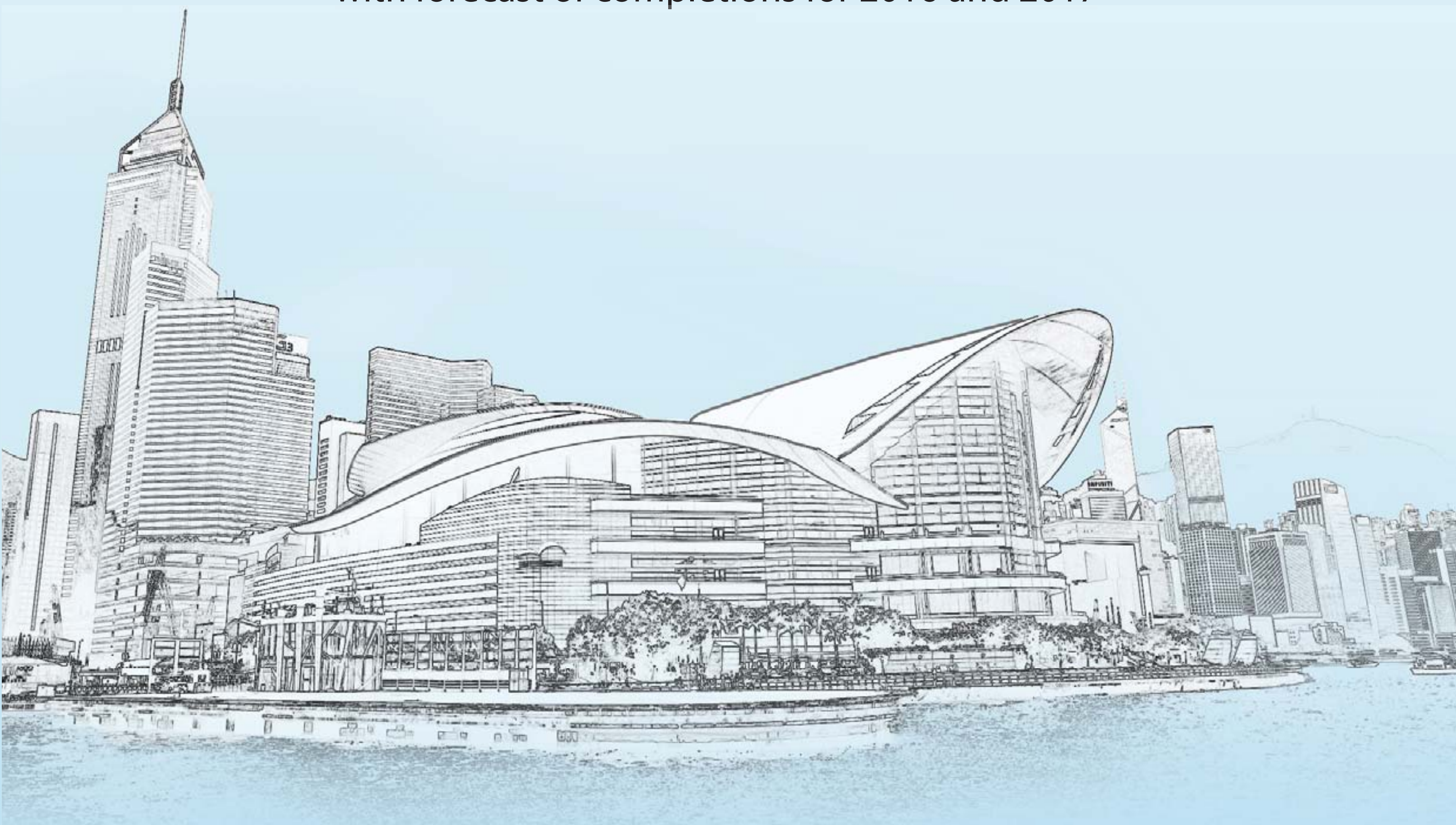
香港物業報告
Hong Kong Property Review
2016

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

香港物業報告
Hong Kong Property Review 2016

本報告回顧 2015 年香港物業市場的活動，
並預測 2016 及 2017 年的樓宇落成量。

A review of the Hong Kong property market for the year 2015
with forecast of completions for 2016 and 2017



差餉物業估價署署長
鄧炳光太平紳士
2016 年 4 月

差 餉 物 業 估 價 署
Rating and Valuation Department

PK TANG, JP
Commissioner
Rating and Valuation Department
April 2016

目錄 Contents

序言
Foreword


私人住宅
Private Domestic
私人寫字樓
Private Office
私人商業樓宇
Private Commercial
私人工業樓宇
Private Industrial

《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，包括向大廈管理處蒐集空置物業數據，或派員實地視察，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 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.

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

It should be noted that the stock of private domestic units in the Review includes basically all independent dwellings with an exclusive cooking area, bathroom and toilet. The numbers do not include **village houses**, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. Statistics on 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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Every effort has been made by the Rating and Valuation Department, the Government of the Hong Kong Special Administrative Region to ensure the update and the accuracy of the contents of this Review. The Government of the Hong Kong Special Administrative Region and the Rating and Valuation Department do not accept responsibility for any errors or omissions in this Review, or for any loss, action, or inaction, whether directly or indirectly, arising from the use of, or for advice based on, any information therein.


国酒茅台
MOBILE

綜觀
Overview

環球經濟疲弱之際，香港經濟在2015年錄得2.4%溫和增長，略低於2014年的增幅。年內股票市場大幅波動。通脹率連續第四年回落，由2014年的3.5%下降至平均2.5%。失業率維持在3.3%的極低水平，收入情況大致穩定。

Amid the weak global economic condition, the Hong Kong economy registered a moderate growth of 2.4% in 2015, slightly slower than 2014. The stock market fluctuated wildly during the year. Underlying inflation eased the fourth consecutive year averaging at 2.5%, down from 3.5% in 2014. The unemployment rate stayed at a very low level of 3.3% and the income condition was broadly stable.

住宅物業市場於2015年2月推出進一步的收緊按揭措施後冷卻下來。在人們對美國加息的憂慮升溫、本港股票市場有所調整、以及環球經濟增長放緩下，住宅物業售價和租金在9月見頂後回落。儘管住宅物業售價和租金在最後一季有顯著調整跡象，住宅物業市場供求失衡情況依然持續。物業售價仍然超乎普羅市民所能負擔的水平。市民的置業負擔比率在第四季維持在約62%的高位，遠高於1995至2014年期間46%的長期平均數。政府決意解決住屋問題，讓私人住宅物業市場維持健康平穩發展，目前無意撤銷需求管理措施。

The residential property market cooled off after further mortgage tightening measures were rolled out in February 2015. With growing concerns over US interest rate hike, market correction in the local stock market and slowdown of growth in the global economy, both flat prices and rents peaked in September and fell thereafter. While there had been notable signs of moderation of prices and rents in the last quarter, there remained supply-demand imbalance in the housing market. Property prices remained at levels beyond the affordability of the general public. The home purchase affordability ratio stayed high at around 62% in the fourth quarter, significantly above the long-term average of 46% over 1995-2014. Determined to tackle the housing problem and maintain a healthy and stable development of the private residential property market, the Government has no intention to withdraw the demand-side management measures for the time being.

所有非住宅物業市場亦在2015年第四季失去上升動力。「一周一行」個人遊簽注於4月實施後，訪港旅客人次進一步減少，加上零售業總銷貨額下跌，令零售業樓宇售價和租金受壓，在第四季開始下調。年內寫字樓和工業樓宇物業市場亦有所冷卻。

The momentum of all non-residential property markets was also lost in the fourth quarter of 2015. With weakening visitor arrivals which were further dampened by the impact of the “one trip per week” Individual Visit Endorsements introduced in April and declining total retail sales, retail property prices and rents were under pressure and started decreasing in the fourth quarter. The office and industrial property markets also cooled off over the course of the year.

2016年環球經濟發展情況頗為不明朗，內地經濟增長步伐亦可能放緩。本港經濟和物業市場在早已受到「一周一行」個人遊簽注的實施、美國在2015年底加息，以及本港股票市場波動的影響下，將無可避免地面臨愈來愈大的壓力。政府會保持警覺和審慎，並參照一系列指標，包括樓價、市民的置業負擔比率、成交量、住宅物業供應量，以及本港和環球經濟發展情況，繼續密切監察物業市場動向和不斷變化的外圍情況。

The global economic development in 2016 is rather uncertain. The pace of expansion of the Mainland economy may also be slow. Our local economy and property market, which are already clouded by the implementation of “one trip per week” Individual Visit Endorsements, the hike of US interest rate at the end of 2015 and volatility of local stock market, will inevitably be facing increasing pressure. The Government will remain vigilant and prudent, and continue to closely monitor property market movements and ever-changing external conditions, with reference to a series of indicators including property prices, home purchase affordability ratio, transaction volume, flat supply and local and global economic developments.

住宅物業

住宅物業市場在2015年上半年大致保持暢旺。在2015年2月推出第七輪物業按揭貸款業務的監管措施，以提升銀行的風險管理和抗震能力後，住宅物業的買賣開始有放緩跡象。人們對美國加息的憂慮升溫、本港股票市場波動、加上環球(包括內地)經濟增長放緩，令整體住宅物業售價在上半年的升勢逐漸放緩，至10月回落。成交量逐漸下跌，並自本署於2002年開始公布土地註冊處的住宅買賣數據以來，首次於11月跌至3 000宗以下。2015年整體而言，成交量下跌12%至56 000宗。不過，政府會繼續多管齊下，致力解決住屋問題。長遠房屋策略中未來十年的總房屋供應目標於2015年12月修訂為460 000個單位，2016-17年度不同來源的私人房屋土地供應目標則調整為18 000個單位。根據2015年12月底的最新預測，未來三至四年一手私人住宅物業市場的預計供應量約為87 000個單位，是自2004年9月起政府按季度公布供應數字以來的新高。行政長官亦在《二零一六年施政報告》公布增加土地和房屋供應的新措施，並就短中長期增加土地和房屋供應的各項現有措施，概述最新進度。

Residential

The residential market stayed generally buoyant in the first half of 2015. Sales of residential property showed signs of contraction after the introduction of the seventh round of supervisory measures on property mortgage to strengthen banks' risk management and resilience in February 2015. Underpinned by the growing concerns about US interest rate hikes, volatility of local stock market and the slowing down of growth in the global economy including the Mainland's, overall flat prices increased at a slower pace gradually in the first half of the year and reversed downwards in October. Transactions contracted gradually and dropped the first time since our publication of Land Registry's statistics on domestic sales in 2002, to below 3 000 in November 2015. For 2015 as a whole, sales dropped by 12% to 56 000 cases. Nevertheless, the Government stayed committed to addressing housing problems with a multi-pronged approach. The ten-year housing supply target under the Long Term Housing Strategy (LTHS) was revised to 460 000 units in December 2015 and the 2016-17 target for private housing land supply from various sources had been adjusted to 18 000 flats. Based on the latest projection as at end December 2015, the projected supply in the first-hand private residential property market for the coming three to four years is about 87 000 units, which was the highest since the first release of quarterly statistics on supply in September 2004. In the 2016 Policy Address, the Chief Executive also announced new initiatives and outlined the latest progress of the various on-going measures to increase the land and housing supply in the short, medium and long term.

2015年私人住宅的落成量減少28%至11 280個單位，單位入住量為10 530個，略低於年內的落成量，但年底空置量連續第五年下降至總存量的3.7%，相當於42 040個單位。預測於2016和2017年落成量的單位分別為18 200個和17 930個。

Completions in 2015 decreased by 28% to 11 280 units. Take-up, at 10 530 units, was slightly lower than the year's completions. Yet, vacancy at the year-end declined the fifth consecutive year to 3.7% of total stock, equivalent to 42 040 units. The numbers of units forecast for completions in 2016 and 2017 are 18 200 and 17 930 units respectively.

住宅物業市場的售價和租金均在2015年第三季見頂，隨後在第四季分別下跌4%和2%。不過，2015年第四季的私人住宅售價和租金與去年同期相比，仍分別錄得7%和5%增幅。售價和租金的升幅再次由中／小型單位帶動，年內所有類別單位的租金回報率保持穩定。

Both prices and rents peaked in the third quarter of 2015 and went down by 4% and 2% respectively in the fourth quarter. Nevertheless, comparing the fourth quarter of 2015 with the same period last year, residential prices and rents still recorded a respective rise of 7% and 5%. The increases in prices and rents were again led by small/medium-sized flats and rental yields for all classes of flats remained stable in the year.

寫字樓

香港連續21年獲美國傳統基金會和華爾街日報評選為全球最自由的經濟體。根據投資推廣署和政府統計處一項統計調查，母公司在海外及中國內地的駐港公司數目於2015年達7 904間，為歷來最高。寫字樓銷售從2014年1 300宗上升16%至2015年1 500宗。年來錄得多宗涉及整幢商業大廈的交易。為滿足市場需求，政府將繼續出售商業用地。九龍東新商業區將供應大量寫字樓樓面。另一方面，活化工廈措施自2010年實施以來，已有多座工廈完成整幢改裝，提供額外寫字樓樓面。

Office

Hong Kong was ranked the freest economy in the world for the 21st consecutive year by the Heritage Foundation and the Wall Street Journal. According to a survey conducted by the Invest Hong Kong and the Census and Statistics Department, the number of business operations in Hong Kong with parent companies overseas and in the Mainland hit a record high of 7 904 in 2015. Office sales rose by 16% from 1 300 cases in 2014 to 1 500 cases in 2015. A number of en bloc office transactions were recorded in the year. To meet the market demand, the Government will continue to put up commercial sites for sale. The new business district, Kowloon East, will supply considerable office floor areas. On the other hand, since the implementation of the industrial building revitalisation measures in 2010, some industrial buildings had undergone wholesale conversion to provide additional office spaces.

2015年寫字樓的落成量為164 500平方米，較2014年增加59%。甲級寫字樓的落成量為123 900平方米，當中62%來自觀塘。乙級寫字樓的落成量則為40 600平方米。年內，寫字樓的整體使用量下降至27 300平方米。甲級和乙級寫字樓分別錄得正數14 900平方米和24 300平方米，而丙級寫字樓的使用量則為負數11 900平方米。年底空置量急增至8.0%，相當於898 500平方米。甲級寫字樓的空置率增加至7.8%，乙級寫字樓增至8.9%，而丙級寫字樓則上升至7.2%。不過，按分區而言，位於上環和灣仔／銅鑼灣的甲級寫字樓空置率均下跌。

Office completions in 2015 were 164 500 m^2, 59% higher than 2014. Grade A completions were 123 900 m^2, of which 62% came from Kwun Tong. Grade B completions were 40 600 m^2. The overall take-up dropped to 27 300 m^2 in the year. Both Grade A and B offices had positive take-up of 14 900 m^2 and 24 300 m^2 respectively while Grade C offices had a negative take-up of 11 900 m^2. The year-end vacancy surged to 8.0%, amounting to 898 500 m^2. The vacancy rate of Grade A offices increased to 7.8%, Grade B offices to 8.9% while that of Grade C went up to 7.2%. For sub-districts, the vacancy rates of Grade A offices in Sheung Wan, Wan Chai / Causeway Bay however dropped.

2016年的供應將增至198 900平方米，及至2017年升至232 400平方米。2016年甲級寫字樓的落成量將有174 200平方米，主要集中於九龍，佔應的樓面面積佔預計供應量的64%。2017年甲級寫字樓的落成量將有215 100平方米，單是觀塘已佔63%。乙級寫字樓方面，2016和2017年的預測落成量分別為22 300平方米和16 000平方米。丙級寫字樓的落成量在2016和2017年將分別有2 400平方米和1 300平方米。

More supply will come on stream in 2016, with 198 900 m^2, and in 2017, with 232 400 m^2. In 2016, new Grade A completions will account for 174 200 m^2, mainly on Kowloon side amounting to 64% of the anticipated supply. Grade A completions in 2017 will be 215 100 m^2, with Kwun Tong alone contributing 63%. Grade B forecast completions are 22 300 m^2 in 2016 and 16 000 m^2 in 2017. There will be 2 400 m^2 and 1 300 m^2 of Grade C office completions in 2016 and 2017 respectively.

寫字樓售價和租金在2015年首三季上揚，至第四季顯示回落跡象。然而，比較2014及2015年的第四季的整體寫字樓售價，仍錄得7%增長。2015年最後一季甲級寫字樓售價較2014年同季上升10%，而乙級和丙級寫字樓售價同期則錄得8%升幅。比較2014及2015年的第四季，整體寫字樓租金同樣上升6%，各級寫字樓的租金均錄得6%升幅。全年的租金回報率保持相當平穩。

Office prices and rents grew in the first three quarters of 2015 and showed signs of contraction in the fourth quarter. Nevertheless, overall office prices still recorded a gain of 7% between the fourth quarters of 2014 and 2015. Prices of Grade A offices in the last quarter of 2015 hiked up for 10% from the corresponding quarter in 2014 while both Grade B and C office prices recorded a growth of 8% over the same period. Overall office rentals likewise rose by 6%, with each grade recording the same increase of 6% between the fourth quarters of 2014 and 2015. Rental yields remained fairly stable throughout the year.

商業樓宇

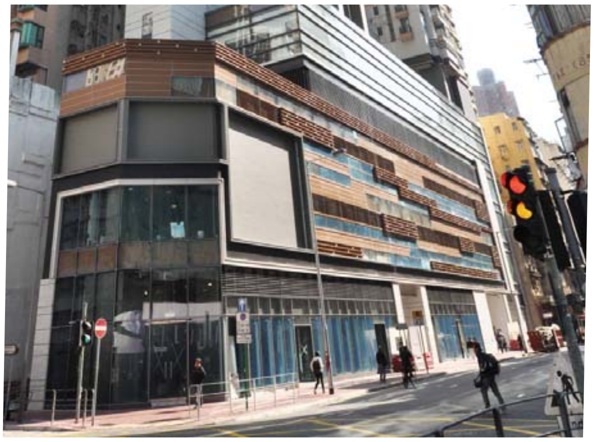
2015年商業樓宇的落成量為68 300平方米，九龍和新界分別提供其中的44%和32%。年內使用量維持正數達10 300平方米，空置率則升至7.7%，相當於847 400平方米。預計2016年落成量會增加，總落成量達125 900平方米，其中元朗的落成量急增至39 700平方米。及至2017年，落成量將減至93 300平方米，當中西貢將提供總供應的19%，另外16%和14%將分別來自油尖旺和沙田。

Commercial

Completions in 2015 were 68 300 m^2, with Kowloon and the New Territories contributing 44% and 32% of the completions respectively. Take-up remained positive with 10 300 m^2 in the year and vacancy rate increased to 7.7% at 847 400 m^2. More completions are expected in 2016, with 125 900 m^2 in total and Yuen Long surging to 39 700 m^2. In 2017, completions will drop to 93 300 m^2 of which Sai Kung alone will provide 19% of the total supply. Another 16% and 14% will come from Yau Tsim Mong and Sha Tin respectively.

