香港物業報告
Hong Kong Property Review
2013

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

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本報告回顧 2012 年香港物業市場的活動，
並預測 2013 及 2014 年的樓宇落成量

A review of the Hong Kong property market for the year 2012
with forecast of completions for 2013 and 2014

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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: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 www.rvd.gov.hk or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

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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64至75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 64 to 75.

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：www.rvd.gov.hk)。

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綜觀
OVERVIEW

香港經濟經歷過去兩年的強勁表現後，在2012年增長溫和，全年整體本地生產總值實質增長1.4%，遠低於過去十年4.5%的平均數。由於經濟增長放緩，通貨膨脹壓力逐漸紓緩，第四季基本通脹率下跌至3.8%，全年平均通脹率則為4.7%。就業情況全年保持穩定，失業率徘徊在3.2%至3.4%之間。

踏入2012年，物業市場再度暢旺。儘管外圍經濟環境不穩定，但在資金充裕和低息環境推動下，住宅售價攀升，屢創新高。政府繼續致力增加單位供應之餘，在第四季推出新一輪需求管理措施，以調節供求失衡情況。當局再次推出收緊信貸措施，防止按揭借貸過度擴張。上升勢頭亦延伸至非住宅物業市場，物業售價急劇上升，成交量亦激增。

未來一年，物業售價仍會受不明朗的經濟情況影響。先進經濟體繼續推行量化寬鬆措施，加上預期美國維持低利率直至2015年，以刺激經濟增長，這些均會令低利率環境持續。另一方面，歐洲債務危機仍有待徹底解決，可能對經濟帶來下行風險。然而，2013年初物業售價持續攀升，促使政府加強措施，制止樓市進一步亢奮。

住宅物業

住宅物業市場在2012年保持強勁，政府繼續推出各種措施，確保住宅物業市場健康平穩發展。為增加土地供應，政府在2012-13年度賣地計劃加入47幅用地，並按季預先公布出售土地計劃。年內共有22幅用地經招標售出，部分用地更設有最少單位數目的規定，以確保單位供應量。

Hong Kong economy saw modest growth throughout 2012 after two years of spectacular performance. GDP for the year as a whole grew 1.4% in real terms, well below the average of 4.5% over the past decade. As a result of a slowdown in economic growth, inflationary pressure tapered and the underlying inflation rate fell to 3.8% in the fourth quarter, averaging 4.7% for the year. Employment situation remained stable over the course of the year with the unemployment rate hovering between 3.2% and 3.4%.

The property market turned bullish again on entering 2012. Fuelled by abundant liquidity and low interest rates, residential prices climbed new highs against an unstable external economic environment. The Government, while continuing efforts to increase flat supply, rolled out a new round of demand-side management measures in the fourth quarter to redress the demand and supply imbalance. Further credit-tightening measures were introduced to prevent excessive expansion in mortgage lending. The growth momentum also spread to the non-domestic sector which saw hefty increase in transaction volume along with spiralling prices.

Property prices will still be subject to economic uncertainty in the year ahead. The low interest rates environment will persist when the advanced economies continue quantitative easing and the US is expected to keep interest rates low until 2015 to stimulate economic growth. On the other hand, the European debt crisis is far from being resolved and may pose downside risks to the economy. Nevertheless, the continued surge in prices has prompted the Government to step up measures to prevent further exuberance in the property market as 2013 began.

Residential

The residential property market remained buoyant in 2012 and the Government continued with measures to ensure healthy and stable development of the residential market. To increase flat supply, the Government included 47 sites in the 2012-13 Land Sale Programme and announced Government-initiated land sale in advance on a quarterly basis. A total of 22 sites were disposed of by tender during the year and some of the sites contained minimum flat number requirements to guarantee the quantity in supply.

緊隨美國聯邦儲備局宣布第三輪量化寬鬆措施，以挽救疲弱的經濟，香港金融管理局9月14日推出自2009年10月以來的第五輪收緊信貸措施，對有多個物業按揭的借款人收緊信貸。在新措施下，最高按揭成數下調10個百分點至三成，如申請人的主要收入並非源自本港，最高按揭成數再下調20個百分點。有關指引亦要求銀行將所有新造按揭貸款的年期上限設定為30年，以降低銀行的信貸風險，並加強借款人承受日後利率上調的能力。與此同時，12至24個月之內物業轉售的成交個案，由3月的83宗躍升至9月的218宗，顯示在2010年11月推出的「額外印花稅」措施壓抑下，樓宇買賣仍有利可圖。售價在首九個月累計急升20%，高於收入增幅，市民住屋負擔能力進一步下降。10月26日，政府將「額外印花稅」稅率調高五個百分點到10%至20%，並將持有物業年期由兩年延長至三年，以打擊短期投機活動。除了增強「額外印花稅」措施之外，政府向購買住宅物業的非永久性居民和公司名義買家徵收15%，作為「買家印花稅」。推出這些措施之後，年底的物業交投步伐減慢，售價升勢稍為放緩。2012年的買賣合約登記總數下跌4%至81 333宗，這是連續第二年成交宗數跌至不足85 000水平。市場透明度方面，立法會6月通過《一手住宅物業銷售條例》，由2013年4月起生效。此舉有助提高一手住宅物業銷售安排及交易的透明和公正程度，並透過法律架構規管銷售手法，加強保障物業買家。

Shortly after the US Federal Reserve has announced the third round of quantitative easing measures to support the ailing economy, the Hong Kong Monetary Authority introduced further credit-tightening measures on 14 September, the fifth round since October 2009, to tighten mortgage lending to borrowers with multiple property mortgages. Under the new measures, the maximum loan-to-valuation ratio would be lowered by 10 percentage points to 30% and slashed by another 20 percentage points if applicant's principal income was not derived from Hong Kong. The guidelines also required banks to cap the loan tenor for all new mortgage loans to 30 years so as to reduce credit risk of banks and strengthen borrowers' ability to withstand future interest rate hikes. Meanwhile, the number of transactions for resale between 12 and 24 months leapt from 83 cases in March to 218 cases in September, indicating room for profit despite the deterring effect of the Special Stamp Duty (SSD) introduced in November 2010. Prices rose sharply by a cumulative 20% in the first nine months, outpacing income growth, and people's housing affordability has further deteriorated. On 26 October, the Government raised the SSD rates by five percentage points to 10%-20% and extended the holding period from two years to three in a bid to curb short-term speculative activities. Apart from increasing the SSD measures, the Government imposed a Buyer's Stamp Duty of 15% on all residential properties acquired by non-permanent residents and corporate purchasers. As a result, property transaction activity slowed and price growth moderated somewhat towards the year end. The total number of sale and purchase agreements registrations in 2012 shed 4% to 81 333, the second consecutive year in which transactions fell below 85 000 level. On market transparency front, the Residential Properties (First-hand Sales) Ordinance was passed by the Legislative Council in June, to be effective in April 2013. This would further enhance the transparency and fairness of the sales arrangements and transactions of first-hand residential properties and increase the buyers' protection by regulating the sales through a legal framework.

2012年私人住宅的單位落成量約為10 150個，高於過去五年的平均數字9 854個。單位入住量降至7 550個，少於年內的落成量；然而，年底時空置量維持於總存量的4.3%，相當於48 000個單位，這是由於年內拆卸樓宇所致。2013及2014年新單位的預測落成量分別約為13 550個和15 820個。一手市場的供應保持穩定。截至12月底，預計未來三至四年間落成和將發展項目合共為一手市場提供約67 000個單位。

住宅售價2011下半年短暫整固後，2012年重現升勢，增幅顯著。2012年第四季的整體售價指數較一年前上漲24%；租金保持強勁，自第二季開始跟隨樓價上升，最後一季按年錄得10%增長。售價上升導致租金回報率有下調壓力，但大型單位的回報率自第三季起維持穩定。

寫字樓

在供應緊張的情況下，租賃市場在年內持續熾熱。租賃前景理想，提高投資者的購買意欲，銷售市場在第二季重現強勢，市場上有多宗涉及整幢大廈和整層單位的成交。金融行業向來均選擇中區的寫字樓，但由於經濟前景稍欠樂觀，需求因而減弱。另外，在經濟放緩情況下，較多公司遷離核心地區，以節省租金開支，控制成本；非核心地區能提供新建樓面給用家，也許是吸引租戶遷離的另一個因素。觀塘甲級寫字樓空置率由2011年的14.4%顯著降至年底9.2%，而港島核心地區的空置量則增加，當中中區的空置率達6.4%，正好反映公司遷離核心地區的趨勢。土地供應方面，兩幅商業／商貿用地在年內售出。政府推出「起動九龍東」計劃，旨在將九龍東開拓成另一個商業區，這促使九龍東將有更多土地供應。

Completions in 2012 were about 10 150 units, above the average of 9 854 units over the past five years. Take-up decreased to 7 550 units and fell short of the year's completions. Yet, vacancy at the year end stayed at 4.3% of the total stock, equivalent to 48 000 units, due to demolition during the year. The number of units forecast for completions in 2013 and 2014 are around 13 550 and 15 820 respectively. Supply in the primary market was stable. As at end of December, it was estimated that about 67 000 first-hand units in completed developments or committed projects would be coming onto the primary market in the next three to four years.

After a brief consolidation in the second half of 2011, residential prices resumed the rising trend with appreciable growth in 2012. The overall price index for the fourth quarter of 2012 increased 24% over a year earlier. Rents remained resilient and headed in same direction as prices from the second quarter onward, achieving a 10% growth year on year in the last quarter. Rising prices also exerted downward pressure on the rental yields but the yields for large flats have been holding stable since the third quarter.

Office

Underpinned by tight supply, the buoyant office leasing market continued into the year. The promising rental prospect lifted buying sentiment and the sales market regained vigor in the second quarter, seeing quite a number of en bloc and whole floor transactions. While office demand from financial sector that usually favoured space in Central slackened given the less optimistic economic outlook, more cost-sensitive firms moved out of core districts to make rental savings amid a slowing economy. Availability of new space in non-core districts was probably another contributing factor attracting tenants to relocate. Reflecting this decentralisation trend, vacant Grade A office in Kwun Tong reduced noticeably from 14.4% in 2011 to 9.2% at the year end, whereas vacancy in core districts on Hong Kong Island increased with Central hitting 6.4%. On land supply, two commercial/business sites were sold during the year. More supply was in the pipeline in east Kowloon under Government's "Energising Kowloon East" initiative, which aimed at developing the area into another business cluster.

2012年私人寫字樓的落成量為135 700平方米，較去年減少13%。甲級寫字樓的落成量為103 700平方米，當中約31%位於港島核心地區，乙級寫字樓的落成量則為32 000平方米。整體使用量減少至181 600平方米。由於年內的使用量高於落成量，整體空置量微降至6%，相當於652 400平方米。

Office completions in 2012 were 135 700 m^2, 13% lower than previous year. Grade A space completions were 103 700 m^2, of which about 31% was in core districts on Hong Kong Island, and Grade B completions were 32 000 m^2. Overall take-up reduced to 181 600 m^2. As take-up was higher than completions in the year, overall vacancy edged down fractionally to 6%, amounting to 652 400 m^2.

預計2013年寫字樓落成量會增至157 800平方米，2014年上升至158 900平方米。2013年甲級寫字樓的落成量預計為122 700平方米，主要集中於非核心地區，當中觀塘佔預計供應量約45%。2014年甲級寫字樓的落成量為131 600平方米，觀塘仍佔新供應量的77%。乙級寫字樓方面，2013及2014年的預測落成量分別約為30 800平方米和21 100平方米；至於丙級寫字樓方面，估計2013與2014年分別有4 300平方米和6 200平方米落成。

Completions are likely to increase to 157 800 m^2 in 2013 and 158 900 m^2 in 2014. Grade A space completions in 2013 are estimated to be 122 700 m^2, predominantly in non-core districts with Kwun Tong providing about 45% of the anticipated supply. Completions of Grade A office in 2014 will be 131 600 m^2, and 77% of the new supply will again be in Kwun Tong. Grade B space forecast completions are around 30 800 m^2 in 2013 and 21 100 m^2 in 2014. It is also forecast that there will be 4 300 m^2 and 6 200 m^2 of Grade C office coming on stream in 2013 and 2014 respectively.

寫字樓售價經年初調整之後，第二季開始重見升勢，急速向上。2012年第四季的寫字樓售價較去年上升21%。寫字樓租金亦連續四季攀升，但升幅稍遜售價，第四季的整體租金指數與一年前相比上揚7%。上環和中區的甲級寫字樓租金因空置率增加而回軟，2012下半年按季錄得負增長。由於售價漲幅高於租金，令年內的租金回報率下跌。

Office prices picked up in the second quarter and rose briskly after an adjustment at the beginning of the year. In the last quarter of 2012 prices jumped 21% from a year ago. Rents climbed in four straight quarters albeit at a slower pace than prices, and the overall rental index in the final quarter gained 7% year on year. With increased vacancy, Grade A office rents in Sheung Wan and Central have softened with negative quarter-to-quarter growth in the second half of 2012. As prices outperformed rents, the rental yields declined through the year.

商業樓宇

2012年商業樓宇的落成量為90 100平方米，是2011年落成量的兩倍。使用量約為165 000平方米，空置量則跌至752 400平方米，相當於總存量的6.9%。預計2013年的落成量會跌至58 200平方米，2014年的落成量將維持在相若水平，達59 600平方米。

Commercial

Completions of commercial space in 2012 were 90 100 m^2, two times the level in 2011. Take-up was about 165 000 m^2, and vacancy decreased to 752 400 m^2 or 6.9% of stock. It is estimated that completions will fall to 58 200 m^2 in 2013 and remain at similar level of 59 600 m^2 in 2014.

零售業樓宇

零售業銷售貨額年內持續穩健增長，但升幅降至單位數字，部分原因是去年的基數偏高。失業率跌至紀錄新低，加上收入情況改善，令市民增加消費，為本地需求帶來支持。訪港旅客總人次較2011年上升16%至4 860萬人次的紀錄數字，內地仍屬最大的客源，佔訪港旅客總人次的72%。旅客消費額亦上漲約16%，但由於部分旅客相關行業開始錄得較低的雙位數字增長，零售商亦預期業內的增長減慢。環球零售商繼續在傳統購物區擴充業務，推高零售業樓宇的租金，令一些零售商的經營利潤下降而感到營商困難。

Retail

Retail sales continued to post solid gain in the year though the growth tailed off to single-digit rate, attributable in part to the high base of comparison in previous year. Record-low unemployment and improved income have bolstered people's spending and lent support to domestic demand. Total tourist arrivals surpassed 2011 by 16% to a record of 48.6 million and Mainland was again the largest visitor source, accounting for 72% of all arrivals. Spending by tourist also crept up some 16% but retailers have braced for slower growth in this sector when some tourist-related categories began to record a low double-digit increase. While global retailers continued to look for expansion in traditional shopping area and pushed up rents of retail premises, some retailers felt the pinch and saw their business profit being eroded by rising rents.

當投資者日益轉向不受「額外印花稅」影響的非住宅物業，零售業市場的購買活動急增，成交數目顯著上揚22%，同時推高售價。2012年第四季，售價較前一年飆升38%，租金則躍升13%。售價上升速度較租金的為快，令市場回報率跌至歷史新低水平。

As investors increasingly shifted their focus to non-domestic properties, which were not subject to SSD, buying activities in retail sector intensified and the number of transactions rose distinctly by 22%. The upsurge in transaction also sent prices up. In the fourth quarter of 2012, prices soared 38% over a year earlier while rents leapt 13%. The steeper surge in prices relative to rents has pressed down market yield to historically low levels.

工業樓宇

工業樓宇的投資回報較高，加上新建工廠大廈匱乏，年內這類樓宇市況向好，售價和租金均上揚。當去年政府推出進一步措施，解決住宅樓宇買賣過熱情況時，市民購置工業樓宇的意欲回升，令行情看漲，全年成交宗數飆升28%，漲幅大多集中於最後一季。自2010年4月1日推行活化舊工廠大廈措施以來，地政總署截至2012年底，共收到74宗改裝整幢工廠大廈的申請。不過，由於成本高昂，經濟上並不划算，部分投資者因而卻步。

2012年**分層工廠大廈**的落成量大幅增加至46 200平方米，遠超過去10年達15 000平方米的平均數值。使用量激增至150 600平方米，遠高於落成量，導致空置面積減少。年底空置量跌至總存量的5%，相當於863 800平方米。2013年的落成量將急降至15 600平方米，到2014年則升至35 300平方米。受到市場動力影響，年內這類樓宇的售價不斷攀升，與前一年相比，2012年第四季累積升幅達41%。租金上升較緩，按年增加12%。隨着售價節節上升，分層工廠大廈的回報率跌至記錄新低，第四季時與寫字樓回報率相若。

2012年依舊沒有**工貿大廈**落成。年內使用量為8 700平方米，年底空置量下調至總存量的6.7%，即39 900平方米。這類樓宇未來兩年仍然不會有新供應。

2012年落成的**貨倉**樓面面積約為123 500平方米，預計2013和2014年的落成量分別為56 300和80 200平方米左右。

Industrial

With a relatively high return and a shortage of new buildings, the industrial properties fared well in the year with increased prices and rents. Buying sentiment revived in the year and turned bullish when the Government introduced further measures to address the overheated residential sector. The number of transactions soared 28% for the whole year with most of the gain incurring in the last quarter. By the end of 2012, the Lands Department received in total 74 applications for wholesale conversion since the measures to facilitate the revitalisation of old industrial buildings have come into effect on 1 April 2010. Yet, the high cost has held back some investors who might find it hard to establish an economic case for wholesale conversion.

Completions of **flatted factories** in 2012 increased markedly to 46 200 m^2, far exceeding the average of 15 000 m^2 for the past 10 years. Take-up rose significantly to 150 600 m^2, well above the completions, and led to a reduction in vacant space. Vacancy at the year end dropped to 5% of stock, equivalent to 863 800 m^2. Future completions will reduce sharply to 15 600 m^2 in 2013 and then elevate to 35 300 m^2 in 2014. Riding on the momentum gained, prices of flatted factories escalated uninterruptedly during the year, culminating in 41% increase in the fourth quarter of 2012 from a year back. Rents went up at a slower pace and registered a year-on-year gain of 12%. Following successive price hikes, the yield for flatted factories plummeted to record low and was on a par with that for office in the fourth quarter.

There were again no **industrial/office** completions in 2012. Take-up during the year was 8 700 m^2 and the year-end vacancy fell to 6.7% of stock, equivalent to 39 900 m^2. It is still unlikely to have any new supply in 2013 and 2014.

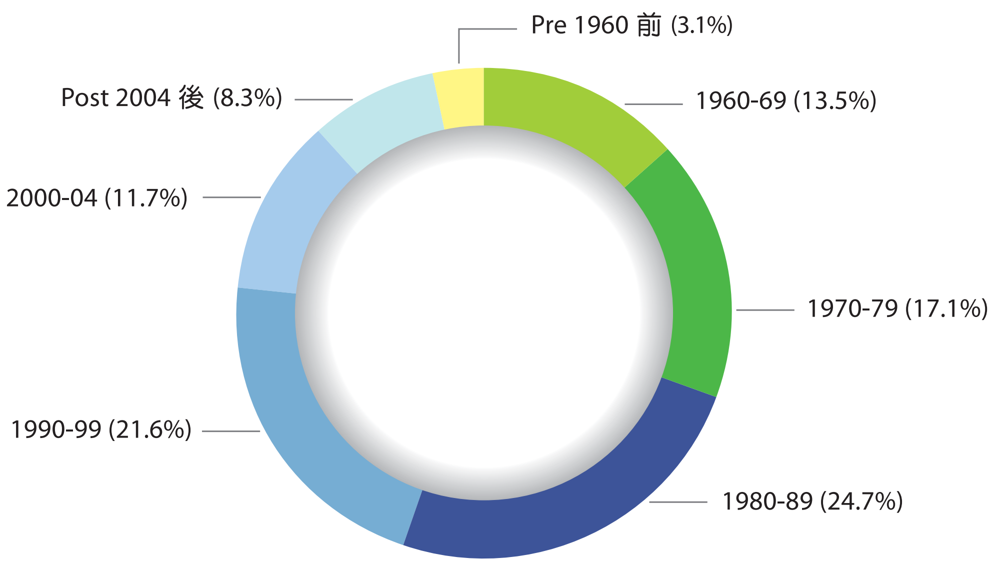
There were about 123 500 m^2 **storage** space completed in 2012. It is estimated that around 56 300 m^2 and 80 200 m^2 storage space will be completed in 2013 and 2014 respectively.

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。2012年底的整體總存量為1 117 900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 2012, the overall stock was 1 117 900 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2012年私人住宅落成量回升至10 150個單位，較前一年的水平增加7%。新界佔落成量約49%，九龍佔34%，港島則佔17%。按地區計，油尖旺的新單位落成量最多，佔整體落成量的15%，其次為大埔和屯門，各佔12%。

Completions in 2012 rebounded to 10 150 units, up by 7% from the previous year. About 49% of the completions was in the New Territories, 34% in Kowloon and 17% on Hong Kong Island. District-wise, Yau Tsim Mong provided the highest number of new units, at 15% of overall completions, followed by Tai Po and Tuen Mun, each accounting for 12%.

2012年的入住量減至7 550個單位，少於年內的落成量。然而，年底的空置量仍維持於總存量的4.3%，相當於48 000個單位，其中約5 960個空置單位由於仍未獲發滿意紙或轉讓同意書而未能入住。

Take-up in 2012 reduced to 7 550 units, less than the year's completions. Yet, vacancy at the year end stayed at 4.3% of total stock, equivalent to 48 000 units. About 5 960 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

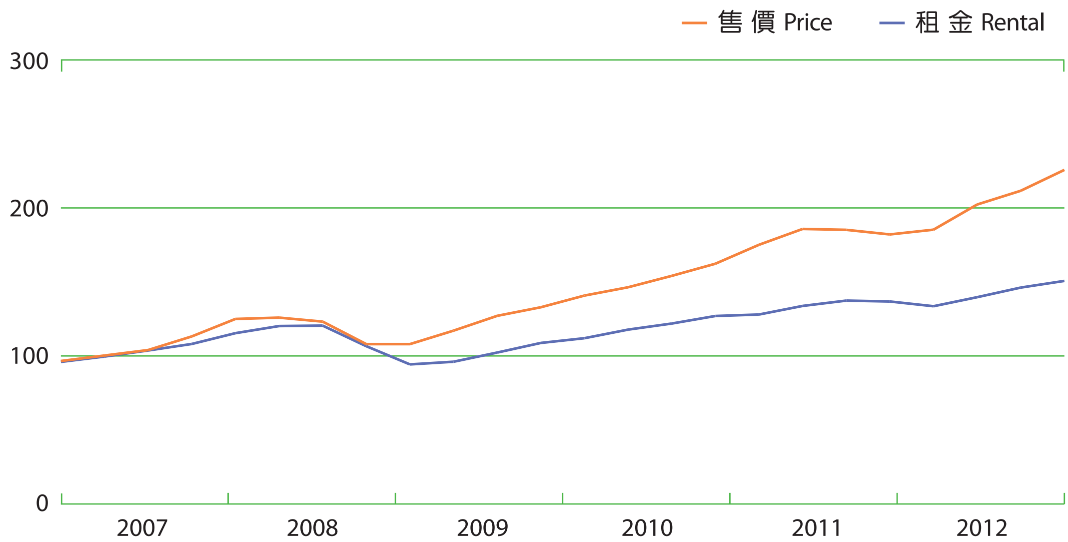
預計2013和2014年的落成量分別升至13 550和15 820個單位。2013年的新供應量約83%來自新界，其餘17%位於港島和九龍，各佔的比例相若。按地區計，將軍澳和元朗各佔新單位供應量約25%。到2014年，新界仍佔預計供應量的56%，其中元朗、荃灣和沙田的供應量共佔落成量40%左右。

Completions in 2013 and 2014 are expected to rise to 13 550 units and 15 820 units respectively. In 2013, about 83% of the new supply will come from the New Territories, and the remaining 17% will spread between Hong Kong Island and Kowloon in approximately equal share. On district level, Tseung Kwan O and Yuen Long will each contribute about 25% of the new units. In 2014, the New Territories will still account for 56% of the estimated supply, with Yuen Long, Tsuen Wan and Sha Tin altogether providing about 40% of the completions.

