 200***	***5 900***	***24 100***	***331 700***	***8 700***	***700***	***341 100***	***6 394 200***	***2 442 200***	***1 555 900***	***10 392 300***
2009	港島	Hong Kong	-	14 500	8 500	23 000	-	-	2 800	2 800	3 588 200	1 546 000	1 011 200	6 145 400
	九龍	Kowloon	18 700	-	500	19 200	128 800	19 400	-	148 200	2 325 700	818 500	484 100	3 628 300
	新界	New Territories	-	-	-	-	-	-	-	-	655 200	68 000	32 100	755 300
	全港	***OVERALL***	***18 700***	***14 500***	***9 000***	***42 200***	***128 800***	***19 400***	***2 800***	***151 000***	***6 569 100***	***2 432 500***	***1 527 400***	***10 529 000***

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 m²

地區	District	2009 年落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	預測落成量 Forecast Completions [2010]	[2011]
中西區	Central and Western	-	-	2 800	2 800	-	46 200
灣仔	Wan Chai	-	-	-	-	1 500	-
東區	Eastern	-	-	-	-	34 100	-
南區	Southern	-	-	-	-	-	-
港島	***HONG KONG***	***-***	***-***	***2 800***	***2 800***	***35 600***	***46 200***
油尖旺	Yau Tsim Mong	52 300	4 100	-	56 400	40 100	2 500
深水埗	Sham Shui Po	-	-	-	-	7 400	-
九龍城	Kowloon City	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	15 300	-	15 300	-	-
觀塘	Kwun Tong	76 500	-	-	76 500	38 800	75 600
九龍	***KOWLOON***	***128 800***	***19 400***	***-***	***148 200***	***86 300***	***78 100***
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	-	-	-	-	-	6 100
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***-***	***-***	***-***	***-***	***-***	***6 100***
全港	***OVERALL***	***128 800***	***19 400***	***2 800***	***151 000***	***121 900***	***130 400***
分區	**Sub-districts**						
上環	Sheung Wan	-	-	2 000	2 000	-	15 300
中區	Central	-	-	800	800	-	30 900
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	1 500	-
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	34 100	-
尖沙咀	Tsim Sha Tsui	-	4 100	-	4 100	-	2 500
油麻地 / 旺角	Yau Ma Tei / Mong Kok	52 300	-	-	52 300	40 100	-

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	[2010] 甲級 A	乙級 B	丙級 C	總數 Total	[2011] 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	-	-	-	-	30 900	15 300	-	46 200
灣仔	Wan Chai	-	-	1 500	1 500	-	-	-	-
東區	Eastern	34 100	-	-	34 100	-	-	-	-
南區	Southern	-	-	-	-	-	-	-	-
港島	***HONG KONG***	***34 100***	***-***	***1 500***	***35 600***	***30 900***	***15 300***	***-***	***46 200***
油尖旺	Yau Tsim Mong	40 100	-	-	40 100	-	2 500	-	2 500
深水埗	Sham Shui Po	-	7 400	-	7 400	-	-	-	-
九龍城	Kowloon City	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	38 800	-	-	38 800	66 100	9 500	-	75 600
九龍	***KOWLOON***	***78 900***	***7 400***	***-***	***86 300***	***66 100***	***12 000***	***-***	***78 100***
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	-	-	-	-	6 100	-	-	6 100
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***-***	***-***	***-***	***-***	***6 100***	***-***	***-***	***6 100***
全港	***OVERALL***	***113 000***	***7 400***	***1 500***	***121 900***	***103 100***	***27 300***	***-***	***130 400***
分區	**Sub-districts**								
上環	Sheung Wan	-	-	-	-	-	15 300	-	15 300
中區	Central	-	-	-	-	30 900	-	-	30 900
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	1 500	1 500	-	-	-	-
北角 / 鰂魚涌	North Point / Quarry Bay	34 100	-	-	34 100	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	2 500	-	2 500
油麻地 / 旺角	Yau Ma Tei / Mong Kok	40 100	-	-	40 100	-	-	-	-

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
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
2008	341 100	240 600	70.5	10 051 200	632 400	6.3	873 000	8.4
2009	151 000	148 900	98.6	10 378 000	933 900	9.0	1 082 800	10.3

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 [285 平方米 m^2]						乙 B [87 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
2008	680	945	526	338	401	417	286	545	367	249	320	297	223	380	309	269	338	245
2009 *	522	744	464	309	332	389	236	476	321	239	281	272	203	345	276	239	297	225
2008 7	743	972	568	360	429	437	306	602	363	251	311	333	218	356	339	277	419	247
8	651	997	555	313	408	(395)	318	595	377	285	344	290	230	379	330	269	335	259
9	(642)	1 052	547	366	417	417	316	598	394	261	339	303	235	407	326	269	370	246
10	662	987	573	355	419	-	306	655	384	269	320	290	234	426	322	261	345	266
11	397	937	524	357	390	(412)	288	591	371	291	314	321	233	411	308	280	320	250
12	610	947	599	310	385	(368)	260	498	372	232	329	284	214	379	281	252	329	225
2009 1	545	799	528	340	368	(401)	262	541	345	319	280	269	199	337	285	252	264	205
2	872	768	492	292	352	-	244	488	340	222	304	257	200	367	269	247	273	216
3	439	808	492	295	311	-	247	497	321	219	289	266	198	323	266	231	281	228
4	(568)	682	458	309	323	437	222	493	314	240	276	287	199	317	268	228	274	221
5	752	748	445	293	311	(338)	224	438	302	221	262	250	200	344	267	247	274	227
6	472	667	417	297	341	(320)	246	464	295	207	279	269	196	319	275	243	287	228
7	533	794	465	298	317	(494)	227	430	326	244	283	259	204	357	266	226	371	220
8 *	448	704	431	338	331	394	234	460	312	258	285	277	208	367	275	235	301	235
9 *	458	738	490	315	330	(381)	254	483	320	233	293	282	220	367	299	245	330	230
10 *	(514)	693	461	326	335	(301)	214	492	334	235	276	272	207	361	282	243	295	218
11 *	387	795	470	291	357	(426)	223	482	335	213	289	298	215	364	292	258	287	236
12 *	(584)	700	427	(330)	307	(308)	247	503	370	267	266	276	200	365	299	279	279	237

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2009 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2009.
\- No transaction record received by this Department.