零售業樓宇

在環球經濟增長放緩，貨幣因素不利的影響下，2015年整體訪港旅客減少2.5%至5 930萬人次，是自2003年以來首次錄得全年跌幅。就持深圳戶籍的居民自4月起實施「一周一行」個人遊簽注，加上政治局勢緊張和消費模式轉變，內地旅客下跌3%至4 580萬人次，但依然佔整體訪港旅客77%。值得注意的是，珠寶鐘錶等高級貨品的銷售價值於2015年進一步下跌16%。因此，商鋪銷售和租賃轉差，尤以位處優質地段的街鋪為甚，2015年商業樓宇的銷售下跌33%至2 100宗。



Retail

Overall visitor arrivals decreased by 2.5% to 59.3 million in 2015, the first annual decline since 2003, amid the slowdown of global economic growth and unfavourable currency factor. In the face of "one trip per week" Individual Visit Endorsements for permanent residents of Shenzhen implemented in April, political tensions and changes in spending patterns, mainland visitors dropped by 3% to 45.8 million but still accounted for 77% of the total visitors. It is noteworthy that the value of high-end sales like jewellery and watches declined further by 16% in 2015. As a result, the sale and leasing of shops especially those at prime street locations suffered and the sales of commercial premises in 2015 dropped by 33% to 2 100 cases.

私人零售業樓宇的售價和租金在2015年首三季均錄得溫和增長，及至第四季則下跌。然而，比較2014及2015年的第四季，仍然錄得3%的增幅。2015年的租金回報率保持平穩。

Both private retail prices and rents recorded modest gains during the first three quarters of 2015 but declined in the fourth quarter, yet still recording a growth of 3% between the fourth quarters of 2014 and 2015. Rental yields remained stable throughout 2015.

工業樓宇

工業物業市場亦於2015年下半年冷卻，但年內**分層工廠大廈**的銷售仍然錄得13%增長至3 400宗。由於越來越多工業樓宇在活化措施下整幢改裝，分層工廠大廈的總供應量因而有所下跌。

2015年分層工廠大廈的落成量下跌至29 700平方米，當中82%來自深水埗。使用量再次為負數達70 500平方米。年底空置量進一步跌至5.0%，相當於842 600平方米。2016和2017年分層工廠大廈的落成量會先驟降至12 700平方米，繼而上升至26 100平方米。

與其他樓宇類別一樣，分層工廠大廈的售價和租金的增長趨勢在2015年第四季開始掉頭向下。然而，比較2014及2015年的第四季，售價和租金同樣上升7%。全年的租金回報率保持相當平穩。

2015年並無**工貿大廈**落成。年內使用量為負數6 500平方米，空置率減至6.8%，即39 700平方米。預測這類大廈在2016和2017年均不會有新供應。

2015年並無**貨倉**落成。年內使用量為62 200平方米，空置率減至4.2%，相當於153 000平方米。預測2016和2017年將分別有73 200平方米和82 800平方米的貨倉樓面落成。

Industrial

The industrial property market also cooled off in the second half of 2015 and yet still recording an increase of sales of **flatted factories** by 13% to 3 400 cases in the year. With more industrial buildings undergoing wholesale conversion under the revitalisation measures, the total supply of flatted factories dropped.

Completions of flatted factories in 2015 decreased to 29 700 m^2, with 82% coming from Sham Shui Po. Take-up was again negative at 70 500 m^2 and vacancy at the year-end declined further to 5.0% at 842 600 m^2. Completions in 2016 and 2017 will first plunge to 12 700 m^2 and then rise to 26 100 m^2.

Same as the other property sectors, the growing trend of flatted factory prices and rents started reversing downwards in the fourth quarter of 2015. Nevertheless, comparing the fourth quarters of 2014 and 2015, prices and rents still rose by 7%. Rental yields remained fairly stable throughout the year.

There were no **industrial/office** completions in 2015. Take-up was negative at 6 500 m^2 and the vacancy rate decreased to 6.8% at 39 700 m^2. There is unlikely any new supply in 2016 and 2017.

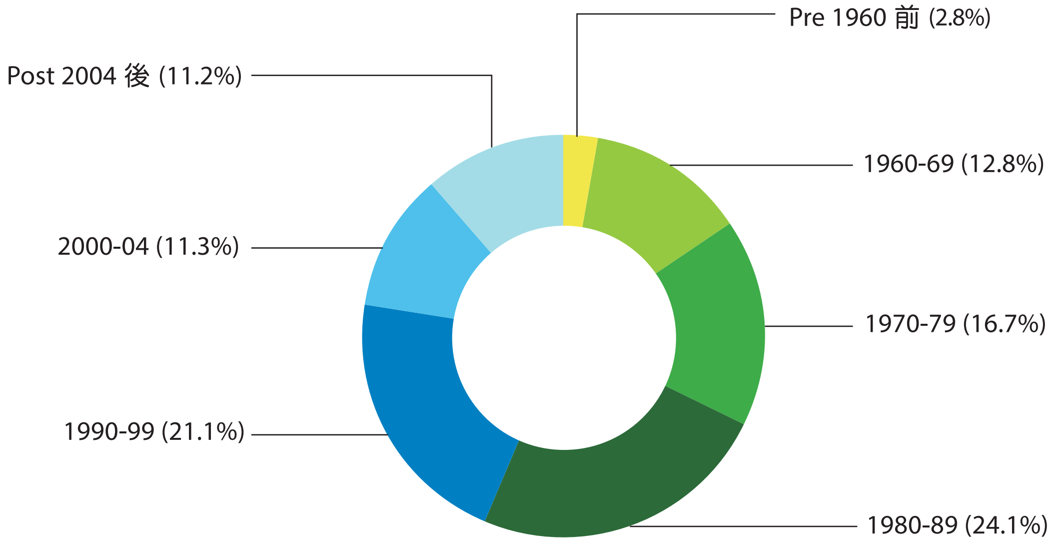
There was no new **storage** space completed in 2015. Take-up was 62 200 m^2 and the vacancy rate decreased to 4.2% at 153 000 m^2. In 2016 and 2017, it is estimated that 73 200 m^2 and 82 800 m^2 of storage spaces will be completed respectively.

私人住宅
Private Domestic

這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、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。2015年底的整體總存量約為1 145 500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 2015, the overall stock was about 1 145 500 units. The chart shows the stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2015年私人住宅落成量下跌至11 280個單位，較前一年的水平減少28%。新界有最多供應，佔落成量的61%，港島和九龍則分別佔22%和17%。按地區計，沙田供應最多新單位，佔整體落成量的18%，其次是離島和灣仔，各佔整體落成量的13%。

Completions in 2015 dropped to 11 280 units, down 28% from the previous year. The New Territories provided the largest supply, accounting 61% of the completions. Hong Kong Island and Kowloon contributed 22% and 17% respectively. District-wise, Sha Tin provided the largest number of new units, at 18% of overall completions, followed by Islands and Wan Chai each accounting 13%.

2015年的入住量下降至10 530個單位，相當於年內落成量的93%。年底空置量下跌至42 040個單位，相當於總存量的3.7%，是自1997年以來的最低水平，其中約7 210個空置單位於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2015 reduced to 10 530 units, equivalent to 93% of the completions in the year. Vacancy at the year-end dropped to 42 040 units, or 3.7% of the total stock, the lowest level since 1997. About 7 210 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

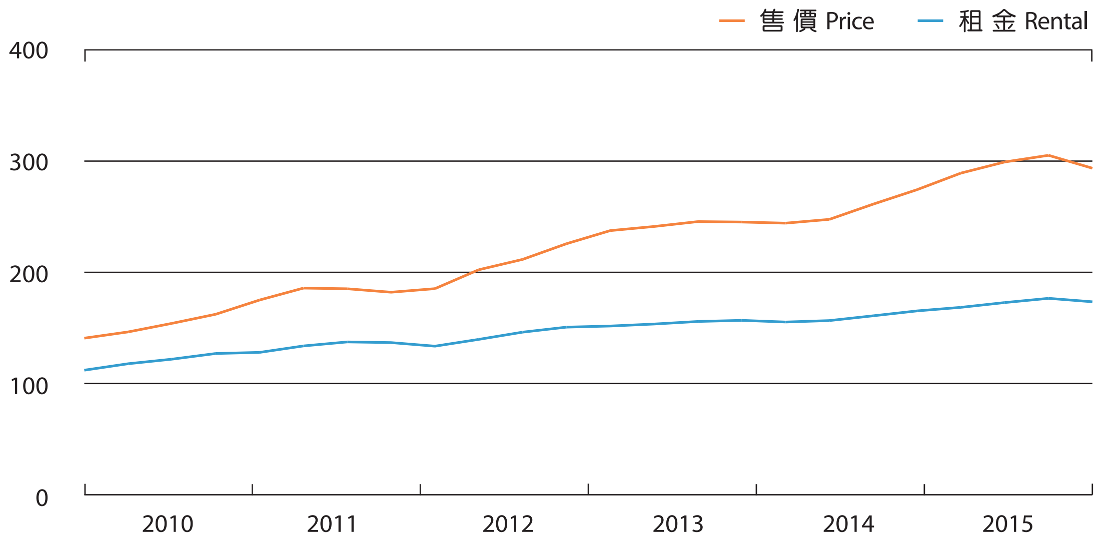
預計落成量在2016年增至18 200個單位，然後在2017年回落至17 930個單位。在2016年，新界的新供應將增至約佔68%，其餘18%來自九龍和14%來自港島。按地區計，元朗和西貢將合共提供預測落成量的一半。在2017年，供應將更為平均分布於九龍和新界，其中九龍城、西貢和深水埗將合共供應落成量的55%。

Completions are expected to rise to 18 200 units in 2016 and then ease to 17 930 units in 2017. In 2016, new supply in the New Territories will increase to about 68%, and the remainder will be from Kowloon at 18% and Hong Kong Island at 14%. On district basis, Yuen Long and Sai Kung together will account for half of the forecast completions. In 2017, supply will be more evenly distributed in Kowloon and the New Territories, with Kowloon City, Sai Kung and Sham Shui Po altogether providing 55% of the completions.

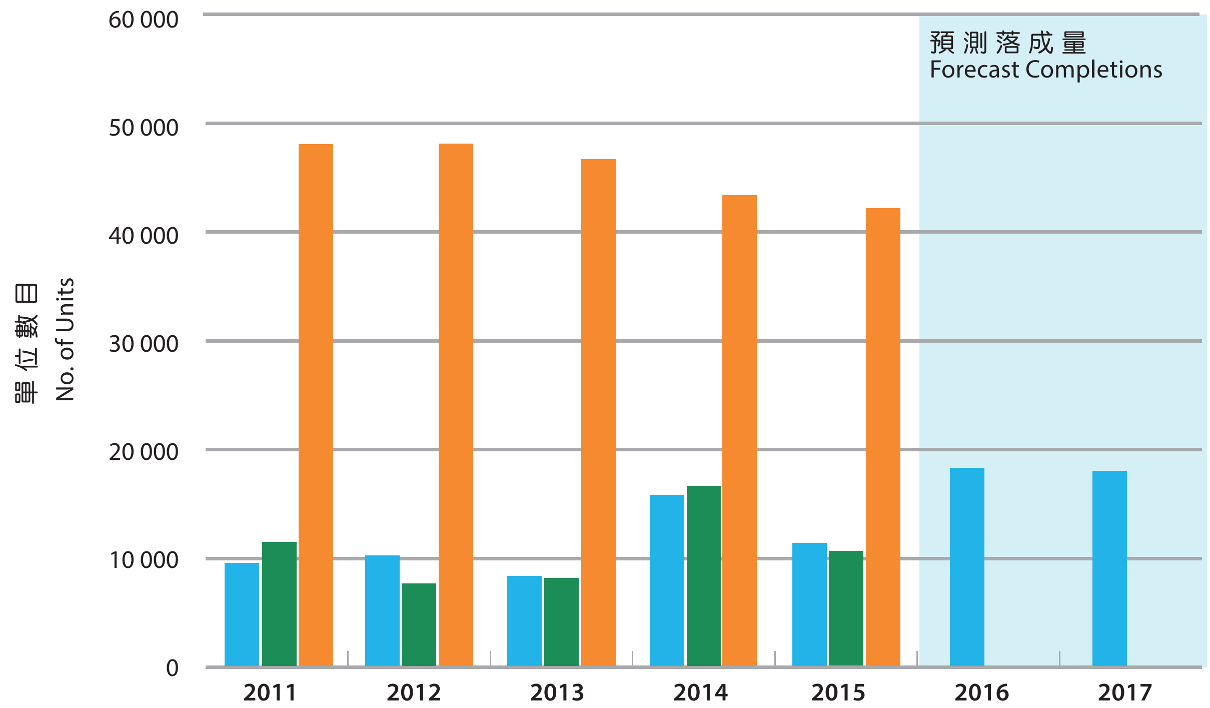
香港金融管理局推出新一輪收緊按揭措施後，私人住宅買賣活動自2015年3月起轉趨淡靜。然而，二手市場物業售價在首三季持續上揚，但受到市場氣氛轉弱和美國加息影響，售價在第四季回落。第四季的整體售價較去年同季的水平高出7%。同樣地，租金於連續攀升三季後在最後一季整固，亦較去年同期增長5%。

Trading activities turned quiet since March 2015 after the latest round of mortgage tightening measure imposed by Hong Kong Monetary Authority. Yet, prices in the secondary market rose continually in the first three quarters and declined in the fourth quarter, amid concerns of the weakening sentiment and rising interest rates in US. Overall prices in the fourth quarter were 7% higher than the level in the same quarter of the previous year. Similarly, rents consolidated in the last quarter after rising consecutively for three quarters, increasing 5% 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

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	9 450	10 150	8 250	15 720	11 280	18 200#	17 930#
入住量 Take-up	11 400	7 550	8 060	16 520	10 530		
空置量 Vacancy	47 920	48 000	46 570	43 260	42 040		
%+	4.3	4.3	4.1	3.8	3.7		

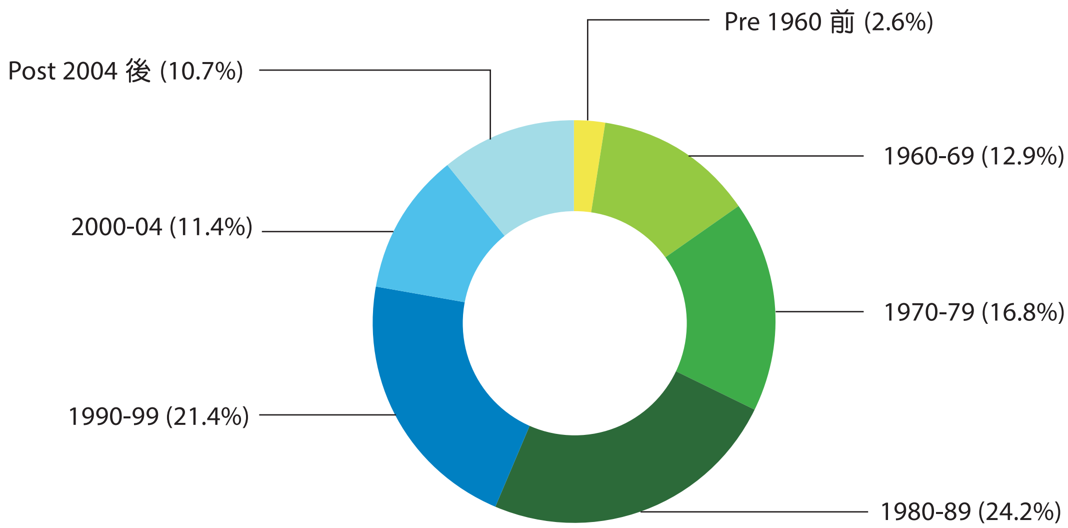
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米以下的單位。2015年底的總存量為1 056 300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 2015 was 1 056 300 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2015年約有9 360個單位落成，其中62%位於新界，22%位於港島和16%位於九龍。按地區計，約有一半的供應來自沙田、灣仔和元朗。以單位面積計，B類單位獨佔新供應的54%，A和C類單位則各佔落成量的23%。

There were about 9 360 units completed in 2015, of which 62% were located in the New Territories, 22% on Hong Kong Island and 16% in Kowloon. On district level, about half of the supply came from Sha Tin, Wan Chai and Yuen Long. In terms of flat size, Class B units alone accounted for 54% of the new supply with Class A and Class C units each providing 23% of the completions.

2015年的入住量下跌37%至8 970個單位，年底空置量減至34 830個單位，佔此分類總存量的3.3%。

Take-up in 2015 dropped by 37% to 8 970 units. Vacancy at the year-end edged down to 34 830 units, or 3.3% of the stock in this sub-sector.

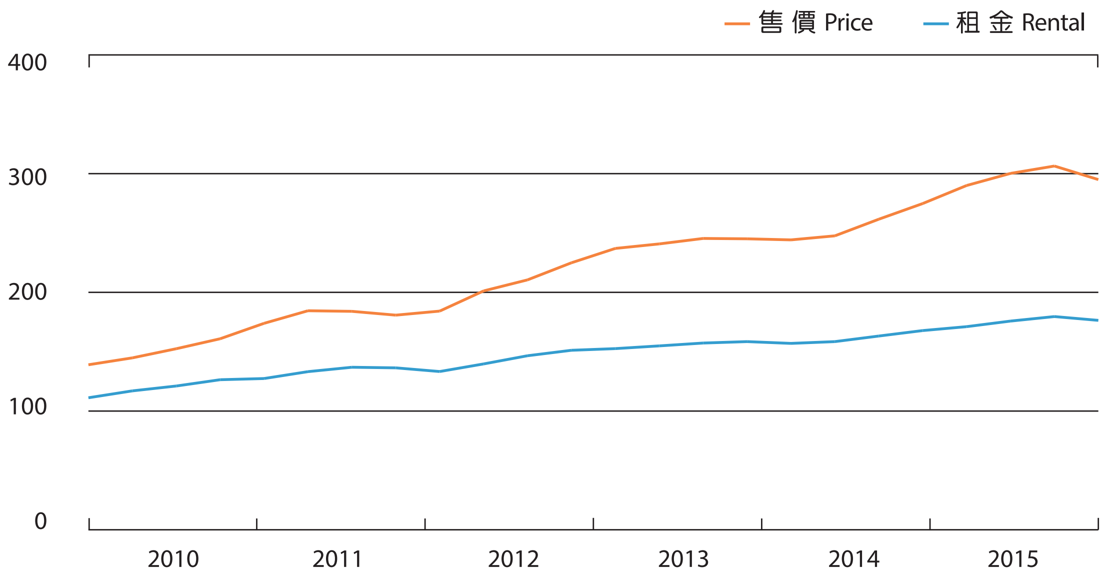
預計2016和2017年的落成量分別增至15 540個單位和16 020個單位。2016年的新供應主要來自新界，佔總落成量的70%。按地區計，元朗和西貢將供應52%新落成單位。在2017年，供應將更為平均分布於九龍和新界，主要來自九龍城和西貢。

Completions in 2016 and 2017 are expected to rise to 15 540 units and 16 020 units respectively. New supply in 2016 will mainly come from the New Territories, at 70% of the total completions. District-wise, Yuen Long and Sai Kung will provide 52% of the new units. In 2017, supply will be more evenly distributed in Kowloon and the New Territories, mainly coming from Kowloon City and Sai Kung.