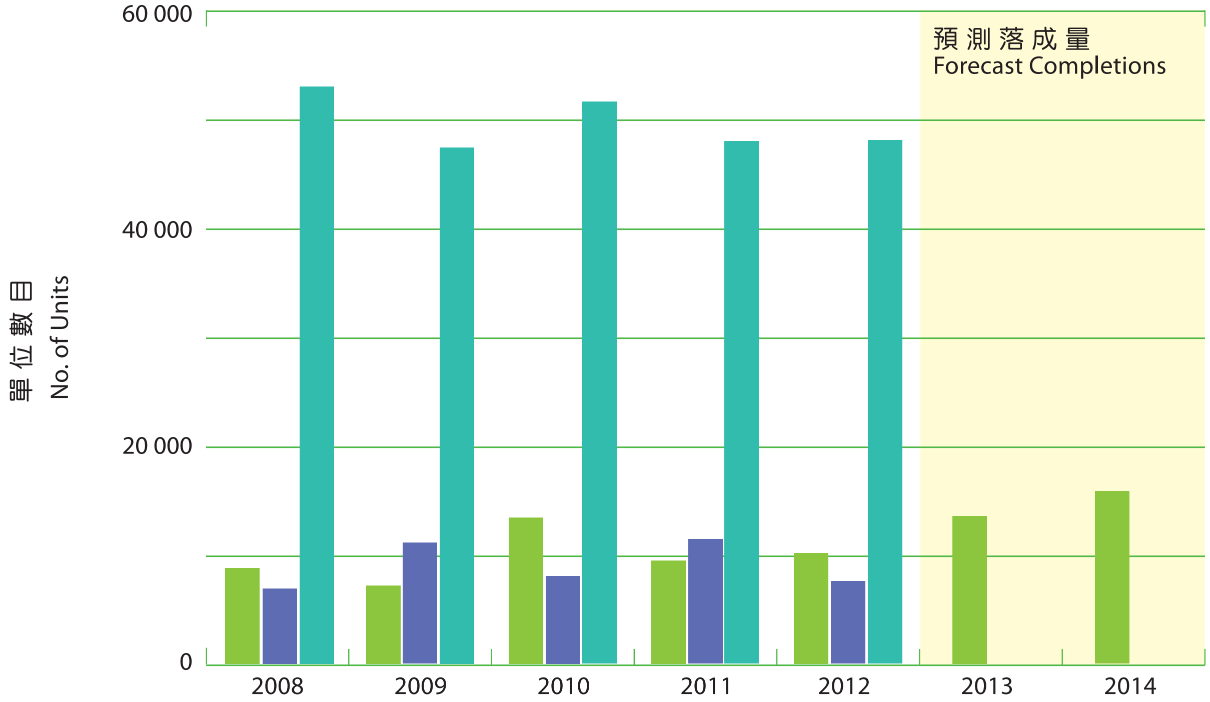
二手樓宇市場的售價於2011年下半年整固後，2012年重拾上升動力，年內持續上揚，最後一季的整體售價指數與前一年相比，躍升24%。租金亦由第二季起跟隨售價向上，但升幅於年底放緩。第四季租金指數錄得10%按年增長。

After consolidating in the second half of 2011, prices in the secondary market regained momentum in 2012 and exhibited an uninterrupted uptrend in the year. Overall price index in the last quarter leapt 24% from a year earlier. Rents also followed the upward curve since the second quarter albeit showing sign of moderation towards the year end. The rental index in the last quarter registered a 10% growth year on 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

	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	8 780	7 160	13 410	9 450	10 150	13 550#	15 820#
入住量 Take-up	6 890	11 090	8 030	11 400	7 550		
空置量 Vacancy	52 940	47 350	51 530	47 920	48 000		
%+	4.9	4.3	4.7	4.3	4.3		

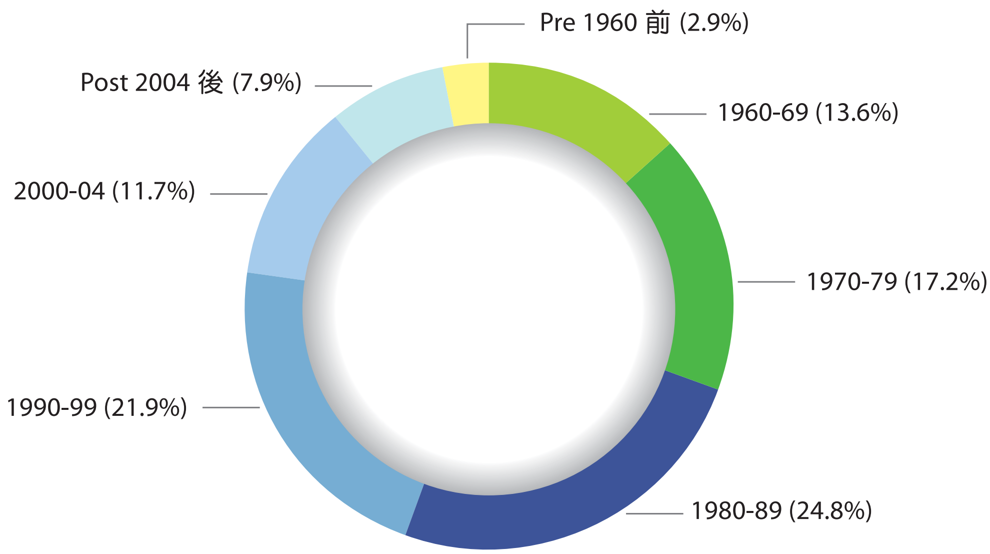
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 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。2012年底的總存量為1 032 300個單位，佔私人住宅總存量的92%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of less than 100 m^2. Stock at the end of 2012 was 1 032 300 units which accounted for 92% 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



2012年約有7 730個單位落成，新界佔47%，九龍佔39%，其餘14%位於港島。按地區計，大約一半供應來自油尖旺、將軍澳和屯門。以單位面積計，B類單位佔新供應量的58%，A、C類單位的比例則分別為20%和22%。

There were about 7 730 units completed in 2012, of which 47% was located in the New Territories, 39% in Kowloon and 14% on Hong Kong Island. On district level, about half of the supply came from Yau Tsim Mong, Tseung Kwan O and Tuen Mun. In terms of flat size, class B units accounted for 58% of the new supply while the share for class A and class C units were 20% and 22% respectively.

2012年的入住量為6 680個單位，與前一年相比減少38%。年底空置量亦跌至38 860個單位，佔此分類總存量的3.8%。

Take-up in 2012 was 6 680 units, 38% lower than preceding year level. Vacancy at the year end also edged down to 38 860 units, or 3.8% of the stock in this sub-sector.

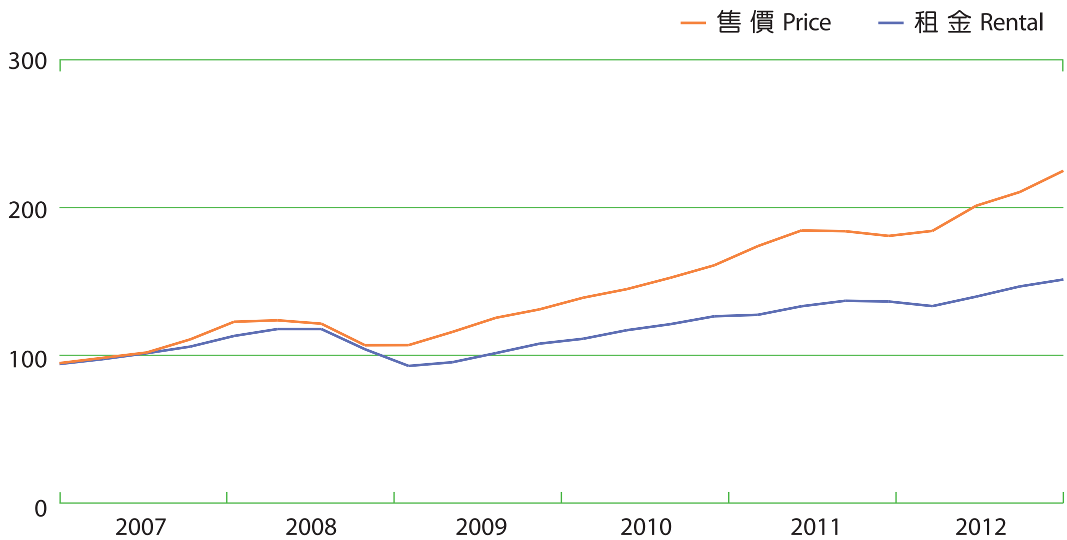
預計2013和2014年分別約有12 270和13 750個單位落成。2013年的新供應主要來自新界，佔總落成量的84%，將軍澳和元朗提供約52%新單位數量。到2014年，新界的供應量下跌至57%，元朗、荃灣和沙田共佔預計供應量的44%。

Around 12 270 and 13 750 units are forecast to be completed in 2013 and 2014 respectively. New supply in 2013 will mainly come from the New Territories, at 84% of total completions, while Tseung Kwan O and Yuen Long will provide about 52% of the new units. In 2014, contribution from the New Territories will be reduced to 57%, with Yuen Long, Tsuen Wan and Sha Tin altogether accounting for 44% of the estimated supply.

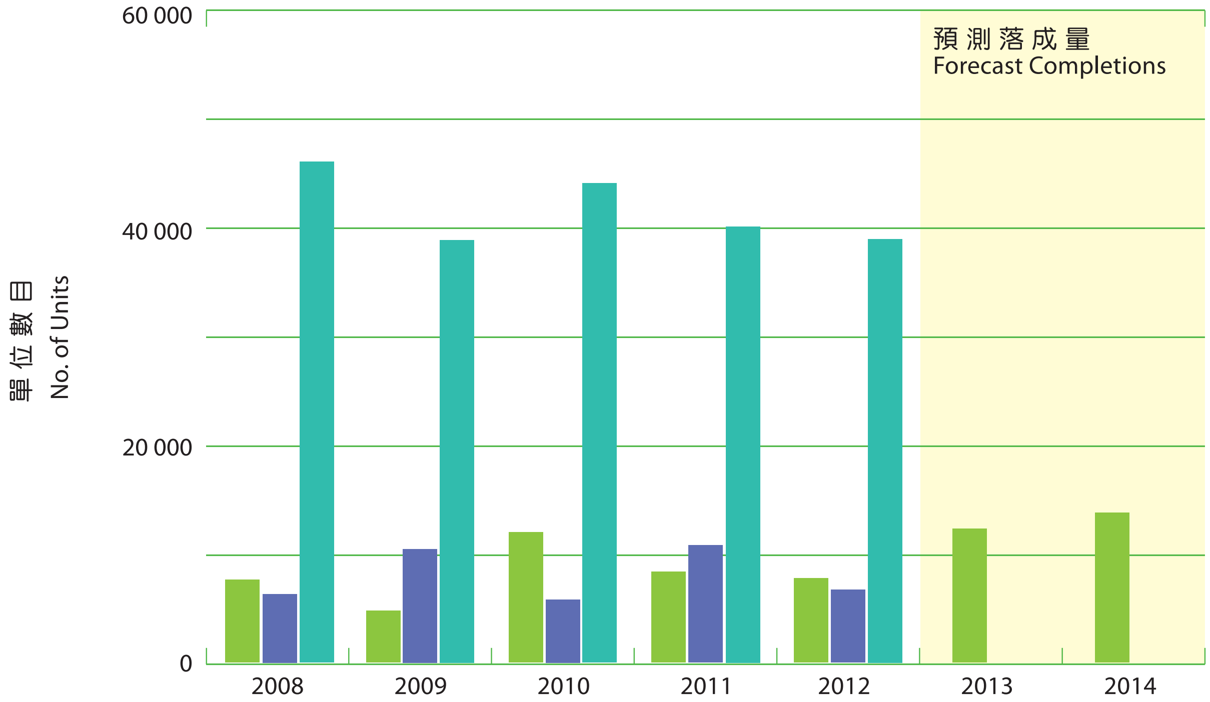
2012年這類單位的銷售市場暢旺，年內售價持續攀升，最後一季按年增加24%。租金稍落後於售價，在第二季才開始上升。第四季與2011年最後一季相比，增幅達11%。

Sales market in this sub-sector was buoyant in 2012 and prices escalated throughout the year, finishing with a year-on-year increase of 24% in the final quarter. Lagging behind prices, rents began picking up in the second quarter and recorded a growth of 11% in the fourth quarter when compared with the last quarter of 2011.

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

	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	7 600	4 740	11 970	8 320	7 730	12 270#	13 750#
入住量 Take-up	6 290	10 420	5 790	10 770	6 680		
空置量 Vacancy	45 950	38 770	43 960	40 000	38 860		
%+	4.6	3.8	4.3	3.9	3.8		

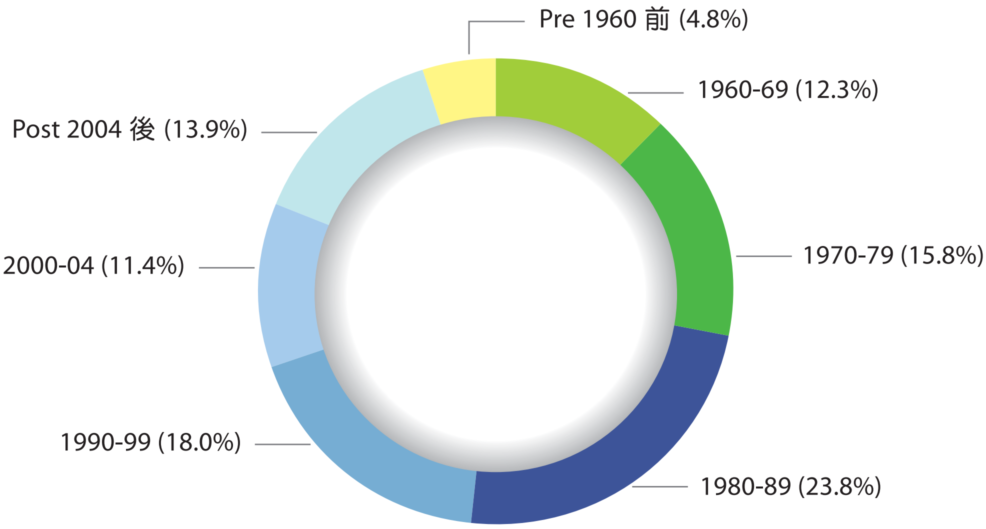
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 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。2012年底的總存量為85 600個單位，佔私人住宅總存量的8%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of 100 m^2 or above. Stock at the end of 2012 was 85 600 units, representing 8% 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

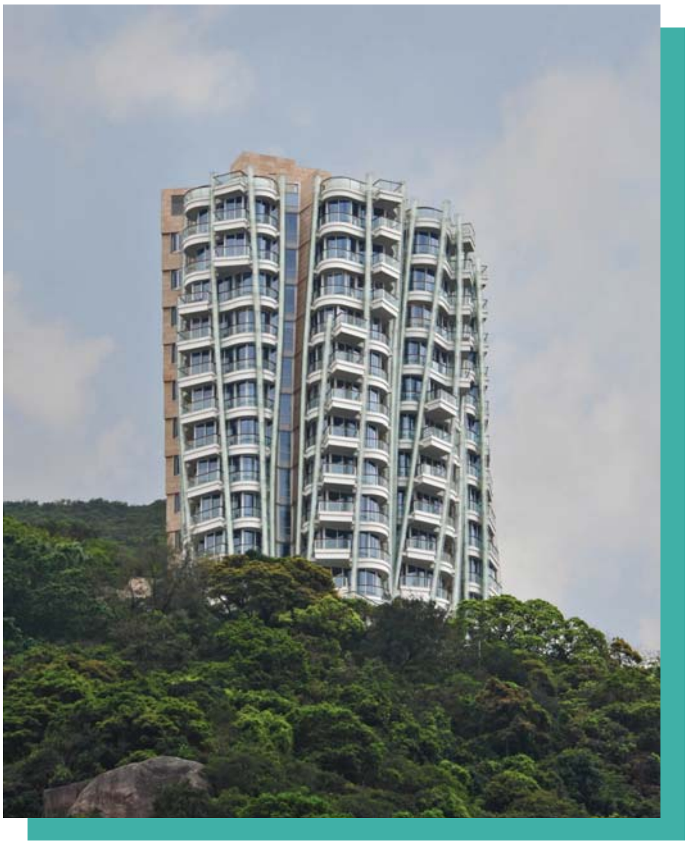


2012年共有2 420個單位落成，為2011年落成量的兩倍。落成單位約56%位於新界，大埔佔落成量的36%，其次為南區的17%。

There were 2 420 units completed in 2012, doubling the level in 2011. About 56% of the completions was located in the New Territories and Tai Po accounted for 36% of the completions, followed by Southern district at 17%.

2012 年的入住量增至870個單位，與去年相比上升38%。由於新單位當中約有69%在下半年落成，年底空置量增至9 140個單位，相當於總存量的10.7%。

Take-up rose to 870 units in 2012, up by 38% from the level in last year. As around 69% of the units were completed in the second half of the year, the year-end vacancy increased to 9 140 units or 10.7% of the stock.



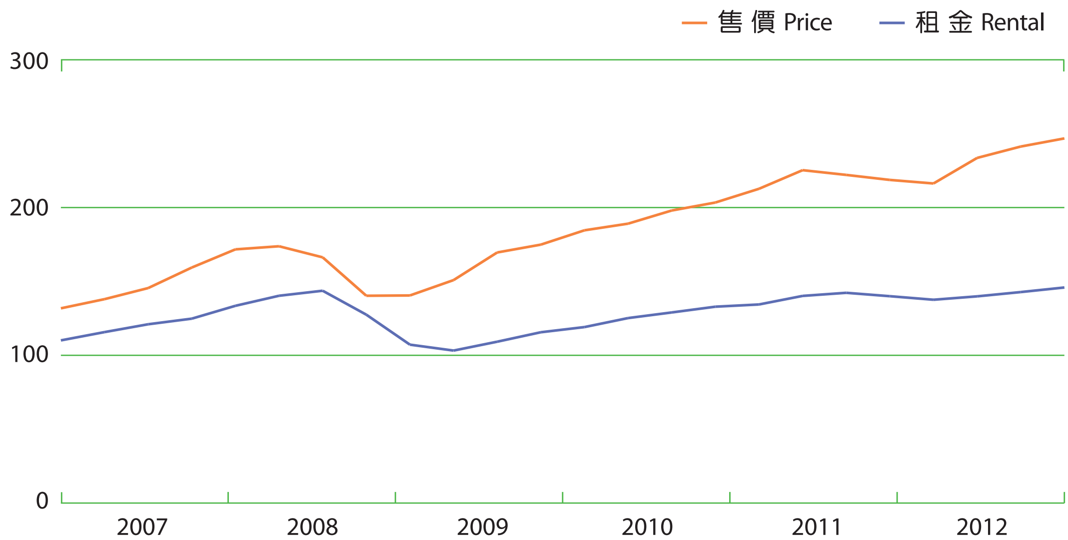
預計2013年的落成量降至1 280個單位，到2014年則回升至2 070個。2013年元朗和北區單位共佔預計供應量的43%；2014年新供應量仍集中於新界，大約25%新單位來自油尖旺。

Completions are expected to drop to 1 280 units in 2013 and rebound to 2 070 units in 2014. In 2013, Yuen Long and North will provide in total 43% of the estimated supply. In 2014, while supply will still be concentrated in the New Territories, some 25% of the new completions will be coming on stream in Yau Tsim Mong.

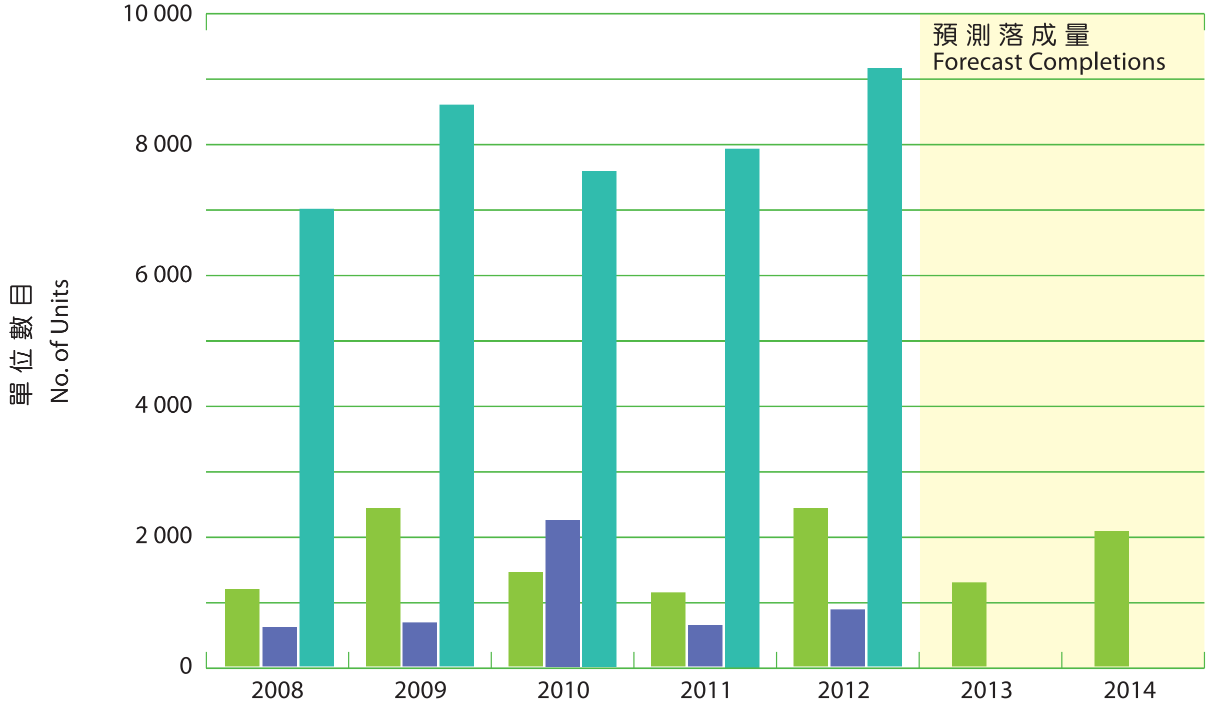
這類單位的售價年初繼續下跌，但其後掉頭回升，第二季更錄得顯著增長。升勢至年底放緩，反映政府穩定樓價措施收效。租金亦跟隨售價向上，但增幅較為溫和。2012年第四季的售價較前一年高出13%，同期租金錄得4%升幅。

Prices in this sub-sector continued to drop at the beginning of the year but changed course shortly afterwards with notable gain in the second quarter. The rising trend moderated toward the year end, reflecting the effect of Government's measures to rein in prices. Rents also moved in tandem with prices but at a milder pace. Prices in the fourth quarter of 2012 were 13% higher than the level in previous year and rents exhibited a 4% increase over the corresponding 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

	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	1 180	2 420	1 440	1 130	2 420	1 280#	2 070#
入住量 Take-up	600	670	2 240	630	870		
空置量 Vacancy	6 990	8 580	7 570	7 920	9 140		
%+	8.8	10.5	9.2	9.5	10.7		

\+ 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.

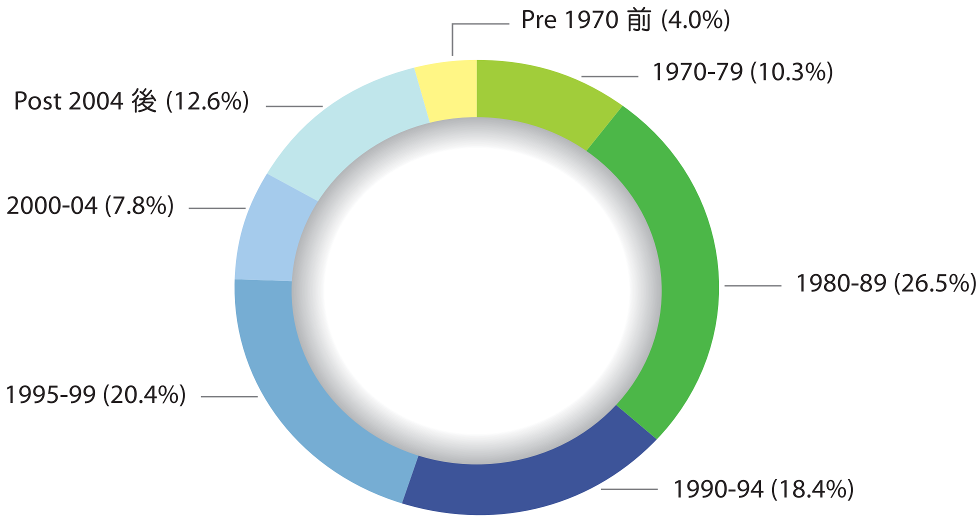
\# 預測數字
Forecast figures

私人寫字樓
PRIVATE OFFICE

2012年底私人寫字樓的總存量為10 891 100平方米，當中甲級寫字樓佔63%，乙級寫字樓佔23%，丙級寫字樓則佔14%。2012年底，位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積，共佔總存量的58%。圖表顯示按樓齡分類的各級寫字樓總存量。

The total stock of private office at the end of 2012 amounted to 10 891 100 m², which included 63% Grade A, 23% Grade B and 14% Grade C office. Office space in the core districts comprising Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 58% of the total stock at the end of 2012. The chart shows the total stock of all office by age.

按樓齡分類的總存量
Stock Distribution by Age



2012年私人寫字樓的落成量為135 700平方米，較2011年減少13%。甲級寫字樓的落成量為103 700平方米，相當於總供應量的76%，當中約70%的落成量位於非核心地區。

Office completions in 2012 were 135 700 m², a decline of 13% from 2011 level. Completions of Grade A space amounted to 103 700 m², equivalent to 76% of total supply. About 70% of the completions was in non-core districts.

年內寫字樓的使用量錄得181 600平方米，較前一年減少36%。年底的空置量跌至652 400平方米，相當於總存量的6%。

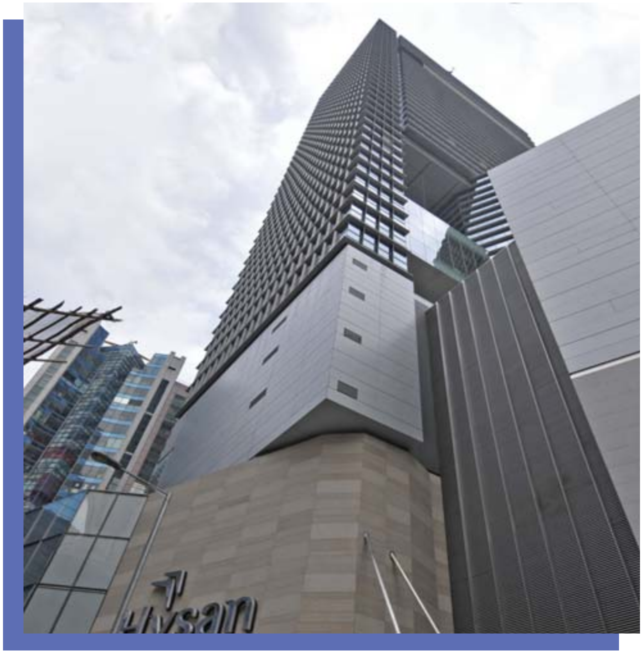
A take-up of 181 600 m^2 was recorded for the year, a reduction of 36% from the preceding year. Vacancy at the year end dropped to 652 400 m^2, representing 6% of total stock.