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 [214 平方米 m^2]						乙 B [56 平方米 m^2]						丙 C [38 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
2008	(124 877)	218 474	125 607	88 727	129 382	(156 686)	76 333	120 872	99 743	57 994	94 711	62 872	58 760	92 260	74 798	62 586	61 989	50 047
2009 *	130 866	170 844	102 202	86 085	108 977	-	59 787	129 067	94 956	56 776	83 370	61 768	59 750	90 975	76 435	59 798	65 138	52 857
2008 7	(200 527)	(236 675)	-	-	117 284	(156 686)	(72 530)	-	111 551	(63 013)	94 313	66 632	69 364	(104 348)	67 268	62 423	67 321	46 221
8	-	-	-	-	(133 378)	-	(91 302)	(111 701)	(87 760)	-	79 933	67 654	62 294	(117 769)	81 175	(101 399)	56 566	57 128
9	-	(174 350)	(118 661)	(91 033)	-	-	(56 480)	(90 112)	99 499	(60 098)	(81 450)	63 045	57 366	-	75 547	61 316	59 237	48 274
10	-	(263 158)	(100 962)	(112 431)	(87 212)	-	(91 274)	(80 542)	(109 671)	-	(88 002)	55 331	51 037	(56 180)	(68 857)	(60 712)	59 923	40 952
11	-	-	-	(91 897)	(133 531)	-	-	-	(97 653)	-	(132 946)	58 476	(46 499)	-	(60 756)	(53 672)	54 531	48 728
12	-	(130 803)	(69 701)	-	(117 428)	-	(53 749)	(119 003)	(52 478)	-	92 439	61 302	(49 438)	-	(65 629)	(60 345)	(47 638)	40 786
2009 1	(134 934)	(184 432)	-	(55 491)	(77 679)	-	(56 085)	(112 007)	(52 928)	-	62 031	(75 786)	(43 774)	-	(87 907)	-	58 145	41 688
2	-	132 010	-	-	-	-	(55 262)	(123 509)	(84 419)	(51 424)	(92 257)	(57 110)	58 351	(76 747)	(59 397)	(52 557)	(93 301)	40 605
3	-	139 256	(69 988)	-	(87 707)	-	51 810	-	74 651	(50 078)	72 156	61 205	56 722	-	(58 164)	51 459	54 738	45 199
4	(129 508)	122 279	(97 681)	-	(83 487)	-	(50 186)	-	90 458	(48 021)	74 695	49 441	57 932	83 330	65 221	(38 923)	(73 851)	46 017
5	-	166 938	(96 990)	(70 328)	(105 259)	-	(45 708)	(139 130)	106 298	(63 478)	77 743	52 504	51 490	(82 551)	81 668	52 725	(67 628)	50 313
6	(148 949)	161 349	(76 225)	(107 096)	101 662	-	(62 968)	(131 879)	84 815	(54 381)	83 580	54 665	50 377	(66 443)	71 978	60 083	55 440	47 921
7	(58 480)	178 243	99 496	(107 007)	114 111	-	(50 617)	(109 622)	101 117	(56 897)	86 991	62 772	63 552	(77 447)	78 488	61 077	63 601	53 300
8 *	-	198 174	(145 651)	-	123 726	-	(49 498)	(120 129)	91 432	(60 209)	74 839	68 508	57 095	(120 899)	75 626	60 173	68 903	52 983
9 *	(136 315)	216 205	(117 499)	(87 885)	110 769	-	69 486	(113 174)	93 062	(62 187)	96 261	63 385	61 443	(86 407)	83 525	61 196	62 533	53 681
10 *	(133 264)	(219 714)	(96 992)	-	(132 326)	-	(75 066)	(158 382)	100 641	-	83 884	65 529	58 029	-	78 492	68 336	75 084	57 207
11 *	-	191 679	(96 051)	(86 979)	(130 774)	-	(107 285)	(152 139)	111 928	(65 566)	98 749	62 366	74 336	(152 585)	78 025	62 825	66 175	60 679
12 *	(156 523)	197 634	-	(82 419)	115 747	-	(69 238)	(178 529)	99 756	(66 397)	93 668	66 044	66 654	(81 786)	80 039	66 357	66 117	60 439

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2009 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2009.
\- 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
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		140.1	128.9	112.1	131.9	177.8	169.7	147.0	165.5
2008		165.8	151.6	127.4	155.5	211.3	198.7	177.7	199.0
2009 *		141.4	134.3	117.0	135.5	182.6	184.1	170.4	179.4
2008	7 - 9	171.8	158.2	130.3	161.3	213.5	206.9	185.7	204.3
	10 - 12	169.0	152.6	127.1	157.7	183.7	179.7	158.6	175.0
2009	1 - 3	150.5	137.6	117.1	141.6	150.7	166.1	150.0	154.6
	4 - 6	137.8	131.3	113.4	132.1	172.6	172.1	165.0	170.1
	7 - 9 *	137.7	131.4	116.7	132.6	200.9	192.7	178.3	192.2
	10 - 12 *	139.7	136.8	120.7	135.8	206.1	205.6	188.4	200.7
2008	7	171.7	155.6	128.5	160.3	(213.8)	207.2	189.2	205.6
	8	172.9	157.6	130.8	161.8	(199.8)	210.2	191.4	200.0
	9	170.7	161.4	131.5	161.7	(226.9)	203.2	176.6	207.4
	10	173.0	155.5	131.6	161.5	(194.0)	(190.7)	169.2	186.0
	11	169.1	153.6	127.9	158.1	(188.2)	(173.0)	153.2	173.5
	12	164.8	148.7	121.9	153.5	(169.0)	(175.3)	153.4	165.4
2009	1	158.0	140.0	119.7	146.9	(154.0)	(174.7)	151.2	158.2
	2	148.9	138.0	117.1	140.8	(152.0)	(163.8)	149.5	154.3
	3	144.5	134.8	114.6	137.1	(146.2)	159.8	149.2	151.2
	4	139.7	132.0	113.4	133.5	152.1	163.8	161.5	158.8
	5	136.9	130.6	113.7	131.4	176.0	169.8	163.7	169.8
	6	136.7	131.4	113.1	131.5	189.6	182.6	169.8	181.7
	7	137.0	129.8	115.7	131.6	191.5	185.5	175.9	185.2
	8 *	137.8	130.6	115.7	132.3	206.2	188.5	176.0	192.9
	9 *	138.3	133.8	118.8	133.9	205.1	204.2	182.9	198.4
	10 *	139.2	134.3	118.9	134.5	201.3	205.0	186.2	197.7
	11 *	139.0	136.4	119.2	135.1	207.0	205.7	186.8	200.7
	12 *	140.9	139.6	124.1	137.8	210.0	206.2	192.3	203.8

* 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 figures
( ) 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)

年 / 月 Year / Month		租金 Rents 上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售價 Prices 核心地區 # Core Districts #
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		175.1	132.9	133.2	186.3
2008		232.1	168.3	148.3	229.4
2009 *		187.7	146.5	124.5	197.1
2008	7 - 9	249.2	177.0	152.6	227.1
	10 - 12	236.3	177.4	149.8	191.2
2009	1 - 3	207.9	160.9	131.8	164.5
	4 - 6	183.8	142.4	120.3	179.9
	7 - 9 *	177.7	140.9	121.5	216.6
	10 - 12 *	181.2	141.8	124.2	227.3
2008	7	247.9	174.6	151.5	(225.3)
	8	252.5	178.6	155.1	(222.5)
	9	247.1	177.9	151.1	(233.5)
	10	244.7	178.8	156.7	(201.0)
	11	234.8	177.0	148.5	(201.0)
	12	229.5	176.4	144.3	(171.6)
2009	1	219.0	166.5	143.3	(169.2)
	2	205.7	162.6	128.5	(167.4)
	3	198.9	153.6	123.5	156.8
	4	185.5	148.2	121.1	153.6
	5	184.5	139.9	119.2	189.5
	6	181.3	139.1	120.7	196.5
	7	178.3	140.6	120.2	207.3
	8 *	178.1	139.0	123.0	219.8
	9 *	176.8	143.1	121.4	222.8
	10 *	181.9	143.6	121.5	222.4
	11 *	178.4	140.1	124.9	(234.3)
	12 *	183.4	141.8	126.3	225.1