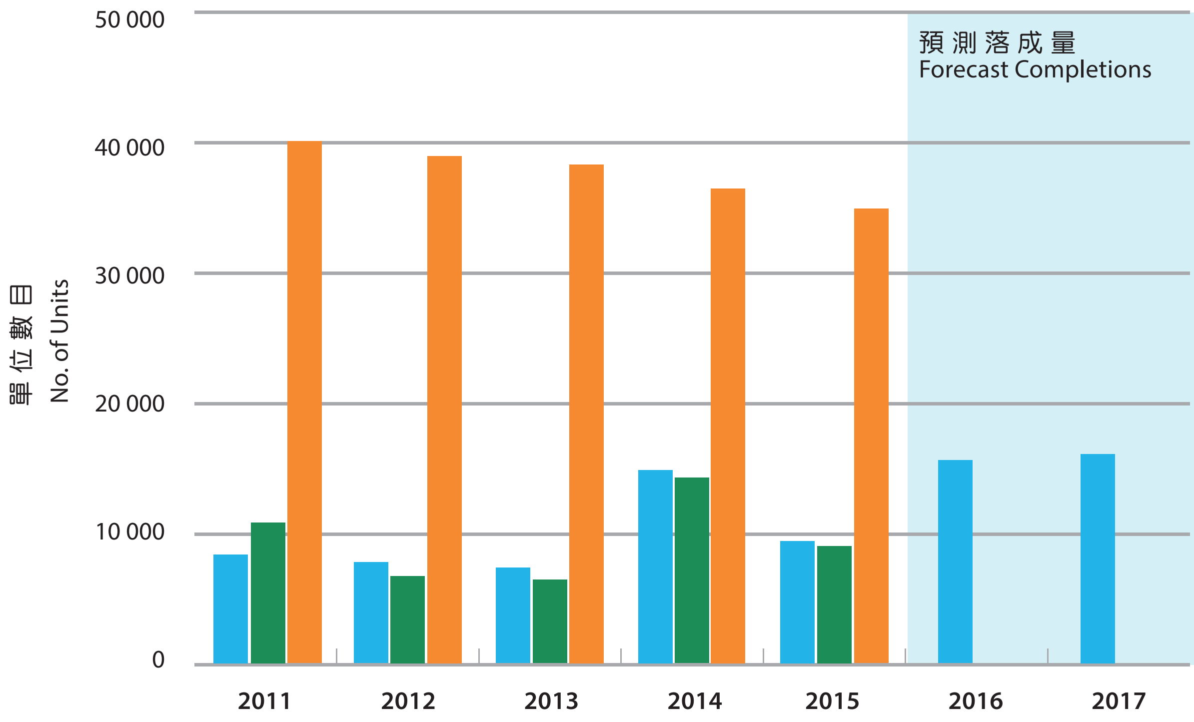
與大型單位相比，此分類單位的銷售情況更為優勝。此分類單位的售價在2015年首三季持續上升，及至最後一季回落下，仍較2014年最後一季增長7%。租金在第四季較2014年同季上升5%。

By comparison, sales market in this sub-sector outperformed the large-sized flats. With an uninterrupted rise in the first three quarters of 2015, prices in this sub-sector fell in the last quarter but finished with an increase of 7% over the final quarter of 2014. Rents recorded an increase of 5% in the fourth quarter when compared with the corresponding quarter in 2014.

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

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	8 320	7 730	7 310	14 810	9 360	15 540#	16 020#
入住量 Take-up	10 770	6 680	6 390	14 210	8 970		
空置量 Vacancy	40 000	38 860	38 210	36 370	34 830		
%+	3.9	3.8	3.7	3.5	3.3		

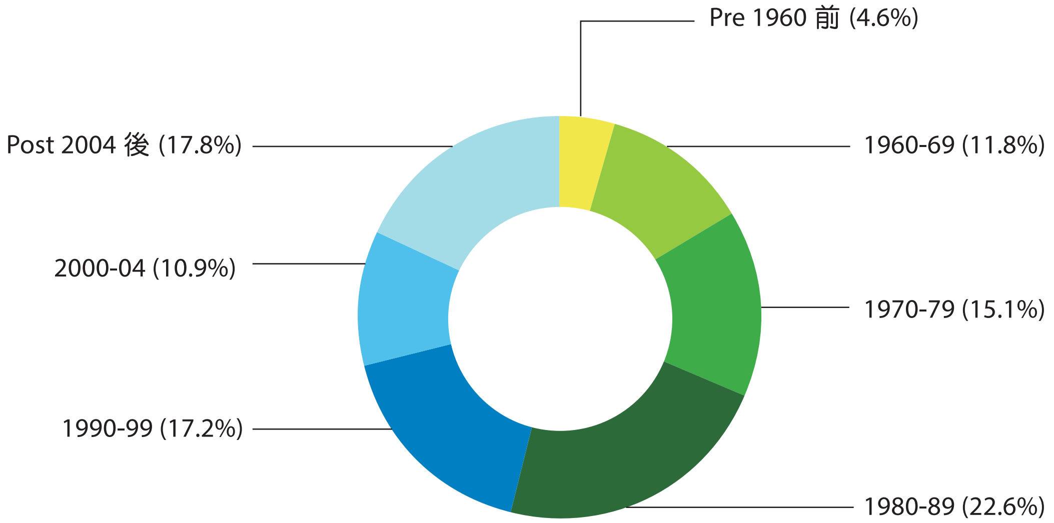
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米或以上的單位。2015年底的總存量為89 100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 2015 was 89 100 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



2015年共有1 920個單位落成，其中約60%位於新界。按地區計，大埔佔落成量的24%，其次為九龍城佔21%。

Of the 1 920 units completed in 2015, about 60% were located in the New Territories. On district level, Tai Po accounted for 24% of the completions, followed by Kowloon City at 21%.

2015年的入住量下跌32%至1 560個單位。年底空置量增至7 210個單位，相當於此分類總存量的8.1%。

Take-up in 2015 decreased by 32% to 1 560 units. Vacancy at the year-end increased to 7 210 units, representing 8.1% of the stock in this sub-sector.

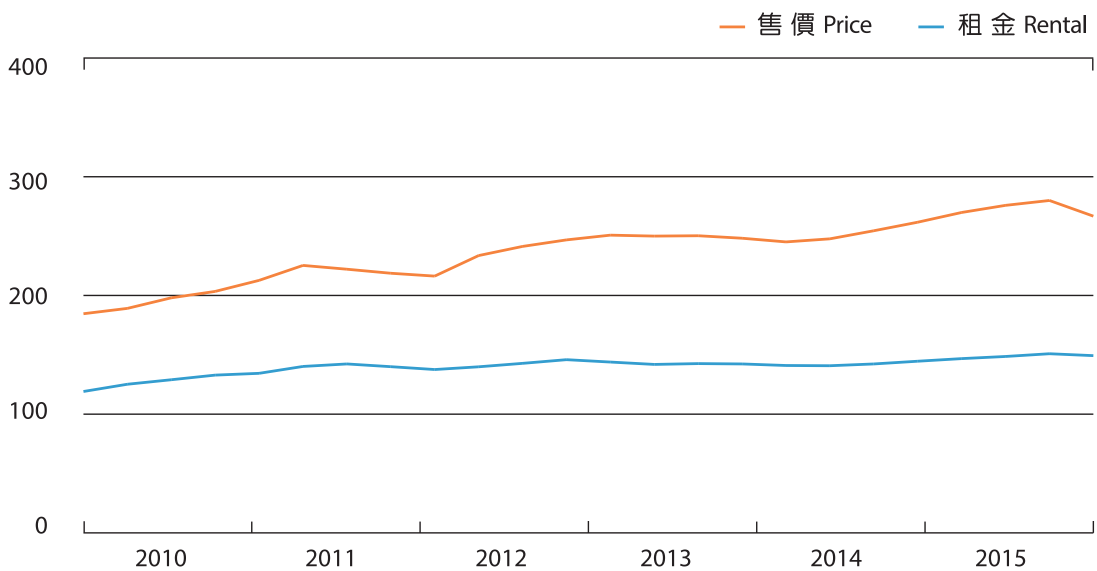
預計2016和2017年的落成量分別約為2 660個單位和1 910個單位。2016年的新供應集中在新界，九龍城和西貢將合共提供落成量的53%。2017年的新供應將頗為平均地分布在港島、九龍和新界。按地區計，深水埗的供應量最多，佔新單位的27%。

Around 2 660 and 1 910 units are forecast to be completed in 2016 and 2017 respectively. In 2016, new supply will be concentrated in the New Territories. Kowloon City and Sai Kung will provide in total 53% of the new completions. New supply will be distributed quite evenly among Hong Kong, Kowloon and the New Territories in 2017. Sham Shui Po tops the list of supply at district level, accounting for 27% of the new units.

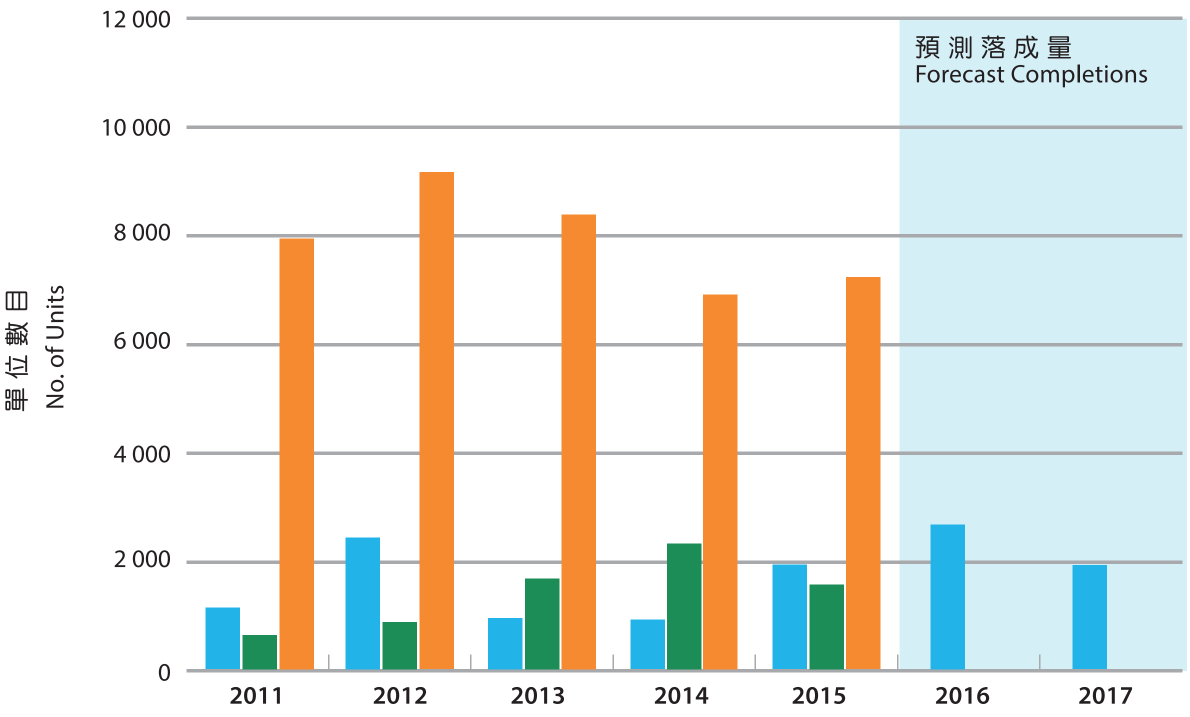
此分類單位的售價在2015年第三季見頂，隨後在最後一季微跌。由於售價在首三季持續上揚，最後一季的售價較去年同季增加2%。租金同樣在首三季持續急升，至最後一季開始回落。在租金表現較為平穩下，2015年第四季較去年同期增長3%。

Prices in this sub-sector saw a slight decline in the last quarter in 2015 after surpassing the peak in the third quarter. As a result of the continuous rise throughout the first three quarters, price level in the last quarter was 2% higher than that in the corresponding quarter of the year earlier. Likewise, rents soared consecutively for the first three quarters and began to fall in the last quarter. With steadier performance, rents in the fourth quarter of 2015 recorded a 3% 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

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	1 130	2 420	940	910	1 920	2 660#	1 910#
入住量 Take-up	630	870	1 670	2 310	1 560		
空置量 Vacancy	7 920	9 140	8 360	6 890	7 210		
%+	9.5	10.7	9.7	7.9	8.1		

\+ 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

私人住宅

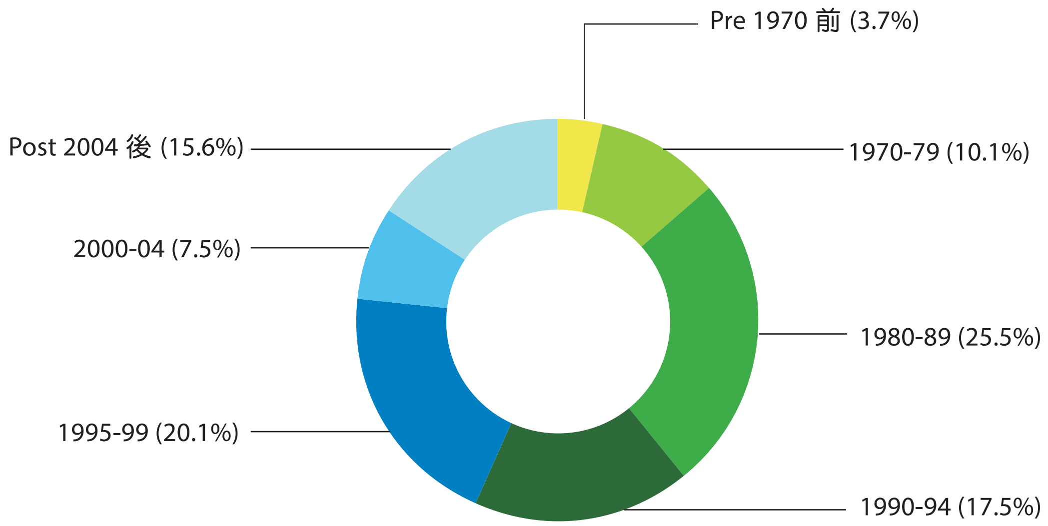
Private Domestic

私人寫字樓
Private Office

2015年底私人寫字樓的總存量為11 283 200平方米，當中甲級寫字樓佔64%，乙級寫字樓佔23%和丙級寫字樓佔13%。2015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55%。圖表顯示按樓齡分類的各級寫字樓總存量。

The total stock of private offices at the end of 2015 amounted to 11 283 200 m^2, comprising 64% Grade A, 23% Grade B and 13% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 55% of the total stock at the end of 2015. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2015年私人寫字樓的落成量為164 500平方米，較2014年增加59%，當中94%的落成量位於非核心地區。甲級寫字樓的落成量為123 900平方米，相當於總供應量的75%。

Office completions in 2015 were 164 500 m^2, representing a rise of 59% from 2014 level. 94% of the completions were in the non-core districts. Completions of Grade A space amounted to 123 900 m^2, equivalent to 75% of the total supply.

年內的整體使用量錄得27 300平方米，較前一年下跌82%。年底空置量增加30%至898 500平方米，相當於總存量的8%。

The overall take-up of 27 300 m^2 was recorded for the year, demonstrating a reduction of 82% from the preceding year. Vacancy at the year-end increased by 30% to 898 500 m^2, which was equivalent to 8% of the total stock.

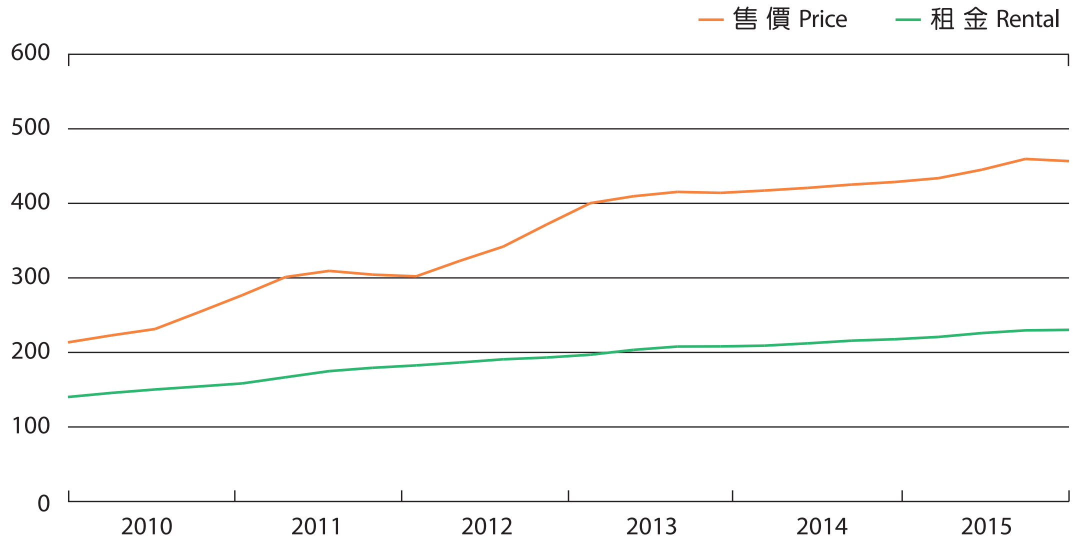
預計2016和2017年的落成量分別增至198 900平方米和232 400平方米。在2016年，56%的總落成量來自九龍，主要由觀塘和油尖旺合共提供81%的新落成樓面。2016年另一個有較多供應的分區為沙田，將佔整體落成量的20%。在2017年，預計觀塘有更多供應。此外，亦預計甲級寫字樓將分別佔2016和2017年整體預測落成量的88%和93%。

Completions are expected to increase to 198 900 m^2 and 232 400 m^2 in 2016 and 2017 respectively. Supply from Kowloon in 2016, at 56% of total completions, will dominate the scene with Kwun Tong and Yau Tsim Mong together providing 81% of the newly completed space. Another district with relatively higher supply in 2016 is Sha Tin which will account for 20% of the overall completions. In 2017, more supply from Kwun Tong is expected. It is also anticipated that Grade A offices will account for 88% and 93% of the forecast completions in 2016 and 2017 respectively.