預計2013和2014年的落成量分別增至157 800和158 900平方米。核心地區的供應量依然緊張，未來數年非核心地區的供應量仍然成為主要來源。2013和2014年的預算供應量之中，觀塘或會提供其中的40%和74%。按寫字樓級別計，預料甲級寫字樓繼續佔2013年落成量的78%，以及2014年的83%。

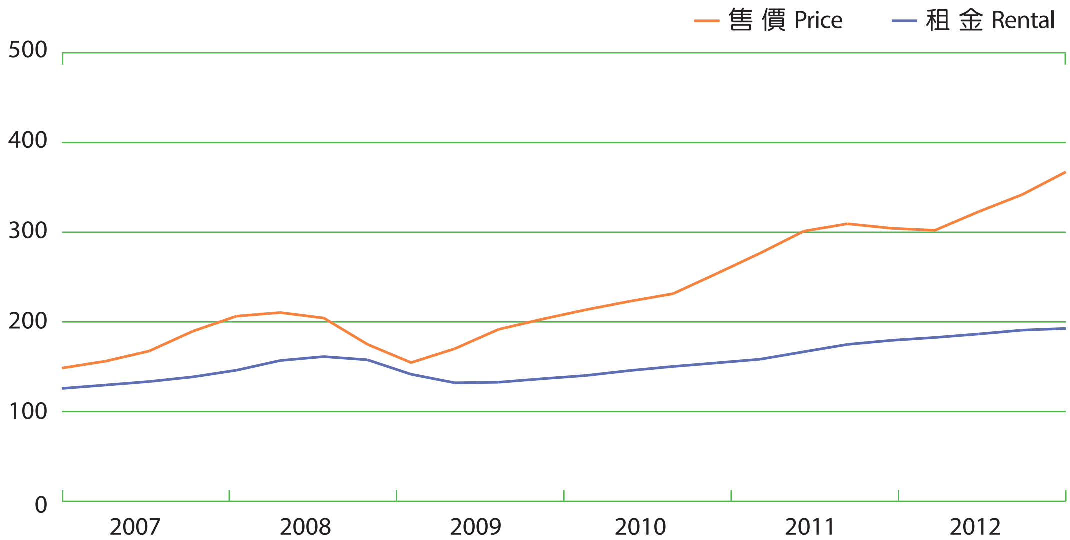
Completions are expected to rise to 157 800 m^2 and 158 900 m^2 in 2013 and 2014 respectively. Supply in core districts remains tight and non-core districts will again dominate the scene in the years to come. Kwun Tong will likely produce 40% of the anticipated supply in 2013 and 74% in 2014. On office grade front, it is estimated that Grade A office will continue to account for 78% and 83% of the forecast completions in 2013 and 2014 respectively.

年內售價與租金均錄得增長，當中以售價升幅較為明顯。2012年第四季的售價指數，較2011年同期增加21%，租金則錄得7%按年增長。

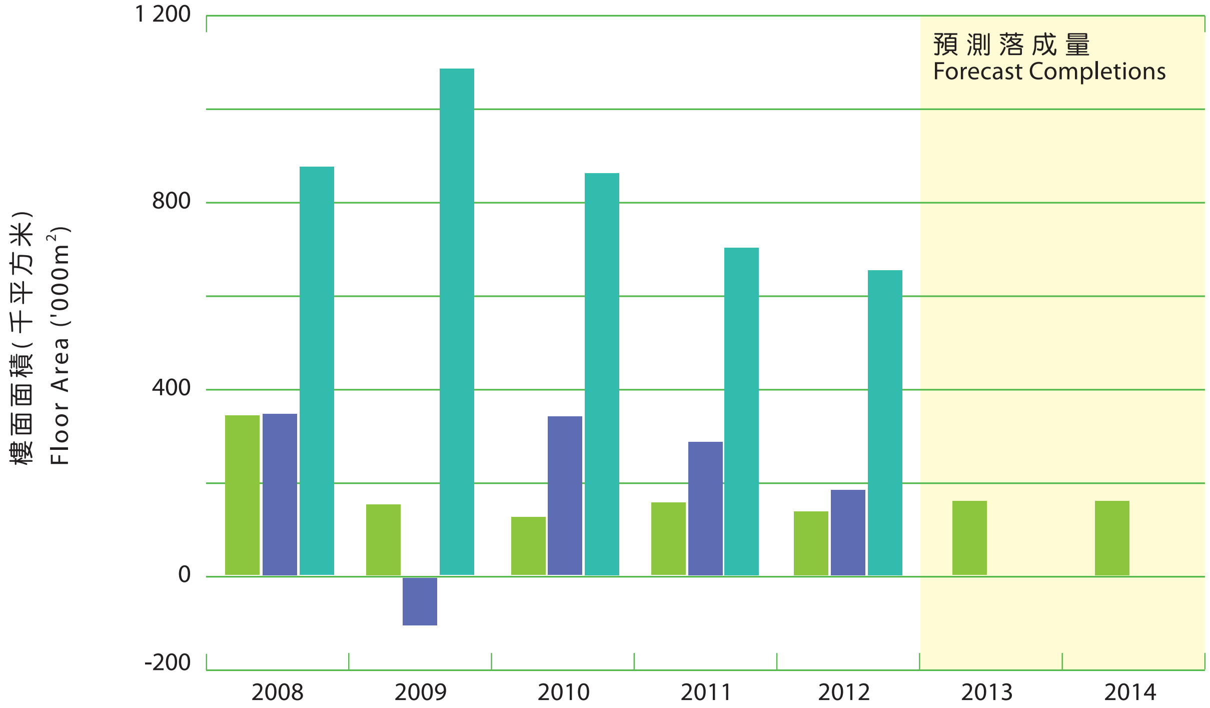
Both prices and rents registered growth during the year but the appreciation in prices was more noticeable. The price index for the fourth quarter of 2012 showed an increase of 21% over the same period in 2011, while rents achieved a year-on-year gain of 7%.



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)

	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	341	151	124	155	136	158#	159#
使用量 Take-up	345	-101	339	285	182		
空置量 Vacancy	873	1 083	860	700	652		
%+	8.4	10.3	8.0	6.5	6.0		

\+ 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

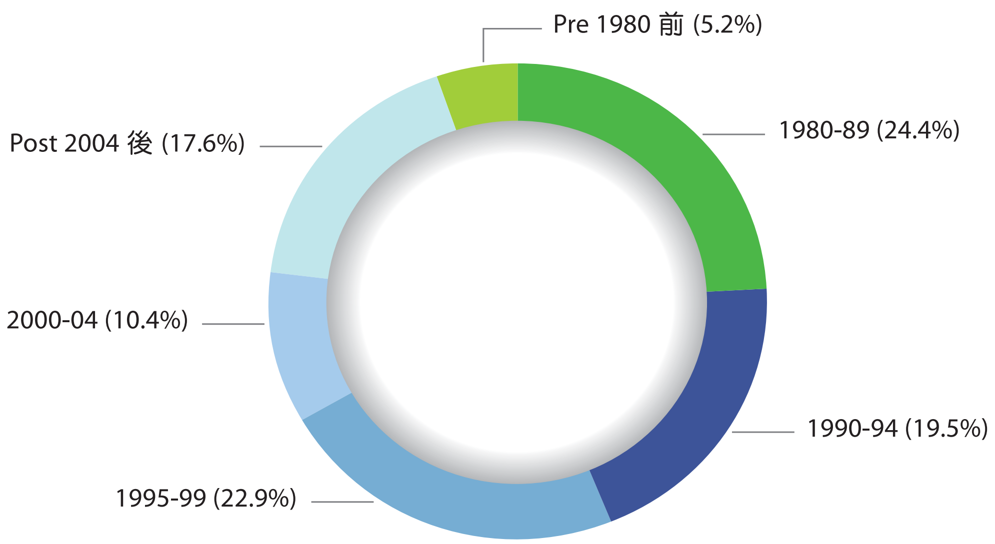
2012年底甲級寫字樓的總存量為6 898 200平方米，佔各級寫字樓總存量的63%。圖表顯示按樓齡分類的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2012 stood at 6 898 200 m², representing 63% of the total office stock. The chart shows the distribution of stock in this grade by age.

總存量中有54%位於港島，九龍及新界分別佔36%和10%。

Hong Kong Island accounted for 54% of the stock, while the share for Kowloon and the New Territories were 36% and 10% respectively.

按樓齡分類的總存量
Stock Distribution by Age



甲級寫字樓的落成量為103 700平方米，較2011年減少17%，平均分布於三個區域。按地區計，葵青佔整體落成量的38%，其次為觀塘的32%，以及灣仔的19%。

Completions of Grade A offices were 103 700 m², down 17% from 2011. The new supply spread evenly among the three regions. District-wise, Kwai Tsing contributed 38% of the overall completions, followed by Kwun Tong at 32% and Wan Chai at 19%.

2012年的使用量減少43%至133 700平方米，但較落成量高29%。整體空置量因此減至418 000平方米，相當於甲級寫字樓總存量的6.1%，其中約40%空置面積位於核心地區。

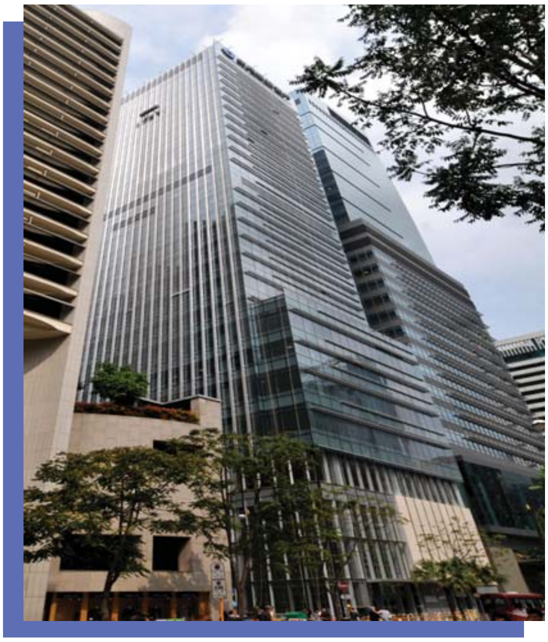
Take-up in 2012 was reduced by 43% to 133 700 m^2 but exceeded completions in the year by 29%. As a result, vacancy decreased to 418 000 m^2, representing 6.1% of Grade A stock. About 40% of the vacant space was found in core districts.

預計2013年的落成量微增至122 700平方米，2014年則為131 600平方米。這兩年的新供應量主要來自非核心地區。在2013年供應量相對較多的地區計有觀塘和沙田，分別約佔整體落成量的45%和28%。2014年的預計落成量之中，觀塘約佔77%。

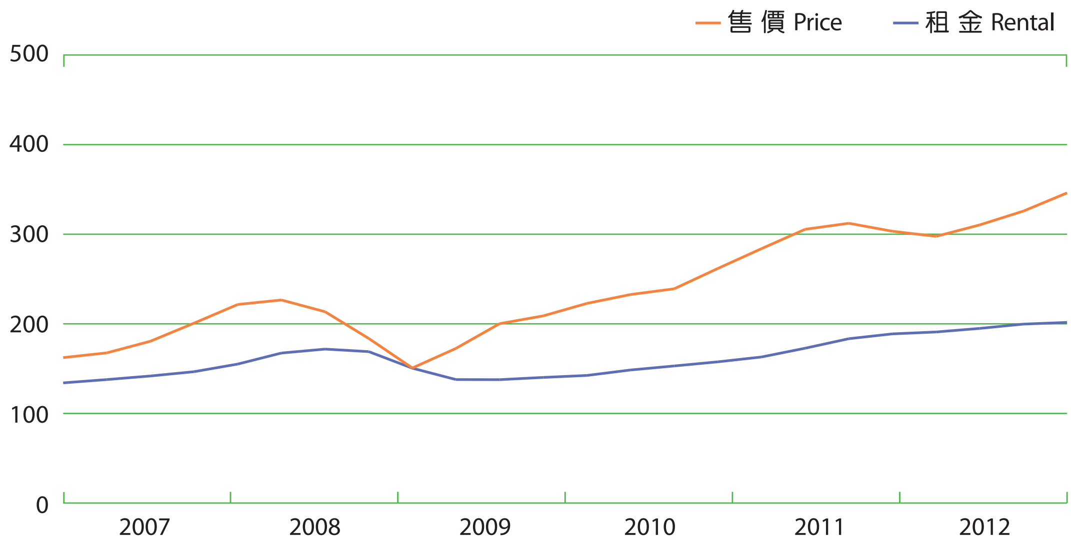
It is forecast that completions will increase slightly to 122 700 m^2 in 2013 and further to 131 600 m^2 in 2014. New supply in both years will mainly come from non-core districts. Districts with relatively higher supply in 2013 are Kwun Tong and Shatin, which will account for about 45% and 28% of the overall completions respectively. In 2014, Kwun Tong will contribute about 77% of the estimated completions.

經短暫調整之後，這分類的售價在第二季重拾升軌，上升趨勢持續至年底。第四季甲級寫樓的售價指數，比前一年同季上調14%；租金則全年溫和向上，較同期增長7%。

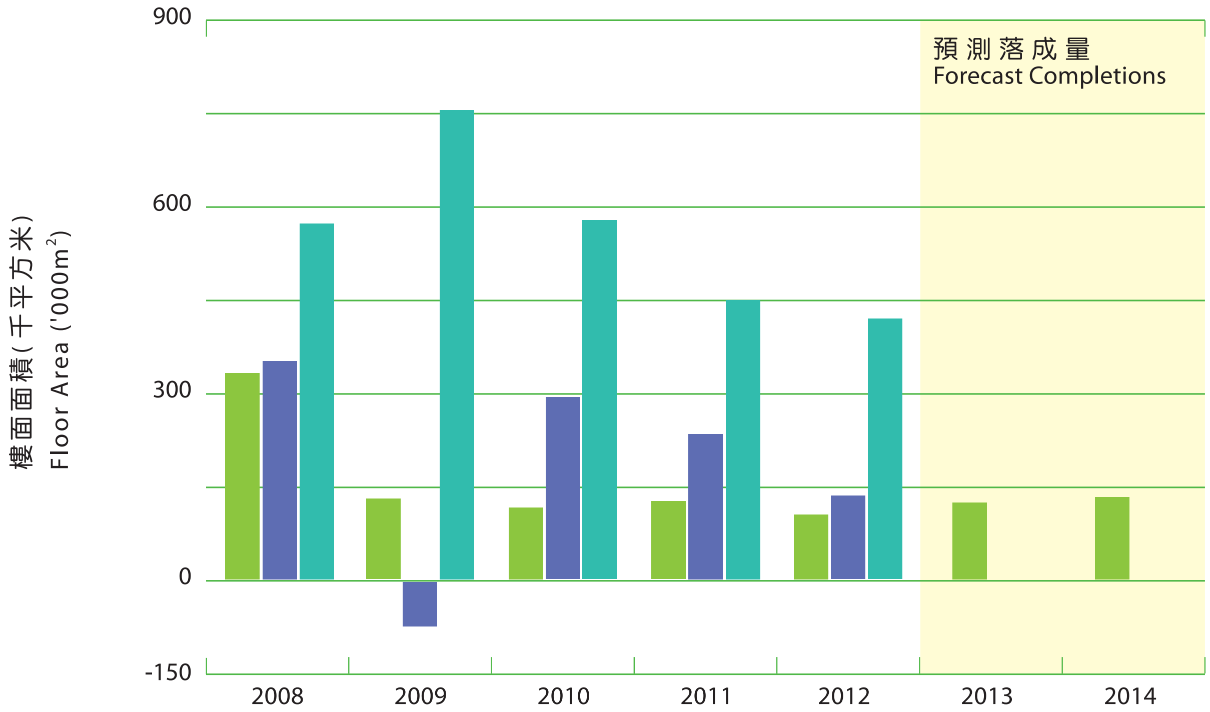
After a brief adjustment, prices picked up in the second quarter and followed a rising trend till the year end. The price index for Grade A office in the fourth quarter went up 14% when compared with the same quarter a year before. Rents rose moderately through the year, posting a 7% growth over the 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)

	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	331	129	115	125	104	123#	132#
使用量 Take-up	350	-71	292	233	134		
空置量 Vacancy	571	753	576	448	418		
%+	8.9	11.5	8.5	6.6	6.1		

\+ 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

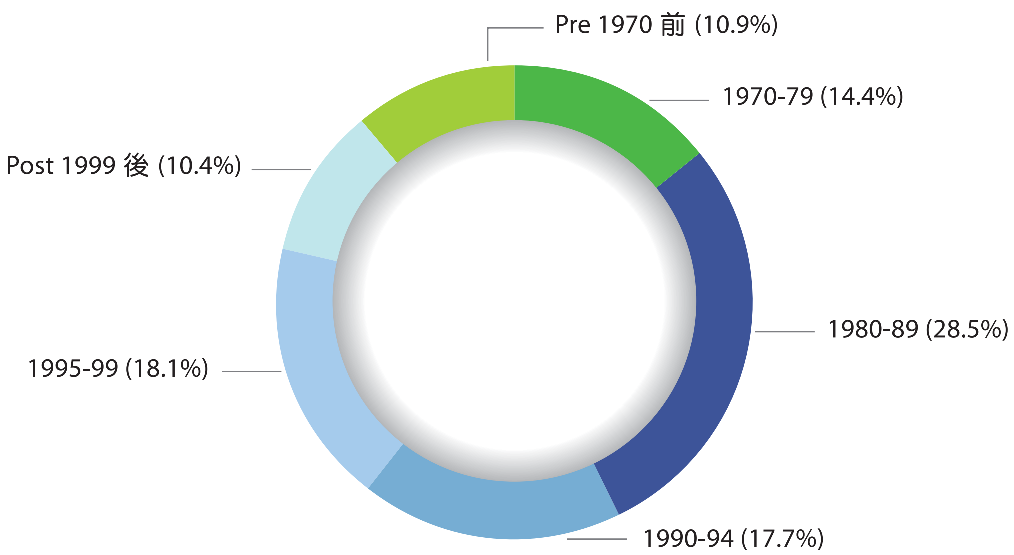
2012 年底乙級寫字樓的總存量為 2 499 100 平方米，佔各級寫字樓總存量的 23%。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2012, stock of Grade B offices was 2 499 100 m^2, representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

港島佔總存量的 64%，九龍與新界分別佔 33% 和 3%。

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

按樓齡分類的總存量
Stock Distribution by Age



2012 年乙級寫字樓的落成量為 32 000 平方米，較 2011 年的水平增加 8%，全部坐落東區 (39%)、觀塘 (31%) 和灣仔 (30%)。

Grade B office completions in 2012 were 32 000 m^2, an increase of 8% from 2011 level. All the completions were located in Eastern district (39%), Kwun Tong (31%) and Wan Chai (30%).

2012 年 的 使 用 量 維 持 相 若 水 平 達 39 900 平 方 米 。 空 置 量 降 至 153 500 平 方 米 ， 相 當 於 乙 級 寫 字 樓 總 存 量 的 6.1% 。 其 中 約 54% 空 置 面 積 位 於 核 心 地 區 。

Take-up in 2012 remained at similar level of 39 900 m^2 and vacancy fell to 153 500 m^2, or 6.1% of Grade B stock. About 54% of the vacant space was found in the core districts.

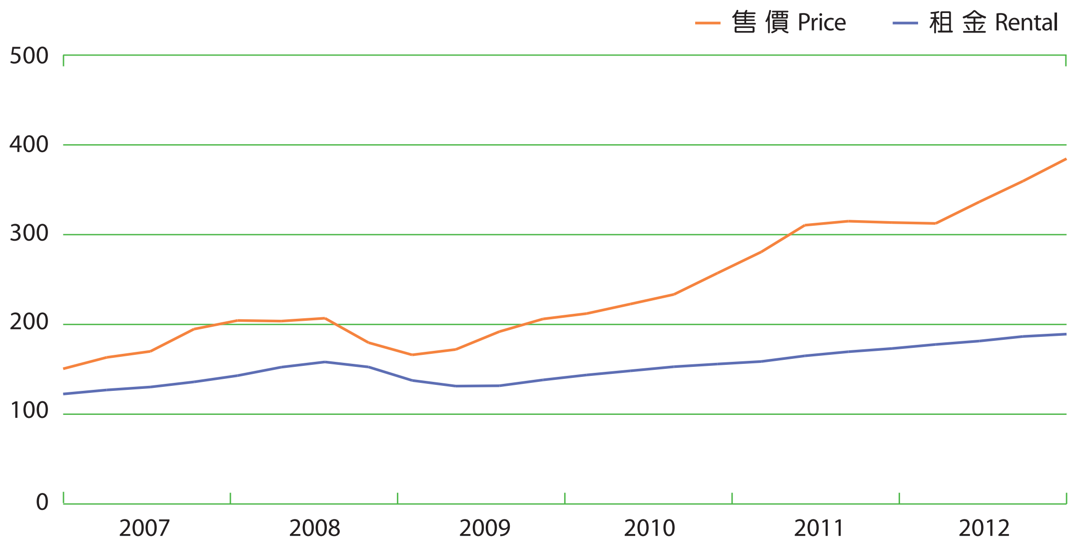
預 計 2013 和 2014 年 的 落 成 量 分 別 為 30 800 和 21 100 平 方 米 。 預 料 2013 年 約 55% 新 供 應 量 位 於 港 島 ， 主 要 坐 落 南 區 ， 其 餘 45% 來 自 觀 塘 和 北 區 。 到 2014 年 ， 觀 塘 會 提 供 約 79% 新 供 應 量 。

About 30 800 m^2 and 21 100 m^2 are estimated to be completed in 2013 and 2014 respectively. In 2013, about 55% of the anticipated new supply will be located on Hong Kong Island, largely in Southern district, and the remaining 45% will come from Kwun Tong and North districts. In 2014, Kwun Tong will contribute about 79% of the new completions.

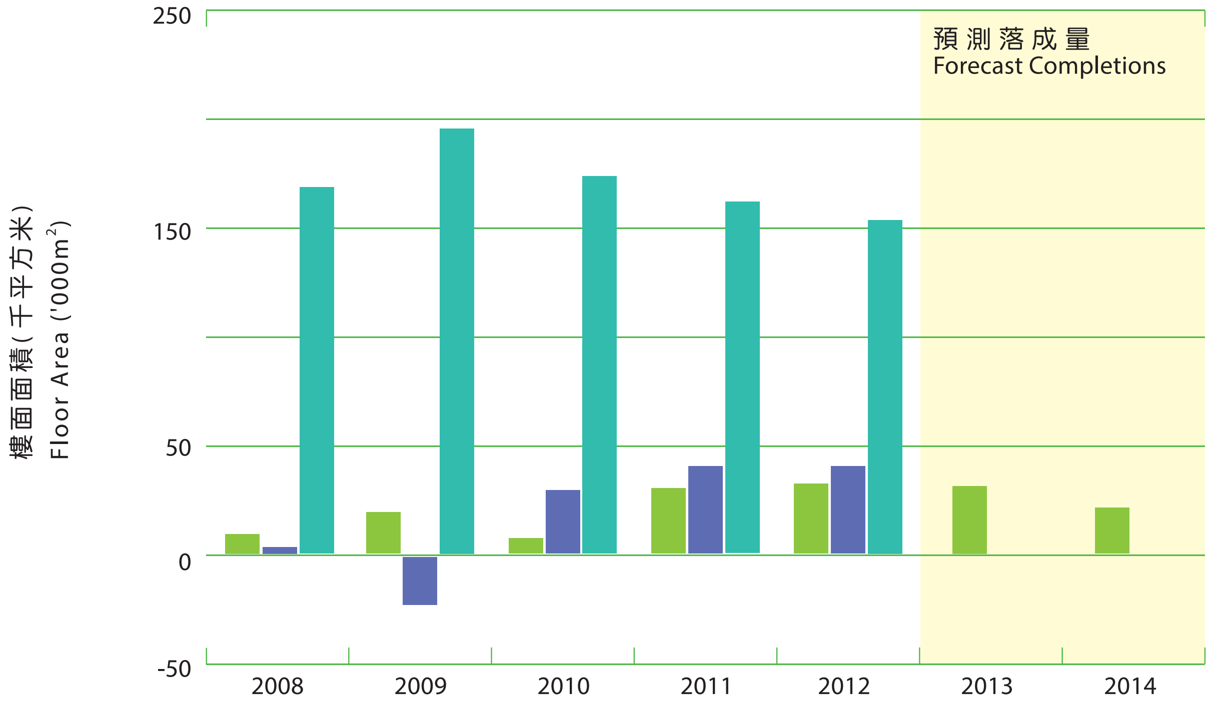
這分類的售價自第二季起持續上揚，年內租金逐季攀升，但租金升幅仍遜於售價。2012年第四季乙級寫字樓的整體售價，較前一年最後一季上升23%，同期的租金增幅為9%。

Prices rose continually since the second quarter and outperformed rents although the latter grew from quarter to quarter during the year. Overall prices of Grade B office in the fourth quarter of 2012 increased 23% against the last quarter in previous year. Rents edged up 9% at the same time.

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)

	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	9	19	7	30	32	31#	21#
使用量 Take-up	3	-22	29	40	40		
空置量 Vacancy	168	195	173	161	153		
%+	6.9	8.0	7.1	6.6	6.1		

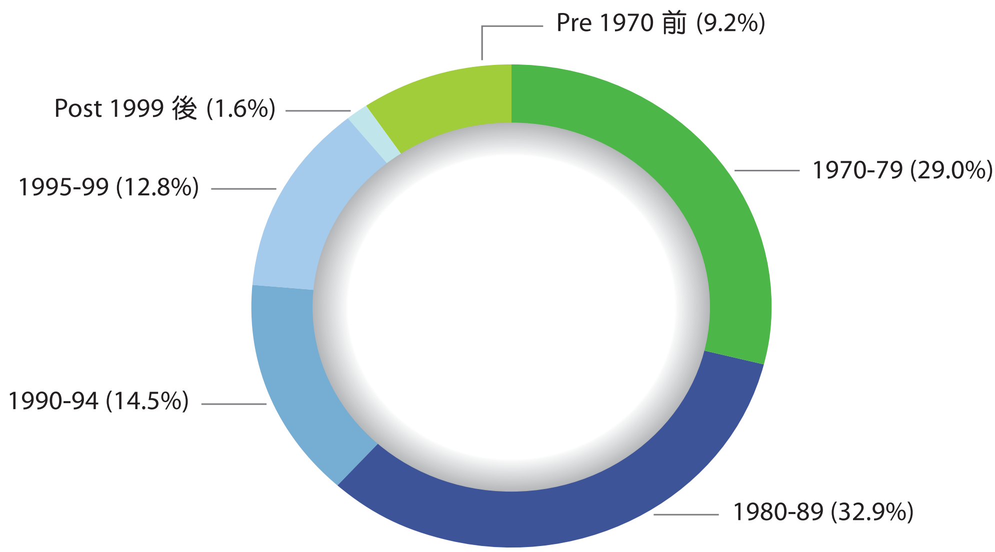
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2012年底丙級寫字樓的總存量為1 493 800平方米，佔各級寫字樓總存量的14%。圖表顯示按樓齡分類的丙級寫字樓總存量。

Stock of Grade C offices was 1 493 800 m^2 at the end of 2012, representing 14% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的66%，九龍與新界分別佔32%和2%。

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

2012年並無丙級寫字樓落成。

There were no completions in 2012.