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 figures
( ) 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 m^2

地區	District	2008 年底總存量 Stock at year end	2009 年落成量 Completions	落成量佔 2008 年底總存量的百分率 Completions as a % of 2008 Stock	2009 年底總存量 Stock at year end	2009 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	1 137 100	4 600	0.4	1 144 400	78 200	6.8
灣仔	Wan Chai	1 024 100	400	0.0 +	1 015 700	75 400	7.4
東區	Eastern	748 900	-	-	758 900	41 700	5.5
南區	Southern	207 700	-	-	209 100	17 600	8.4
港島	***HONG KONG***	***3 117 800***	***5 000***	***0.2***	***3 128 100***	***212 900***	***6.8***
油尖旺	Yau Tsim Mong	2 011 900	51 300	2.5	2 063 900	224 700	10.9
深水埗	Sham Shui Po	701 500	300	0.0 +	702 500	55 900	8.0
九龍城	Kowloon City	706 800	6 100	0.9	711 300	64 700	9.1
黃大仙	Wong Tai Sin	291 200	-	-	292 800	45 000	15.4
觀塘	Kwun Tong	642 200	8 300	1.3	612 400	61 100	10.0
九龍	***KOWLOON***	***4 353 600***	***66 000***	***1.5***	***4 382 900***	***451 400***	***10.3***
葵青	Kwai Tsing	333 600	-	-	341 300	31 400	9.2
荃灣	Tsuen Wan	487 700	8 700	1.8	507 800	60 200	11.9
屯門	Tuen Mun	394 100	-	-	396 200	44 100	11.1
元朗	Yuen Long	447 400	-	-	451 400	32 100	7.1
北區	North	213 300	100	0.0 +	214 500	13 100	6.1
大埔	Tai Po	228 500	-	-	228 900	7 500	3.3
沙田	Sha Tin	443 800	1 800	0.4	452 700	39 400	8.7
西貢	Sai Kung	277 200	-	-	268 200	18 900	7.0
離島	Islands	290 800	2 100	0.7	291 800	20 700	7.1
新界	***NEW TERRITORIES***	***3 116 400***	***12 700***	***0.4***	***3 152 800***	***267 400***	***8.5***
全港	***OVERALL***	***10 587 800***	***83 700***	***0.8***	***10 663 800***	***931 700***	***8.7***

2009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2008年底總存量計算。
＋ 少於 0.05%

2009 Stock figures are derived from the latest rating record,
and not from the 2008 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
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***
2008	港島	Hong Kong	9 300	8 200	3 117 800
	九龍	Kowloon	8 200	23 300	4 353 600
	新界	New Territories	-	17 800	3 116 400
	全港	***OVERALL***	***17 500***	***49 300***	***10 587 800***
2009	港島	Hong Kong	10 800	5 000	3 128 100
	九龍	Kowloon	15 500	66 000	4 382 900
	新界	New Territories	3 600	12 700	3 152 800
	全港	***OVERALL***	***29 900***	***83 700***	***10 663 800***

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	2009 年落成量 Completions	預測落成量 Forecast Completions [2010]	預測落成量 Forecast Completions [2011]
中西區	Central and Western	4 600	300	6 000
灣仔	Wan Chai	400	2 700	3 900
東區	Eastern	-	1 200	400
南區	Southern	-	9 300	-
港島	***HONG KONG***	***5 000***	***13 500***	***10 300***
油尖旺	Yau Tsim Mong	51 300	29 500	15 600
深水埗	Sham Shui Po	300	600	700
九龍城	Kowloon City	6 100	-	3 100
黃大仙	Wong Tai Sin	-	17 100	-
觀塘	Kwun Tong	8 300	3 400	6 500
九龍	***KOWLOON***	***66 000***	***50 600***	***25 900***
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	8 700	600	-
屯門	Tuen Mun	-	400	-
元朗	Yuen Long	-	13 000	200
北區	North	100	-	-
大埔	Tai Po	-	-	2 000
沙田	Sha Tin	1 800	-	200
西貢	Sai Kung	-	-	17 400
離島	Islands	2 100	3 500	-
新界	***NEW TERRITORIES***	***12 700***	***17 500***	***19 800***
全港	***OVERALL***	***83 700***	***81 600***	***56 000***

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
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
2008	49 300	48 500	98.4	10 538 500	871 600	8.3	920 100	8.7
2009	83 700	74 500	89.0	10 580 100	857 200	8.1	931 700	8.7

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)			售價 Prices (每平方米售價 $ / m^2)		
		港島 Hong Kong [55 平方米 m^2]	九龍 Kowloon [53 平方米 m^2]	新界 New Territories [48 平方米 m^2]	港島 Hong Kong [45 平方米 m^2]	九龍 Kowloon [46 平方米 m^2]	新界 New Territories [31 平方米 m^2]
2008		1 189	1 106	892	234 851	238 032	143 937
2009 *		1 073	1 074	853	290 726	247 473	152 059
2008	7	1 568	1 180	885	207 380	214 301	163 842
	8	1 190	1 067	832	289 009	217 039	175 266
	9	1 224	1 145	888	235 065	197 271	125 696
	10	1 122	1 096	924	227 385	154 151	108 912
	11	1 143	1 276	946	(130 122)	187 420	137 315
	12	1 050	1 200	909	123 118	277 947	118 322
2009	1	858	965	676	211 261	249 647	117 986
	2	972	930	812	217 058	231 359	111 043
	3	1 044	1 162	892	200 728	233 780	118 444
	4	955	938	772	156 567	175 162	138 565
	5	1 068	973	829	410 667	283 822	136 039
	6	1 087	1 007	882	314 353	253 803	165 520
	7	1 180	987	874	301 793	296 837	150 624
	8 *	1 154	1 091	896	216 343	244 891	164 319
	9 *	1 144	1 137	898	307 586	241 675	147 971
	10 *	1 153	1 164	903	357 306	264 541	154 631
	11 *	1 200	1 348	927	257 817	222 073	156 167
	12 *	990	1 331	810	307 796	232 929	168 530

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2009 年內所分析單位的平均面積。

* Provisional figures
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2009.