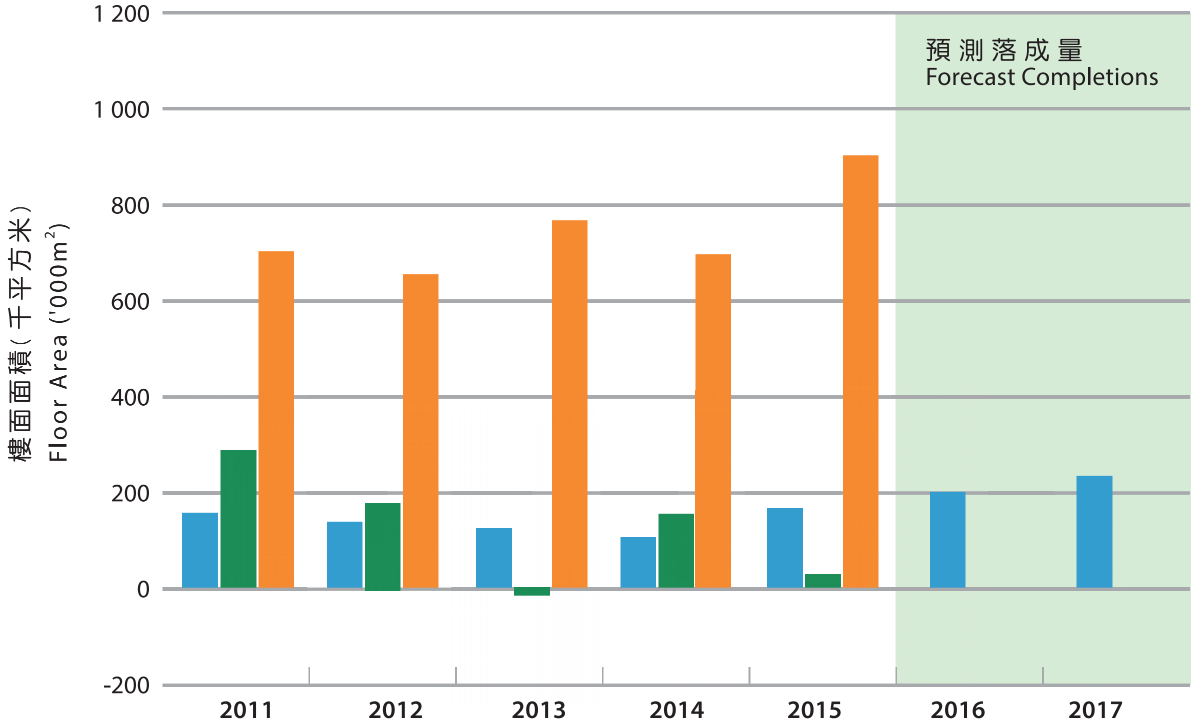
寫字樓售價在年內穩步上升至第三季，但在第四季回落，寫字樓租金則全年向上。第四季售價和租金與2014年同期相比均有所上升，分別錄得7%和6%增幅。

Office prices grew steadily to the third quarter but stumbled in the fourth quarter of the year while office rents rose in the whole year. Both prices and rents in the fourth quarter recorded a growth of 7% and 6% respectively over the corresponding period in 2014.

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)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	155	136	123	104	165	199#	232#
使用量 Take-up	285	182	-17	153	27		
空置量 Vacancy	700	652	764	693	899		
%+	6.5	6.0	7.0	6.3	8.0		

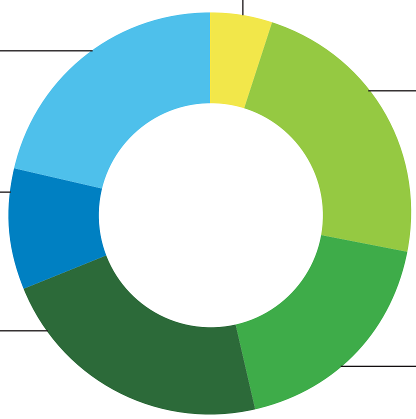
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2015年底，甲級寫字樓的總存量為7 179 600平方米，佔各級寫字樓總存量的64%。圖表顯示按樓齡分類的甲級寫字樓總存量。

At the end of 2015, stock of Grade A office space stood at 7 179 600 m^2, representing 64% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



總存量中有52%位於港島，九龍及新界則分別佔37%和11%。

Hong Kong Island accounted for 52% of the stock, while the share for Kowloon and the New Territories were 37% and 11% respectively.

甲級寫字樓的落成量為123 900平方米，較2014年的水平增加44%。新的發展項目大多位於非核心地區，例如觀塘佔62%、南區佔14%和沙田佔11%。

Completions of Grade A offices were 123 900 m^2, a rise of 44% from 2014 level. Majority of the new developments were located in the non-core districts such as Kwun Tong with 62%, Southern district with 14% and Sha Tin with 11%.

2015年的使用量維持正數，但減少至14 900平方米。年底空置量增加至甲級寫字樓總存量的7.8%，相當於558 000平方米，其中29%的空置面積位於核心地區。

Take-up in 2015 remained positive but was reduced to 14 900 m^2. The year-end vacancy increased to 7.8% of the Grade A stock, amounting to 558 000 m^2. 29% of the vacant space was found in the core districts.

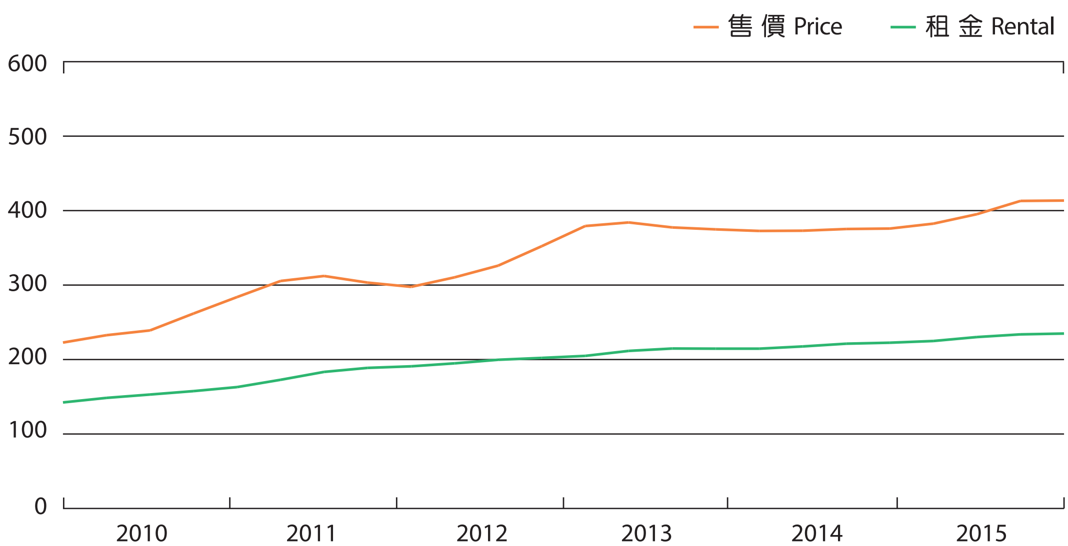
預計落成量在2016年將增加至174 200平方米，在2017年再上升至215 100平方米。2016年的新供應集中在觀塘、油尖旺和沙田，佔預測落成量的74%。2017年的新供應大多來自觀塘，佔整體落成量的63%。

It is anticipated that completions will increase to 174 200 m^2 in 2016 and further to 215 100 m^2 in 2017. New supply in 2016 will be concentrated in Kwun Tong, Yau Tsim Mong and Sha Tin by providing 74% of the estimated completions. In 2017, most of the new supply will come from Kwun Tong which will account for 63% of the overall completions.

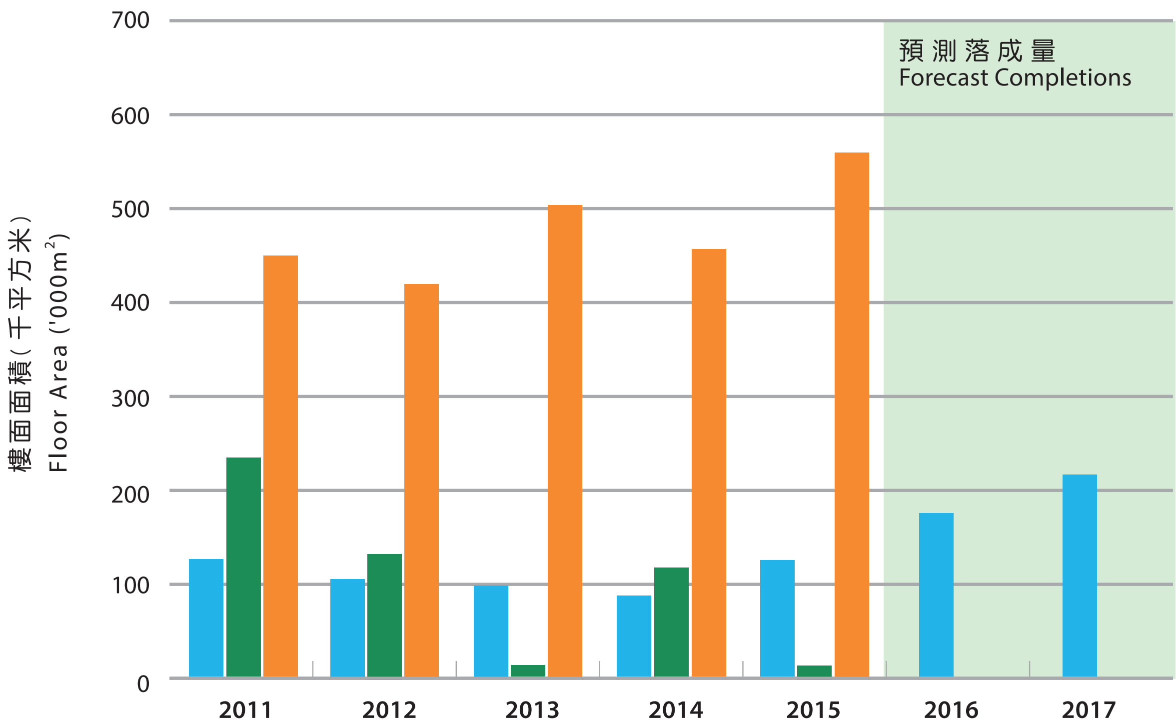
寫字樓售價穩步攀升至第三季，及至年底開始停止。第四季的售價仍較去年同季上漲10%。年內租金上升較為輕微，第四季較2014年同期增加6%。

Office prices rose steadily up to the third quarter but started to halt at the year-end. It still demonstrated a hike of 10% in the fourth quarter over the same quarter of the year earlier. Rents rose much mildly during the year and registered a 6% gain in the fourth quarter over the same period in 2014.

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)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	125	104	97	86	124	174#	215#
使用量 Take-up	233	134	12	116	15		
空置量 Vacancy	448	418	502	455	558		
%+	6.6	6.1	7.2	6.4	7.8		

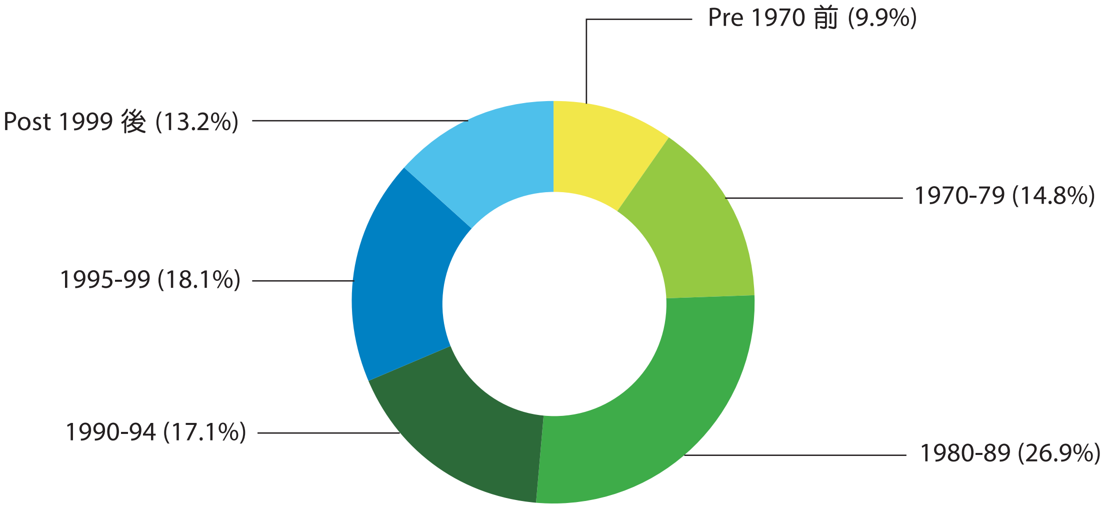
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2015年底乙級寫字樓的總存量為2 616 400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。

Stock of Grade B offices at the end of 2015 was 2 616 400 m², representing 23% 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62%，九龍與新界則分別佔35%和3%。

Hong Kong Island accounted for 62%, while Kowloon and the New Territories contributed 35% and 3% respectively.

2015年乙級寫字樓的落成量較2014年大幅增加，達40 600平方米，全部坐落於南區、觀塘和油尖旺。

Grade B office completions in 2015 hiked up significantly from 2014 level to 40 600 m². All completions came from Southern district, Kwun Tong and Yau Tsim Mong.

與甲級寫字樓的使用量相似，乙級寫字樓在2015年的使用量同樣為正數，但跌至24 300平方米。年底空置量同樣錄得升幅，增至乙級寫字樓總存量的8.9%，相當於233 800平方米，其中38%的空置面積位於核心地區。

Similar to that for the Grade A offices, the take-up for Grade B offices in 2015 was again positive but it dropped to 24 300 m^2. The year-end vacancy, amounting to 233 800 m^2, also recorded a rise to 8.9% of the Grade B stock. 38% of the vacant space was found in the core districts.

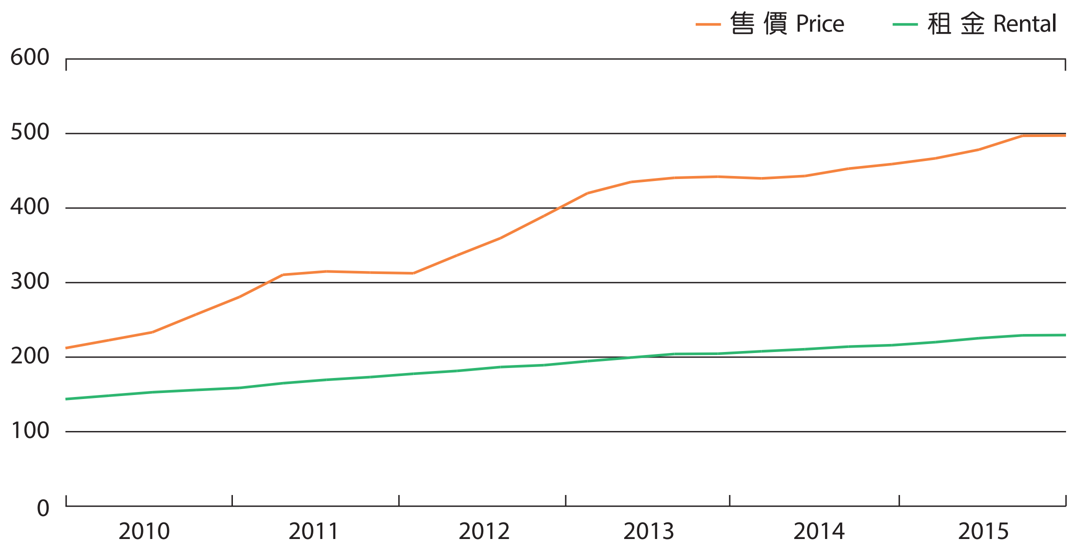
預計2016和2017年的落成量分別為22 300平方米和16 000平方米。在2016年，主要供應來自港島，將提供22 200平方米寫字樓樓面。預計2017年的供應將全部來自中西區。

22 300 m^2 and 16 000 m^2 are estimated to come on stream in 2016 and 2017 respectively. In 2016, major supply will be contributed from Hong Kong Island which will provide 22 200 m^2 of office spaces. It is expected that the entire supply in 2017 will come from Central and Western district.

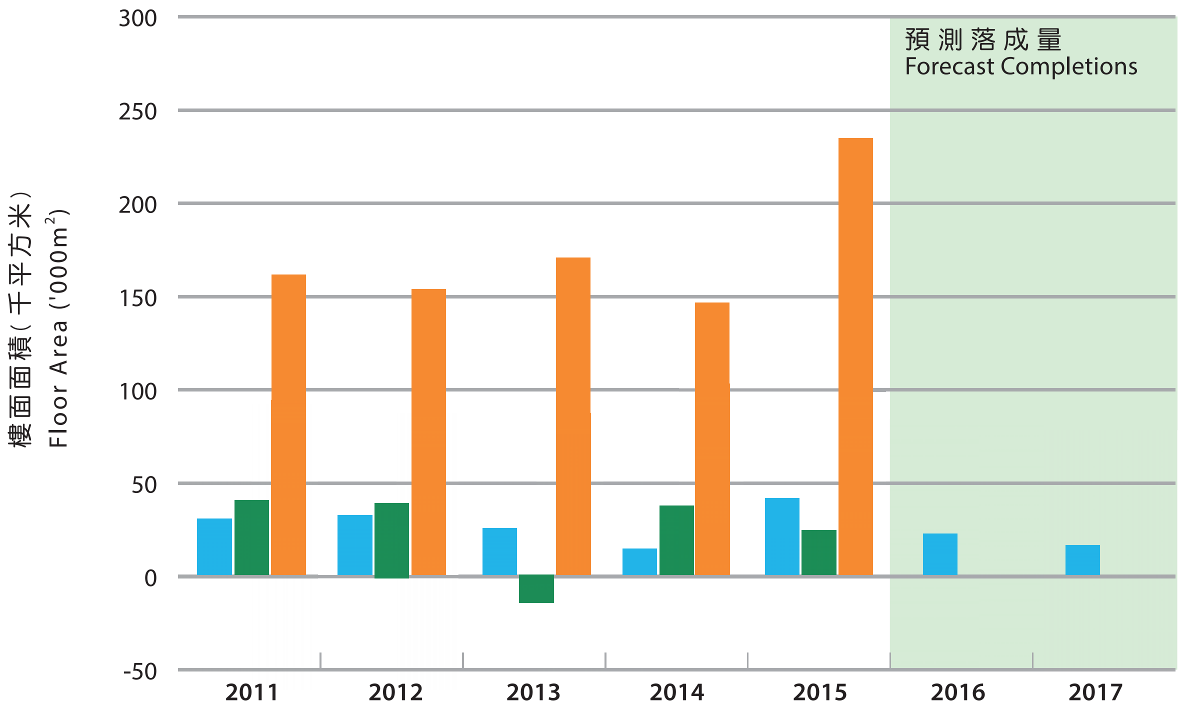
年內寫字樓租金持續上揚，2015和2014年的第四季相比，錄得6%增幅。售價亦在首三季持續攀升，及至第四季同樣開始停止。然而，2015年第四季的售價仍較2014年同期上漲8%。

Office rents grew throughout the year with an increase of 6% between the fourth quarters of 2014 and 2015. Prices also rose continually in the first three quarters but again started to halt in the fourth quarter. Nevertheless, the prices still registered an increase of 8% in the fourth quarter of 2015 over the corresponding period in 2014.