年內使用量達8 000平方米，空置量跌至5.4%，相等於80 900平方米，當中約69%空置面積位於核心地區。

With a take-up of 8 000 m^2, vacancy of Grade C office declined to 5.4%, equivalent to 80 900 m^2. About 69% of the vacant space was found in the core districts.

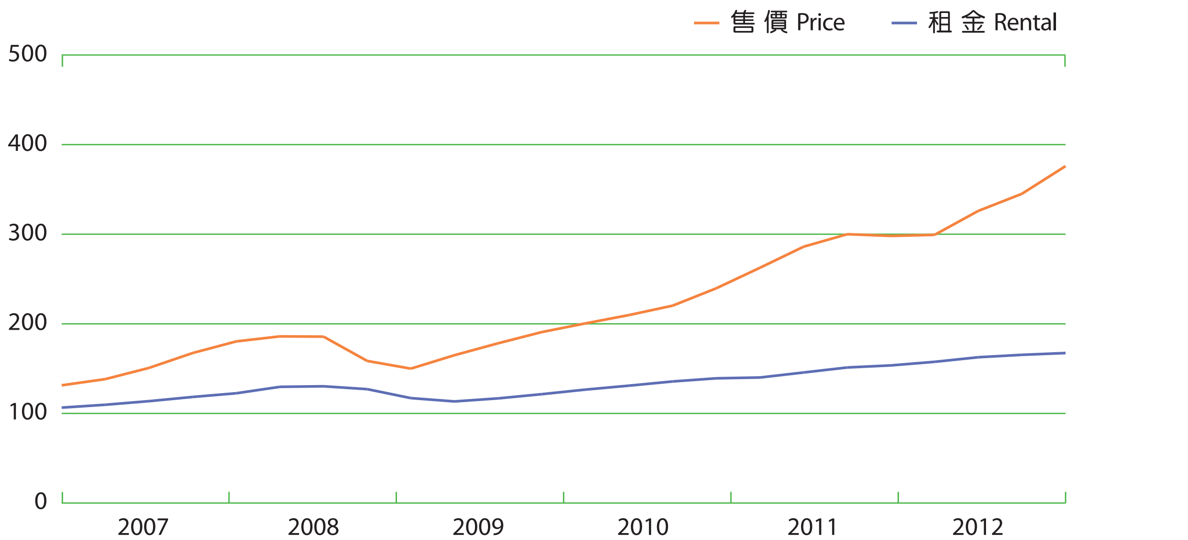
未來兩年的供應方面，預料2013和2014年的落成量分別為4 300和6 200平方米。預計2013年的落成量全部來自核心地區，其中56%位於中西區，其餘44%坐落尖沙咀。到2014年，所有新供應均來自港島。

As regards supply in the following two years, around 4 300 m^2 and 6 200 m^2 are forecast to be completed in 2013 and 2014 respectively. It is expected that the completions in 2013 will wholly come from the core districts, of which 56% will be in Central and Western district and 44% in Tsim Sha Tsui. In 2014, all the new supply will be on Hong Kong Island.

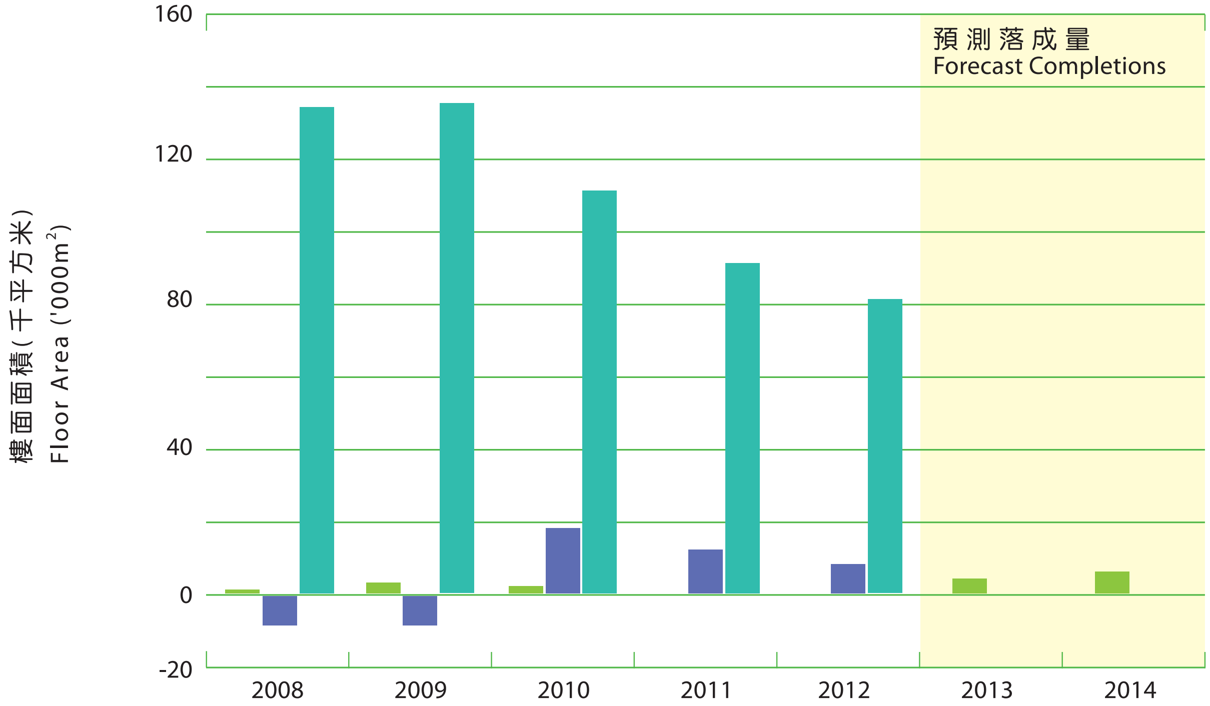
這分類的表現與甲級和乙級寫字樓相若，2012年的銷售市場表現較租賃為佳。第四季的售價錄得26%按年升幅；最後一季的租金與前一年相比，則有9%溫和增長。

Similar to Grade A and B office, sales of this sub-sector performed better than the leasing in 2012. The prices finished with a year-on-year increase of 26% in the fourth quarter. Rents in the final quarter registered a moderate growth of 9% from 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)

	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	1	3	2	0	0	4#	6#
使用量 Take-up	-8	-8	18	12	8		
空置量 Vacancy	134	135	111	91	81		
%+	8.6	8.9	7.3	6.0	5.4		

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

\# 預測數字
Forecast figures

私人商業樓宇
PRIVATE COMMERCIAL

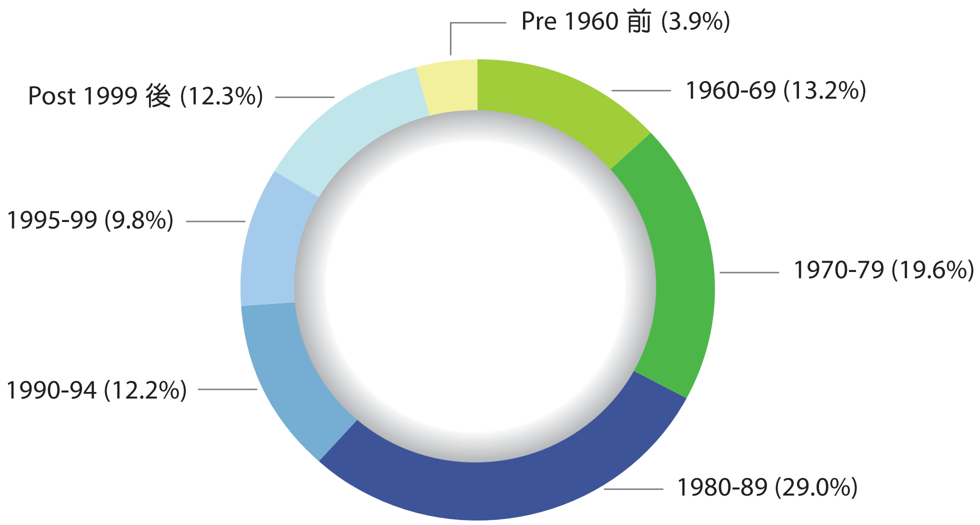
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

2012年底這類物業的總存量為10 862 100平方米，其中30%在港島，41%坐落九龍，29%位於新界。按樓齡分類的總存量詳見圖表。

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

Stock in this sector at the end of 2012 was 10 862 100 m^2, with 30% of the total space on Hong Kong Island, 41% in Kowloon and 29% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age

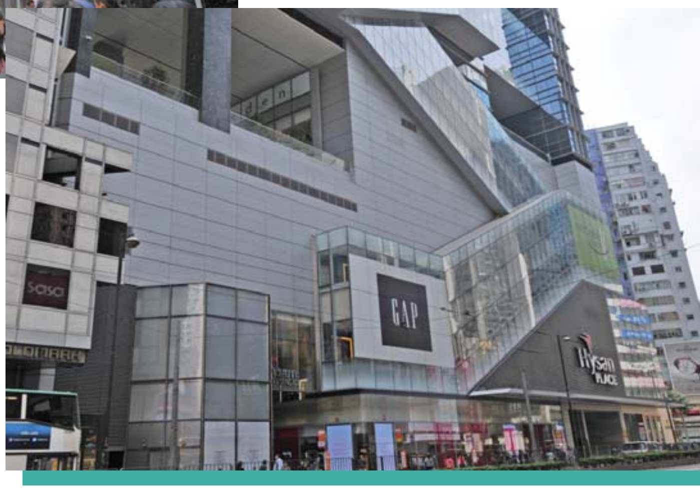


2012年的落成量大幅上升至90 100平方米，是2011年供應量的兩倍。按區域計，港島約佔45%，九龍佔30%，其餘的25%則位於新界。以地區計，灣仔的落成量最多，佔30%，其次為屯門，佔21%。

Completions in 2012 increased significantly to 90 100 m^2, two times the supply in 2011. By region, about 45% was on Hong Kong Island, 30% in Kowloon and the remaining 25% in the New Territories. On district basis, Wan Chai provided the largest completions at 30%, followed by Tuen Mun at 21%.

2012年的整體使用量回復正數，達到165 000平方米，較落成量多83%。年底的空置量因而減至752 400平方米，為總存量的6.9%，商場舖位及樓上商業單位佔整體空置量的58%。

Overall take-up of the year turned positive to 165 000 m^2, exceeding the completions by 83%. Vacancy at the year end therefore reduced to 752 400 m^2, representing 6.9% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 58% of the total.



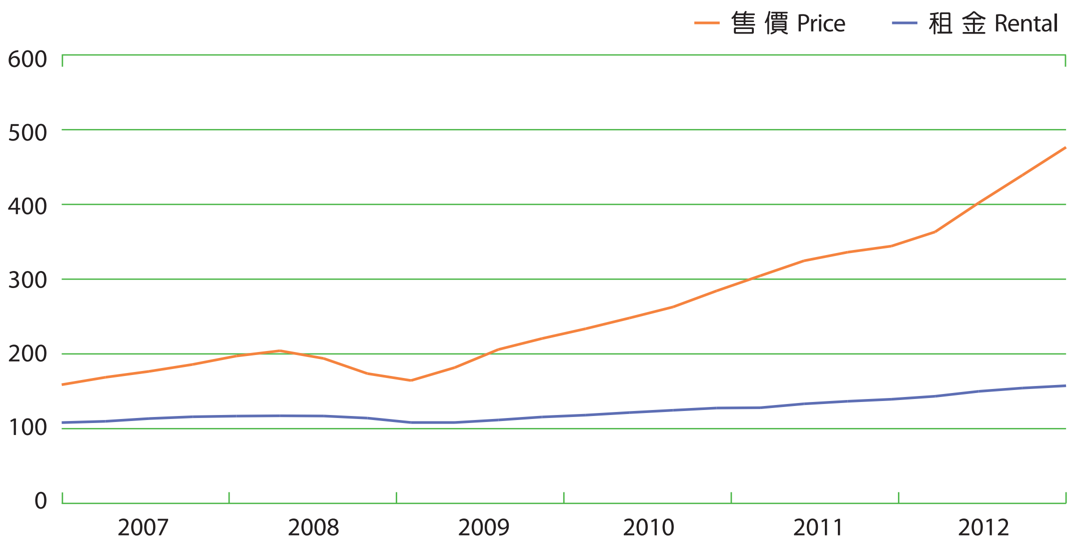
預計2013和2014年的落成量分別減至58 200和59 600平方米。2013年的供應主要坐落灣仔、北區和沙田，這些地區共提供預算供應量的64%。2014年的供應量之中，灣仔將繼續提供其中的21%。

Completions are forecast to reduce to 58 200 m^2 and 59 600 m^2 in 2013 and 2014 respectively. Supply in 2013 will be mainly from Wan Chai, North and Sha Tin, which will provide 64% of the estimated completions in total. It is anticipated that Wan Chai will contribute 21% of the anticipated supply in 2014.

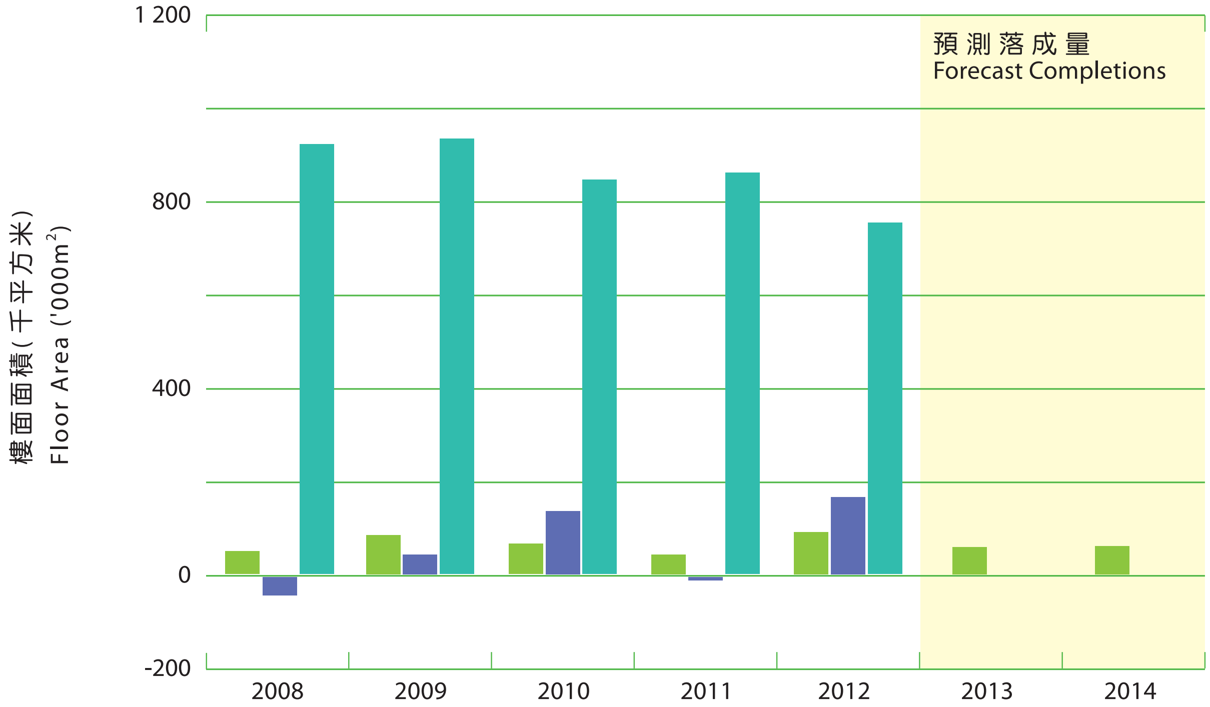
2012年這類物業的售價按季急速攀升。整體而言，第四季的售價比前一年激增38%。年內租金亦穩步上揚，與2011年最後一季相比，高出了13%。

Prices rose briskly in 2012 with successive quarter-to-quarter increases. Overall, prices in the fourth quarter surged 38% from previous year. Rents also saw steady growth over the year and were 13% higher relative to the level in the last quarter of 2011.

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)

	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	49	84	65	42	90	58#	60#
使用量 Take-up	-39	42	135	-7	165		
空置量 Vacancy	920	932	844	859	752		
%+	8.7	8.7	7.9	8.0	6.9		

\+ 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


WYLER CENTRE
WYLER CENTRE
偉倫中心

私人工業樓宇

Private Industrial

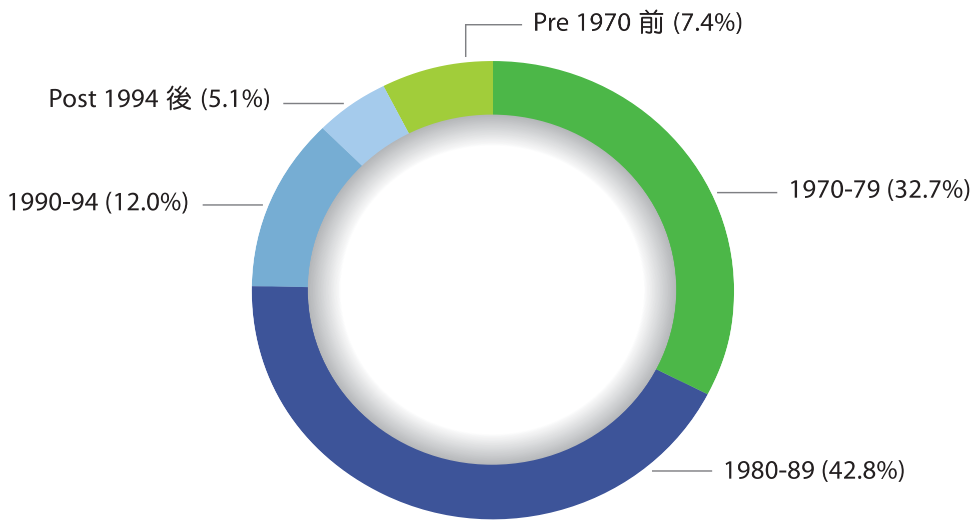
這類別包括分層工廠大廈及其附屬寫字樓。

2012年底這類物業的總存量為17 137 100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 2012, stock in this sector was 17 137 100 m^2, which was evenly distributed between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age

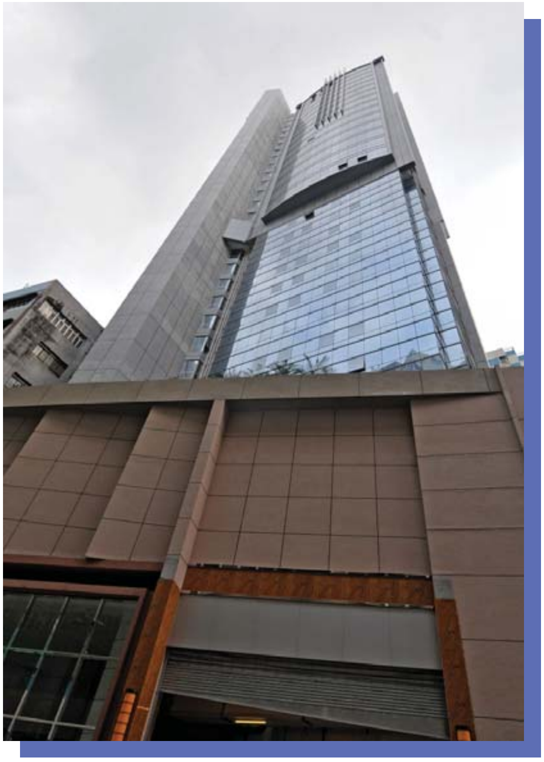


2012年的落成量為46 200平方米，較2011年增加43%，新落成量全部來自荃灣。

Completions rose 43% year on year to 46 200 m^2 in 2012. All the new supply came from Tsuen Wan.

年內使用量達150 600平方米，超過落成量三倍以上。空置量大幅下降至863 800平方米，相等於總存量的5%。觀塘、葵青和荃灣這三個地區錄得的空置量，約佔空置總面積的60%。

A take-up of 150 600 m^2 was recorded, more than three times the completions. Vacancy fell significantly to 863 800 m^2, representing 5% of stock. About 60% of the vacant space was found in Kwun Tong, Kwai Tsing and Tsuen Wan.

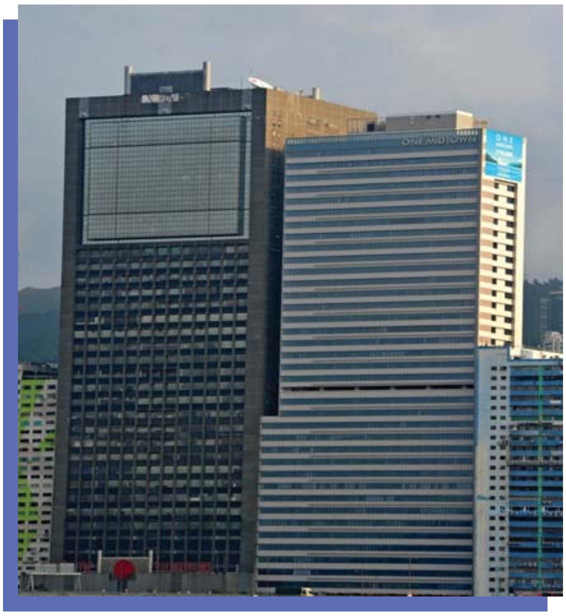


2013年的落成量預計跌至15 600平方米，其中逾50%位於觀塘，餘下的坐落油尖旺和北區。2014年另有35 300平方米工廠大廈樓面落成，主要來自葵青。

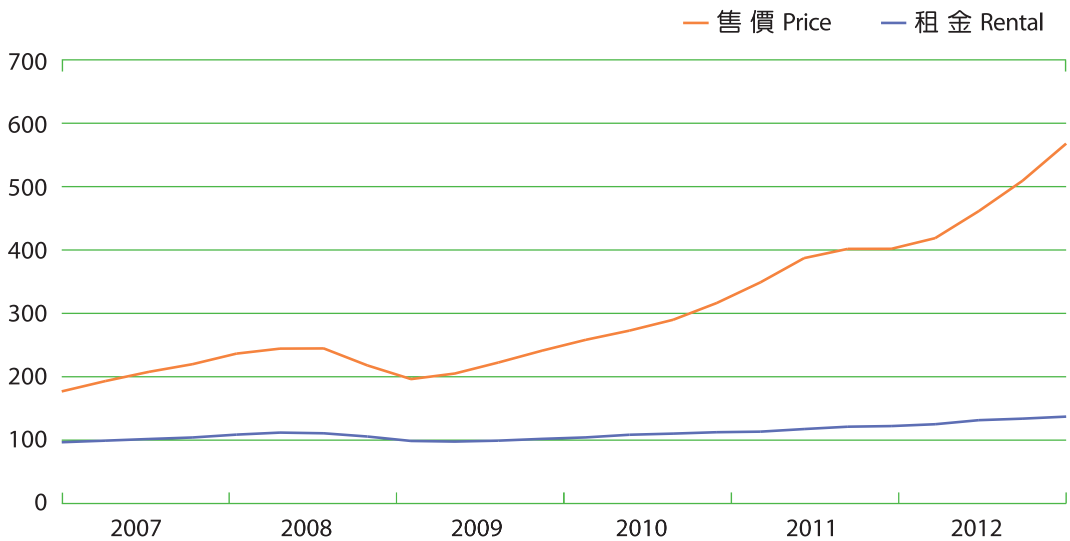
Completions in 2013 are expected to drop to 15 600 m^2, of which over 50% will be located in Kwun Tong, with the remaining located in Yau Tsim Mong and North. A new supply of 35 300 m^2, mainly from Kwai Tsing, will be coming on stream in 2014.