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
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		111.8	172.5
2008		116.2	192.2
2009 *		111.0	192.2
2008	7 - 9	116.9	193.9
	10 - 12	114.1	173.7
2009	1 - 3	108.2	164.4
	4 - 6	108.2	181.7
	7 - 9 *	111.6	204.9
	10 - 12 *	116.1	217.7
2008	7	117.8	200.7
	8	116.5	195.6
	9	116.3	185.5
	10	116.0	178.4
	11	114.8	172.4
	12	111.6	170.2
2009	1	108.7	162.5
	2	108.0	162.8
	3	107.9	167.8
	4	106.7	171.8
	5	108.6	183.8
	6	109.2	189.5
	7	110.7	196.8
	8 *	111.4	205.8
	9 *	112.6	212.2
	10 *	113.9	215.2
	11 *	115.7	215.5
	12 *	118.8	222.3

* 臨時數字

* Provisional figures

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	2008 年底總存量 Stock at year end	2009 年落成量 Completions	落成量佔 2008 年總存量的百分率 Completions as a % of 2008 Stock	2009 年底總存量 Stock at year end	2009 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	97 500	-	-	94 300	6 200	6.6
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 333 600	-	-	1 325 600	51 800	3.9
南區	Southern	773 600	-	-	766 400	109 800	14.3
港島	***HONG KONG***	***2 204 700***	***-***	***-***	***2 186 300***	***167 800***	***7.7***
油尖旺	Yau Tsim Mong	305 600	-	-	301 400	21 800	7.2
深水埗	Sham Shui Po	1 070 600	-	-	1 061 500	91 100	8.6
九龍城	Kowloon City	858 000	-	-	857 900	48 800	5.7
黃大仙	Wong Tai Sin	820 100	-	-	815 900	75 900	9.3
觀塘	Kwun Tong	3 335 100	-	-	3 322 700	327 200	9.8
九龍	***KOWLOON***	***6 389 400***	***-***	***-***	***6 359 400***	***564 800***	***8.9***
葵青	Kwai Tsing	3 316 600	-	-	3 296 300	244 400	7.4
荃灣	Tsuen Wan	2 209 000	3 000	0.1	2 202 300	205 400	9.3
屯門	Tuen Mun	1 480 400	-	-	1 474 600	104 300	7.1
元朗	Yuen Long	206 600	-	-	204 100	16 100	7.9
北區	North	282 600	-	-	282 600	30 300	10.7
大埔	Tai Po	151 600	-	-	151 600	11 100	7.3
沙田	Sha Tin	1 123 200	-	-	1 117 200	43 600	3.9
西貢	Sai Kung	9 000	-	-	9 000	-	-
離島	Islands	900	-	-	900	200	22.2
新界	***NEW TERRITORIES***	***8 779 900***	***3 000***	***0.0 +***	***8 738 600***	***655 400***	***7.5***
全港	***OVERALL***	***17 374 000***	***3 000***	***0.0 +***	***17 284 300***	***1 388 000***	***8.0***

2009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2008年底總存量計算。
+ 少於 0.05%

2009 Stock figures are derived from the latest rating record,
and not from the 2008 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
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***
2008	港島	Hong Kong	7 400	-	2 204 700
	九龍	Kowloon	46 100	62 900	6 389 400
	新界	New Territories	58 900	6 600	8 779 900
	全港	***OVERALL***	***112 400***	***69 500***	***17 374 000***
2009	港島	Hong Kong	11 100	-	2 186 300
	九龍	Kowloon	10 700	-	6 359 400
	新界	New Territories	17 400	3 000	8 738 600
	全港	***OVERALL***	***39 200***	***3 000***	***17 284 300***

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	2009 年落成量 Completions	預測落成量 Forecast Completions [2010]	[2011]
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	-	-	4 300
深水埗	Sham Shui Po	-	-	27 000
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	***-***	***-***	***31 300***
葵青	Kwai Tsing	-	-	8 100
荃灣	Tsuen Wan	3 000	17 500	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	3 100	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***3 000***	***20 600***	***8 100***
全港	***OVERALL***	***3 000***	***68 500***	***39 400***

私人分層工廠大廈 - 整體空置趨勢
PRIVATE FLATTED FACTORIES - 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
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
2008	69 500	69 500	100.0	17 304 500	1 064 400	6.2	1 133 900	6.5
2009	3 000	3 000	100.0	17 281 300	1 385 000	8.0	1 388 000	8.0

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 [178 平方米 m^2]	九龍 Kowloon [148 平方米 m^2]	新界 New Territories [147 平方米 m^2]	售價 Prices (每平方米售價 $ / m^2) 港島 Hong Kong [136 平方米 m^2]	九龍 Kowloon [127 平方米 m^2]	新界 New Territories [127 平方米 m^2]
2008		109	118	75	23 364	27 326	12 609
2009 *		97	103	69	24 405	24 673	12 635
2008	7	102	118	76	22 834	28 877	13 194
	8	114	119	77	25 621	27 100	13 080
	9	107	118	79	(25 539)	24 024	13 119
	10	105	119	73	(25 724)	26 821	13 124
	11	109	115	76	(21 586)	31 340	12 770
	12	114	113	73	(26 188)	23 117	10 621
2009	1	97	105	71	(21 427)	22 102	12 062
	2	103	103	71	(16 906)	21 885	10 985
	3	99	103	72	(20 482)	19 711	11 179
	4	98	100	65	(19 462)	23 479	11 036
	5	87	100	66	20 850	25 481	12 236
	6	93	105	69	22 183	23 712	12 293
	7	93	102	70	26 644	24 253	12 147
	8 *	97	103	73	24 329	24 057	12 103
	9 *	96	103	71	26 663	25 195	12 983
	10 *	103	105	65	25 641	26 151	13 634
	11 *	109	108	71	25 112	25 422	13 731
	12 *	100	116	71	29 695	26 662	13 677

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2009 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 figures
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2009.
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
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		100.5	199.5
2008		109.3	235.9
2009 *		99.6	216.1
2008	7 - 9	110.8	244.7
	10 - 12	105.7	217.9
2009	1 - 3	98.7	196.3
	4 - 6	97.7	205.1
	7 - 9 *	99.2	222.9
	10 - 12 *	102.7	239.9
2008	7	111.7	252.9
	8	110.9	243.2
	9	109.8	237.9
	10	109.3	228.6
	11	105.6	219.0
	12	102.3	206.0
2009	1	100.8	198.1
	2	97.9	193.9
	3	97.5	197.0
	4	97.8	197.3
	5	97.9	205.7
	6	97.4	212.2
	7	98.3	216.1
	8 *	99.0	223.2
	9 *	100.2	229.3
	10 *	101.7	231.7
	11 *	102.1	242.5
	12 *	104.3	245.6