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)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	30	32	25	14	41	22#	16#
使用量 Take-up	40	40	-15	37	24		
空置量 Vacancy	161	153	170	146	234		
%+	6.6	6.1	6.8	5.8	8.9		

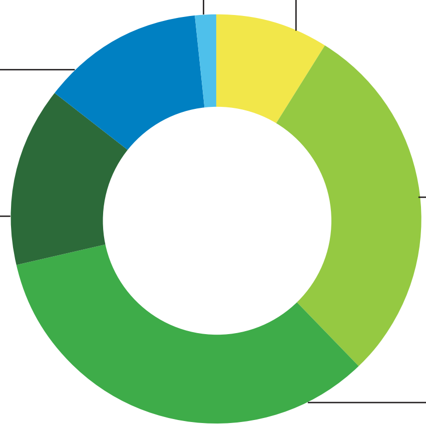
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2015年底丙級寫字樓的總存量為1 487 200平方米，佔各級寫字樓總存量的13%。圖表顯示按樓齡分類的丙級寫字樓總存量。

Stock of Grade C offices was 1 487 200 m^2 at the end of 2015, representing 13% 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%，九龍與新界則分別佔32%和2%。

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

2015年沒有丙級寫字樓落成。

There were no completions for the Grade C offices in 2015.

使用量錄得負數11 900平方米，空置量則升至106 700平方米，相等於總存量的7.2%，當中65%的空置面積位於核心地區。

A negative take-up of 11 900 m^2 was recorded and the vacancy, as increased to 106 700 m^2, was equivalent to 7.2% of the total stock. 65% of the vacant space was found in the core districts.

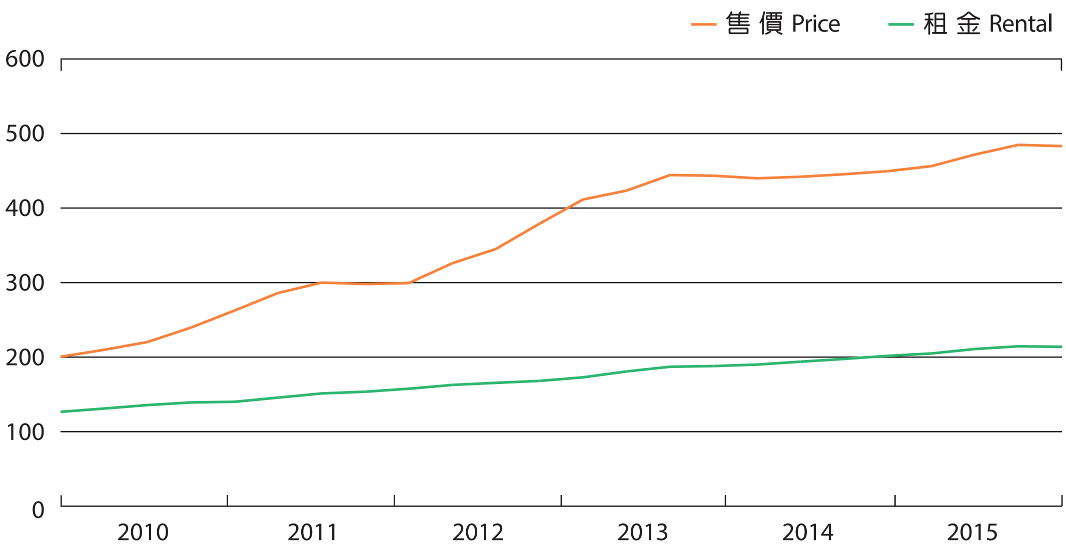
預計僅有少量丙級寫字樓於2016和2017年落成，分別為2 400平方米和1 300平方米，新供應全部位於中西區。

Only limited Grade C office spaces of 2 400 m^2 and 1 300 m^2 will be expected in 2016 and 2017 respectively. All new supply will be located in Central and Western district.

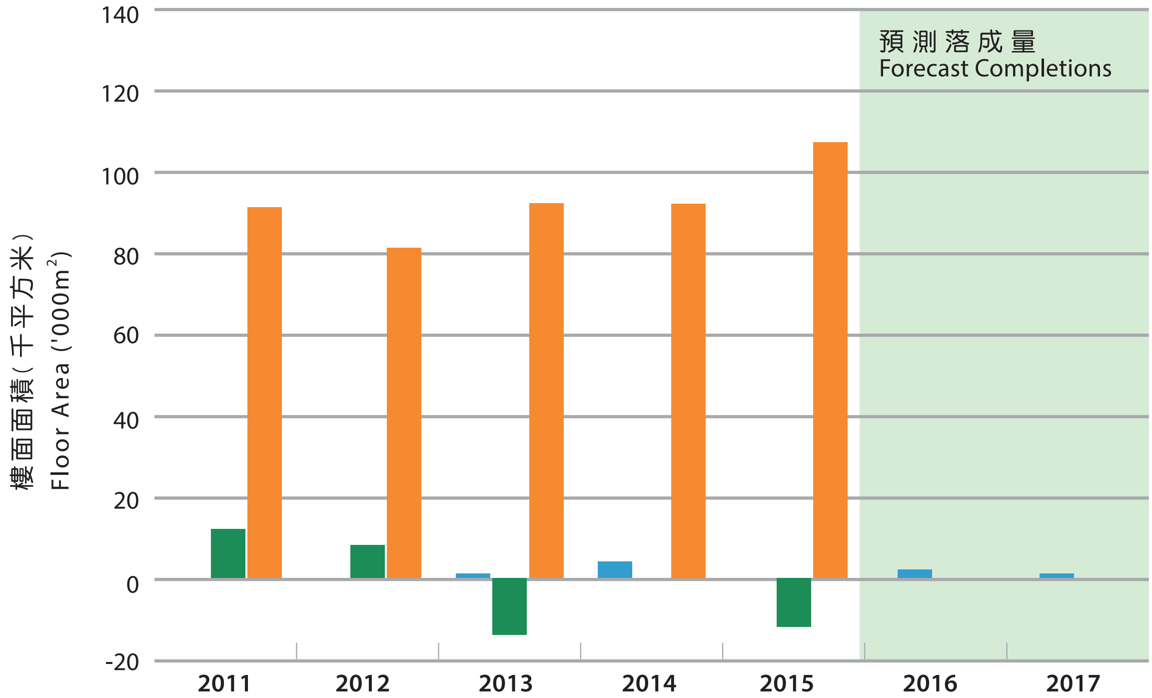
這分類的售價和租金首三季均持續上揚，但卻於最後一季錄得少於1%的跌幅。儘管如此，最後一季的售價和租金與去年末季相比，仍分別有8%和6%的增長。

Both the prices and rents in this sub-sector were buoyant to the third quarter but they recorded a drop of less than 1% in the final quarter. Despite these performances, prices and rents in the last quarter still grew by 8% and 6% respectively over the final quarter of the 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 ('000m^2)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	0	0	1	4	0	2#	1#
使用量 Take-up	12	8	-14	0	-12		
空置量 Vacancy	91	81	92	92	107		
%+	6.0	5.4	6.1	6.2	7.2		

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

\# 預測數字
Forecast figures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私人商業樓宇
Private Commercial

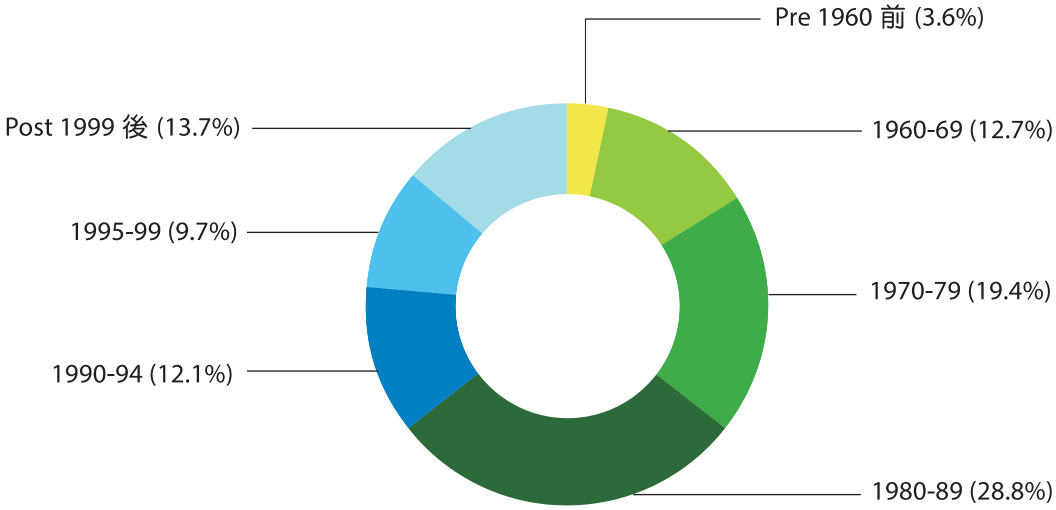
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在2015年底的總存量為10 992 400平方米，其中29%在港島，41%坐落九龍和30%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 2015 was 10 992 400 m^2, with 29% of the total space on Hong Kong Island, 41% in Kowloon and 30% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2015年的落成量增至68 300平方米，其中24%位於港島，44%在九龍，其餘32%坐落新界。按地區計，觀塘和灣仔兩區的落成量最多，各佔22%，其次為沙田，佔17%。

Completions in 2015 increased to 68 300 m^2, of which 24% was attributable to Hong Kong Island, 44% to Kowloon and the remaining 32% to the New Territories. On district basis, Kwun Tong and Wan Chai provided the two largest completions with each at 22%, followed by Sha Tin which accounted for 17%.

年內使用量維持正數，但跌至10 300平方米。另一方面，空置量上升至847 400平方米，為總存量的7.7%，商場鋪位及樓上商業單位佔整體空置量的61%。

Take-up in 2015 maintained a positive level but decreased to 10 300 m^2. On the other hand, vacancy increased to 847 400 m^2, representing 7.7% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 61% of the total.

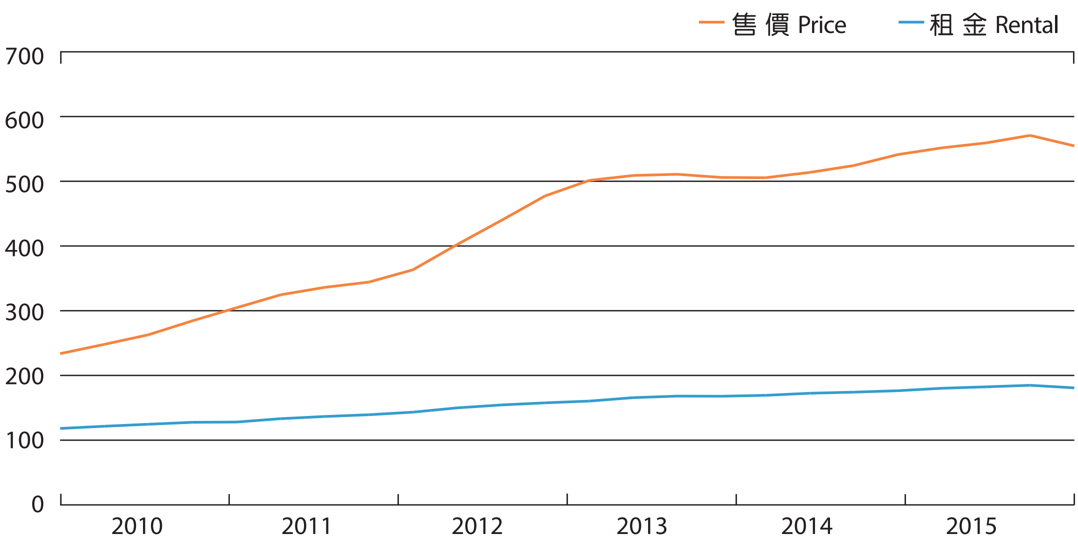
預計2016年落成量上升至125 900平方米，但2017年則跌至93 300平方米。2016年的供應主要有32%來自元朗、12%來自灣仔和11%來自油尖旺，三區合共提供預測落成量的55%。2017年的供應主要來自西貢、油尖旺和沙田，分別佔總落成量的19%、16%和14%。

Completions are forecast to rise to 125 900 m^2 in 2016 but drop to 93 300 m^2 in 2017. Supply in 2016 will be contributed mainly from Yuen Long with 32%, Wan Chai with 12% and Yau Tsim Mong with 11%. They will altogether provide 55% of the estimated completions. In 2017, main source of supply is from Sai Kung, Yau Tsim Mong and Sha Tin. They will account for 19%, 16% and 14% of the total completions respectively.

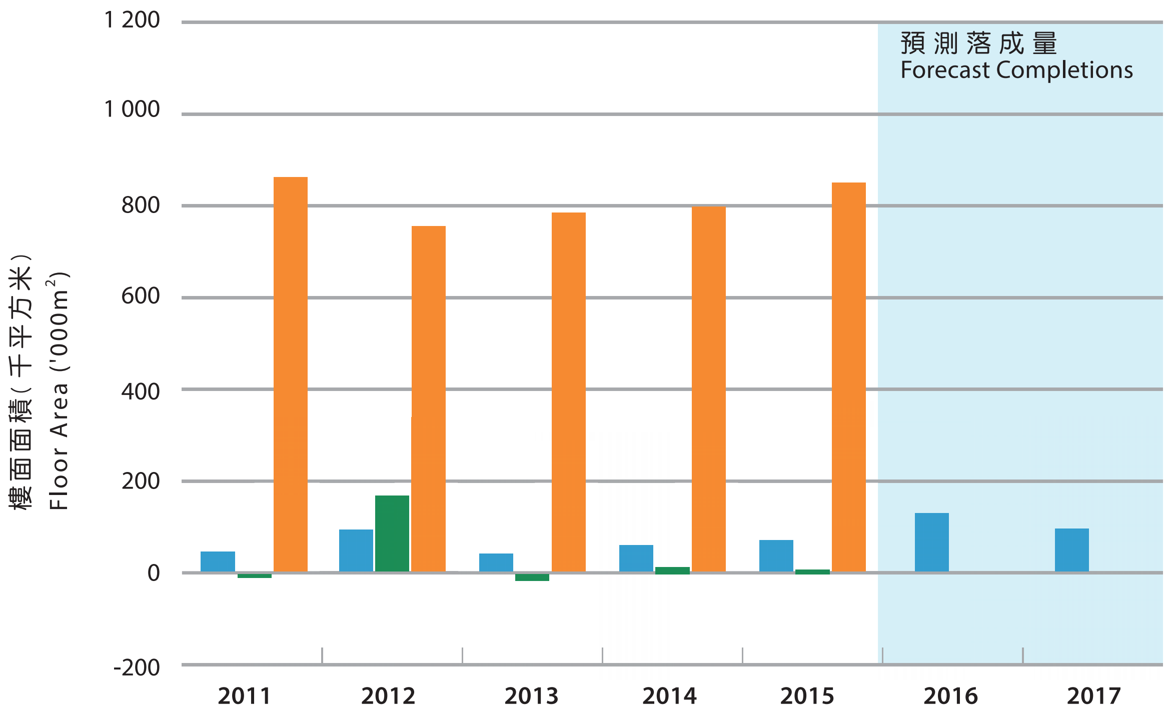
零售業樓宇方面，年內銷售市場的售價與租賃市場的租金表現相仿，在早段均呈升勢，及至2015年最後一季回落。整體而言，2015年第四季的售價和租金與2014年同期相比，增長了3%。

For retail properties, the price performance of the sales market resembled the leasing market during the year. Both prices and rents marked an upward movement in the beginning but fell in the last quarter of 2015. Overall, prices and rents in the fourth quarter of 2015 demonstrated a growth of 3% over the same period in 2014.

私人零售業樓宇售價及租金指數
Private Retail 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)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	42	90	38	57	68	126#	93#
使用量 Take-up	-7	165	-14	16	10		
空置量 Vacancy	859	752	782	795	847		
%+	8.0	6.9	7.2	7.3	7.7		

\+ 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

私人工業樓宇
Private Industrial

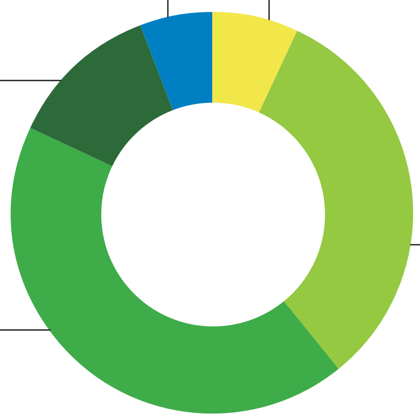
這類別包括分層工廠大廈及其附屬寫字樓。

這類物業於2015年底的總存量為16 850 800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 2015, stock in this sector was 16 850 800 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



2015年的落成量為29 700平方米，82%的新供應來自深水埗，餘下的18%來自觀塘和北區。

Completions in 2015 amounted to 29 700 m^2. 82% of the new supply came from Sham Shui Po whereas the remaining 18% were from Kwun Tong and North district.

2015年的使用量錄得負數70 500平方米。空置量減至842 600平方米，相當於總存量的5.0%。58%的空置面積位於觀塘、葵青和荃灣。

A negative take-up of 70 500 m^2 was recorded in 2015. Vacancy decreased to 842 600 m^2, representing 5.0% of stock. 58% of the vacant space was found in Kwun Tong, Kwai Tsing and Tsuen Wan.