分層工廠大廈的售價全年穩步上揚，並錄得可觀升幅，第四季的售價指數較前一年同期激增41%。租金增長率雖然遠較售價的為低，但亦呈上升趨勢。最後一季的租金指數與2011年同期相比，上升了12%。

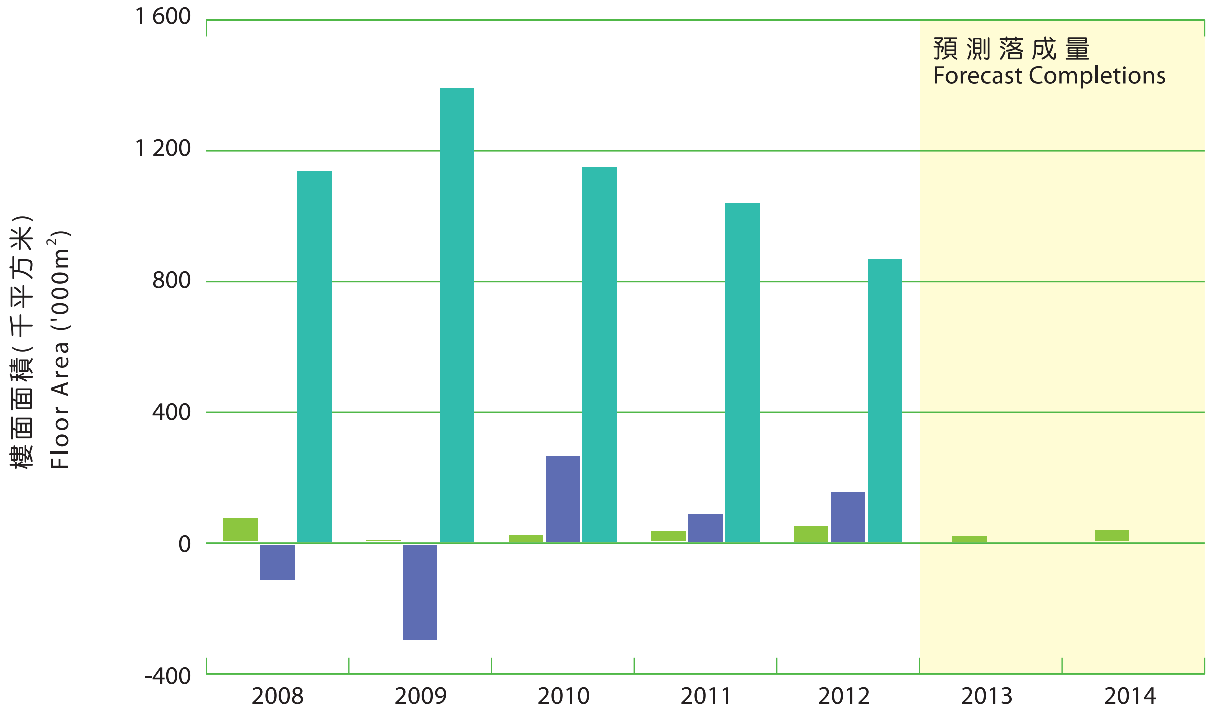
Prices went up throughout the year and recorded hefty increases. The price index for the fourth quarter surged 41% when compared with the same period a year earlier. An upward trend in rents was also observed, despite at a much slower growth rate comparatively. The rental index for the final quarter increased 12% over 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)

	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	70	3	21	32	46	16#	35#
使用量 Take-up	-107	-290	261	85	151		
空置量 Vacancy	1 134	1 388	1 146	1 036	864		
%+	6.5	8.0	6.7	6.0	5.0		

\+ 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.

2012年底的總存量達591 800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60%以上。

The 2012 year-end stock stood at 591 800 m^2, with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 60% of the total space.

2012年並無新的工貿大廈落成。

There was no new supply in 2012.

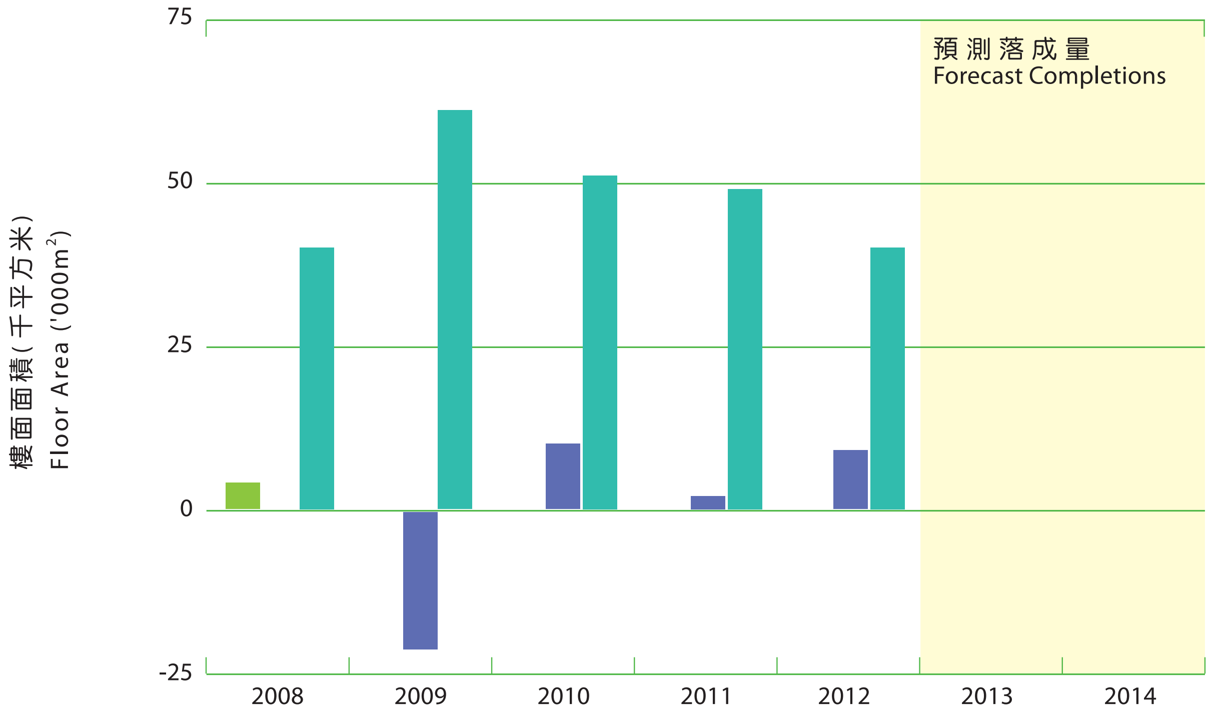
使用量為8 700平方米，空置率跌至總存量的6.7%，即39 900平方米，超過50%的空置面積位於東區和觀塘。

With a take-up of 8 700 m^2, vacancy rate fell to 6.7% of stock, at 39 900 m^2. Over 50% of the vacant space was found in Eastern district and Kwun Tong.

預測此類樓宇在2013和2014年不會有新供應。

No new supply will likely be forthcoming in 2013 and 2014.

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)

	2008	2009	2010	2011	2012	2013	2014
落成量 Completions	4	0	0	0	0	0#	0#
使用量 Take-up	0	-21	10	2	9		
空置量 Vacancy	40	61	51	49	40		
%+	6.5	10.0	8.6	8.2	6.7		

\+ 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，主要是專為特殊製造業而建，每間廠房通常由一名廠東使用。

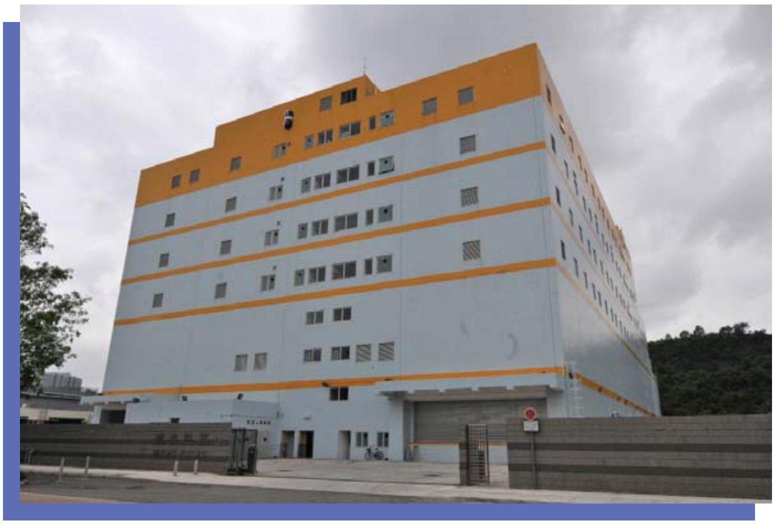
This category comprises all other factory premises, primarily purpose-built for specialised manufacturing processes, and usually for occupation by a single operator.

2012年底這類物業的總存量為2 941 800平方米，其中新界佔85%。

The stock in this sector was 2 941 800 m^2 at the end of 2012, of which 85% came from the New Territories.

2012年有五個新發展項目落成，共提供48 000平方米樓面面積，其中三個項目位於大埔和西貢，佔新落成量的80%以上。

Five new developments in the New Territories with 48 000 m^2 floor space were completed in 2012. Three of them, accounting for over 80% of the newly completed space, were in Tai Po and Sai Kung.



預料2013年的新供應量為33 800平方米，全部來自新界，其中約65%位於元朗。另有40 500平方米在2014年於新界落成，當中西貢佔預計供應量的61%。

New space of 33 800 m^2 is forecast to be available in the New Territories in 2013, with about 65% coming from Yuen Long. Another 40 500 m^2 in the New Territories are expected to be completed in 2014, with Sai Kung accounting for 61% of the anticipated supply.

這類別包括設計或改建作倉庫或冷藏庫的樓宇，以及其附屬寫字樓；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.

2012年底的總存量為3 574 100平方米，其中80%以上位於新界，主要集中於葵青、荃灣和沙田，佔整體樓面面積的67%。

Stock stood at 3 574 100 m^2 at the end of 2012. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 67% of the total space.

2012年葵青和北區共有三幢私人貨倉落成，總樓面面積為123 500平方米；空置量增至159 600平方米，相當於總存量的4.5%。

Three new buildings with a total floor space of 123 500 m^2 were completed in Kwai Tsing and North in 2012. Vacancy increased to 159 600 m^2, or 4.5% of stock.

2013年的新落成量預計達56 300平方米，全部來自荃灣。2014年的新供應量為80 200平方米，坐落於葵青。

New space of 56 300 m^2 is forecast to be available in 2013, all coming from Tsuen Wan, and 80 200 m^2 new supply from Kwai Tsing will be coming on stream in 2014.

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

4.2 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 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。

4.3 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 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；間隔具彈性；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。

4.4 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。

5. 樓面面積

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，包括露台及工作平台，但不包括樓梯、升降機槽、渠管及大堂等公用地方。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。

5.2 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。

6. 樓宇總存量

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。

6.2 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。

7. 落成量

7.1 私人樓宇的落成量是指獲發佔用許可證的樓宇數量。

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. Floor Areas

5.1 A domestic unit is measured on the basis of 'saleable area' which is defined as the floor area exclusively allocated to the unit including balconies and utility platforms but excluding common areas such as stairs, lift shafts, pipe ducts and lobbies. 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 Non-domestic accommodation is measured on the basis of 'internal floor area' which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

6. Stock

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

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

7. Completions

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

7.2 各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。

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。

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。

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。

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

8. Demolition

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

9. Forecast

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

9.2 To arrive at the figures, data are compiled in respect of all known 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. 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2011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 2011, 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2011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 2011, 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（新訂租約是在半至一個月前，續訂租約是在一至三個月前）。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。如沒有買賣合約，買賣日期則根據轉讓契約的簽署日期。一般而言，買賣合約日期是在達成臨時協議後二至三周。

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, or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier than an Agreement for Sale and Purchase.

12.5 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**不應**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 **not** 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。

12.7 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。

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

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

13. 租金和售價指數

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。

13.2 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. Rental and Price Indices

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

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

13.3 如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2012年的權數是根據2011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 2012, the weights are based on the number of transactions effected in 2011.

15. 落成後使用方式

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

15. Mode of Occupation after Completion

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

16. 物業市場回報率

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

16. Property Market Yields

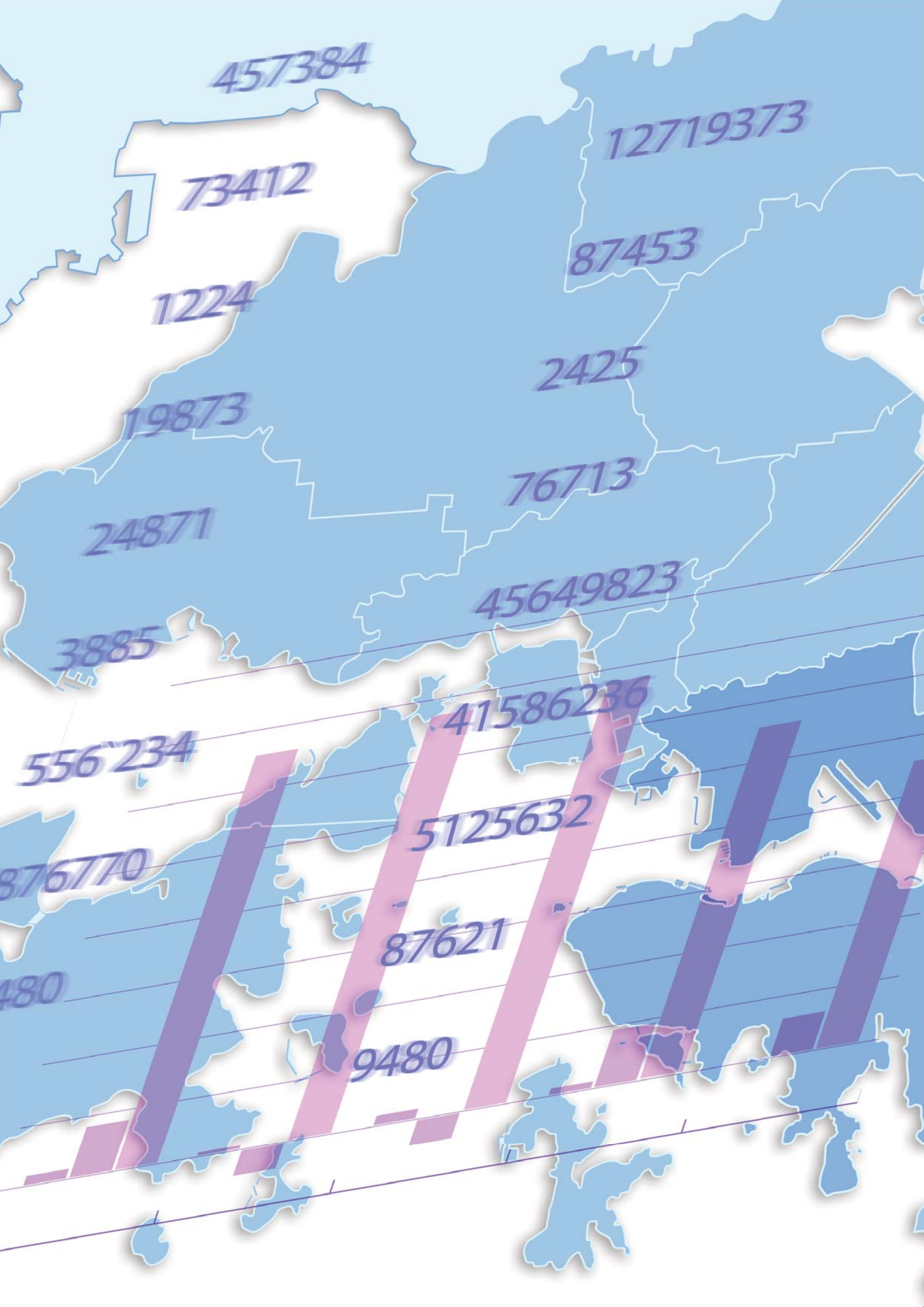
The yields have been derived by comparing the average rent/rateable value and price/rateable value factors. The properties included in the rental analysis may be different from those in the price analysis. The figures should therefore only be regarded as providing a broad indication of market yields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

17. 樓宇買賣

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

17. Sales Transactions

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

Private Storage

私人物業市場回報率

Private Property Market Yields

物業買賣

Sales Transactions

表 Table 1

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

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]	2012 年底總存量 Stock at year end		2012 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
A	<20.0	9 354	353 023	8 083	2.3
	20 - 39.9	343 669			
B	40 - 69.9	545 791	545 791	22 587	4.1
C	70 - 99.9	133 563	133 563	8 187	6.1
D	100 - 159.9	60 658	60 658	5 629	9.3
E	160 - 199.9	12 288	24 897	3 511	14.1
	200 - 279.9	9 691			
	>279.9	2 918			
所有類別	**ALL CLASSES**	**1 117 932**	**1 117 932**	**47 997**	**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	2011 年底總存量 Stock at year end	2012 年落成量 Completions	落成量佔 2011 年總存量的百分率 Completions as a % of 2011 Stock	2012 年底總存量 Stock at year end	2012 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	92 264	577	0.6	91 879	4 085	4.4
灣仔	Wan Chai	61 834	586	0.9	62 030	4 274	6.9
東區	Eastern	127 445	108	0.1	127 158	5 683	4.5
南區	Southern	41 803	481	1.2	42 185	1 902	4.5
港島	***HONG KONG***	***323 346***	***1 752***	***0.5***	***323 252***	***15 944***	***4.9***
油尖旺	Yau Tsim Mong	110 359	1 495	1.4	111 457	7 489	6.7
深水埗	Sham Shui Po	72 861	296	0.4	73 029	1 948	2.7
九龍城	Kowloon City	101 127	648	0.6	101 348	4 027	4.0
黃大仙	Wong Tai Sin	18 136	968	5.3	19 113	1 204	6.3
觀塘	Kwun Tong	47 751	-	-	47 753	1 224	2.6
九龍	***KOWLOON***	***350 234***	***3 407***	***1.0***	***352 700***	***15 892***	***4.5***
葵青	Kwai Tsing	35 483	-	-	35 497	259	0.7
荃灣	Tsuen Wan	75 253	-	-	75 235	1 387	1.8
屯門	Tuen Mun	55 293	1 211	2.2	56 505	2 350	4.2
元朗	Yuen Long	66 888	388	0.6	67 283	1 186	1.8
北區	North	26 475	-	-	26 472	563	2.1
大埔	Tai Po	28 627	1 223	4.3	29 853	2 156	7.2
沙田	Sha Tin	75 721	981	1.3	76 710	3 820	5.0
西貢	Sai Kung	50 538	1 168	2.3	51 700	3 208	6.2
離島	Islands	22 703	19	0.1	22 725	1 232	5.4
新界	***NEW TERRITORIES***	***436 981***	***4 990***	***1.1***	***441 980***	***16 161***	***3.7***
全港	***OVERALL***	***1 110 561***	***10 149***	***0.9***	***1 117 932***	***47 997***	***4.3***

2012 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 2011 年底總存量計算。

2012 Stock figures are derived from the latest rating record,
and not from the 2011 Stock figures shown here.

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
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	-	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***
2010	港島	Hong Kong	768	1 133	105 804	136 979	38 635	26 217	15 575	323 210
	九龍	Kowloon	398	3 422	126 231	164 230	39 951	16 441	2 695	349 548
	新界	New Territories	21	8 850	119 844	237 230	51 335	15 863	5 879	430 151
	全港	***OVERALL***	***1 187***	***13 405***	***351 879***	***538 439***	***129 921***	***58 521***	***24 149***	***1 102 909***
2011	港島	Hong Kong	781	1 069	105 680	136 986	38 677	26 284	15 719	323 346
	九龍	Kowloon	874	1 597	126 463	164 141	40 194	16 727	2 709	350 234
	新界	New Territories	11	6 783	119 913	241 254	53 729	16 145	5 940	436 981
	全港	***OVERALL***	***1 666***	***9 449***	***352 056***	***542 381***	***132 600***	***59 156***	***24 368***	***1 110 561***
2012	港島	Hong Kong	1 548	1 752	105 632	136 570	38 552	26 650	15 848	323 252
	九龍	Kowloon	959	3 407	127 361	165 397	40 273	16 932	2 737	352 700
	新界	New Territories	8	4 990	120 030	243 824	54 738	17 076	6 312	441 980
	全港	***OVERALL***	***2 515***	***10 149***	***353 023***	***545 791***	***133 563***	***60 658***	***24 897***	***1 117 932***

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						落成量 Completions					
			A	B	C	D	E	總數 Total	A	B	C	D	E	總數 Total
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***
2010	港島	Hong Kong	169	400	106	85	8	768	159	229	269	311	165	1 133
	九龍	Kowloon	85	142	80	86	5	398	346	1 106	1 196	723	51	3 422
	新界	New Territories	-	-	-	5	16	21	184	5 407	3 069	148	42	8 850
	全港	***OVERALL***	***254***	***542***	***186***	***176***	***29***	***1 187***	***689***	***6 742***	***4 534***	***1 182***	***258***	***13 405***
2011	港島	Hong Kong	293	350	52	40	46	781	168	447	83	285	86	1 069
	九龍	Kowloon	277	401	144	47	5	874	468	323	446	344	16	1 597
	新界	New Territories	-	-	-	1	10	11	-	3 816	2 572	290	105	6 783
	全港	***OVERALL***	***570***	***751***	***196***	***88***	***61***	***1 666***	***636***	***4 586***	***3 101***	***919***	***207***	***9 449***
2012	港島	Hong Kong	377	694	295	116	66	1 548	443	423	189	513	184	1 752
	九龍	Kowloon	232	446	139	99	43	959	987	1 517	527	335	41	3 407
	新界	New Territories	-	-	1	1	6	8	81	2 556	1 004	979	370	4 990
	全港	***OVERALL***	***609***	***1 140***	***435***	***216***	***115***	***2 515***	***1 511***	***4 496***	***1 720***	***1 827***	***595***	***10 149***

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
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
2010	689	6 742	4 534	1 182	258	13 405
2011	636	4 586	3 101	919	207	9 449
2012	1 511	4 496	1 720	1 827	595	10 149

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]	2008	2009	2010	2011	2012 港島 Hong Kong	2012 九龍 Kowloon	2012 新界 New Territories	2012 總數 Total
A	<20.0	2	-	13	22	-	-	-	-
	20 - 39.9	869	373	676	614	443	987	81	1 511
B	40 - 69.9	4 897	2 998	6 742	4 586	423	1 517	2 556	4 496
C	70 - 99.9	1 825	1 369	4 534	3 101	189	527	1 004	1 720
D	100 - 159.9	723	1 530	1 182	919	513	335	979	1 827
E	160 - 199.9	327	602	165	136	57	6	190	253
	200 - 279.9	61	221	64	36	73	31	129	233
	>279.9	72	64	29	35	54	4	51	109
所有類別	**ALL CLASSES**	**8 776**	**7 157**	**13 405**	**9 449**	**1 752**	**3 407**	**4 990**	**10 149**

表 Table 7

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	2012 年各類單位落成量 Completions by Class						預測落成量 Forecast Completions	
		A	B	C	D	E	總數 Total	[2013]	[2014]
中西區	Central and Western	79	175	71	198	54	577	519	1 171
灣仔	Wan Chai	333	151	78	19	5	586	428	1 831
東區	Eastern	31	74	3	-	-	108	288	312
南區	Southern	-	23	37	296	125	481	11	14
港島	***HONG KONG***	***443***	***423***	***189***	***513***	***184***	***1 752***	***1 246***	***3 328***
油尖旺	Yau Tsim Mong	652	547	148	142	6	1 495	-	1 614
深水埗	Sham Shui Po	212	82	-	2	-	296	635	738
九龍城	Kowloon City	123	232	113	147	33	648	315	1 032
黃大仙	Wong Tai Sin	-	656	266	44	2	968	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	124	299
九龍	***KOWLOON***	***987***	***1 517***	***527***	***335***	***41***	***3 407***	***1 074***	***3 683***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	50	2 127
屯門	Tuen Mun	35	899	143	39	95	1 211	986	-
元朗	Yuen Long	46	220	57	14	51	388	3 362	2 208
北區	North	-	-	-	-	-	-	981	144
大埔	Tai Po	-	70	289	654	210	1 223	1 478	-
沙田	Sha Tin	-	467	248	254	12	981	929	1 957
西貢	Sai Kung	-	900	267	1	-	1 168	3 427	790
離島	Islands	-	-	-	17	2	19	18	1 580
新界	***NEW TERRITORIES***	***81***	***2 556***	***1 004***	***979***	***370***	***4 990***	***11 231***	***8 806***
全港	***OVERALL***	***1 511***	***4 496***	***1 720***	***1 827***	***595***	***10 149***	***13 551***	***15 817***

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

地區	District	[2013] A	B	C	D	E	總數 Total	[2014] A	B	C	D	E	總數 Total
中西區	Central and Western	159	190	77	27	66	519	394	347	242	167	21	1 171
灣仔	Wan Chai	145	214	10	33	26	428	573	1 097	72	15	74	1 831
東區	Eastern	112	83	1	90	2	288	122	134	54	2	-	312
南區	Southern	-	-	-	-	11	11	-	-	-	6	8	14
港島	***HONG KONG***	***416***	***487***	***88***	***150***	***105***	***1 246***	***1 089***	***1 578***	***368***	***190***	***103***	***3 328***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	206	572	315	446	75	1 614
深水埗	Sham Shui Po	21	390	222	1	1	635	334	357	11	35	1	738
九龍城	Kowloon City	103	79	49	66	18	315	568	206	83	18	157	1 032
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	77	46	1	-	124	-	198	95	6	-	299
九龍	***KOWLOON***	***124***	***546***	***317***	***68***	***19***	***1 074***	***1 108***	***1 333***	***504***	***505***	***233***	***3 683***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	12	38	50	-	1 698	414	14	1	2 127
屯門	Tuen Mun	-	651	244	30	61	986	-	-	-	-	-	-
元朗	Yuen Long	564	1 938	568	242	50	3 362	1	1 867	286	25	29	2 208
北區	North	385	330	12	108	146	981	-	80	40	22	2	144
大埔	Tai Po	-	839	579	43	17	1 478	-	-	-	-	-	-
沙田	Sha Tin	-	571	341	-	17	929	-	1 378	450	94	35	1 957
西貢	Sai Kung	-	2 238	1 030	157	2	3 427	-	424	344	16	6	790
離島	Islands	-	-	-	-	18	18	-	543	243	726	68	1 580
新界	***NEW TERRITORIES***	***949***	***6 567***	***2 774***	***592***	***349***	***11 231***	***1***	***5 990***	***1 777***	***897***	***141***	***8 806***
全港	***OVERALL***	***1 489***	***7 600***	***3 179***	***810***	***473***	***13 551***	***2 198***	***8 901***	***2 649***	***1 592***	***477***	***15 817***

表 Table 9

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	2011 年底總存量 Stock at year end	2012 年落成量 Completions	落成量佔 2011 年總存量的百分率 Completions as a % of 2011 Stock	2012 年底總存量 Stock at year end
中西區	Central and Western	482	29	6.0	501
灣仔	Wan Chai	295	-	-	291
東區	Eastern	-	-	-	-
南區	Southern	1 647	61	3.7	1 709
港島	***HONG KONG***	***2 424***	***90***	***3.7***	***2 501***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	70	-	-	69
九龍城	Kowloon City	453	3	0.7	458
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***567***	***3***	***0.5***	***571***
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	118	-	-	118
屯門	Tuen Mun	359	15	4.2	374
元朗	Yuen Long	7 776	59	0.8	7 835
北區	North	602	-	-	602
大埔	Tai Po	2 397	26	1.1	2 423
沙田	Sha Tin	668	-	-	667
西貢	Sai Kung	1 920	-	-	1 913
離島	Islands	753	19	2.5	772
新界	***NEW TERRITORIES***	***14 595***	***119***	***0.8***	***14 706***
全港	***OVERALL***	***17 586***	***212***	***1.2***	***17 778***

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。
2012 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 2011 年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2012 Stock figures are derived from the latest rating record,
and not from the 2011 Stock figures shown here.