* 臨時數字
上述指數只就樓上單位計算。

* Provisional figures
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 [71 平方米 m^2]	深水埗 Sham Shui Po [106 平方米 m^2]	觀塘 Kwun Tong [57 平方米 m^2]	葵青 Kwai Tsing [70 平方米 m^2]	荃灣 Tsuen Wan [80 平方米 m^2]	沙田 Sha Tin [83 平方米 m^2]
2008		36 904	43 274	40 973	15 855	19 408	26 564
2009 *		37 251	41 832	38 369	15 082	17 875	25 969
2008	7	(38 018)	(60 833)	42 718	15 435	22 251	(29 382)
	8	(37 168)	(37 621)	41 012	17 069	22 655	(33 390)
	9	(35 447)	-	41 995	18 945	15 825	(35 714)
	10	(39 795)	(52 091)	38 158	17 264	15 602	(19 745)
	11	(34 679)	(20 242)	45 110	15 242	25 949	(21 635)
	12	(42 455)	35 498	37 069	(18 220)	14 871	(21 314)
2009	1	-	(32 449)	(43 765)	15 435	11 376	(28 068)
	2	-	-	30 577	9 373	19 380	(28 246)
	3	(36 894)	(39 750)	31 701	(13 333)	16 355	(23 846)
	4	-	41 209	36 481	13 959	13 080	(18 340)
	5	(36 294)	43 657	39 722	12 671	17 532	(28 626)
	6	(29 308)	40 046	35 673	14 004	18 218	27 462
	7	42 402	42 571	38 782	14 823	18 424	25 046
	8 *	(32 993)	41 473	38 304	14 912	16 643	24 087
	9 *	37 247	38 505	39 764	13 225	19 514	25 429
	10 *	39 875	50 656	38 525	17 901	19 820	27 038
	11 *	(34 083)	39 727	45 477	19 327	18 198	25 948
	12 *	37 107	46 301	39 251	16 682	17 890	29 089

* 臨時數字
( ) 表示少於 5 宗交易 。
[ ] 表示 2009 年內所分析單位的平均面積。
\- 本署沒有成交個案。
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 figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2009.
\- No transaction record received by this Department.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

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	2008 年底總存量 Stock at year end	2009 年落成量 Completions	落成量佔 2008 年總存量的百分率 Completions as a % of 2008 Stock	2009 年底總存量 Stock at year end	2009 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
東區	Eastern	47 300	-	-	47 200	6 700	14.2
南區	Southern	5 900	-	-	5 900	700	11.9
港島	***HONG KONG***	***53 200***	***-***	***-***	***53 100***	***7 400***	***13.9***
油尖旺	Yau Tsim Mong	9 700	-	-	9 500	500	5.3
深水埗	Sham Shui Po	132 100	-	-	132 000	13 400	10.2
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	1 500	5.3
觀塘	Kwun Tong	230 600	-	-	229 900	23 100	10.0
九龍	***KOWLOON***	***405 900***	***-***	***-***	***404 900***	***38 500***	***9.5***
葵青	Kwai Tsing	90 100	-	-	89 800	11 100	12.4
荃灣	Tsuen Wan	21 700	-	-	21 200	800	3.8
北區	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	38 700	-	-	38 400	3 300	8.6
新界	***NEW TERRITORIES***	***157 000***	***-***	***-***	***155 900***	***15 200***	***9.7***
全港	***OVERALL***	***616 100***	***-***	***-***	***613 900***	***61 100***	***10.0***

2009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2008年底總存量計算。

2009 Stock figures are derived from the latest rating record,
and not from the 2008 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	2009 年落成量 Completions	預測落成量 Forecast Completions [2010]	預測落成量 Forecast Completions [2011]
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	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
北區	North	-	-	-
沙田	Sha Tin	-	-	-
新界	***NEW TERRITORIES***	**-**	**-**	**-**
全港	***OVERALL***	**-**	**-**	**-**

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
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
2008	4 300	4 300	100.0	611 800	35 500	5.8	39 800	6.5
2009	-	-	-	613 900	61 100	10.0	61 100	10.0

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	2008 年底總存量 Stock at year end	2009 年落成量 Completions	落成量佔 2008 年總存量的百分率 Completions as a % of 2008 Stock	2009 年底總存量 Stock at year end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	7 900	-	-	7 900
南區	Southern	97 100	-	-	97 100
港島	***HONG KONG***	***105 000***	***-***	***-***	***105 000***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	33 100	-	-	33 100
九龍城	Kowloon City	34 600	-	-	34 600
黃大仙	Wong Tai Sin	34 900	-	-	34 900
觀塘	Kwun Tong	319 200	-	-	282 800
九龍	***KOWLOON***	***421 800***	***-***	***-***	***385 400***
葵青	Kwai Tsing	163 100	-	-	130 200
荃灣	Tsuen Wan	207 300	-	-	197 900
屯門	Tuen Mun	177 400	-	-	177 200
元朗	Yuen Long	527 400	-	-	529 400
北區	North	117 200	-	-	117 200
大埔	Tai Po	735 300	-	-	706 100
沙田	Sha Tin	158 100	-	-	158 100
西貢	Sai Kung	334 600	-	-	338 800
離島	Islands	79 900	-	-	79 400
新界	***NEW TERRITORIES***	***2 500 300***	***-***	***-***	***2 434 300***
全港	***OVERALL***	***3 027 100***	***-***	***-***	***2 924 700***

2009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2008年底總存量計算。

2009 Stock figures are derived from the latest rating record, and not from the 2008 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	2009 年落成量 Completions	預測落成量 Forecast Completions [2010]	預測落成量 Forecast Completions [2011]
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	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	1 500	24 300
北區	North	-	-	-
大埔	Tai Po	-	34 700	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	17 500
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	**-**	***36 200***	***41 800***
全港	***OVERALL***	**-**	***36 200***	***41 800***

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 m^2

地區	District	2008 年底總存量 Stock at year end	2009 年落成量 Completions	落成量佔 2008 年總存量的百分率 Completions as a % of 2008 Stock	2009 年底總存量 Stock at year end	2009 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	24 600	-	-	24 600	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	95 800	-	-	95 800	20 400	21.3
南區	Southern	29 900	-	-	29 900	300	1.0
港島	***HONG KONG***	***150 300***	***-***	***-***	***150 300***	***20 700***	***13.8***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 700	-	-	142 700	8 500	6.0
九龍城	Kowloon City	115 900	-	-	115 900	13 500	11.6
黃大仙	Wong Tai Sin	-	-	-	1 500	-	-
觀塘	Kwun Tong	275 600	-	-	276 900	22 100	8.0
九龍	***KOWLOON***	***534 200***	***-***	***-***	***537 000***	***44 100***	***8.2***
葵青	Kwai Tsing	1 362 300	-	-	1 365 500	31 700	2.3
荃灣	Tsuen Wan	442 600	-	-	443 400	29 400	6.6
屯門	Tuen Mun	142 900	-	-	142 400	700	0.5
元朗	Yuen Long	116 200	-	-	119 500	-	-
北區	North	113 500	-	-	113 500	2 600	2.3
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	453 500	-	-	453 500	17 100	3.8
西貢	Sai Kung	7 600	-	-	7 600	-	-
離島	Islands	94 500	-	-	94 400	31 000	32.8
新界	***NEW TERRITORIES***	***2 733 700***	***-***	***-***	***2 740 400***	***112 500***	***4.1***
全港	***OVERALL***	***3 418 200***	***-***	***-***	***3 427 700***	***177 300***	***5.2***

2009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2008年底總存量計算。

2009 Stock figures are derived from the latest rating record,
and not from the 2008 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	2009 年落成量 Completions	預測落成量 Forecast Completions [2010]	預測落成量 Forecast Completions [2011]
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	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	46 300
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	-	1 700
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	**-**	**-**	***48 000***
全港	***OVERALL***	**-**	**-**	***48 000***