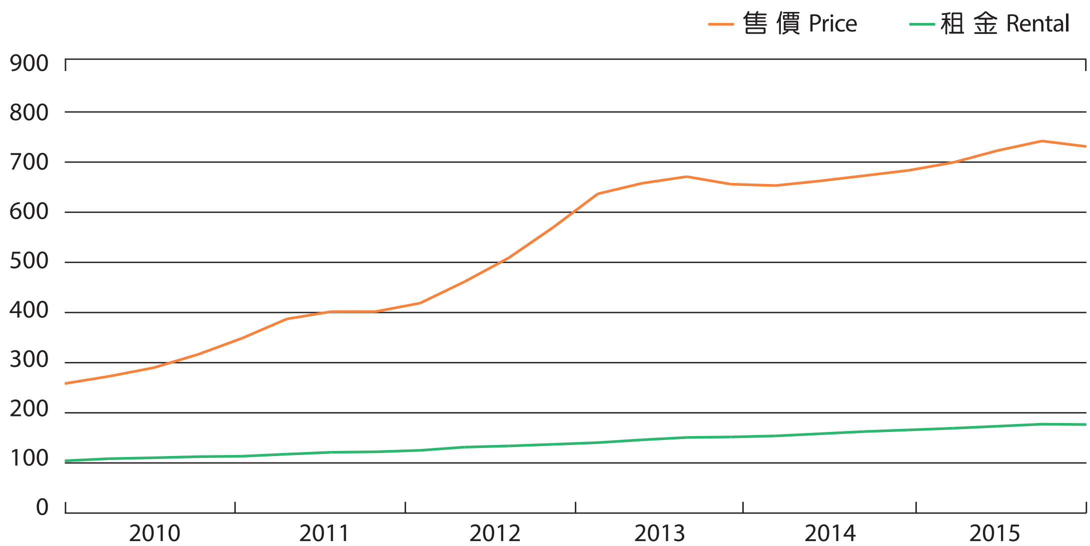
預計2016年的落成量跌至12 700平方米，其中65%位於葵青，餘下的坐落於黃大仙。2017年將有26 100平方米的新面積供應，主要來自觀塘和南區，分別佔新落成量的32%和25%。

Completions in 2016 are expected to decrease to 12 700 m^2, of which 65% will be located in Kwai Tsing and the rest in Wong Tai Sin. A new space of 26 100 m^2 will be coming on stream in 2017, largely in Kwun Tong and Southern district accounting for 32% and 25% of the new completions respectively.

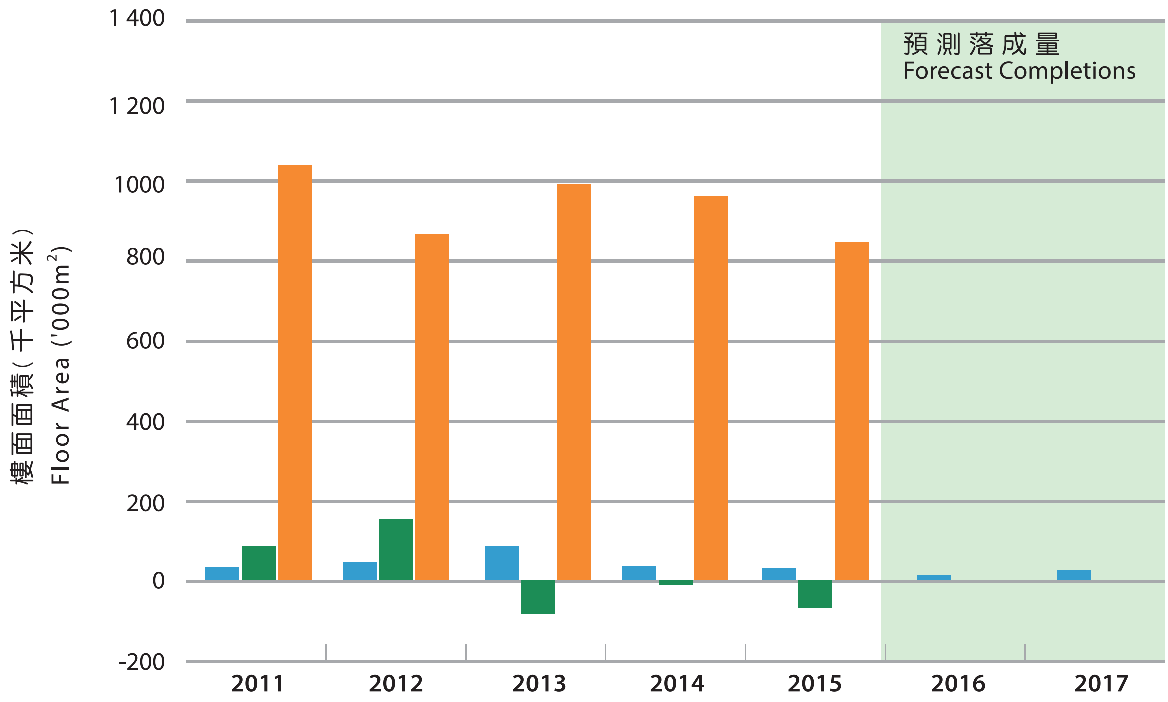
售價和租金於2015年繼續上揚，及至第四季稍為調整。與去年同季相比，2015年第四季的售價和租金均上升7%。

Prices and rents continued to rise in 2015 but slightly adjusted in the fourth quarter. When comparing the fourth quarter of 2015 with the corresponding quarter of the year earlier, both prices and rents increased by 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)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	32	46	85	36	30	13#	26#
使用量 Take-up	85	151	-84	-13	-71		
空置量 Vacancy	1 036	864	989	959	843		
%+	6.0	5.0	5.8	5.6	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.

在2015年並無新供應，亦無樓宇拆卸。由於深水埗區內有工貿大廈進行整幢改裝工程，年底的總存量相應降至581 800平方米，大部分的樓面面積位於市區，其中深水埗和觀塘共佔總樓面面積的60%。

There was neither new supply nor demolition in 2015. Stock as at the end of this year dropped to 581 800 m^2, resulting from the wholesale conversion of industial/office building in Sham Shui Po. The majority of space was located in urban districts. Sham Shui Po and Kwun Tong accounted for 60% of the total space.

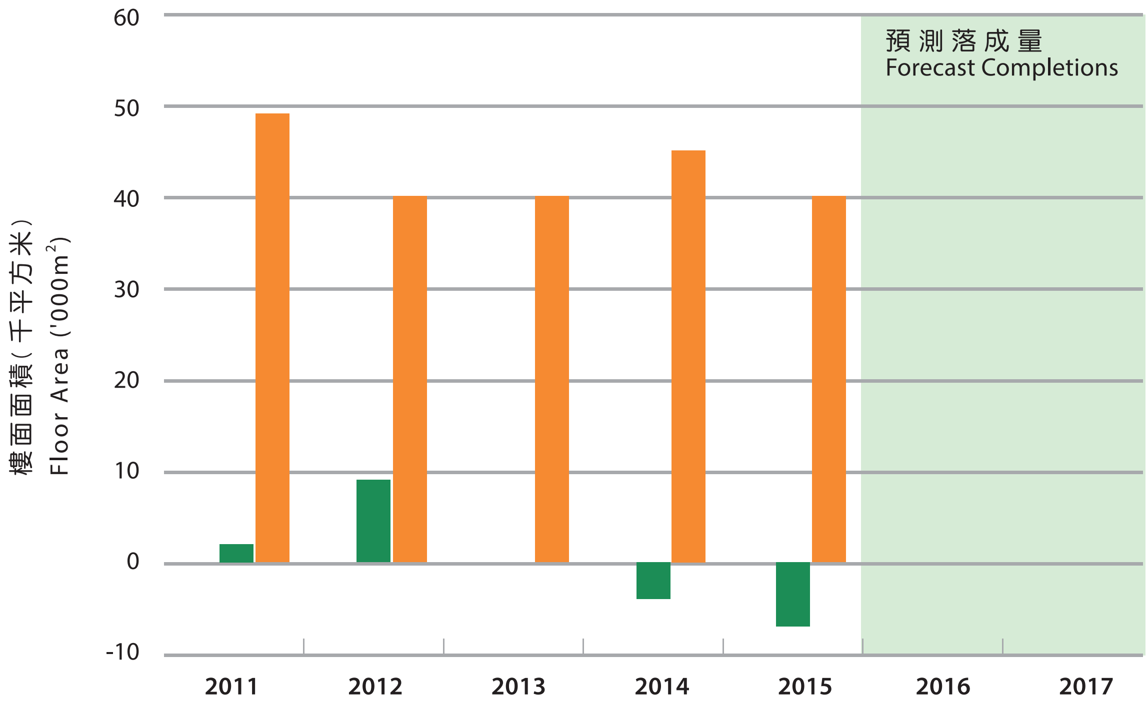
使用量為負數6 500平方米，空置率減至總存量的6.8%，即39 700平方米，45%的空置面積位於觀塘。

Take-up was negative at 6 500 m^2, vacancy rate decreased to 6.8% of stock at 39 700 m^2. 45% of the vacant space was found in Kwun Tong.

預測此類樓宇在2016和2017年大致不會有新供應。

No new supply will likely be forthcoming in 2016 and 2017.

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)

	2011	2012	2013	2014	2015	2016	2017
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	2	9	0	-4	-7		
空置量 Vacancy	49	40	40	45	40		
%+	8.2	6.7	6.8	7.5	6.8		

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

\# 預測數字
Forecast figures

這類別包括所有其他廠房，主要是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.

2015年底這類物業的總存量為3 072 400平方米，其中新界佔87%。

The stock in this sector was 3 072 400 m^2 at the end of 2015, of which 87% came from the New Territories.

2015年有六個新發展項目於新界落成，共提供61 100平方米樓面面積，其中四個項目位於元朗，佔新落成樓面的一半。

Six new developments in the New Territories with 61 100 m^2 floor space were completed in 2015. Four of them were in Yuen Long, accounting for half of the newly completed space.

預計2016和2017年的落成量分別升至116 400平方米和102 500平方米。2016年有60%的預測供應來自西貢。在2017年，元朗和西貢將分別提供新供應的70%和30%。

Completions are expected to rise to 116 400 m^2 in 2016 and 102 500 m^2 in 2017. 60% of the forecast supply in 2016 will be found in Sai Kung. In 2017, Yuen Long and Sai Kung will provide 70% and 30% of the new supply respectively.

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.

2015年底的總存量為3 644 800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68%。

Stock amounted to 3 644 800 m^2 at the end of 2015. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Tsuen Wan and Sha Tin which accounted for 68% of the total space.

2015年沒有新供應。空置量減至153 000平方米，相當於總存量的4.2%，使用量則為正數62 200平方米。

There was no new supply in 2015. Vacancy decreased to 153 000 m^2, or 4.2% of stock, with a positive take-up of 62 200 m^2.

預測在2016和2017年分別有73 200平方米和82 800平方米的新供應，全部將來自葵青。

New supply of 73 200 m^2 and 82 800 m^2 are forecast to be available in 2016 and 2017 respectively and all new spaces will come from Kwai Tsing.


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.

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。

2. 範圍

本報告的調查對象涵蓋全港私人樓宇。

3. 區域及地區

本報告把港島、九龍及新界按區議會2011年的選區分界劃分為18個地區，詳情請見附錄及分區圖。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。

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，也沒有嘗試辨別那些住宅樓宇是用作非住宅用途，或那些非住宅樓宇是用作住宅用途。

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

1. Review Period

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

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts as shown in the Appendix and on the Plans. The boundaries of these districts follow those of the 18 District Council Districts in 2011. For the office sector, there is further sub-division into certain sub-districts, to enable more detailed analysis of the principal office districts.

4. Property Types

4.1 Premises are categorised according to the use for which the occupation permit was originally issued, unless known to have been subsequently structurally altered. No specific check is made on current use and no attempt has been made to distinguish those domestic units used for non-domestic purposes and vice versa.

4.2 Private Domestic units are defined as independent dwellings with 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　不包括公共房屋發展計劃，如私人機構參建居屋計劃興建的資助出售住宅單位，以及居者有其屋計劃、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興建的全部單位。此外，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，亦不包括在內。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，唯2001年或以前的資料除外。

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. Besides, 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　表9的洋房包括只包含一個住宅物業的獨立式、半獨立式或排屋式建築物。村屋並不包括在內。

4.4 House in Table 9 comprises detached, semi-detached or terraced building that contains only one residential property. Village houses are not included.

4.5　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：

4.5 Private Office premises comprise premises situated in buildings designed for commercial/business purposes. Excluded are non-domestic floors in composite buildings. Offices are graded as follows :

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；普遍有泊車設施。

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.

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；不一定有泊車設施。

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；並無泊車設施。

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。

4.6 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展房地產投資信託基金(領展)後，這些分拆出售的物業已歸入私人物業類別。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。

4.7 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。

4.8 私人工貿大廈是設計或獲證明作工貿用途的樓面面積。

4.9 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。

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

4.6 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 Link Real Estate Investment Trust (Link REIT) at the end of 2005, these divested properties are classified as private sector properties and are included in the statistics from 2006 onwards. Readers should take special note of this change when comparing review year figures with those of 2005 and before.

4.7 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.

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

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

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

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

5. 樓面面積

5. Floor Areas

5.1 住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指個別單位獨立使用的樓面面積，包括露台、陽台、工作平台及其他類似設施，但不包括公用地方，如樓梯、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

5.1 A domestic unit is measured on the basis of "saleable area" which is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and carparking spaces are excluded.

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及/或與毗連單位的共用牆向內的一面所圍繞的全部面積。

5.2 Non-domestic accommodation is measured on the basis of "internal floor area" which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

6. 樓宇總存量

6. Stock

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

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

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

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

7. 落成量

7. Completions

7.1 私人樓宇的落成量是指獲發佔用許可證的樓宇數量。

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

7.2 各類物業的落成量並不包括上文第4段所述的公營房屋落成量。

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

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價記錄中刪除的私人樓宇數量。

8. Demolition

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

9. 預測數量

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

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

9.3 上文第4段所述的公營房屋發展項目並不包括在內。

9. Forecast

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

9.2 To arrive at the figures, data are compiled in respect of all known developments and redevelopment sites in the territory in accordance with information derived from Buildings Department returns, architects' and developers' plans and returns, professional estimates and/or site visits.

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

10. 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。此外，有些單位在佔用許可證發出後，因未獲發滿意紙或轉讓同意書而空置。讀者應注意，**空置量與物業是否已由發展商售出無關**。即使是已售出的物業也可能仍然空置，有待業主或租客日後佔用。空置量數字涵蓋所有總存量，並非單指新發展項目。

10. Vacancies

10.1 Vacancy indicates that a unit was not physically occupied at the time of the survey conducted at the end of the year. Premises under decoration are classified as vacant. In addition, some vacancies could be due to units not yet issued with the Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. It should be noted that **vacancy bears no relationship 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2013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。

10.3 在2013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。

11. 入住量 / 使用量

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。

11.2 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（如有整幢改裝的數字，已反映）。

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。**

12. 平均租金和售價

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展所持有的物業(詳情可參考上文第4.6段）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2013, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 For rated domestic premises completed prior to 2013, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

11.1 Take-up figures in respect of domestic premises represent the net increase in the number of units **occupied** in the year under review and for non-domestic premises, the net increase in **occupied** floor space in the year.

11.2 The figures are 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 (with figures for wholesale conversion, if any, already reflected).

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. Average Rents and Prices

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (1/2 -1 month earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by Link REIT (for details, please refer to paragraph 4.6 above).

12.2 本署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，表示交易宗數有限，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。

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

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

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

13. 租金和售價指數

13. Rental and Price Indices

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

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

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

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

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

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

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

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

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

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

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

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

14. 較受歡迎屋苑的售價指數

14.1 這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。在2014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、帝后華庭、貝沙灣及貝沙灣南灣、雍景臺、深灣軒、海怡半島、太古城、寶翠園、渣甸山名門、禮頓山、泓都、逸樺園、紅山半島、地利根德閣、樂陶苑；

九龍 - 淘大花園、泓景臺、星河明居、君滙港、海濱南岸、海名軒、維港灣、麗港城、海逸豪園、昇悅居、曼克頓山、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、凱旋門、帝峯・皇殿、譽・港灣、漾日居、黃埔新邨、黃埔花園；

新界 - 愛琴海岸、碧堤半島、麗城花園、聚康山莊、映灣園、帝堡城、栢慧豪園、沙田第一城、藍天海岸、滌濤山、峯晴間、愉景灣、愉景新城、粉嶺中心、名城、花都廣場、浪琴軒、香港黃金海岸、康樂園、嘉湖山莊、日出康城、匡湖居、新都城、都會駅、新城市廣場(第三期)、維景灣畔、天宇海、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、御皇庭、加州豪園、浪翠園、太湖花園、新港城、帝琴灣、大埔中心、比華利山別墅、御龍山、采葉庭、豫豐花園、盈翠半島、屯門市廣場、雅典居、灝景灣、萬景峯、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 2014 onwards are slightly different from those of previous years, and include:

Hong Kong - Baguio Villa, Beverly Hill, Braemar Hill Mansions, Chi Fu Fa Yuen, Convention Plaza Apartments, Dynasty Court, Grand Promenade, Heng Fa Chuen, Hong Kong Parkview, Illumination Terrace, Island Place, Island Resort, Kornhill, Les Saisons, Pacific View, Queen's Terrace, Residence Bel-Air & Bel-Air On the Peak Island South, Robinson Place, Sham Wan Towers, South Horizons, Taikoo Shing, The Belcher's, The Legend at Jardine's Lookout, The Leighton Hill, The Merton, The Orchards, The Redhill Peninsula, Tregunter, Villa Lotto;

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

New Territories - Aegean Coast, Bellagio, Belvedere Garden, Beneville, Caribbean Coast, Castello, Central Park Towers, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Festival City, Flora Plaza, Grand Pacific Views, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lohas Park, Marina Cove, Metro City, Metro Town, New Town Plaza (Phase III), Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea Crest Villa, Serenity Park, Sunshine City, Symphony Bay, Tai Po Centre, The Beverly Hills, The Palazzo, The Parcville, The Sherwood, Tierra Verde, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada, Vision City, 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2015年的權數是根據2014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 2015, the weights are based on the number of transactions effected in 2014.

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 the Inland Revenue Department for stamp duty purposes. As distinguished from the Land Registry statistics on domestic sales, non-domestic figures for each relevant period refer to **the date on which an Agreement for Sale and Purchase is signed** (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and not the date on which the document is submitted for registration.