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

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	空置數目 No. Vacant	佔總存量的百分率 % of Total Stock
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
2010	13 405	11 798	88.0	1 089 504	39 736	3.6	51 534	4.7
2011	9 449	8 702	92.1	1 101 112	39 213	3.6	47 915	4.3
2012	10 149	9 729	95.9	1 107 783	38 268	3.5	47 997	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 2012 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2012 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	109	20	18.3	89	81.7
	九龍	Kowloon	421	150	35.6	271	64.4
	新界	New Territories	-	-	-	-	-
	全港	***OVERALL***	***530***	***170***	***32.1***	***360***	***67.9***
B	港島	Hong Kong	180	50	27.8	130	72.2
	九龍	Kowloon	342	188	55.0	154	45.0
	新界	New Territories	2 515	1 463	58.2	1 052	41.8
	全港	***OVERALL***	***3 037***	***1 701***	***56.0***	***1 336***	***44.0***
C	港島	Hong Kong	137	73	53.3	64	46.7
	九龍	Kowloon	122	83	68.0	39	32.0
	新界	New Territories	1 343	694	51.7	649	48.3
	全港	***OVERALL***	***1 602***	***850***	***53.1***	***752***	***46.9***
D	港島	Hong Kong	132	59	44.7	73	55.3
	九龍	Kowloon	224	170	75.9	54	24.1
	新界	New Territories	86	65	75.6	21	24.4
	全港	***OVERALL***	***442***	***294***	***66.5***	***148***	***33.5***
E	港島	Hong Kong	48	27	56.3	21	43.7
	九龍	Kowloon	5	5	100.0	-	-
	新界	New Territories	17	13	76.5	4	23.5
	全港	***OVERALL***	***70***	***45***	***64.3***	***25***	***35.7***
所有類別 All Classes	港島	Hong Kong	606	229	37.8	377	62.2
	九龍	Kowloon	1 114	596	53.5	518	46.5
	新界	New Territories	3 961	2 235	56.4	1 726	43.6
	全港	***OVERALL***	***5 681***	***3 060***	***53.9***	***2 621***	***46.1***

表 Table 12

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
2011		331	241	184	314	240	168	359	288	190	399	299	242	469	294	253
2012 *		325	237	193	304	232	175	346	281	190	391	269	249	464	293	287
2011	10	328	278	187	312	247	175	356	274	193	401	297	244	494	(328)	(248)
	11	313	238	190	308	243	173	363	273	196	384	279	231	429	(323)	(247)
	12	304	233	188	301	232	168	349	262	195	381	292	247	445	(300)	245
2012	1	309	225	186	298	234	175	338	257	187	396	259	254	477	(278)	(270)
	2	327	229	189	304	223	169	346	294	193	392	(261)	259	446	(327)	(270)
	3	326	232	189	296	239	170	327	275	188	380	297	257	438	(277)	290
	4	321	240	192	301	231	174	350	291	185	382	307	232	459	(340)	316
	5	328	242	193	300	243	175	354	287	182	399	267	254	460	(293)	283
	6	343	261	188	329	235	177	367	285	185	429	(231)	222	494	(337)	(251)
	7	329	236	193	298	212	184	350	245	193	381	(224)	(252)	436	(241)	(294)
	8	326	227	198	299	224	173	372	275	202	(395)	(338)	(212)	459	(292)	(339)
	9	328	242	191	315	228	174	353	(280)	208	363	(239)	(293)	(565)	(246)	(170)
	10	343	239	217	323	233	179	(342)	(273)	212	(393)	(263)	(272)	(467)	(314)	(256)
	11	322	241	205	325	223	194	(310)	(315)	(202)	(391)	(295)	(256)	(485)	(293)	(283)
	12 *	333	255	219	329	238	194	(366)	(439)	(227)	(424)	(229)	(278)	(517)	(276)	(311)

* 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
2011	93 497	67 594	58 093	101 779	81 941	56 305	135 355	123 511	68 022	167 939	154 327	73 228	234 951	214 806	80 178
2012 *	108 325	79 933	67 825	112 127	93 001	65 331	142 070	128 259	75 416	177 616	158 017	77 013	259 380	184 399	87 811
2011 10	92 908	67 061	57 048	98 360	78 920	56 175	130 082	126 239	69 378	163 511	(142 576)	74 351	(313 450)	(173 473)	63 328
11	96 360	67 230	55 957	102 518	79 009	54 988	124 811	125 456	66 533	(181 435)	144 605	77 990	(247 469)	(91 343)	61 234
12	93 517	66 898	56 499	100 361	77 573	53 632	125 885	108 406	65 970	169 277	136 307	67 306	(285 817)	(210 174)	(50 456)
2012 1	92 928	65 076	57 524	95 206	75 947	55 231	128 038	127 677	67 404	158 283	(145 338)	74 922	(292 150)	(153 410)	(49 725)
2	95 270	71 628	61 181	102 189	84 485	58 477	133 179	117 862	69 854	177 238	132 584	73 322	(230 705)	(150 361)	(91 779)
3	102 550	75 411	63 080	105 256	89 631	61 635	138 376	117 611	70 739	166 452	149 921	76 562	250 319	(164 195)	88 760
4	104 518	77 571	64 259	108 551	88 755	63 293	135 609	130 967	69 933	170 654	159 440	75 893	(282 049)	(204 536)	75 099
5	108 161	79 167	65 140	111 484	91 668	64 245	139 791	124 308	73 507	176 216	170 258	72 279	251 057	(182 059)	103 844
6	105 379	76 989	64 492	113 009	86 844	62 143	144 354	116 708	73 187	180 040	175 430	73 966	(297 755)	(167 328)	(78 474)
7	107 276	81 935	68 493	112 207	91 613	65 386	148 644	132 535	74 050	175 711	170 225	80 398	(255 160)	(163 129)	(88 902)
8	111 814	83 444	72 262	113 685	97 769	68 879	141 634	130 654	78 488	174 984	160 872	78 072	(239 140)	(221 003)	96 112
9	115 716	85 739	74 303	121 559	99 672	70 572	146 293	133 996	79 064	177 827	141 405	82 393	(285 088)	(187 224)	92 507
10	118 979	88 110	75 941	123 103	104 374	73 025	154 398	141 311	81 989	194 865	173 608	78 085	254 693	(190 350)	96 242
11	123 635	89 868	76 292	121 413	103 466	70 242	156 101	144 279	84 442	190 642	156 313	73 163	(269 236)	(323 001)	(79 906)
12 *	117 949	87 760	77 637	124 225	101 454	71 499	149 490	133 071	84 645	179 688	(162 681)	79 380	(217 475)	(203 415)	(89 600)

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

表 Table 14

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
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		102.0	97.8	98.1	105.7	114.2	99.4	108.8	100.4
2010		120.7	118.0	117.1	124.1	130.9	118.9	126.5	119.7
2011		137.1	132.0	128.0	135.9	145.6	133.5	139.2	134.0
2012 *		149.7	140.5	132.0	137.9	148.1	142.7	141.5	142.6
2011	10 - 12	141.1	134.3	129.8	136.1	147.4	136.4	140.0	136.8
2012	1 - 3	139.1	130.7	125.0	133.0	145.9	133.3	137.6	133.6
	4 - 6	147.2	136.5	130.0	135.5	147.6	139.7	139.9	139.7
	7 - 9	153.9	144.8	134.1	139.7	148.3	146.6	142.8	146.2
	10 - 12 *	158.5	149.8	138.9	143.3	150.5	151.3	145.9	150.7
2011	10	142.4	134.8	130.3	136.2	150.7	137.2	141.2	137.6
	11	141.1	134.6	130.3	136.6	146.3	136.6	140.0	136.9
	12	139.9	133.6	128.9	135.4	145.3	135.5	138.9	135.8
2012	1	138.2	130.3	125.8	131.6	145.8	132.8	136.6	133.2
	2	138.6	130.6	124.6	134.2	145.3	133.0	138.1	133.4
	3	140.4	131.3	124.6	133.3	146.5	134.0	138.0	134.3
	4	144.1	134.0	128.5	134.1	147.2	137.2	138.8	137.3
	5	147.2	135.6	130.5	135.6	147.5	139.3	139.9	139.4
	6	150.4	139.8	131.0	136.8	148.0	142.6	140.9	142.4
	7	152.3	143.3	132.8	137.4	147.9	145.2	141.3	144.8
	8	154.0	145.1	134.2	140.2	147.9	146.8	143.0	146.4
	9	155.3	146.1	135.3	141.5	(149.2)	147.8	144.2	147.5
	10	157.3	148.6	137.8	142.7	(149.8)	150.1	145.2	149.6
	11	159.2	150.5	139.1	143.7	150.8	151.9	146.3	151.3
	12 *	159.0	150.4	139.7	143.5	150.8	151.9	146.2	151.3

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

私人住宅 - 各類單位售價指數(全港)
PRIVATE DOMESTIC - PRICE INDICES BY CLASS (TERRITORY - WIDE)
(1999=100)

年 / Year	月 / Month	A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
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		120.3	117.2	135.1	153.4	177.1	119.8	159.0	121.3
2010		152.5	144.4	166.2	187.5	215.0	149.3	193.8	150.9
2011		187.3	173.8	193.8	213.3	241.7	180.8	219.7	182.1
2012 *		217.6	195.7	208.4	226.0	260.9	205.2	234.5	206.2
2011	10 - 12	187.5	173.9	192.7	211.4	242.0	180.8	218.7	182.1
2012	1 - 3	192.8	176.5	191.6	206.0	246.9	184.2	216.3	185.3
	4 - 6	212.3	192.2	206.3	224.7	260.1	201.2	233.6	202.3
	7 - 9	224.2	200.2	212.6	233.2	266.6	210.5	241.3	211.6
	10 - 12 *	241.0	213.7	223.0	240.0	269.9	224.9	246.8	225.7
2011	10	189.2	174.4	194.7	214.2	243.1	181.9	220.9	183.2
	11	186.9	174.4	191.8	211.1	239.2	180.7	217.9	182.0
	12	186.5	172.9	191.6	208.8	243.8	179.8	217.2	181.1
2012	1	185.6	171.9	187.4	200.8	244.7	178.6	211.8	179.8
	2	191.3	174.9	190.5	205.7	244.6	182.7	215.4	183.8
	3	201.4	182.6	197.0	211.4	251.5	191.2	221.6	192.2
	4	207.9	189.1	201.5	218.8	256.6	197.5	228.2	198.5
	5	213.5	192.9	207.6	224.9	261.3	202.1	234.2	203.2
	6	215.4	194.6	209.8	230.4	262.4	204.0	238.3	205.1
	7	217.4	195.0	208.8	231.8	264.9	204.9	239.8	206.1
	8	223.1	199.6	212.7	232.4	265.7	209.7	240.4	210.8
	9	232.0	206.1	216.2	235.5	269.3	216.8	243.6	217.8
	10	239.3	211.3	221.4	239.8	270.5	222.8	246.9	223.7
	11	241.1	213.9	223.7	240.0	271.0	225.1	247.0	225.9
	12 *	242.7	215.9	223.8	240.3	268.2	226.8	246.6	227.5

* 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	A, B & C 新界 N.T.	A, B & C 合計 All	D & E 市區 Urban	D & E 新界 N.T.	D & E 合計 All	所有類別 Overall 市區 Urban	所有類別 Overall 新界 N.T.	所有類別 Overall 合計 All
2011	1	169.9	135.7	152.3	235.5	173.0	209.1	174.2	138.4	155.8
	2	174.1	141.0	157.0	235.8	178.4	211.2	178.3	143.7	160.3
	3	180.8	144.6	162.1	244.2	181.7	217.7	185.2	147.2	165.6
	4	182.3	146.1	163.6	247.6	183.2	220.4	186.7	148.6	167.1
	5	185.2	148.7	166.3	250.3	190.8	225.0	189.7	151.5	169.9
	6	186.2	149.9	167.4	256.1	188.8	227.7	190.9	152.7	171.1
	7	186.6	147.2	166.3	251.5	188.3	224.8	191.0	149.9	169.8
	8	182.3	147.7	164.4	248.8	189.8	223.6	186.9	150.4	168.0
	9	182.8	147.7	164.7	247.0	186.6	221.4	187.3	150.4	168.2
	10	181.5	145.9	163.0	240.4	188.9	218.2	185.5	148.7	166.5
	11	177.6	143.8	160.1	237.6	187.2	215.9	181.7	146.7	163.6
	12	175.4	142.3	158.3	239.7	179.1	214.1	179.8	145.0	161.6
2012	1	172.5	141.9	156.5	235.8	179.1	211.6	176.7	144.5	159.9
	2	177.8	145.1	160.9	240.6	181.6	215.5	182.1	147.7	164.3
	3	185.1	151.4	167.6	248.9	189.1	223.4	189.5	154.0	171.0
	4	191.0	155.6	172.7	253.8	190.3	226.9	195.2	158.2	176.0
	5	194.2	158.3	175.6	262.5	191.3	232.5	198.9	160.8	179.1
	6	192.7	159.9	175.6	262.9	198.3	235.4	197.5	162.6	179.3
	7	193.8	161.4	176.7	264.6	197.3	236.0	198.6	164.0	180.4
	8	198.5	166.1	181.6	265.4	201.8	238.3	203.1	168.8	185.1
	9	204.1	175.0	188.6	268.5	201.7	240.2	208.4	177.3	192.0
	10	211.9	180.6	195.4	274.7	198.8	242.8	216.1	182.6	198.4
	11	211.6	183.0	196.5	273.3	197.5	241.6	215.8	184.8	199.3
	12 *	213.7	185.4	198.8	273.5	200.5	242.7	217.8	187.3	201.6

* 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	2012 年底總存量 Stock at year end 甲級 A	乙級 B	丙級 C	總數 Total	2012 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	1 900 000	773 200	584 100	3 257 300	120 300	31 900	23 600	175 800	6.3	4.1	4.0	5.4
灣仔	Wan Chai	926 800	581 500	310 100	1 818 400	36 000	42 800	22 700	101 500	3.9	7.4	7.3	5.6
東區	Eastern	738 600	201 900	78 100	1 018 600	23 900	13 700	2 900	40 500	3.2	6.8	3.7	4.0
南區	Southern	133 600	37 500	10 500	181 600	36 200	-	100	36 300	27.1	-	1.0	20.0
港島	***HONG KONG***	***3 699 000***	***1 594 100***	***982 800***	***6 275 900***	***216 400***	***88 400***	***49 300***	***354 100***	***5.9***	***5.5***	***5.0***	***5.6***
油尖旺	Yau Tsim Mong	1 145 200	614 800	412 100	2 172 100	26 100	22 100	25 300	73 500	2.3	3.6	6.1	3.4
深水埗	Sham Shui Po	155 900	54 100	39 200	249 200	3 100	9 400	1 000	13 500	2.0	17.4	2.6	5.4
九龍城	Kowloon City	107 200	55 100	20 400	182 700	2 700	9 500	2 000	14 200	2.5	17.2	9.8	7.8
黃大仙	Wong Tai Sin	-	45 700	1 200	46 900	-	1 600	600	2 200	-	3.5	50.0	4.7
觀塘	Kwun Tong	1 089 100	66 200	6 100	1 161 400	100 500	17 400	600	118 500	9.2	26.3	9.8	10.2
九龍	***KOWLOON***	***2 497 400***	***835 900***	***479 000***	***3 812 300***	***132 400***	***60 000***	***29 500***	***221 900***	***5.3***	***7.2***	***6.2***	***5.8***
葵青	Kwai Tsing	151 800	11 300	2 000	165 100	44 500	300	200	45 000	29.3	2.7	10.0	27.3
荃灣	Tsuen Wan	88 200	10 300	800	99 300	2 800	200	-	3 000	3.2	1.9	-	3.0
屯門	Tuen Mun	32 800	-	8 500	41 300	1 100	-	1 500	2 600	3.4	-	17.6	6.3
元朗	Yuen Long	9 200	9 800	19 000	38 000	-	600	400	1 000	-	6.1	2.1	2.6
北區	North	26 900	-	500	27 400	2 200	-	-	2 200	8.2	-	-	8.0
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	253 300	16 000	-	269 300	7 700	-	-	7 700	3.0	-	-	2.9
西貢	Sai Kung	9 000	-	-	9 000	5 300	-	-	5 300	58.9	-	-	58.9
離島	Islands	130 600	16 500	-	147 100	5 600	4 000	-	9 600	4.3	24.2	-	6.5
新界	***NEW TERRITORIES***	***701 800***	***69 100***	***32 000***	***802 900***	***69 200***	***5 100***	***2 100***	***76 400***	***9.9***	***7.4***	***6.6***	***9.5***
全港	***OVERALL***	***6 898 200***	***2 499 100***	***1 493 800***	***10 891 100***	***418 000***	***153 500***	***80 900***	***652 400***	***6.1***	***6.1***	***5.4***	***6.0***
分區	**Sub-districts**												
上環	Sheung Wan	230 100	354 300	399 900	984 300	8 900	9 000	15 600	33 500	3.9	2.5	3.9	3.4
中區	Central	1 619 400	368 100	167 700	2 155 200	103 400	22 400	7 200	133 000	6.4	6.1	4.3	6.2
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	926 800	581 500	310 100	1 818 400	36 000	42 800	22 700	101 500	3.9	7.4	7.3	5.6
北角 / 鰂魚涌	North Point / Quarry Bay	738 600	153 800	60 300	952 700	23 900	6 700	2 400	33 000	3.2	4.4	4.0	3.5
尖沙咀	Tsim Sha Tsui	789 800	312 900	201 900	1 304 600	20 100	8 400	10 300	38 800	2.5	2.7	5.1	3.0
油麻地 / 旺角	Yau Ma Tei / Mong Kok	334 400	301 900	210 200	846 500	6 000	13 700	15 000	34 700	1.8	4.5	7.1	4.1

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	2011 年底總存量 Stock at year end	2012 年落成量 Completions	落成量佔 2011 年總存量的百分率 Completions as a % of 2011 Stock	2012 年底總存量 Stock at year end	2012 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	3 267 400	12 300	0.4	3 257 300	175 800	5.4
灣仔	Wan Chai	1 792 100	29 000	1.6	1 818 400	101 500	5.6
東區	Eastern	1 005 900	12 600	1.3	1 018 600	40 500	4.0
南區	Southern	181 500	-	-	181 600	36 300	20.0
港島	***HONG KONG***	***6 246 900***	***53 900***	***0.9***	***6 275 900***	***354 100***	***5.6***
油尖旺	Yau Tsim Mong	2 177 700	-	-	2 172 100	73 500	3.4
深水埗	Sham Shui Po	249 700	-	-	249 200	13 500	5.4
九龍城	Kowloon City	182 800	-	-	182 700	14 200	7.8
黃大仙	Wong Tai Sin	46 800	-	-	46 900	2 200	4.7
觀塘	Kwun Tong	1 115 900	42 500	3.8	1 161 400	118 500	10.2
九龍	***KOWLOON***	***3 772 900***	***42 500***	***1.1***	***3 812 300***	***221 900***	***5.8***
葵青	Kwai Tsing	125 600	39 300	31.3	165 100	45 000	27.3
荃灣	Tsuen Wan	99 300	-	-	99 300	3 000	3.0
屯門	Tuen Mun	41 300	-	-	41 300	2 600	6.3
元朗	Yuen Long	38 000	-	-	38 000	1 000	2.6
北區	North	27 400	-	-	27 400	2 200	8.0
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	269 400	-	-	269 300	7 700	2.9
西貢	Sai Kung	9 000	-	-	9 000	5 300	58.9
離島	Islands	145 900	-	-	147 100	9 600	6.5
新界	***NEW TERRITORIES***	***762 300***	***39 300***	***5.2***	***802 900***	***76 400***	***9.5***
全港	***OVERALL***	***10 782 100***	***135 700***	***1.3***	***10 891 100***	***652 400***	***6.0***
分區	**Sub-districts**						
上環	Sheung Wan	988 800	-	-	984 300	33 500	3.4
中區	Central	2 146 200	12 300	0.6	2 155 200	133 000	6.2
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 792 100	29 000	1.6	1 818 400	101 500	5.6
北角 / 鰂魚涌	North Point / Quarry Bay	952 600	-	-	952 700	33 000	3.5
尖沙咀	Tsim Sha Tsui	1 310 600	-	-	1 304 600	38 800	3.0
油麻地 / 旺角	Yau Ma Tei / Mong Kok	846 100	-	-	846 500	34 700	4.1

2012 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 2011 年底總存量計算。
分區數字已包括在地區數字內。

2012 Stock figures are derived from the latest rating record,
and not from the 2011 Stock figures shown here.
Sub-district figures have already been included in District figures.

表 Table 19

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

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition 甲級 A	乙級 B	丙級 C	總數 Total	落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	年底總存量 Stock at year end 甲級 A	乙級 B	丙級 C	總數 Total
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***
2010	港島	Hong Kong	-	-	8 100	8 100	34 100	-	1 500	35 600	3 637 200	1 536 800	1 008 000	6 182 000
	九龍	Kowloon	-	-	-	-	81 100	7 400	-	88 500	2 437 500	819 900	480 200	3 737 600
	新界	New Territories	-	-	-	-	-	-	-	-	669 300	68 000	32 100	769 400
	全港	***OVERALL***	***-***	***-***	***8 100***	***8 100***	***115 200***	***7 400***	***1 500***	***124 100***	***6 744 000***	***2 424 700***	***1 520 300***	***10 689 000***
2011	港島	Hong Kong	-	-	7 200	7 200	50 500	29 700	-	80 200	3 683 900	1 571 300	991 700	6 246 900
	九龍	Kowloon	19 800	2 000	200	22 000	68 900	-	-	68 900	2 471 200	821 800	479 900	3 772 900
	新界	New Territories	-	-	-	-	6 100	-	-	6 100	662 400	67 900	32 000	762 300
	全港	***OVERALL***	***19 800***	***2 000***	***7 400***	***29 200***	***125 500***	***29 700***	***-***	***155 200***	***6 817 500***	***2 461 000***	***1 503 600***	***10 782 100***
2012	港島	Hong Kong	-	-	2 000	2 000	31 700	22 200	-	53 900	3 699 000	1 594 100	982 800	6 275 900
	九龍	Kowloon	-	-	-	-	32 700	9 800	-	42 500	2 497 400	835 900	479 000	3 812 300
	新界	New Territories	-	-	-	-	39 300	-	-	39 300	701 800	69 100	32 000	802 900
	全港	***OVERALL***	***-***	***-***	***2 000***	***2 000***	***103 700***	***32 000***	***-***	***135 700***	***6 898 200***	***2 499 100***	***1 493 800***	***10 891 100***

私 人 寫 字 樓 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2012 年落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	預測落成量 Forecast Completions [2013]	[2014]
中西區	Central and Western	12 300	-	-	12 300	11 800	8 600
灣仔	Wan Chai	19 400	9 600	-	29 000	-	-
東區	Eastern	-	12 600	-	12 600	-	2 100
南區	Southern	-	-	-	-	26 100	-
港島	***HONG KONG***	***31 700***	***22 200***	***-***	***53 900***	***37 900***	***10 700***
油尖旺	Yau Tsim Mong	-	-	-	-	1 900	-
深水埗	Sham Shui Po	-	-	-	-	14 700	-
九龍城	Kowloon City	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	32 700	9 800	-	42 500	63 600	118 200
九龍	***KOWLOON***	***32 700***	***9 800***	***-***	***42 500***	***80 200***	***118 200***
葵青	Kwai Tsing	39 300	-	-	39 300	-	-
荃灣	Tsuen Wan	-	-	-	-	-	21 700
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	-	-	-	5 600	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	34 100	8 300
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***39 300***	***-***	***-***	***39 300***	***39 700***	***30 000***
全港	***OVERALL***	***103 700***	***32 000***	***-***	***135 700***	***157 800***	***158 900***
分區	**Sub-districts**						
上環	Sheung Wan	-	-	-	-	-	8 600
中區	Central	12 300	-	-	12 300	11 800	-
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	19 400	9 600	-	29 000	-	-
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	-	2 100
尖沙咀	Tsim Sha Tsui	-	-	-	-	1 900	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-

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	[2013] 甲級 A	[2013] 乙級 B	[2013] 丙級 C	[2013] 總數 Total	[2014] 甲級 A	[2014] 乙級 B	[2014] 丙級 C	[2014] 總數 Total
中西區	Central and Western	3 700	5 700	2 400	11 800	-	4 500	4 100	8 600
灣仔	Wan Chai	-	-	-	-	-	-	-	-
東區	Eastern	-	-	-	-	-	-	2 100	2 100
南區	Southern	15 000	11 100	-	26 100	-	-	-	-
港島	***HONG KONG***	***18 700***	***16 800***	***2 400***	***37 900***	***-***	***4 500***	***6 200***	***10 700***
油尖旺	Yau Tsim Mong	-	-	1 900	1 900	-	-	-	-
深水埗	Sham Shui Po	14 700	-	-	14 700	-	-	-	-
九龍城	Kowloon City	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	55 200	8 400	-	63 600	101 600	16 600	-	118 200
九龍	***KOWLOON***	***69 900***	***8 400***	***1 900***	***80 200***	***101 600***	***16 600***	***-***	***118 200***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	21 700	-	-	21 700
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	5 600	-	5 600	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	34 100	-	-	34 100	8 300	-	-	8 300
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***34 100***	***5 600***	***-***	***39 700***	***30 000***	***-***	***-***	***30 000***
全港	***OVERALL***	***122 700***	***30 800***	***4 300***	***157 800***	***131 600***	***21 100***	***6 200***	***158 900***
分區	**Sub-districts**								
上環	Sheung Wan	-	-	-	-	-	4 500	4 100	8 600
中區	Central	3 700	5 700	2 400	11 800	-	-	-	-
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	-	-	-	-
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	-	-	2 100	2 100
尖沙咀	Tsim Sha Tsui	-	-	1 900	1 900	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-	-	-

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
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
2010	124 100	108 700	87.6	10 564 900	751 000	7.1	859 700	8.0
2011	155 200	129 000	83.1	10 626 900	571 300	5.4	700 300	6.5
2012	135 700	119 500	88.1	10 755 400	532 900	5.0	652 400	6.0

表 Table 23

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 [260 平方米 m^2]						乙 B [85 平方米 m^2]						丙 C [45 平方米 m^2]					
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay	北角 / 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay	北角 / 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay	北角 / 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok
2011		695	996	571	382	431	542	311	611	394	283	344	328	268	438	364	308	359	286
2012 *		831	1 061	657	408	459	546	353	644	426	314	381	383	303	502	397	345	397	311
2011	7	705	1 054	586	385	456	477	340	626	403	295	348	329	275	458	359	295	418	290
	8	698	1 089	604	387	442	498	343	630	414	293	346	342	283	456	389	320	387	296
	9	607	1 143	635	426	464	547	317	626	402	306	339	328	287	446	411	306	408	296
	10	(399)	1 006	596	434	454	(787)	316	646	398	328	339	360	288	471	384	315	372	294
	11	676	1 079	569	423	458	(547)	333	586	398	296	350	359	275	476	377	314	344	296
	12	636	1 184	604	406	435	(404)	310	594	401	323	358	339	254	474	355	327	346	317
2012	1	958	974	614	423	460	(554)	323	650	405	304	344	352	269	461	370	305	368	280
	2	(796)	1 055	589	409	457	518	379	610	433	324	361	355	274	482	365	327	382	278
	3	693	1 049	665	402	434	(601)	331	634	415	338	377	382	312	504	391	341	379	289
	4	860	1 120	667	385	430	(449)	323	672	419	290	384	381	289	478	397	347	382	320
	5	877	994	609	382	445	(425)	389	612	427	314	353	356	308	478	411	348	368	315
	6	649	1 013	667	431	464	(572)	337	680	425	317	380	385	316	516	413	337	367	307
	7	1 000	1 110	684	390	468	756	359	609	440	306	399	403	332	534	406	338	449	318
	8	(1 047)	1 045	688	380	458	(487)	355	643	412	326	387	416	308	528	407	339	394	319
	9 *	966	1 046	683	420	458	(522)	358	659	427	310	407	399	303	511	405	368	431	344
	10 *	605	1 157	684	420	486	526	358	665	442	276	400	390	301	547	393	353	433	329
	11 *	649	1 056	671	454	485	513	375	621	426	328	376	363	316	512	385	356	395	309
	12 *	(821)	1 178	667	404	499	(426)	364	634	457	306	423	419	295	484	405	361	392	342

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2012 年內所分析單位的平均面積。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2012.