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
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
2008	4 400	4 400	100.0	3 413 800	94 900	2.8	99 300	2.9
2009	-	-	-	3 427 700	177 300	5.2	177 300	5.2

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
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
2008		4.8	4.1	3.7	3.5	3.0
2009 *		4.2	3.5	3.1	2.8	2.5
2008	7 - 9	4.9	4.2	3.8	3.7	3.1
	10 - 12	5.0	4.2	3.9	3.8	3.4
2009	1 - 3	4.6	3.6	3.4	3.2	2.9
	4 - 6	4.3	3.5	3.1	2.8	2.5
	7 - 9	4.1	3.5	3.0	2.7	2.4
	10 - 12 *	4.1	3.6	3.1	2.8	2.4
2008	7	4.9	4.2	3.8	3.7	3.0
	8	5.0	4.2	3.8	3.6	3.0
	9	4.9	4.1	3.8	3.7	3.3
	10	5.1	4.3	4.1	3.8	3.4
	11	5.1	4.3	4.1	4.0	3.7
	12	4.8	3.9	3.7	3.6	3.1
2009	1	4.7	3.7	3.4	3.3	3.0
	2	4.6	3.7	3.4	3.2	2.9
	3	4.5	3.6	3.3	3.1	2.8
	4	4.3	3.5	3.2	2.9	2.5
	5	4.3	3.5	3.0	2.9	2.4
	6	4.2	3.5	3.0	2.8	2.5
	7	4.1	3.4	3.1	2.7	2.5
	8	4.0	3.5	3.0	2.7	2.3
	9	4.1	3.6	3.0	2.7	2.3
	10	4.1	3.6	3.0	2.7	2.4
	11 *	4.2	3.7	3.1	2.8	2.5
	12 *	4.1	3.6	3.0	2.8	2.5

* 臨時數字

* Provisional figures

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	乙級 Grade B	分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
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		3.9	4.6	6.2	4.6
2008		3.9	4.6	5.7	4.2
2009 *		3.8	4.2	5.5	3.9
2008	7 - 9	4.2	4.7	5.7	4.3
	10 - 12	4.8	5.2	6.0	4.7
2009	1 - 3	5.2	5.1	6.3	4.7
	4 - 6	4.0	4.5	5.8	4.2
	7 - 9 *	3.5	4.0	5.5	3.9
	10 - 12 *	3.4	3.9	5.2	3.7
2008	7	4.2	4.6	5.6	4.2
	8	4.5	4.6	5.7	4.3
	9	3.9	4.9	5.8	4.5
	10	4.6	5.0	6.0	4.6
	11	4.7	5.4	5.9	4.8
	12	5.1	5.2	6.2	4.7
2009	1	5.3	4.9	6.3	4.7
	2	5.1	5.1	6.3	4.7
	3	5.1	5.2	6.2	4.6
	4	4.6	4.8	6.1	4.4
	5	3.9	4.6	5.9	4.2
	6	3.6	4.3	5.6	4.1
	7	3.6	4.1	5.6	4.0
	8 *	3.4	4.1	5.5	3.9
	9 *	3.4	3.9	5.4	3.7
	10 *	3.5	3.9	5.4	3.7
	11 *	3.4	3.9	5.2	3.8
	12 *	3.4	4.0	5.2	3.8

* 臨時數字

** 此欄數字只就樓上單位計算。

* Provisional figures

** 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 / Year /	月 Month	數目 No.	總值（百萬元）Consideration（$ million)
2007		123 575	434 033
2008		95 931	343 827
2009		115 092	425 840
2008	1 - 3	36 917	137 734
	4 - 6	27 533	104 299
	7 - 9	18 792	58 846
	10 - 12	12 689	42 948
2009	1 - 3	16 464	55 194
	4 - 6	35 449	120 716
	7 - 9	35 558	140 717
	10 - 12	27 621	109 213
2009	1	4 875	16 124
	2	4 487	13 622
	3	7 102	25 448
	4	9 856	31 580
	5	11 788	39 423
	6	13 805	49 713
	7	12 023	43 567
	8	11 250	40 987
	9	12 285	56 163
	10	9 300	36 334
	11	9 213	38 154
	12	9 108	34 725

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)												總數 Total
		少於 1 Less than 1		1 至少於 2 1 to less than 2		2 至少於 3 2 to less than 3		3 至少於 5 3 to less than 5		5 至少於 10 5 to less than 10		10 或以上 10 or over		
		數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	
2007		20 461	17	45 457	37	21 386	17	18 483	15	11 106	9	6 682	5	123 575
2008		11 018	11	36 784	38	17 273	18	16 664	17	9 534	10	4 658	5	95 931
2009		10 603	9	43 085	37	21 836	19	22 168	19	10 699	9	6 701	6	115 092
2008	1 - 3	3 686	10	13 024	35	6 442	17	7 766	21	4 339	12	1 660	4	36 917
	4 - 6	3 324	12	10 625	39	4 817	17	4 391	16	2 595	9	1 781	6	27 533
	7 - 9	2 238	12	7 851	42	3 726	20	2 907	15	1 428	8	642	3	18 792
	10 - 12	1 770	14	5 284	42	2 288	18	1 600	13	1 172	9	575	5	12 689
2009	1 - 3	2 247	14	6 674	41	3 074	19	2 486	15	1 083	7	900	5	16 464
	4 - 6	3 327	9	12 943	37	6 764	19	7 434	21	3 296	9	1 685	5	35 449
	7 - 9	2 882	8	12 786	36	6 558	18	7 189	20	3 657	10	2 486	7	35 558
	10 - 12	2 147	8	10 682	39	5 440	20	5 059	18	2 663	10	1 630	6	27 621
2009	1	643	13	1 928	40	995	20	748	15	303	6	258	5	4 875
	2	650	14	1 842	41	852	19	644	14	326	7	173	4	4 487
	3	954	13	2 904	41	1 227	17	1 094	15	454	6	469	7	7 102
	4	1 045	11	3 605	37	1 914	19	2 154	22	720	7	418	4	9 856
	5	1 085	9	4 702	40	2 378	20	1 938	16	1 099	9	586	5	11 788
	6	1 197	9	4 636	34	2 472	18	3 342	24	1 477	11	681	5	13 805
	7	1 067	9	4 467	37	2 317	19	2 338	19	1 199	10	635	5	12 023
	8	893	8	3 796	34	1 880	17	2 709	24	1 472	13	500	4	11 250
	9	922	8	4 523	37	2 361	19	2 142	17	986	8	1 351	11	12 285
	10	755	8	3 721	40	1 849	20	1 573	17	790	8	612	7	9 300
	11	708	8	3 660	40	1 855	20	1 581	17	814	9	595	6	9 213
	12	684	8	3 301	36	1 736	19	1 905	21	1 059	12	423	5	9 108