18. 四捨五入

由於數字四捨五入，所以個別項目的總和與各表所示的總數可能有些微差別。

18. Rounding of Figures

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

圖表 · 附錄 · 分區圖
Tables · Appendix · Plans

圖表 Tables

私人住宅 Private Domestic

私人寫字樓 Private Offices

私人商業樓宇 Private Commercial

私人分層工廠大廈 Private Flatted Factories

私人工貿大廈 Private Industrial/Office

私人特殊廠房 Private Specialised Factories

私人貨倉 Private Storage

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]	2015 年底總存量 Stock at year-end		2015 年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	9 230	355 969	8 331	2.3
	20 - 39.9	346 739			
B	40 - 69.9	560 064	560 064	17 784	3.2
C	70 - 99.9	140 300	140 300	8 711	6.2
D	100 - 159.9	63 370	63 370	4 771	7.5
E	160 - 199.9	12 618	25 751	2 438	9.5
	200 - 279.9	10 014			
	> 279.9	3 119			
所 有 類 別	**ALL CLASSES**	**1 145 454**	**1 145 454**	**42 035**	**3.7**

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	2014 年底總存量 Stock at year-end	2015 年落成量 Completions	落成量佔 2014 年總存量的百分率 Completions as a % of 2014 Stock	2015 年底總存量 Stock at year-end	2015 年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	92 015	438	0.5	91 905	3 373	3.7
灣仔	Wan Chai	62 505	1 418	2.3	63 675	4 973	7.8
東區	Eastern	127 376	595	0.5	127 335	1 970	1.5
南區	Southern	42 039	8	0.0 +	41 992	1 899	4.5
港島	***HONG KONG***	***323 935***	***2 459***	***0.8***	***324 907***	***12 215***	***3.8***
油尖旺	Yau Tsim Mong	112 535	114	0.1	112 504	3 751	3.3
深水埗	Sham Shui Po	74 095	592	0.8	74 496	1 986	2.7
九龍城	Kowloon City	101 227	1 178	1.2	102 086	3 679	3.6
黃大仙	Wong Tai Sin	19 123	-	-	19 011	116	0.6
觀塘	Kwun Tong	47 225	-	-	47 225	766	1.6
九龍	***KOWLOON***	***354 205***	***1 884***	***0.5***	***355 322***	***10 298***	***2.9***
葵青	Kwai Tsing	35 503	-	-	35 499	421	1.2
荃灣	Tsuen Wan	77 384	-	-	77 378	2 006	2.6
屯門	Tuen Mun	57 477	7	0.0 +	57 482	1 265	2.2
元朗	Yuen Long	72 949	1 381	1.9	74 329	2 860	3.8
北區	North	27 597	-	-	27 600	1 000	3.6
大埔	Tai Po	31 066	1 370	4.4	32 450	2 067	6.4
沙田	Sha Tin	77 668	2 085	2.7	79 750	3 474	4.4
西貢	Sai Kung	55 905	596	1.1	56 501	3 700	6.5
離島	Islands	22 741	1 498	6.6	24 236	2 729	11.3
新界	***NEW TERRITORIES***	***458 290***	***6 937***	***1.5***	***465 225***	***19 522***	***4.2***
全港	***OVERALL***	***1 136 430***	***11 280***	***1.0***	***1 145 454***	***42 035***	***3.7***

\+ 少於 0.05%
2015 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 2014 年底總存量計算。

\+ Below 0.05%
2015 Stock figures are derived from the latest rating record,
and not from the 2014 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
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***
2013	港島	Hong Kong	692	532	105 754	136 074	38 543	26 813	15 839	323 023
	九龍	Kowloon	917	1 005	127 128	165 428	40 490	16 952	2 765	352 763
	新界	New Territories	19	6 717	121 195	247 164	55 461	17 453	6 574	447 847
	全港	***OVERALL***	***1 628***	***8 254***	***354 077***	***548 666***	***134 494***	***61 218***	***25 178***	***1 123 633***
2014	港島	Hong Kong	586	1 917	106 169	136 493	38 588	26 838	15 847	323 935
	九龍	Kowloon	1 911	3 347	126 999	165 938	41 160	17 261	2 847	354 205
	新界	New Territories	3	10 455	121 758	253 402	58 689	17 876	6 565	458 290
	全港	***OVERALL***	***2 500***	***15 719***	***354 926***	***555 833***	***138 437***	***61 975***	***25 259***	***1 136 430***
2015	港島	Hong Kong	1 182	2 459	105 998	137 159	38 791	27 007	15 952	324 907
	九龍	Kowloon	817	1 884	127 339	166 228	41 226	17 607	2 922	355 322
	新界	New Territories	-	6 937	122 632	256 677	60 283	18 756	6 877	465 225
	全港	***OVERALL***	***1 999***	***11 280***	***355 969***	***560 064***	***140 300***	***63 370***	***25 751***	***1 145 454***

私 人 住 宅 - 各 類 單 位 拆 卸 量 及 落 成 量
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition A	B	C	D	E	總數 Total	落成量 Completions A	B	C	D	E	總數 Total
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***
2013	港島	Hong Kong	150	473	48	12	9	692	126	129	105	119	53	532
	九龍	Kowloon	373	476	62	-	6	917	103	503	278	89	32	1 005
	新界	New Territories	-	-	1	8	10	19	1 194	4 056	824	365	278	6 717
	全港	***OVERALL***	***523***	***949***	***111***	***20***	***25***	***1 628***	***1 423***	***4 688***	***1 207***	***573***	***363***	***8 254***
2014	港島	Hong Kong	174	309	58	31	14	586	698	1 025	95	60	39	1 917
	九龍	Kowloon	1 118	675	109	4	5	1 911	901	1 256	777	331	82	3 347
	新界	New Territories	-	-	-	-	3	3	561	6 165	3 335	275	119	10 455
	全港	***OVERALL***	***1 292***	***984***	***167***	***35***	***22***	***2 500***	***2 160***	***8 446***	***4 207***	***666***	***240***	***15 719***
2015	港島	Hong Kong	724	387	49	-	22	1 182	669	1 115	316	257	102	2 459
	九龍	Kowloon	234	420	138	24	1	817	646	587	232	358	61	1 884
	新界	New Territories	-	-	-	-	-	-	820	3 329	1 642	856	290	6 937
	全港	***OVERALL***	***958***	***807***	***187***	***24***	***23***	***1 999***	***2 135***	***5 031***	***2 190***	***1 471***	***453***	***11 280***

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**
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
2013	1 423	4 688	1 207	573	363	8 254
2014	2 160	8 446	4 207	666	240	15 719
2015	2 135	5 031	2 190	1 471	453	11 280

表 Table 6

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]	2011	2012	2013	2014	2015 港島 Hong Kong	2015 九龍 Kowloon	2015 新界 New Territories	2015 總數 Total
A	< 20.0	22	-	81	64	-	4	75	79
	20 - 39.9	614	1 511	1 342	2 096	669	642	745	2 056
B	40 - 69.9	4 586	4 496	4 688	8 446	1 115	587	3 329	5 031
C	70 - 99.9	3 101	1 720	1 207	4 207	316	232	1 642	2 190
D	100 - 159.9	919	1 827	573	666	257	358	856	1 471
E	160 - 199.9	136	253	164	90	26	46	159	231
	200 - 279.9	36	233	154	89	30	8	110	148
	> 279.9	35	109	45	61	46	7	21	74
所 有 類 別	**ALL CLASSES**	**9 449**	**10 149**	**8 254**	**15 719**	**2 459**	**1 884**	**6 937**	**11 280**

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	2015 年各類單位落成量 Completions by Class A	B	C	D	E	總數 Total	預測落成量 Forecast Completions [2016]	[2017]
中西區	Central and Western	119	30	115	109	65	438	1 422	1 186
灣仔	Wan Chai	481	795	103	13	26	1 418	487	353
東區	Eastern	69	290	98	135	3	595	146	1 177
南區	Southern	-	-	-	-	8	8	407	121
港島	***HONG KONG***	***669***	***1 115***	***316***	***257***	***102***	***2 459***	***2 462***	***2 837***
油尖旺	Yau Tsim Mong	114	-	-	-	-	114	793	628
深水埗	Sham Shui Po	185	372	20	2	13	592	892	2 554
九龍城	Kowloon City	347	215	212	356	48	1 178	1 686	4 290
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	256
九龍	***KOWLOON***	***646***	***587***	***232***	***358***	***61***	***1 884***	***3 371***	***7 728***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	5	-
屯門	Tuen Mun	-	-	2	2	3	7	15	1 949
元朗	Yuen Long	689	587	26	41	38	1 381	5 274	1 436
北區	North	-	-	-	-	-	-	-	547
大埔	Tai Po	47	362	496	334	131	1 370	-	1
沙田	Sha Tin	1	1 234	652	136	62	2 085	868	142
西貢	Sai Kung	83	426	27	55	5	596	3 771	3 092
離島	Islands	-	720	439	288	51	1 498	2 437	196
新界	***NEW TERRITORIES***	***820***	***3 329***	***1 642***	***856***	***290***	***6 937***	***12 370***	***7 363***
全港	***OVERALL***	***2 135***	***5 031***	***2 190***	***1 471***	***453***	***11 280***	***18 203***	***17 928***

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	[2016] A	B	C	D	E	總數 Total	[2017] A	B	C	D	E	總數 Total
中西區	Central and Western	470	575	271	54	52	1 422	577	216	160	6	227	1 186
灣仔	Wan Chai	340	38	12	26	71	487	131	217	-	4	1	353
東區	Eastern	103	42	-	1	-	146	578	179	184	228	8	1 177
南區	Southern	127	127	2	6	145	407	-	-	-	44	77	121
港島	***HONG KONG***	***1 040***	***782***	***285***	***87***	***268***	***2 462***	***1 286***	***612***	***344***	***282***	***313***	***2 837***
油尖旺	Yau Tsim Mong	660	130	2	1	-	793	620	8	-	-	-	628
深水埗	Sham Shui Po	361	531	-	-	-	892	1 578	466	-	474	36	2 554
九龍城	Kowloon City	636	178	78	558	236	1 686	1 322	2 059	686	208	15	4 290
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	128	128	-	-	256
九龍	***KOWLOON***	***1 657***	***839***	***80***	***559***	***236***	***3 371***	***3 520***	***2 661***	***814***	***682***	***51***	***7 728***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	4	1	5	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	15	15	497	927	275	164	86	1 949
元朗	Yuen Long	1 113	2 827	932	353	49	5 274	706	631	98	-	1	1 436
北區	North	-	-	-	-	-	-	301	245	1	-	-	547
大埔	Tai Po	-	-	-	-	-	-	-	-	-	-	1	1
沙田	Sha Tin	-	360	56	148	304	868	-	-	-	46	96	142
西貢	Sai Kung	385	1 867	905	287	327	3 771	655	1 804	470	114	49	3 092
離島	Islands	543	1 869	-	5	20	2 437	14	104	58	20	-	196
新界	***NEW TERRITORIES***	***2 041***	***6 923***	***1 893***	***797***	***716***	***12 370***	***2 173***	***3 711***	***902***	***344***	***233***	***7 363***
全港	***OVERALL***	***4 738***	***8 544***	***2 258***	***1 443***	***1 220***	***18 203***	***6 979***	***6 984***	***2 060***	***1 308***	***597***	***17 928***

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	2014 年底總存量 Stock at year-end	2015 年落成量 Completions	落成量佔 2014 年總存量的百分率 Completions as a % of 2014 Stock	2015 年底總存量 Stock at year-end
中西區	Central and Western	511	5	1.0	512
灣仔	Wan Chai	305	22	7.2	325
東區	Eastern	-	-	-	-
南區	Southern	1 712	8	0.5	1 717
港島	***HONG KONG***	***2 528***	***35***	***1.4***	***2 554***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	70	13	18.6	83
九龍城	Kowloon City	470	21	4.5	489
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***584***	***34***	***5.8***	***616***
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	142	-	-	140
屯門	Tuen Mun	414	-	-	414
元朗	Yuen Long	7 919	79	1.0	7 998
北區	North	855	-	-	855
大埔	Tai Po	2 427	12	0.5	2 438
沙田	Sha Tin	665	20	3.0	685
西貢	Sai Kung	1 914	5	0.3	1 919
離島	Islands	788	35	4.4	823
新界	***NEW TERRITORIES***	***15 126***	***151***	***1.0***	***15 274***
全港	***OVERALL***	***18 238***	***220***	***1.2***	***18 444***

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。
2015 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 2014 年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2015 Stock figures are derived from the latest rating record,
and not from the 2014 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**
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
2013	8 254	8 187	99.2	1 115 379	38 380	3.4	46 567	4.1
2014	15 719	13 523	86.0	1 120 711	29 740	2.7	43 263	3.8
2015	11 280	10 756	95.4	1 134 174	31 279	2.8	42 035	3.7

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 2015 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2015 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	254	48	18.9	206	81.1
	九龍	Kowloon	340	162	47.6	178	52.4
	新界	New Territories	302	210	69.5	92	30.5
	全港	***OVERALL***	***896***	***420***	***46.9***	***476***	***53.1***
B	港島	Hong Kong	521	219	42.0	302	58.0
	九龍	Kowloon	340	159	46.8	181	53.2
	新界	New Territories	4 757	3 399	71.5	1 358	28.5
	全港	***OVERALL***	***5 618***	***3 777***	***67.2***	***1 841***	***32.8***
C	港島	Hong Kong	73	19	26.0	54	74.0
	九龍	Kowloon	270	178	65.9	92	34.1
	新界	New Territories	972	774	79.6	198	20.4
	全港	***OVERALL***	***1 315***	***971***	***73.8***	***344***	***26.2***
D	港島	Hong Kong	77	53	68.8	24	31.2
	九龍	Kowloon	10	6	60.0	4	40.0
	新界	New Territories	75	65	86.7	10	13.3
	全港	***OVERALL***	***162***	***124***	***76.5***	***38***	***23.5***
E	港島	Hong Kong	14	2	14.3	12	85.7
	九龍	Kowloon	6	6	100.0	-	-
	新界	New Territories	12	8	66.7	4	33.3
	全港	***OVERALL***	***32***	***16***	***50.0***	***16***	***50.0***
所 有 類 別 All Classes	港島	Hong Kong	939	341	36.3	598	63.7
	九龍	Kowloon	966	511	52.9	455	47.1
	新界	New Territories	6 118	4 456	72.8	1 662	27.2
	全港	***OVERALL***	***8 023***	***5 308***	***66.2***	***2 715***	***33.8***

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
2014		397	311	253	358	300	218	391	321	227	412	322	250	466	329	247
2015 *		435	345	272	392	325	238	420	356	249	437	349	257	465	342	257
2014	10	400	323	266	367	318	230	395	325	236	427	311	227	467	(318)	(245)
	11	405	312	263	371	328	231	402	326	233	394	365	253	444	(320)	246
	12	401	322	271	377	318	236	402	333	238	409	328	277	478	(277)	259
2015	1	407	313	271	368	318	234	397	349	251	443	339	266	485	(363)	266
	2	407	330	262	384	325	233	407	350	244	423	338	272	447	(330)	(256)
	3	408	326	262	383	328	241	411	351	245	429	319	260	453	(318)	(211)
	4	414	339	270	381	317	234	415	347	236	431	316	242	486	(296)	(258)
	5	424	351	255	394	330	236	421	372	253	429	346	249	425	(345)	(253)
	6	446	367	266	397	322	235	419	384	249	446	366	242	467	(464)	233
	7	470	361	287	396	331	240	433	373	249	432	379	253	456	(349)	276
	8	450	363	286	409	334	249	437	369	261	447	363	257	480	(357)	261
	9	427	342	274	396	326	240	428	355	253	443	373	269	494	(320)	263
	10	438	336	269	401	325	239	428	336	246	436	326	262	450	(345)	243
	11 *	432	327	268	391	317	237	416	333	244	445	338	254	463	(286)	(273)
	12 *	433	327	263	382	306	231	400	327	246	423	320	259	440	(310)	(243)

* 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
2014	128 912	104 403	91 436	129 629	108 820	81 476	153 720	138 586	89 607	183 962	160 259	85 479	249 984	235 620	73 677
2015 *	146 437	117 993	107 754	147 993	121 000	94 343	171 756	148 758	101 374	198 841	166 913	96 960	238 707	206 485	89 054
2014 10	133 211	113 331	95 800	132 068	112 477	84 318	158 242	147 216	93 354	198 327	176 208	83 946	(250 511)	(197 228)	87 626
11	134 900	112 186	97 153	137 402	113 685	85 454	167 636	143 987	94 218	195 271	141 968	82 498	(286 672)	(205 896)	73 839
12	138 166	112 619	101 034	138 205	119 118	88 665	159 238	145 756	95 058	184 926	(190 669)	88 881	(253 795)	(192 621)	76 417
2015 1	142 185	116 929	104 719	140 527	121 402	91 268	172 497	140 574	97 361	187 518	173 207	94 158	(212 108)	-	90 613
2	147 092	119 297	106 392	145 126	121 840	92 028	169 071	151 768	94 277	215 879	154 503	96 912	(206 375)	(310 947)	72 891
3	148 875	112 545	104 778	150 289	119 964	92 482	166 777	138 633	102 627	189 581	(186 081)	95 913	(227 406)	(285 667)	(81 938)
4	146 094	116 134	105 166	148 475	119 159	93 346	170 560	151 631	100 716	198 755	(197 965)	101 506	(230 305)	(175 436)	97 235
5	147 960	118 409	109 038	151 728	124 110	95 574	176 366	153 818	103 624	195 155	172 690	88 912	(245 471)	(113 863)	103 147
6	147 821	122 337	113 816	153 461	125 591	97 813	179 459	158 861	105 736	209 342	177 783	95 726	(215 963)	(171 254)	131 290
7	151 462	123 736	114 705	152 175	128 291	99 534	170 908	154 191	107 064	193 054	158 491	96 277	(261 183)	(220 875)	72 531
8	150 395	124 574	112 796	153 073	124 979	99 686	181 770	146 704	105 710	198 771	(144 226)	106 307	(263 819)	-	81 271
9	149 928	120 022	108 030	150 115	117 509	93 686	174 574	166 294	101 746	(191 916)	(172 404)	100 499	(301 318)	(196 863)	(88 326)
10	144 388	114 392	102 668	146 295	111 165	91 530	160 319	157 851	95 326	(198 759)	(159 643)	101 059	(231 285)	(248 255)	(82 420)
11 *	141 356	109 026	101 264	138 396	112 485	87 356	167 668	136 341	97 364	188 504	(152 237)	98 603	(226 361)	(193 424)	(80 351)
12 *	134 703	108 357	100 437	136 496	108 183	88 482	150 043	127 397	98 222	207 501	(145 886)	91 319	(239 001)	(232 564)	(82 790)