表 Table 24

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 [130 平方米 m^2]						乙 B [61 平方米 m^2]						丙 C [33 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
2011	163 877	299 642	180 338	115 148	161 264	-	104 904	209 256	146 048	82 105	122 215	90 824	94 560	173 019	116 263	97 528	95 904	91 194
2012 *	173 416	326 128	196 326	153 619	164 793	-	118 138	221 942	164 004	95 193	132 922	114 101	116 364	211 992	140 098	119 952	121 501	114 896
2011 7	(287 428)	304 423	(161 970)	(105 598)	(184 807)	-	(91 018)	-	(208 061)	-	(110 834)	102 234	96 804	-	112 801	102 865	105 942	94 990
8	(116 013)	(324 789)	(132 123)	(115 955)	171 650	-	(94 677)	-	(227 516)	(95 923)	126 213	101 815	100 306	(199 839)	(181 583)	107 780	102 376	87 841
9	-	(449 749)	-	-	(137 888)	-	(108 021)	(197 647)	(167 804)	(85 602)	108 182	105 344	107 326	(139 925)	(114 454)	99 739	105 215	107 434
10	-	(412 445)	-	-	-	-	(83 696)	-	(151 711)	(82 857)	(124 934)	110 394	(91 996)	(180 124)	118 559	(88 889)	97 764	94 908
11	(163 484)	-	(131 010)	-	(118 167)	-	(123 122)	-	(128 026)	(94 296)	123 853	123 858	100 656	(147 885)	130 440	(108 965)	100 157	100 220
12	-	(290 838)	(262 325)	-	(157 350)	-	(94 388)	(202 723)	(150 857)	(77 620)	(125 056)	(99 170)	99 596	(181 818)	(107 658)	(92 356)	103 615	103 023
2012 1	(282 452)	(424 684)	-	-	(129 867)	-	(174 635)	-	(166 471)	(70 681)	114 592	(99 772)	113 696	-	(128 049)	(108 962)	(107 495)	(92 718)
2	-	-	(187 448)	-	-	-	(104 506)	-	(110 524)	(95 400)	(112 859)	90 916	90 937	(162 879)	106 205	(125 926)	106 276	100 136
3	(141 686)	(298 718)	-	-	(169 021)	-	107 773	(194 796)	150 575	(89 686)	122 998	107 232	105 588	-	127 675	105 473	114 732	99 920
4	-	332 812	165 630	(152 985)	(180 984)	-	(112 337)	(224 694)	159 790	(89 494)	125 126	97 847	118 717	-	124 459	104 476	116 883	104 549
5	(117 397)	322 680	(217 408)	(150 099)	155 639	-	111 378	(172 000)	169 779	(95 702)	111 290	108 064	103 616	(182 178)	152 351	121 904	117 304	101 537
6	(129 185)	(352 907)	(347 082)	-	156 726	-	-	-	184 422	-	128 474	116 454	113 753	(226 960)	(116 685)	118 021	109 753	115 888
7	-	(439 050)	(190 618)	(141 781)	163 447	-	123 066	(209 152)	(158 138)	-	156 335	123 916	123 230	(257 803)	(124 058)	114 437	123 813	107 157
8	(168 394)	(350 428)	(137 979)	-	164 085	-	121 461	(227 789)	(146 090)	-	143 833	108 243	137 956	(200 000)	131 313	110 872	117 959	112 454
9 *	-	(297 511)	-	-	155 826	-	(103 832)	-	152 271	(99 139)	(154 523)	101 799	124 331	(164 059)	137 311	124 719	99 908	112 960
10 *	(243 465)	326 208	(186 695)	(184 967)	166 538	-	(119 874)	(244 735)	181 395	(99 048)	132 812	113 916	120 597	219 330	149 127	118 458	119 771	117 781
11 *	(142 272)	315 544	-	-	185 373	-	(122 839)	(168 200)	176 722	(104 436)	149 856	130 131	125 962	(246 688)	153 266	133 062	141 631	130 398
12 *	(295 173)	319 002	(265 461)	-	171 488	-	(223 464)	(261 719)	(158 005)	-	129 413	125 761	117 584	(230 769)	157 410	135 242	137 750	128 847

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2012 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 2012.
\- 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				售價 Prices			
		甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
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		141.5	134.7	117.2	135.7	183.1	184.1	171.0	179.8
2010		150.4	150.2	133.1	147.6	239.1	231.4	217.6	230.4
2011		177.0	166.6	147.7	169.9	301.2	304.9	286.7	297.9
2012 *		196.8	183.8	163.3	188.2	320.0	348.3	336.6	333.5
2011	7 - 9	183.4	169.6	151.3	174.9	312.2	315.0	300.0	309.4
	10 - 12	188.8	173.2	153.6	179.4	303.3	313.5	298.1	304.4
2012	1 - 3	190.9	177.7	157.6	182.6	297.6	312.5	299.3	302.1
	4 - 6	194.9	181.5	162.7	186.5	310.4	336.5	326.0	322.8
	7 - 9 *	199.7	186.6	165.4	190.8	325.8	359.6	345.1	341.9
	10 - 12 *	201.6	189.2	167.4	192.7	346.1	384.6	376.0	367.2
2011	7	181.1	166.5	149.2	172.4	(312.8)	313.1	299.0	308.7
	8	184.7	170.0	152.4	175.9	(316.5)	315.4	301.2	311.6
	9	184.5	172.3	152.3	176.4	(307.2)	316.6	299.8	307.8
	10	188.5	171.7	154.0	178.9	(306.1)	(307.5)	297.1	303.7
	11	189.0	173.7	153.1	179.6	302.4	315.2	297.7	304.3
	12	188.9	174.3	153.7	179.8	(301.4)	(317.7)	299.6	305.2
2012	1	190.7	174.3	154.9	181.2	(299.1)	(313.0)	(288.9)	299.4
	2	192.7	178.7	156.6	183.8	(293.8)	(307.2)	299.3	299.1
	3	189.3	180.1	161.3	182.7	299.8	317.2	309.7	307.9
	4	193.4	180.5	162.9	185.5	306.7	326.7	321.6	317.3
	5	195.4	180.9	161.7	186.5	310.9	337.7	327.2	323.8
	6	196.0	183.0	163.6	187.6	313.6	345.2	329.3	327.4
	7	199.0	185.9	165.1	190.1	320.6	353.5	336.6	334.9
	8	199.0	185.9	165.3	190.2	325.6	358.5	344.1	341.3
	9 *	201.1	188.1	165.9	192.0	331.3	366.9	354.7	349.5
	10 *	202.2	188.6	167.0	192.9	338.7	375.6	365.8	358.6
	11 *	202.1	188.7	167.2	192.9	345.3	384.2	376.5	366.9
	12 *	200.5	190.3	167.9	192.4	354.3	393.9	385.7	376.2

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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 #
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		187.6	146.8	124.4	197.2
2010		197.3	151.5	132.6	259.4
2011		250.6	180.4	155.4	328.2
2012 *		272.7	203.0	172.2	338.5
2011	7 - 9	262.1	189.5	161.5	341.2
	10 - 12	269.7	191.9	163.5	328.0
2012	1 - 3	271.8	196.1	167.6	319.0
	4 - 6	274.2	204.5	167.7	341.9
	7 - 9 *	272.6	203.8	174.0	340.3
	10 - 12 *	272.1	207.7	179.5	352.8
2011	7	259.1	187.5	157.8	343.4
	8	264.0	190.4	163.5	346.1
	9	263.3	190.5	163.3	(334.0)
	10	269.6	189.2	162.1	(339.2)
	11	264.2	192.4	164.7	(306.3)
	12	275.2	194.0	163.8	(338.5)
2012	1	271.0	193.5	168.3	(319.4)
	2	273.3	193.8	170.8	(301.1)
	3	271.1	201.0	163.8	(336.6)
	4	275.6	208.1	165.2	340.0
	5	274.5	204.4	167.6	340.7
	6	272.5	201.1	170.3	345.1
	7	271.7	202.7	172.5	343.3
	8	272.5	203.7	173.9	342.2
	9 *	273.6	205.0	175.6	335.4
	10 *	272.3	206.1	178.1	346.4
	11 *	274.6	208.8	180.4	352.1
	12 *	269.4	208.1	180.1	360.0

\# 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.

表 Table 27

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	2011 年底總存量 Stock at year end	2012 年落成量 Completions	落成量佔 2011 年總存量的百分率 Completions as a % of 2011 Stock	2012 年底總存量 Stock at year end	2012 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	1 133 600	4 800	0.4	1 128 700	71 900	6.4
灣仔	Wan Chai	1 055 300	26 800	2.5	1 082 100	75 000	6.9
東區	Eastern	762 600	800	0.1	763 400	32 100	4.2
南區	Southern	247 000	8 200	3.3	254 200	27 400	10.8
港島	***HONG KONG***	***3 198 500***	***40 600***	***1.3***	***3 228 400***	***206 400***	***6.4***
油尖旺	Yau Tsim Mong	2 072 700	8 700	0.4	2 075 500	150 100	7.2
深水埗	Sham Shui Po	694 600	800	0.1	692 800	45 000	6.5
九龍城	Kowloon City	709 800	4 100	0.6	706 700	49 000	6.9
黃大仙	Wong Tai Sin	311 200	6 700	2.2	319 100	22 900	7.2
觀塘	Kwun Tong	626 000	7 100	1.1	631 800	42 700	6.8
九龍	***KOWLOON***	***4 414 300***	***27 400***	***0.6***	***4 425 900***	***309 700***	***7.0***
葵青	Kwai Tsing	342 700	1 200	0.4	345 300	21 600	6.3
荃灣	Tsuen Wan	493 000	-	-	494 800	33 500	6.8
屯門	Tuen Mun	395 800	18 800	4.7	416 800	54 000	13.0
元朗	Yuen Long	465 600	-	-	465 900	37 400	8.0
北區	North	215 700	-	-	217 000	8 000	3.7
大埔	Tai Po	228 700	-	-	229 900	6 200	2.7
沙田	Sha Tin	454 900	2 100	0.5	453 300	29 300	6.5
西貢	Sai Kung	284 700	-	-	285 200	30 700	10.8
離島	Islands	298 000	-	-	299 600	15 600	5.2
新界	***NEW TERRITORIES***	***3 179 100***	***22 100***	***0.7***	***3 207 800***	***236 300***	***7.4***
全港	***OVERALL***	***10 791 900***	***90 100***	***0.8***	***10 862 100***	***752 400***	***6.9***

2012 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 2011 年底總存量計算。

2012 Stock figures are derived from the latest rating record,
and not from the 2011 Stock figures shown here.

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
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***
2010	港島	Hong Kong	10 700	6 500	3 157 000
	九龍	Kowloon	6 600	42 400	4 420 500
	新界	New Territories	-	15 700	3 166 700
	全港	***OVERALL***	***17 300***	***64 600***	***10 744 200***
2011	港島	Hong Kong	8 400	14 300	3 198 500
	九龍	Kowloon	25 400	13 500	4 414 300
	新界	New Territories	-	14 400	3 179 100
	全港	***OVERALL***	***33 800***	***42 200***	***10 791 900***
2012	港島	Hong Kong	15 700	40 600	3 228 400
	九龍	Kowloon	15 900	27 400	4 425 900
	新界	New Territories	300	22 100	3 207 800
	全港	***OVERALL***	***31 900***	***90 100***	***10 862 100***

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	2012 年落成量 Completions	預測落成量 Forecast Completions [2013]	[2014]
中西區	Central and Western	4 800	3 700	6 200
灣仔	Wan Chai	26 800	15 700	12 700
東區	Eastern	800	1 800	600
南區	Southern	8 200	300	-
港島	***HONG KONG***	***40 600***	***21 500***	***19 500***
油尖旺	Yau Tsim Mong	8 700	5 400	6 800
深水埗	Sham Shui Po	800	2 100	8 500
九龍城	Kowloon City	4 100	1 600	5 400
黃大仙	Wong Tai Sin	6 700	-	-
觀塘	Kwun Tong	7 100	1 800	9 600
九龍	***KOWLOON***	***27 400***	***10 900***	***30 300***
葵青	Kwai Tsing	1 200	-	-
荃灣	Tsuen Wan	-	400	-
屯門	Tuen Mun	18 800	-	-
元朗	Yuen Long	-	2 200	4 000
北區	North	-	10 700	300
大埔	Tai Po	-	1 600	-
沙田	Sha Tin	2 100	10 900	-
西貢	Sai Kung	-	-	3 700
離島	Islands	-	-	1 800
新界	***NEW TERRITORIES***	***22 100***	***25 800***	***9 800***
全港	***OVERALL***	***90 100***	***58 200***	***59 600***

表 Table 30

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
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
2010	64 600	45 100	69.8	10 679 600	799 200	7.5	844 300	7.9
2011	42 200	38 400	91.0	10 749 700	820 800	7.6	859 200	8.0
2012	90 100	63 400	70.4	10 772 000	689 000	6.4	752 400	6.9

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]		租金 Rents (每平方米月租 $ / m^2 per month) 港島 Hong Kong [55 平方米 m^2]	九龍 Kowloon [51 平方米 m^2]	新界 New Territories [46 平方米 m^2]	售價 Prices (每平方米售價 $ / m^2) 港島 Hong Kong [32 平方米 m^2]	九龍 Kowloon [38 平方米 m^2]	新界 New Territories [25 平方米 m^2]
年 / Year	月 / Month						
2011		1 296	1 243	1 038	410 697	354 557	253 835
2012 *		1 454	1 444	1 159	494 229	451 479	310 903
2011	7	1 311	1 277	1 087	399 478	282 757	272 101
	8	1 439	1 343	1 080	446 679	379 350	250 713
	9	1 306	1 417	1 113	471 671	228 687	205 221
	10	1 280	1 242	1 041	478 248	292 821	188 060
	11	1 389	1 465	1 027	369 572	482 468	331 077
	12	1 295	1 361	1 078	568 509	538 450	288 347
2012	1	1 137	1 235	864	(309 228)	402 247	160 881
	2	1 245	1 261	1 078	664 266	304 592	211 852
	3	1 555	1 455	1 234	639 735	506 971	288 188
	4	1 353	1 296	1 099	418 258	436 596	311 375
	5	1 456	1 346	1 236	459 250	454 303	282 592
	6	1 489	1 690	1 212	517 191	443 989	291 524
	7	1 603	1 389	1 201	485 276	426 777	292 837
	8	1 407	1 339	1 177	426 612	429 680	289 681
	9 *	1 742	1 561	1 255	497 838	426 202	348 249
	10 *	1 477	1 530	1 252	523 256	438 198	310 816
	11 *	1 585	1 666	1 035	494 859	554 149	372 712
	12 *	1 319	1 579	1 056	441 368	448 269	361 269

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2012 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 2012.

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
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		110.9	193.1
2010		122.9	257.2
2011		134.3	327.4
2012 *		151.2	420.3
2011	7 - 9	136.6	336.1
	10 - 12	139.3	344.2
2012	1 - 3	143.3	363.2
	4 - 6	149.9	402.1
	7 - 9 *	154.3	439.1
	10 - 12 *	157.4	476.5
2011	7	135.0	330.6
	8	136.4	334.1
	9	138.3	343.5
	10	137.2	343.0
	11	140.0	344.6
	12	140.6	345.1
2012	1	141.0	351.8
	2	143.7	362.2
	3	145.1	375.6
	4	147.7	387.7
	5	151.1	401.8
	6	151.0	416.9
	7	152.7	432.1
	8	154.4	435.0
	9 *	155.8	450.3
	10 *	156.6	466.4
	11 *	157.5	478.0
	12 *	158.2	485.2

* 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	2011 年底總存量 Stock at year end	2012 年落成量 Completions	落成量佔 2011 年總存量的百分率 Completions as a % of 2011 Stock	2012 年底總存量 Stock at year end	2012 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	74 300	-	-	74 700	13 500	18.1
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 327 000	-	-	1 325 500	48 200	3.6
南區	Southern	741 900	-	-	736 500	53 300	7.2
港島	***HONG KONG***	***2 143 200***	***-***	***-***	***2 136 700***	***115 000***	***5.4***
油尖旺	Yau Tsim Mong	303 300	-	-	303 200	22 600	7.5
深水埗	Sham Shui Po	1 061 400	-	-	1 061 500	60 400	5.7
九龍城	Kowloon City	856 500	-	-	852 500	31 600	3.7
黃大仙	Wong Tai Sin	806 200	-	-	763 200	28 700	3.8
觀塘	Kwun Tong	3 255 400	-	-	3 224 500	220 200	6.8
九龍	***KOWLOON***	***6 282 800***	***-***	***-***	***6 204 900***	***363 500***	***5.9***
葵青	Kwai Tsing	3 298 000	-	-	3 299 200	136 600	4.1
荃灣	Tsuen Wan	2 218 600	46 200	2.1	2 256 200	162 000	7.2
屯門	Tuen Mun	1 475 700	-	-	1 476 500	22 900	1.6
元朗	Yuen Long	204 000	-	-	203 600	6 800	3.3
北區	North	282 400	-	-	282 400	25 500	9.0
大埔	Tai Po	151 600	-	-	151 500	3 200	2.1
沙田	Sha Tin	1 116 300	-	-	1 116 200	24 300	2.2
西貢	Sai Kung	9 000	-	-	9 000	4 000	44.4
離島	Islands	900	-	-	900	-	-
新界	***NEW TERRITORIES***	***8 756 500***	***46 200***	***0.5***	***8 795 500***	***385 300***	***4.4***
全港	***OVERALL***	***17 182 500***	***46 200***	***0.3***	***17 137 100***	***863 800***	***5.0***

2012 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 2011 年底總存量計算。

2012 Stock figures are derived from the latest rating record,
and not from the 2011 Stock figures shown here.

表 Table 34

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
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***
2010	港島	Hong Kong	-	-	2 157 100
	九龍	Kowloon	2 000	-	6 313 600
	新界	New Territories	-	20 600	8 760 300
	全港	***OVERALL***	***2 000***	***20 600***	***17 231 000***
2011	港島	Hong Kong	20 000	-	2 143 200
	九龍	Kowloon	37 900	32 400	6 282 800
	新界	New Territories	-	-	8 756 500
	全港	***OVERALL***	***57 900***	***32 400***	***17 182 500***
2012	港島	Hong Kong	5 400	-	2 136 700
	九龍	Kowloon	54 600	-	6 204 900
	新界	New Territories	7 500	46 200	8 795 500
	全港	***OVERALL***	***67 500***	***46 200***	***17 137 100***

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	2012 年落成量 Completions	預測落成量 Forecast Completions [2013]	[2014]
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	-	3 600	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	8 200	-
九龍	***KOWLOON***	**-**	***11 800***	**-**
葵青	Kwai Tsing	-	-	26 700
荃灣	Tsuen Wan	46 200	-	5 100
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	3 800	3 500
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***46 200***	***3 800***	***35 300***
全港	***OVERALL***	***46 200***	***15 600***	***35 300***

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
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
2010	20 600	20 600	100.0	17 210 400	1 125 300	6.5	1 145 900	6.7
2011	32 400	11 900	36.7	17 150 100	1 023 800	6.0	1 035 700	6.0
2012	46 200	46 200	100.0	17 090 900	817 600	4.8	863 800	5.0

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]		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 [165 平方米 m^2]	九龍 Kowloon [142 平方米 m^2]	新界 New Territories [153 平方米 m^2]	港島 Hong Kong [105 平方米 m^2]	九龍 Kowloon [106 平方米 m^2]	新界 New Territories [107 平方米 m^2]
年 / Year	月 / Month						
2011		115	124	82	40 071	41 820	22 672
2012 *		128	135	90	52 000	55 657	30 478
2011	7	116	125	83	46 419	43 656	24 219
	8	118	126	85	(45 555)	41 653	24 953
	9	114	127	86	43 608	45 833	24 174
	10	127	128	83	(42 411)	42 050	23 818
	11	125	131	85	(43 469)	45 290	23 672
	12	115	134	86	(44 711)	45 992	23 325
2012	1	131	122	81	(46 717)	44 194	24 929
	2	121	132	89	(42 118)	46 372	24 921
	3	133	136	86	47 024	50 106	24 596
	4	117	129	83	48 184	50 878	26 593
	5	127	134	90	46 439	49 917	26 830
	6	125	140	91	46 630	50 982	26 868
	7	130	135	91	54 244	55 400	27 682
	8	126	137	90	53 888	54 606	28 706
	9 *	129	133	96	60 577	60 316	31 090
	10 *	133	145	95	53 972	62 979	33 955
	11 *	136	142	95	64 004	67 619	36 498
	12 *	141	144	94	(55 070)	64 669	38 402

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2012 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 2012.
Average rents and prices are in respect of upper floor units only.

表 Table 38

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
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		99.4	216.3
2010		108.9	284.4
2011		118.6	385.0
2012 *		131.9	489.3
2011	7 - 9	121.2	401.8
	10 - 12	122.2	401.9
2012	1 - 3	125.1	418.7
	4 - 6	131.5	461.4
	7 - 9 *	133.9	509.2
	10 - 12 *	137.1	567.9
2011	7	120.8	400.9
	8	121.4	402.7
	9	121.3	401.9
	10	121.3	398.3
	11	122.7	400.9
	12	122.6	406.4
2012	1	123.8	410.8
	2	124.5	414.8
	3	127.1	430.6
	4	130.1	445.7
	5	132.0	461.2
	6	132.3	477.3
	7	133.3	491.6
	8	134.2	509.0
	9 *	134.1	526.9
	10 *	135.7	546.9
	11 *	137.1	567.9
	12 *	138.4	588.9

* 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.