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 / Year	月 / 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.
2007		20 123	16	122 470	103 452	84	311 561	123 575
2008		11 046	12	77 331	84 885	88	266 494	95 931
2009		16 161	14	119 222	98 931	86	306 616	115 092
2008	1 - 3	4 791	13	24 185	32 126	87	113 549	36 917
	4 - 6	3 236	12	30 022	24 297	88	74 277	27 533
	7 - 9	1 590	8	10 083	17 202	92	48 762	18 792
	10 - 12	1 429	11	13 041	11 260	89	29 906	12 689
2009	1 - 3	1 602	10	14 632	14 862	90	40 562	16 464
	4 - 6	6 829	19	34 437	28 620	81	86 279	35 449
	7 - 9	5 140	14	42 014	30 418	86	98 702	35 558
	10 - 12	2 590	9	28 139	25 031	91	81 073	27 621
2009	1	507	10	4 134	4 368	90	11 990	4 875
	2	232	5	1 653	4 255	95	11 969	4 487
	3	863	12	8 845	6 239	88	16 603	7 102
	4	1 587	16	8 034	8 269	84	23 546	9 856
	5	2 525	21	11 478	9 263	79	27 945	11 788
	6	2 717	20	14 925	11 088	80	34 788	13 805
	7	1 307	11	8 574	10 716	89	34 992	12 023
	8	2 301	20	12 865	8 949	80	28 122	11 250
	9	1 532	12	20 575	10 753	88	35 588	12 285
	10	627	7	7 593	8 673	93	28 741	9 300
	11	753	8	10 592	8 460	92	27 561	9 213
	12	1 210	13	9 954	7 898	87	24 771	9 108

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.	總值 (百萬元) Consideration ($ million)	商業樓宇 Commercial 宗數 No.	總值 (百萬元) Consideration ($ million)	分層工廠大廈 Flatted Factories 宗數 No.	總值 (百萬元) Consideration ($ million)
2007		4 129	37 714	5 490	38 204	9 072	20 074
2008		2 845	25 001	4 149	33 232	5 741	15 035
2009 *		2 535	22 786	5 388	48 513	5 614	14 417
2008	7 - 9	513	4 374	946	8 525	1 249	3 192
	10 - 12	276	1 613	496	3 634	613	1 205
2009	1 - 3	304	1 483	578	3 700	611	1 399
	4 - 6	613	6 095	1 340	10 376	1 249	2 702
	7 - 9 *	751	6 613	1 788	17 181	1 777	4 627
	10 - 12 *	867	8 596	1 682	17 255	1 977	5 689
2008	7	216	2 114	398	3 255	498	1 262
	8	148	1 188	287	3 069	387	983
	9	149	1 072	261	2 201	364	947
	10	96	536	192	957	216	409
	11	76	339	139	1 518	194	392
	12	104	739	165	1 160	203	404
2009	1	91	370	148	849	146	415
	2	68	398	191	1 214	166	290
	3	145	716	239	1 637	299	694
	4	183	1 284	297	1 945	340	665
	5	176	1 641	424	3 655	383	879
	6	254	3 169	619	4 776	526	1 158
	7	236	1 903	590	4 981	564	1 538
	8 *	233	1 640	605	6 230	589	1 628
	9 *	282	3 069	593	5 970	624	1 461
	10 *	279	2 950	482	5 340	546	1 252
	11 *	285	2 211	543	4 153	715	2 348
	12 *	303	3 435	657	7 762	716	2 090

* 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 figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the **date** on which an Agreement for Sale and Purchase is signed, 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), 134(p), 141(p), 142, 143(p), 172(p), 173(p), 181(p), 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(p), 135, 140, 143(p), 144, 145, 146(p), 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190(p), 191(p)
	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	146(p), 147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 190(p), 194(p), 196(p), 197(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), 141(p), 158(p), 171, 172(p), 173(p), 174, 175(p), 176, 181(p), 182(p), 183(p), 191(p), 192, 193, 194(p), 195, 196(p), 197(p), 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(p), 222(p), 225, 226(p), 227(p), 228, 229, 235(p), 236(p), 251, 252, 253, 254(p), 255(p), 267(p), 268(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
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	221(p), 254(p), 255(p), 260(p), 261(p), 262, 263, 264, 265, 266, 267(p), 268(p), 269(p), 271(p), 320(p), 327(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), 227(p), 231, 232, 233, 234, 235(p), 236(p), 237, 241, 242, 243, 244, 245, 246, 247, 268(p), 271(p), 272, 282(p), 283(p), 285, 286(p), 761(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	280(p), 281(p), 282(p), 283(p), 284, 286(p), 287(p), 288(p), 289, 761(p)
	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(p), 286(p), 287(p), 288(p), 290, 291, 292, 293(p), 294, 295, 297(p), 298(p), 831(p), 833(p), 835(p)
新界 NEW TERRITORIES	葵青 KWAI TSING	葵涌、青衣	Kwai Chung, Tsing Yi	260(p), 261(p), 269(p), 310(p), 320(p), 321(p), 324(p), 326(p), 327(p), 328(p), 329, 350, 351, 733(p), 761(p)
	荃灣 TSUEN WAN	荃灣、梨木樹、汀九、深井、青龍頭、馬灣、欣澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310(p), 321(p), 322, 323, 324(p), 325, 326(p), 327(p), 331, 332, 333(p), 334, 335, 336(p), 340(p), 413(p), 531(p), 724(p), 731(p), 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), 336(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(p), 442(p), 512(p), 519(p), 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), 441(p), 442(p), 510, 511, 512(p), 513, 514, 515, 516, 517, 518, 519(p), 521, 522(p), 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610, 621(p), 622(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), 621(p), 622(p), 623, 624, 625, 626, 627, 628, 629, 631(p), 632, 634(p), 641, 642, 651, 652, 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), 533(p), 631(p), 633, 634(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, 753(p), 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	261(p), 281(p), 282(p), 310(p), 327(p), 724(p), 729(p), 731(p), 732(p), 733(p), 741(p), 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

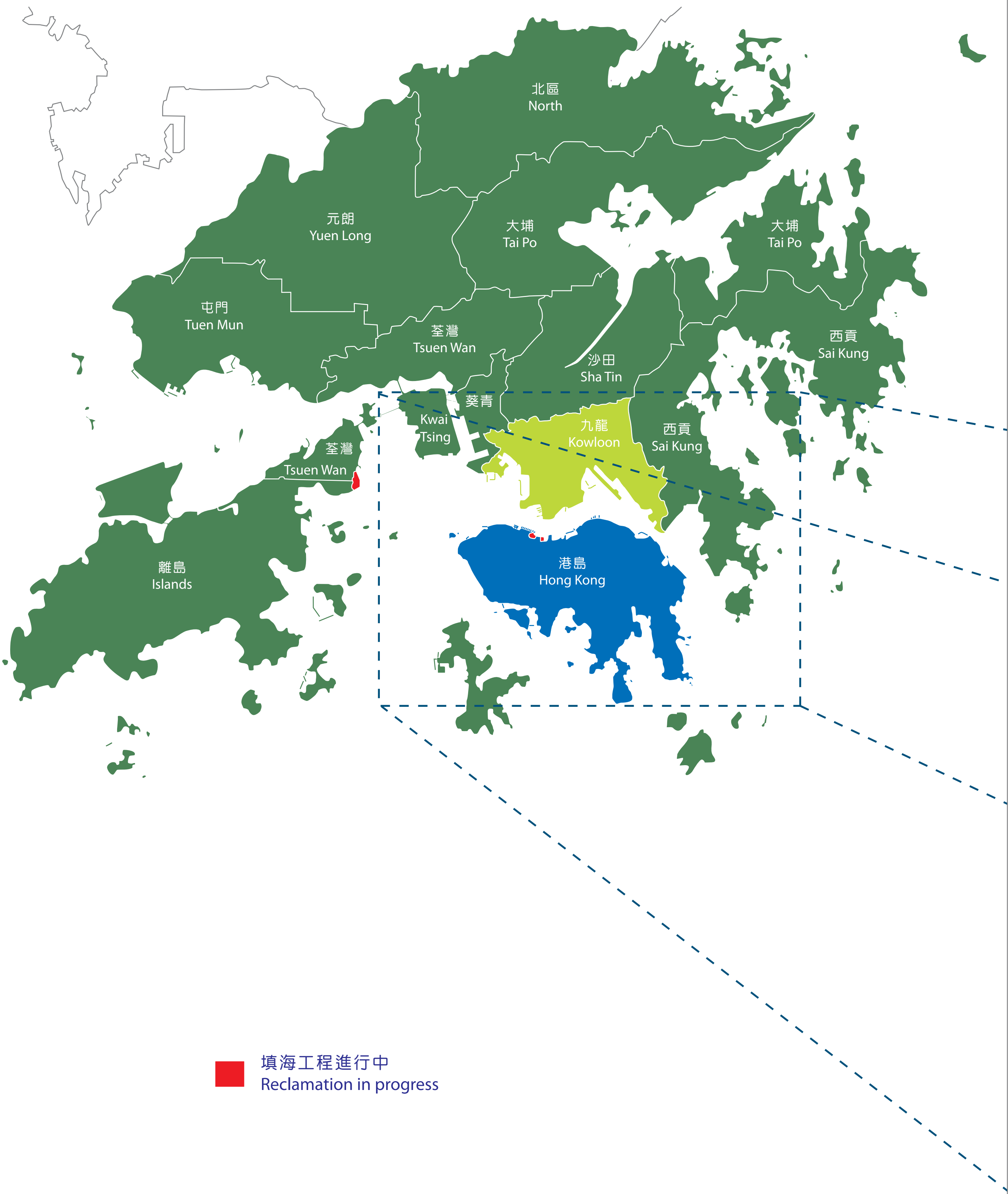
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 SAI KUNG	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	293(p), 296, 297(p), 298(p), 741(p), 742(p), 744(p), 761(p), 762(p), 811, 812, 813, 814, 815, 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831(p), 832, 833(p), 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), 134(p)
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	124(p), 131, 132, 133, 134(p), 135, 144(p), 145, 146(p), 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(p), 222(p), 225, 226(p), 227(p), 228, 229, 251, 252, 253, 254(p)

新界地區 New Territories Districts



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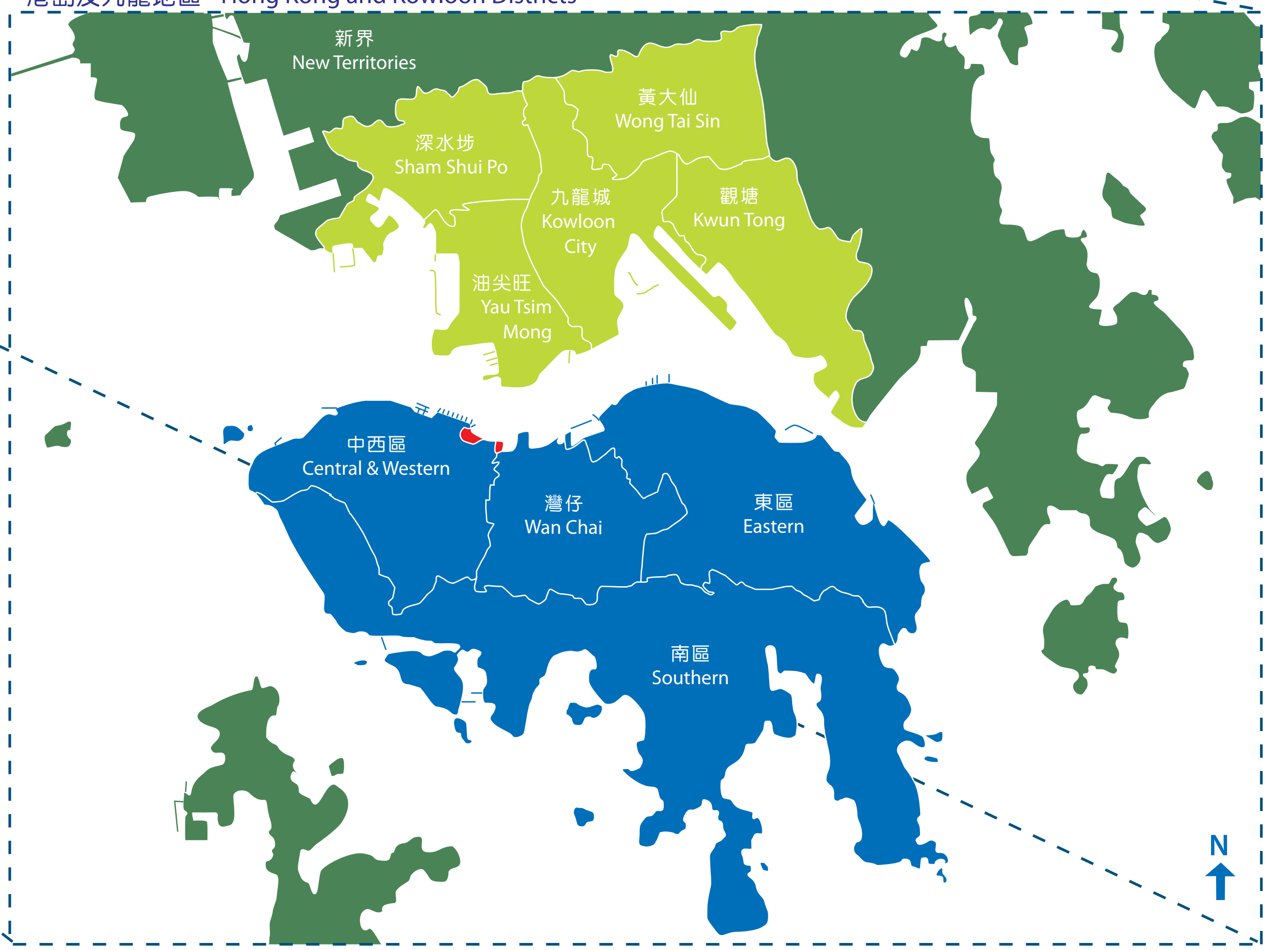
分區圖
Plans

港島及九龍地區 Hong Kong and Kowloon Districts



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