表 Table 39

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 [78 平方米 m^2]	觀塘 Kwun Tong [66 平方米 m^2]	葵青 Kwai Tsing [72 平方米 m^2]	荃灣 Tsuen Wan [69 平方米 m^2]	沙田 Sha Tin [83 平方米 m^2]
2011		56 119	64 574	60 025	27 739	31 323	41 253
2012 *		74 198	63 423	78 784	41 152	51 173	51 008
2011	7	59 230	75 685	63 528	26 567	31 054	(41 930)
	8	63 187	64 164	58 935	31 448	30 951	47 623
	9	(64 781)	67 421	61 573	29 595	32 572	42 978
	10	(59 069)	(44 752)	63 955	(27 671)	41 212	(43 264)
	11	(53 977)	76 381	63 103	29 116	31 955	(53 644)
	12	(66 827)	(62 592)	67 537	27 110	36 971	(30 067)
2012	1	(91 633)	(66 715)	64 613	27 598	35 531	(46 013)
	2	(55 014)	(81 522)	66 663	31 703	38 236	38 517
	3	(62 807)	65 272	70 878	29 776	37 148	(34 323)
	4	(77 612)	(55 652)	71 015	99 000	35 117	42 736
	5	(74 388)	(52 212)	72 368	35 592	53 083	51 436
	6	(51 351)	45 060	70 367	29 124	38 175	49 268
	7	(76 415)	(75 632)	74 898	31 507	35 602	53 383
	8	71 583	44 874	76 938	34 860	57 569	49 667
	9 *	74 740	63 475	79 679	38 608	41 324	54 978
	10 *	80 486	64 641	86 909	42 935	55 610	55 062
	11 *	78 627	72 530	91 796	40 329	56 542	57 526
	12 *	(71 260)	77 372	90 058	43 881	54 542	64 100

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2012 年內所分析單位的平均面積。
所分析的樓宇是於 1992 年或之後建成。
平均售價只以樓上單位的售價計算。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2012.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

表 Table 40

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

平方米 m^2

地區	District	2011 年底總存量 Stock at year end	2012 年落成量 Completions	落成量佔 2011 年總存量的百分率 Completions as a % of 2011 Stock	2012 年底總存量 Stock at year end	2012 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
東區	Eastern	47 200	-	-	47 200	9 500	20.1
南區	Southern	5 900	-	-	5 900	-	-
港島	***HONG KONG***	***53 100***	***-***	***-***	***53 100***	***9 500***	***17.9***
油尖旺	Yau Tsim Mong	9 500	-	-	9 300	1 000	10.8
深水埗	Sham Shui Po	131 300	-	-	131 600	7 300	5.5
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	300	1.1
觀塘	Kwun Tong	229 600	-	-	230 200	13 200	5.7
九龍	***KOWLOON***	***403 900***	***-***	***-***	***404 600***	***21 800***	***5.4***
葵青	Kwai Tsing	89 800	-	-	89 800	7 600	8.5
荃灣	Tsuen Wan	21 200	-	-	21 200	500	2.4
北區	North	6 500	-	-	6 500	100	1.5
沙田	Sha Tin	16 600	-	-	16 600	400	2.4
新界	***NEW TERRITORIES***	***134 100***	***-***	***-***	***134 100***	***8 600***	***6.4***
全港	***OVERALL***	***591 100***	***-***	***-***	***591 800***	***39 900***	***6.7***

2012 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 2011 年底總存量計算。

2012 Stock figures are derived from the latest rating record,
and not from the 2011 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	2012 年落成量 Completions	預測落成量 Forecast Completions [2013]	[2014]
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
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
2010	-	-	-	591 200	50 800	8.6	50 800	8.6
2011	-	-	-	591 100	48 600	8.2	48 600	8.2
2012	-	-	-	591 800	39 900	6.7	39 900	6.7

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	2011 年底總存量 Stock at year end	2012 年落成量 Completions	落成量佔 2011 年總存量的百分率 Completions as a % of 2011 Stock	2012 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	90 100	-	-	90 100
港島	***HONG KONG***	***98 000***	***-***	***-***	***98 000***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	33 100	-	-	21 500
九龍城	Kowloon City	34 500	-	-	30 500
黃大仙	Wong Tai Sin	44 100	-	-	44 100
觀塘	Kwun Tong	260 500	-	-	261 500
九龍	***KOWLOON***	***372 200***	***-***	***-***	***357 600***
葵青	Kwai Tsing	128 700	-	-	128 700
荃灣	Tsuen Wan	197 600	-	-	197 600
屯門	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	538 800	9 200	1.7	547 000
北區	North	120 800	-	-	120 800
大埔	Tai Po	686 800	17 600	2.6	706 400
沙田	Sha Tin	157 400	-	-	155 700
西貢	Sai Kung	357 500	21 200	5.9	373 400
離島	Islands	79 400	-	-	79 400
新界	***NEW TERRITORIES***	***2 444 200***	***48 000***	***2.0***	***2 486 200***
全港	***OVERALL***	***2 914 400***	***48 000***	***1.6***	***2 941 800***

2012 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 2011 年底總存量計算。

2012 Stock figures are derived from the latest rating record,
and not from the 2011 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 m²

地區	District	2012 年落成量 Completions	預測落成量 Forecast Completions [2013]	[2014]
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	9 200	22 100	14 500
北區	North	-	-	-
大埔	Tai Po	17 600	-	1 400
沙田	Sha Tin	-	-	-
西貢	Sai Kung	21 200	11 700	24 600
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***48 000***	***33 800***	***40 500***
全港	***OVERALL***	***48 000***	***33 800***	***40 500***

表 Table 45

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	2011 年底總存量 Stock at year end	2012 年落成量 Completions	落成量佔 2011 年總存量的百分率 Completions as a % of 2011 Stock	2012 年底總存量 Stock at year end	2012 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	95 700	-	-	95 700	3 300	3.4
南區	Southern	29 900	-	-	29 900	-	-
港島	***HONG KONG***	***150 200***	***-***	***-***	***150 200***	***3 300***	***2.2***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	800	0.6
九龍城	Kowloon City	115 900	-	-	106 300	1 100	1.0
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
觀塘	Kwun Tong	261 200	-	-	261 200	76 700	29.4
九龍	***KOWLOON***	***520 800***	***-***	***-***	***511 200***	***78 600***	***15.4***
葵青	Kwai Tsing	1 402 900	122 800	8.8	1 524 900	28 000	1.8
荃灣	Tsuen Wan	442 300	-	-	437 300	15 000	3.4
屯門	Tuen Mun	142 400	-	-	142 400	600	0.4
元朗	Yuen Long	130 700	-	-	130 600	-	-
北區	North	128 200	700	0.5	129 000	13 200	10.2
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	452 800	-	-	446 100	13 700	3.1
西貢	Sai Kung	7 400	-	-	7 400	300	4.1
離島	Islands	94 400	-	-	94 400	6 900	7.3
新界	***NEW TERRITORIES***	***2 801 700***	***123 500***	***4.4***	***2 912 700***	***77 700***	***2.7***
全港	***OVERALL***	***3 472 700***	***123 500***	***3.6***	***3 574 100***	***159 600***	***4.5***

2012 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 2011 年底總存量計算。

2012 Stock figures are derived from the latest rating record,
and not from the 2011 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	2012 年落成量 Completions	預測落成量 Forecast Completions [2013]	[2014]
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	122 800	-	80 200
荃灣	Tsuen Wan	-	56 300	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	700	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***123 500***	***56 300***	***80 200***
全港	***OVERALL***	***123 500***	***56 300***	***80 200***

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
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
2010	-	-	-	3 415 700	106 700	3.1	106 700	3.1
2011	73 000	48 000	65.8	3 399 700	83 000	2.4	131 000	3.8
2012	123 500	-	-	3 450 600	159 600	4.6	159 600	4.5

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
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
2010		4.0	3.5	3.1	2.8	2.5
2011		3.8	3.3	2.9	2.7	2.4
2012 *		3.5	3.0	2.7	2.5	2.2
2011	7 - 9	3.8	3.3	2.9	2.7	2.5
	10 - 12	3.8	3.3	3.0	2.7	2.5
2012	1 - 3	3.6	3.2	2.8	2.7	2.4
	4 - 6	3.5	3.1	2.8	2.5	2.3
	7 - 9	3.5	3.1	2.8	2.5	2.2
	10 - 12 *	3.4	3.1	2.8	2.5	2.2
2011	7	3.8	3.3	2.9	2.6	2.4
	8	3.8	3.3	3.0	2.7	2.5
	9	3.8	3.3	2.9	2.7	2.5
	10	3.8	3.3	3.0	2.7	2.5
	11	3.8	3.3	3.0	2.7	2.5
	12	3.8	3.3	3.0	2.7	2.4
2012	1	3.8	3.3	3.0	2.7	2.4
	2	3.7	3.2	2.9	2.7	2.4
	3	3.6	3.1	2.8	2.6	2.3
	4	3.5	3.1	2.8	2.6	2.3
	5	3.5	3.1	2.8	2.5	2.2
	6	3.6	3.1	2.8	2.5	2.2
	7	3.6	3.2	2.8	2.5	2.2
	8	3.5	3.2	2.8	2.5	2.2
	9	3.4	3.1	2.8	2.5	2.2
	10	3.4	3.1	2.8	2.5	2.2
	11	3.4	3.1	2.8	2.5	2.2
	12 *	3.3	3.0	2.8	2.5	2.2

* 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
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
2010		3.2	3.8	4.7	3.4
2011		3.1	3.4	3.9	3.0
2012 *		3.1	3.2	3.3	2.5
2011	7 - 9	3.1	3.3	3.8	2.9
	10 - 12	3.3	3.4	3.8	2.9
2012	1 - 3	3.4	3.4	3.7	2.8
	4 - 6	3.3	3.3	3.6	2.7
	7 - 9 *	3.2	3.2	3.3	2.5
	10 - 12 *	3.0	3.0	3.0	2.4
2011	7	3.1	3.2	3.8	2.9
	8	3.1	3.3	3.8	2.9
	9	3.2	3.3	3.8	2.9
	10	3.3	3.4	3.8	2.9
	11	3.3	3.4	3.7	2.9
	12	3.3	3.3	3.7	2.9
2012	1	3.4	3.4	3.7	2.9
	2	3.5	3.5	3.7	2.8
	3	3.4	3.5	3.7	2.8
	4	3.3	3.4	3.6	2.7
	5	3.3	3.3	3.6	2.7
	6	3.2	3.2	3.4	2.6
	7	3.2	3.2	3.4	2.6
	8	3.2	3.2	3.3	2.6
	9 *	3.1	3.1	3.2	2.5
	10 *	3.1	3.1	3.1	2.4
	11 *	3.0	3.0	3.0	2.4
	12 *	2.9	2.9	2.9	2.3

* 臨時數字
** 此欄數字只就樓上單位計算。

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

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

年 / 月 Year / Month		數目 No.	總值 (百萬元) Consideration ($ million)
2010		135 778	560 686
2011		84 462	442 527
2012		81 333	452 275
2011	1 - 3	28 848	130 807
	4 - 6	26 359	141 301
	7 - 9	15 516	86 526
	10 - 12	13 739	83 893
2012	1 - 3	18 749	100 258
	4 - 6	22 452	126 099
	7 - 9	21 097	111 945
	10 - 12	19 035	113 973
2012	1	3 507	22 187
	2	3 884	19 031
	3	11 358	59 040
	4	8 217	44 677
	5	8 349	47 352
	6	5 886	34 070
	7	5 709	31 773
	8	8 087	39 735
	9	7 301	40 437
	10	8 714	54 845
	11	7 035	41 968
	12	3 286	17 160

資料來源：土地註冊處

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

Source：The Land Registry

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

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

買賣合約數目 No. of Agreements

年 / 月 Year / Month		成交金額（百萬元）Range of Consideration ($ million) 少於 1 Less than 1 數目 No.	%	1 至少於 2 1 to less than 2 數目 No.	%	2 至少於 3 2 to less than 3 數目 No.	%	3 至少於 5 3 to less than 5 數目 No.	%	5 至少於 10 5 to less than 10 數目 No.	%	10 或以上 10 or over 數目 No.	%	總數 Total
2010		5 203	4	46 078	34	31 613	23	27 371	20	16 714	12	8 799	6	135 778
2011		1 802	2	17 075	20	21 487	25	21 239	25	15 438	18	7 421	9	84 462
2012		1 010	1	9 948	12	20 068	25	25 112	31	17 757	22	7 438	9	81 333
2011	1 - 3	625	2	6 614	23	7 554	26	7 399	26	4 802	17	1 854	6	28 848
	4 - 6	543	2	4 980	19	6 609	25	6 793	26	5 065	19	2 369	9	26 359
	7 - 9	352	2	3 044	20	4 253	27	3 763	24	2 335	15	1 769	11	15 516
	10 - 12	282	2	2 437	18	3 071	22	3 284	24	3 236	24	1 429	10	13 739
2012	1 - 3	287	2	3 144	17	4 975	27	4 869	26	3 775	20	1 699	9	18 749
	4 - 6	293	1	3 043	14	5 911	26	6 631	30	4 618	21	1 956	9	22 452
	7 - 9	227	1	2 241	11	5 136	24	7 271	34	4 557	22	1 665	8	21 097
	10 - 12	203	1	1 520	8	4 046	21	6 341	33	4 807	25	2 118	11	19 035
2012	1	82	2	644	18	787	22	728	21	881	25	385	11	3 507
	2	91	2	771	20	1 050	27	965	25	713	18	294	8	3 884
	3	114	1	1 729	15	3 138	28	3 176	28	2 181	19	1 020	9	11 358
	4	95	1	1 168	14	2 271	28	2 311	28	1 660	20	712	9	8 217
	5	105	1	1 067	13	2 165	26	2 638	32	1 652	20	722	9	8 349
	6	93	2	808	14	1 475	25	1 682	29	1 306	22	522	9	5 886
	7	72	1	663	12	1 200	21	1 821	32	1 512	26	441	8	5 709
	8	87	1	808	10	2 060	25	3 120	39	1 496	18	516	6	8 087
	9	68	1	770	11	1 876	26	2 330	32	1 549	21	708	10	7 301
	10	62	1	595	7	1 679	19	2 705	31	2 626	30	1 047	12	8 714
	11	76	1	563	8	1 503	21	2 543	36	1 570	22	780	11	7 035
	12	65	2	362	11	864	26	1 093	33	611	19	291	9	3 286

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

Source : The Land Registry
Figures are derived from Table 50.
Figures in percentage for individual items may not add up to 100% due to rounding.

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

年 / 月 Year / Month		一手買賣 Primary Sales 數目 No.	%	總值 (百萬元) Consideration ($ million)	二手買賣 Secondary Sales 數目 No.	%	總值 (百萬元) Consideration ($ million)	總數 Total No.
2010		13 646	10	129 703	122 132	90	430 983	135 778
2011		10 880	13	130 885	73 582	87	311 638	84 462
2012		12 968	16	130 968	68 365	84	321 308	81 333
2011	1 - 3	1 905	7	21 635	26 943	93	109 171	28 848
	4 - 6	3 845	15	41 828	22 514	85	99 472	26 359
	7 - 9	1 723	11	27 573	13 793	89	58 953	15 516
	10 - 12	3 407	25	39 849	10 332	75	44 042	13 739
2012	1 - 3	2 895	15	33 385	15 854	85	66 874	18 749
	4 - 6	2 723	12	32 008	19 729	88	94 091	22 452
	7 - 9	3 711	18	30 571	17 386	82	81 374	21 097
	10 - 12	3 639	19	35 004	15 396	81	78 969	19 035
2012	1	879	25	9 707	2 628	75	12 480	3 507
	2	581	15	6 132	3 303	85	12 900	3 884
	3	1 435	13	17 546	9 923	87	41 494	11 358
	4	804	10	9 985	7 413	90	34 692	8 217
	5	1 092	13	12 894	7 257	87	34 458	8 349
	6	827	14	9 129	5 059	86	24 941	5 886
	7	1 670	29	12 177	4 039	71	19 596	5 709
	8	1 397	17	9 889	6 690	83	29 846	8 087
	9	644	9	8 505	6 657	91	31 932	7 301
	10	2 264	26	21 419	6 450	74	33 426	8 714
	11	1 066	15	10 780	5 969	85	31 188	7 035
	12	309	9	2 805	2 977	91	14 355	3 286

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

Source：The Land Registry
Figures are derived from Table 50. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers.
Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in Table 50.

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

年 / 月 Year / Month		寫字樓 Office 宗數 No.	寫字樓 Office 總值(百萬元) Consideration ($ million)	商業樓宇 Commercial 宗數 No.	商業樓宇 Commercial 總值(百萬元) Consideration ($ million)	分層工廠大廈 Flatted Factories 宗數 No.	分層工廠大廈 Flatted Factories 總值(百萬元) Consideration ($ million)
2010		3 591	34 411	7 639	78 771	8 206	24 094
2011		3 071	35 441	5 980	65 883	7 619	28 608
2012 *		3 294	36 887	7 295	102 200	9 781	44 401
2011	7 - 9	604	6 085	1 283	11 563	1 519	5 450
	10 - 12	403	4 957	778	9 697	1 083	4 866
2012	1 - 3	510	5 780	1 114	17 022	1 487	6 012
	4 - 6	852	9 275	2 032	27 172	2 188	9 209
	7 - 9 *	810	7 414	1 692	21 759	2 426	10 306
	10 - 12 *	1 122	14 417	2 457	36 247	3 680	18 874
2011	7	226	2 465	464	4 063	548	2 125
	8	203	2 240	432	4 204	549	1 840
	9	175	1 379	387	3 295	422	1 485
	10	105	1 500	250	2 173	306	1 273
	11	162	2 053	251	3 423	417	1 871
	12	136	1 404	277	4 102	360	1 722
2012	1	73	1 025	207	2 809	252	1 124
	2	140	1 890	276	3 487	457	1 939
	3	297	2 865	631	10 727	778	2 950
	4	271	2 859	597	7 973	691	2 972
	5	301	3 054	880	12 310	813	3 339
	6	280	3 363	555	6 889	684	2 898
	7	248	2 154	464	5 671	658	2 956
	8	254	2 387	539	7 063	795	3 502
	9 *	308	2 873	689	9 026	973	3 848
	10 *	427	5 368	828	11 150	1 414	6 470
	11 *	384	3 890	802	16 125	1 347	6 858
	12 *	311	5 159	827	8 972	919	5 546

* 臨時數字

這些數字是根據買賣合約的簽署**日期**(如沒有買賣合約,則根據轉讓契約簽署日期),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 (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and **not** the date on which the document is submitted for registration.

Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises, 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, 112, 113, 114, 115, 116, 121, 122, 123, 124, 141, 142, 143, 181, 182
	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	131, 132, 133, 134, 135, 140, 144, 145, 146, 149, 183, 184, 190
	東區 Eastern	天后、寶馬山、北角、鰂魚涌、西灣河、筲箕灣、柴灣、小西灣	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	147, 148, 151, 152, 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
	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	171, 172, 173, 174, 175, 176, 191, 192, 193, 194, 195, 196, 197, 198
九龍 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、西九龍填海區、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
九龍 KOWLOON	深水埗 Sham Shui Po	美孚、荔枝角、長沙灣、深水埗、石硤尾、又一村、大窩坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen,Tai Wo Ping, Stonecutters Island	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
	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, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286
	黃大仙 Wong Tai Sin	新蒲崗、黃大仙、東頭、橫頭磡、樂富、鑽石山、慈雲山、牛池灣	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282, 283, 284, 287, 288, 289
	觀塘 Kwun Tong	坪石、九龍灣、牛頭角、佐敦谷、觀塘、秀茂坪、藍田、油塘、鯉魚門	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	280, 290, 291, 292, 293, 294, 295, 297, 298
新界 NEW TERRITORIES	葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
	荃灣 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, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 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	411, 412(p), 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442
	元朗 Yuen Long	洪水橋、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	412(p), 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610
	北區 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	545, 546, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 641, 642, 651, 652, 653, 711(p), 712(p)
	大埔 Tai Po	大埔墟、大埔、 大埔滘、大尾篤、 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	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751
	沙田 Sha Tin	大圍、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	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

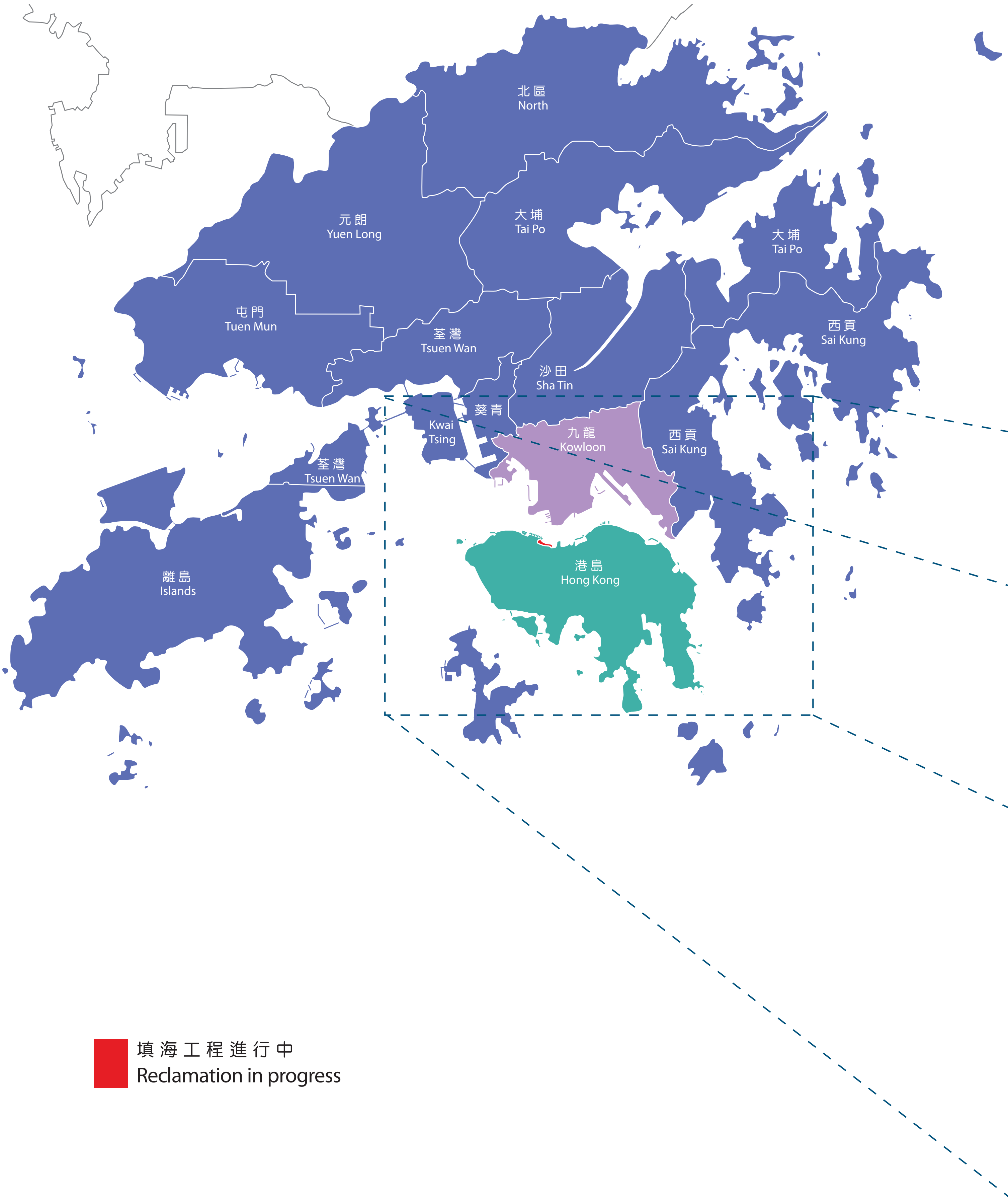
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 Sai Kung	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	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, 961, 962, 963, 971, 973(p), 976

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
灣仔 / 銅鑼灣	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鰂魚涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157, 158
尖沙咀	Tsim Sha Tsui	211, 212, 214, 215, 216
油麻地 / 旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254

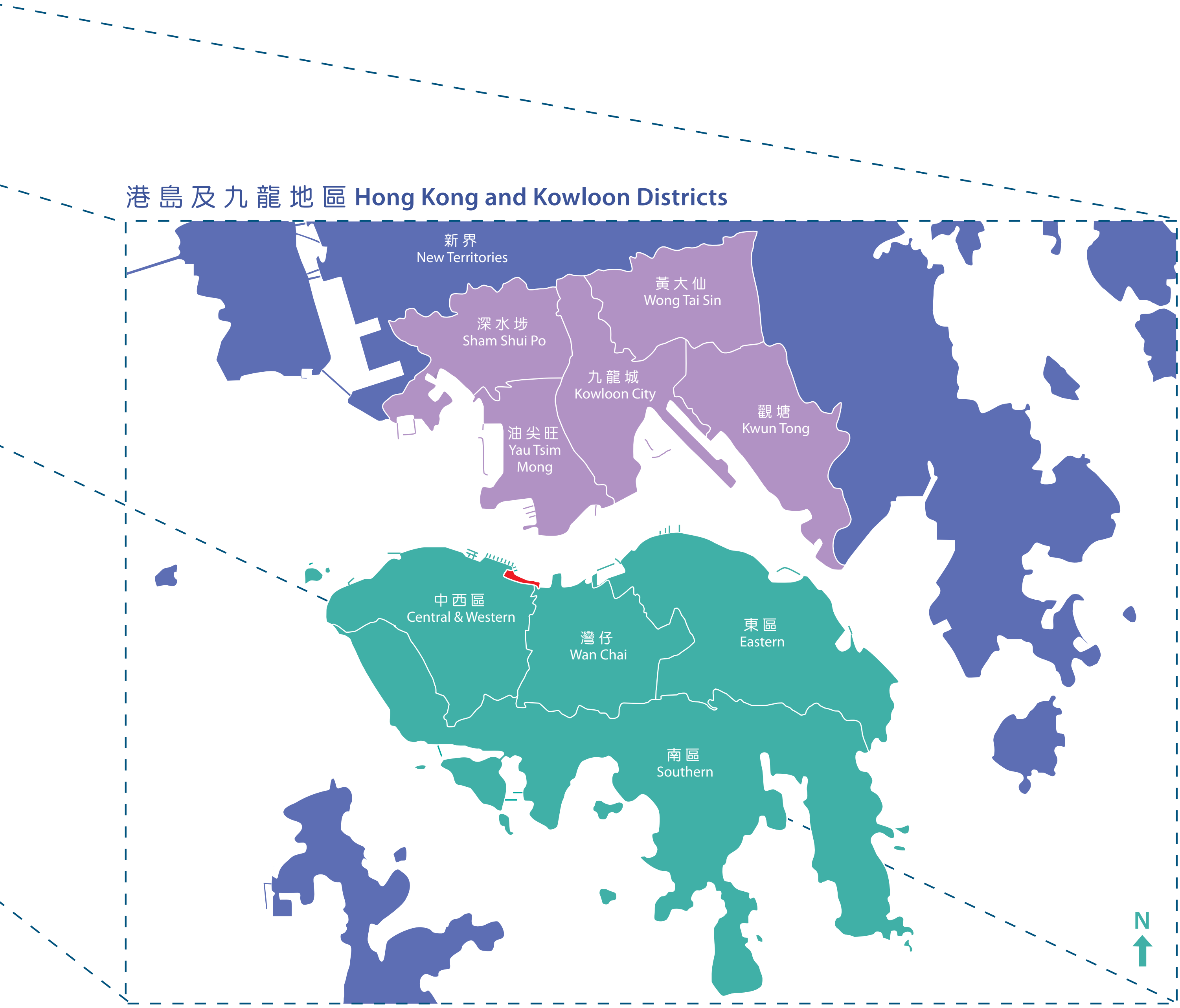
(p) = part部分

新 界 地 區 New Territories Districts



填 海 工 程 進 行 中
Reclamation in progress

港島及九龍地區 Hong Kong and Kowloon Districts



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