* 臨時數字
( ) 表示少於 20 宗交易。
\- 本署沒有收到成交個案。

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

私 人 住 宅 - 各 類 單 位 租 金 指 數 (全 港)
PRIVATE DOMESTIC - RENTAL INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
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		149.6	140.5	132.0	137.9	148.1	142.7	141.5	142.6
2013		163.6	153.8	141.0	142.0	143.8	155.8	142.7	154.5
2014		171.8	158.9	143.3	142.3	141.9	161.6	142.2	159.5
2015 *		187.4	172.7	154.1	150.6	145.7	175.7	148.9	172.8
2014	10 - 12	178.3	165.3	148.2	145.3	143.3	167.8	144.6	165.3
2015	1 - 3	181.9	168.7	150.8	147.9	144.5	171.1	146.8	168.5
	4 - 6	187.4	173.1	153.9	150.3	145.2	175.8	148.6	172.8
	7 - 9	191.6	176.7	156.8	153.1	147.0	179.6	150.9	176.6
	10 - 12 *	189.0	172.3	155.0	151.1	145.9	176.4	149.3	173.5
2014	10	177.4	164.2	147.0	144.8	142.9	166.8	144.2	164.3
	11	178.2	165.5	148.3	145.5	143.5	167.9	144.8	165.3
	12	179.2	166.3	149.4	145.7	143.5	168.8	144.9	166.2
2015	1	180.7	167.4	149.7	147.0	144.3	169.9	146.1	167.3
	2	181.3	168.6	151.1	147.7	144.5	170.9	146.6	168.3
	3	183.6	170.1	151.5	149.0	144.8	172.5	147.6	169.8
	4	185.8	171.4	152.7	149.9	144.9	174.2	148.2	171.3
	5	187.7	173.5	154.2	150.0	145.2	176.1	148.4	173.1
	6	188.6	174.5	154.7	151.0	145.6	177.1	149.2	174.1
	7	190.1	175.2	156.3	152.0	146.7	178.2	150.2	175.2
	8	191.9	177.4	157.0	153.6	147.0	180.1	151.3	177.0
	9	192.7	177.5	157.2	153.6	147.2	180.5	151.3	177.5
	10	190.6	175.3	155.7	152.0	146.7	178.5	150.1	175.5
	11 *	189.0	172.5	155.7	151.8	145.9	176.6	149.7	173.7
	12 *	187.3	169.2	153.5	149.5	145.1	174.0	148.0	171.3

* 臨時數字　　* Provisional figures

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

年 / 月 **Year / Month**		**A**	**B**	**C**	**D**	**E**	**A, B & C**	**D & E**	所有類別 **All Classes**
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
2013		260.3	230.1	233.5	244.9	267.4	242.1	249.8	242.4
2014		278.7	243.2	238.2	247.8	264.7	257.1	252.3	256.9
2015 *		326.8	282.8	265.3	269.3	283.4	297.9	273.1	296.8
2014	10 - 12	299.2	260.6	249.2	258.3	270.7	274.8	261.7	274.3
2015	1 - 3	316.5	275.5	259.5	266.6	278.7	290.0	269.9	289.2
	4 - 6	328.4	285.4	266.7	272.5	285.4	300.2	275.9	299.2
	7 - 9	336.8	290.9	272.3	276.0	290.3	306.4	280.0	305.2
	10 - 12 *	325.3	279.6	262.8	262.0	279.1	295.0	266.8	293.6
2014	10	294.4	256.9	246.9	257.0	269.1	270.9	260.2	270.5
	11	299.1	260.4	249.1	257.9	270.2	274.7	261.3	274.1
	12	304.0	264.6	251.6	260.0	272.9	278.9	263.6	278.3
2015	1	311.7	270.7	255.6	263.5	276.3	285.3	267.0	284.6
	2	318.9	277.9	261.2	268.1	279.3	292.3	271.1	291.5
	3	318.9	277.9	261.6	268.3	280.5	292.3	271.6	291.5
	4	326.1	283.8	264.4	270.7	283.4	298.4	274.1	297.4
	5	328.1	285.0	266.5	271.9	284.8	299.9	275.3	298.8
	6	331.0	287.5	269.1	274.8	288.0	302.3	278.3	301.3
	7	335.1	290.0	270.7	275.4	288.3	305.3	279.0	304.1
	8	337.1	291.1	272.1	275.7	290.1	306.6	279.7	305.3
	9	338.2	291.5	274.1	276.8	292.5	307.3	281.2	306.1
	10	334.5	288.3	270.9	264.7	286.9	303.9	271.0	302.3
	11 *	327.0	278.6	259.1	263.3	279.0	294.8	267.6	293.4
	12 *	314.4	271.8	258.4	258.0	271.3	286.3	261.7	285.1

* 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
2014	1	217.3	189.8	202.7	272.7	207.9	246.3	220.9	191.7	205.5
	2	217.7	190.0	202.9	270.8	204.6	243.5	221.4	191.7	205.5
	3	216.4	189.8	202.3	268.9	205.2	242.8	219.8	191.7	204.8
	4	217.3	191.4	203.7	273.0	203.4	243.8	220.9	193.0	206.3
	5	220.6	194.5	206.8	278.3	204.6	247.0	224.3	196.2	209.4
	6	223.5	197.3	209.9	280.8	204.8	248.5	227.2	198.9	212.6
	7	228.8	204.1	216.3	283.3	211.4	253.2	232.4	205.7	218.8
	8	233.8	209.1	221.5	288.3	210.3	255.1	237.5	210.8	224.0
	9	236.9	214.0	225.8	291.0	210.3	256.4	240.7	215.4	228.2
	10	239.1	218.4	229.5	290.7	210.7	256.4	242.7	219.7	231.8
	11	242.7	219.4	231.3	288.5	217.3	259.1	246.1	220.9	233.6
	12	244.9	223.4	234.8	291.6	219.3	261.5	248.3	225.0	237.2
2015	1	250.6	229.9	241.3	297.3	222.1	266.2	253.9	231.3	243.7
	2	255.9	233.7	245.6	299.0	219.2	265.0	259.1	234.8	247.9
	3	257.3	234.9	246.9	307.0	220.4	268.9	260.9	236.0	249.1
	4	261.7	238.0	250.6	307.2	228.0	274.1	265.1	239.3	252.9
	5	263.7	239.9	252.4	305.3	233.1	276.6	266.9	241.4	254.8
	6	265.9	243.8	256.0	308.6	237.0	280.5	269.2	245.4	258.3
	7	267.6	245.5	257.8	309.4	238.5	281.7	271.0	246.9	260.2
	8	268.1	247.3	259.0	312.5	237.0	282.2	271.4	248.7	261.5
	9	265.4	245.0	256.6	315.8	235.6	282.5	268.9	246.3	259.0
	10	257.7	239.7	250.4	307.2	230.3	275.6	261.1	241.1	252.7
	11 *	255.3	232.0	244.4	307.2	223.1	270.9	258.8	233.3	246.8
	12 *	248.0	226.2	237.8	304.2	222.5	269.2	251.7	227.6	240.4

* 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.

表 Table 17

私 人 寫 字 樓 - 各 區 不 同 級 別 總 存 量 及 空 置 量
PRIVATE OFFICES - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m²

地區	District	2015年底總存量 Stock at year-end				2015年底空置量 Amount Vacant at year-end				空置百分率 % Vacant			
		甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	1 895 800	773 900	575 000	3 244 700	95 700	27 700	41 100	164 500	5.0	3.6	7.1	5.1
灣仔	Wan Chai	914 600	567 800	300 700	1 783 100	38 300	40 800	19 800	98 900	4.2	7.2	6.6	5.5
東區	Eastern	740 100	203 100	79 800	1 023 000	28 800	9 600	5 100	43 500	3.9	4.7	6.4	4.3
南區	Southern	164 700	66 900	18 000	249 600	44 100	28 700	2 600	75 400	26.8	42.9	14.4	30.2
港島	***HONG KONG***	***3 715 200***	***1 611 700***	***973 500***	***6 300 400***	***206 900***	***106 800***	***68 600***	***382 300***	***5.6***	***6.6***	***7.0***	***6.1***
油尖旺	Yau Tsim Mong	1 140 600	622 500	408 400	2 171 500	53 300	35 300	29 600	118 200	4.7	5.7	7.2	5.4
深水埗	Sham Shui Po	189 400	66 300	39 200	294 900	8 200	19 100	1 800	29 100	4.3	28.8	4.6	9.9
九龍城	Kowloon City	107 300	42 000	20 400	169 700	17 400	100	900	18 400	16.2	0.2	4.4	10.8
黃大仙	Wong Tai Sin	-	45 600	1 200	46 800	-	6 500	600	7 100	-	14.3	50.0	15.2
觀塘	Kwun Tong	1 209 000	149 800	12 500	1 371 300	145 600	50 700	3 100	199 400	12.0	33.8	24.8	14.5
九龍	***KOWLOON***	***2 646 300***	***926 200***	***481 700***	***4 054 200***	***224 500***	***111 700***	***36 000***	***372 200***	***8.5***	***12.1***	***7.5***	***9.2***
葵青	Kwai Tsing	149 000	24 800	2 000	175 800	17 700	9 100	-	26 800	11.9	36.7	-	15.2
荃灣	Tsuen Wan	114 600	10 300	800	125 700	20 300	1 100	-	21 400	17.7	10.7	-	17.0
屯門	Tuen Mun	32 300	-	8 500	40 800	4 300	-	800	5 100	13.3	-	9.4	12.5
元朗	Yuen Long	9 200	8 700	19 000	36 900	-	500	1 000	1 500	-	5.7	5.3	4.1
北區	North	26 900	3 300	500	30 700	1 600	600	300	2 500	5.9	18.2	60.0	8.1
大埔	Tai Po	-	5 200	1 200	6 400	-	100	-	100	-	1.9	-	1.6
沙田	Sha Tin	348 500	3 800	-	352 300	74 200	-	-	74 200	21.3	-	-	21.1
西貢	Sai Kung	9 000	3 400	-	12 400	5 500	-	-	5 500	61.1	-	-	44.4
離島	Islands	128 600	19 000	-	147 600	3 000	3 900	-	6 900	2.3	20.5	-	4.7
新界	***NEW TERRITORIES***	***818 100***	***78 500***	***32 000***	***928 600***	***126 600***	***15 300***	***2 100***	***144 000***	***15.5***	***19.5***	***6.6***	***15.5***
全港	***OVERALL***	***7 179 600***	***2 616 400***	***1 487 200***	***11 283 200***	***558 000***	***233 800***	***106 700***	***898 500***	***7.8***	***8.9***	***7.2***	***8.0***
分區	**Sub-districts**												
上環	Sheung Wan	230 100	360 800	392 800	983 700	7 400	16 100	27 300	50 800	3.2	4.5	7.0	5.2
中區	Central	1 622 800	362 400	166 700	2 151 900	87 500	11 200	12 300	111 000	5.4	3.1	7.4	5.2
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	914 600	567 800	300 700	1 783 100	33 400	40 900	19 800	94 100	3.7	7.2	6.6	5.3
北角 / 鰂魚涌	North Point / Quarry Bay	740 100	154 100	62 000	956 200	28 800	7 900	4 100	40 800	3.9	5.1	6.6	4.3
尖沙咀	Tsim Sha Tsui	787 700	318 800	201 100	1 307 600	32 100	19 800	10 400	62 300	4.1	6.2	5.2	4.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	331 900	303 600	207 300	842 800	21 100	15 400	19 200	55 700	6.4	5.1	9.3	6.6

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 OFFICES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2014 年底總存量 Stock at year-end	2015 年落成量 Completions	落成量佔 2014 年總存量的百分率 Completions as a % of 2014 Stock	2015 年底總存量 Stock at year-end	2015 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	3 253 700	-	-	3 244 700	164 500	5.1
灣仔	Wan Chai	1 785 400	4 900	0.3	1 783 100	98 900	5.5
東區	Eastern	1 021 700	-	-	1 023 000	43 500	4.3
南區	Southern	206 400	35 600	17.2	249 600	75 400	30.2
港島	***HONG KONG***	***6 267 200***	***40 500***	***0.6***	***6 300 400***	***382 300***	***6.1***
油尖旺	Yau Tsim Mong	2 170 200	5 400	0.2	2 171 500	118 200	5.4
深水埗	Sham Shui Po	273 800	10 800	3.9	294 900	29 100	9.9
九龍城	Kowloon City	176 900	-	-	169 700	18 400	10.8
黃大仙	Wong Tai Sin	46 900	-	-	46 800	7 100	15.2
觀塘	Kwun Tong	1 237 900	94 400	7.6	1 371 300	199 400	14.5
九龍	***KOWLOON***	***3 905 700***	***110 600***	***2.8***	***4 054 200***	***372 200***	***9.2***
葵青	Kwai Tsing	162 600	-	-	175 800	26 800	15.2
荃灣	Tsuen Wan	125 700	-	-	125 700	21 400	17.0
屯門	Tuen Mun	41 200	-	-	40 800	5 100	12.5
元朗	Yuen Long	38 000	-	-	36 900	1 500	4.1
北區	North	30 700	-	-	30 700	2 500	8.1
大埔	Tai Po	6 400	-	-	6 400	100	1.6
沙田	Sha Tin	325 100	13 400	4.1	352 300	74 200	21.1
西貢	Sai Kung	9 000	-	-	12 400	5 500	44.4
離島	Islands	149 100	-	-	147 600	6 900	4.7
新界	***NEW TERRITORIES***	***887 800***	***13 400***	***1.5***	***928 600***	***144 000***	***15.5***
全港	***OVERALL***	***11 060 700***	***164 500***	***1.5***	***11 283 200***	***898 500***	***8.0***
分區	**Sub-districts**						
上環	Sheung Wan	982 300	-	-	983 700	50 800	5.2
中區	Central	2 154 500	-	-	2 151 900	111 000	5.2
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 785 400	4 900	0.3	1 783 100	94 100	5.3
北角 / 鰂魚涌	North Point / Quarry Bay	955 800	-	-	956 200	40 800	4.3
尖沙咀	Tsim Sha Tsui	1 305 000	5 400	0.4	1 307 600	62 300	4.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	843 100	-	-	842 800	55 700	6.6

2015 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 2014 年底總存量計算。
分區數字已包括在地區數字內。

2015 Stock figures are derived from the latest rating record,
and not from the 2014 Stock figures shown here.
Sub-district figures have already been included in District figures.

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

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition 甲級 A	拆卸量 Demolition 乙級 B	拆卸量 Demolition 丙級 C	拆卸量 Demolition 總數 Total	落成量 Completions 甲級 A	落成量 Completions 乙級 B	落成量 Completions 丙級 C	落成量 Completions 總數 Total	年底總存量 Stock at year-end 甲級 A	年底總存量 Stock at year-end 乙級 B	年底總存量 Stock at year-end 丙級 C	年底總存量 Stock at year-end 總數 Total
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***
2013	港島	Hong Kong	-	24 100	200	24 300	18 600	16 300	-	34 900	3 719 200	1 583 100	983 800	6 286 100
	九龍	Kowloon	-	-	3 600	3 600	55 500	8 400	1 200	65 100	2 554 000	833 100	483 700	3 870 800
	新界	New Territories	-	-	-	-	22 700	-	-	22 700	722 700	71 600	32 000	826 300
	全港	***OVERALL***	***-***	***24 100***	***3 800***	***27 900***	***96 800***	***24 700***	***1 200***	***122 700***	***6 995 900***	***2 487 800***	***1 499 500***	***10 983 200***
2014	港島	Hong Kong	17 200	-	3 900	21 100	-	10 400	3 100	13 500	3 700 200	1 593 200	973 800	6 267 200
	九龍	Kowloon	-	500	-	500	26 500	-	700	27 200	2 580 000	841 200	484 500	3 905 700
	新界	New Territories	-	-	-	-	59 600	3 300	-	62 900	780 800	75 000	32 000	887 800
	全港	***OVERALL***	***17 200***	***500***	***3 900***	***21 600***	***86 100***	***13 700***	***3 800***	***103 600***	***7 061 000***	***2 509 400***	***1 490 300***	***11 060 700***
2015	港島	Hong Kong	-	-	1 900	1 900	22 500	18 000	-	40 500	3 715 200	1 611 700	973 500	6 300 400
	九龍	Kowloon	24 100	-	-	24 100	88 000	22 600	-	110 600	2 646 300	926 200	481 700	4 054 200
	新界	New Territories	-	-	-	-	13 400	-	-	13 400	818 100	78 500	32 000	928 600
	全港	***OVERALL***	***24 100***	***-***	***1 900***	***26 000***	***123 900***	***40 600***	***-***	***164 500***	***7 179 600***	***2 616 400***	***1 487 200***	***11 283 200***

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

平方米 m²

地區	District	2015 年落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	預測落成量 Forecast Completions [2016]	[2017]
中西區	Central and Western	-	-	-	-	14 200	17 300
灣仔	Wan Chai	4 900	-	-	4 900	-	26 900
東區	Eastern	-	-	-	-	23 800	-
南區	Southern	17 600	18 000	-	35 600	10 400	-
港島	***HONG KONG***	***22 500***	***18 000***	***-***	***40 500***	***48 400***	***44 200***
油尖旺	Yau Tsim Mong	-	5 400	-	5 400	40 600	29 900
深水埗	Sham Shui Po	10 800	-	-	10 800	-	-
九龍城	Kowloon City	-	-	-	-	-	8 200
黃大仙	Wong Tai Sin	-	-	-	-	20 700	14 300
觀塘	Kwun Tong	77 200	17 200	-	94 400	50 100	135 800
九龍	***KOWLOON***	***88 000***	***22 600***	***-***	***110 600***	***111 400***	***188 200***
葵青	Kwai Tsing	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	13 400	-	-	13 400	39 100	-
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***13 400***	***-***	***-***	***13 400***	***39 100***	***-***
全港	***OVERALL***	***123 900***	***40 600***	***-***	***164 500***	***198 900***	***232 400***
分區	**Sub-districts**						
上環	Sheung Wan	-	-	-	-	2 200	8 200
中區	Central	-	-	-	-	12 000	9 100
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	4 900	-	-	4 900	-	26 900
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	23 800	-
尖沙咀	Tsim Sha Tsui	-	5 400	-	5 400	40 600	29 900
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.

表 Table 21

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

平方米 m²

地區	District	[2016] 甲級 A	乙級 B	丙級 C	總數 Total	[2017] 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	-	11 800	2 400	14 200	-	16 000	1 300	17 300
灣仔	Wan Chai	-	-	-	-	26 900	-	-	26 900
東區	Eastern	23 800	-	-	23 800	-	-	-	-
南區	Southern	-	10 400	-	10 400	-	-	-	-
港島	***HONG KONG***	***23 800***	***22 200***	***2 400***	***48 400***	***26 900***	***16 000***	***1 300***	***44 200***
油尖旺	Yau Tsim Mong	40 500	100	-	40 600	29 900	-	-	29 900
深水埗	Sham Shui Po	-	-	-	-	-	-	-	-
九龍城	Kowloon City	-	-	-	-	8 200	-	-	8 200
黃大仙	Wong Tai Sin	20 700	-	-	20 700	14 300	-	-	14 300
觀塘	Kwun Tong	50 100	-	-	50 100	135 800	-	-	135 800
九龍	***KOWLOON***	***111 300***	***100***	***-***	***111 400***	***188 200***	***-***	***-***	***188 200***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	39 100	-	-	39 100	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***39 100***	***-***	***-***	***39 100***	***-***	***-***	***-***	***-***
全港	***OVERALL***	***174 200***	***22 300***	***2 400***	***198 900***	***215 100***	***16 000***	***1 300***	***232 400***
分區	**Sub-districts**								
上環	Sheung Wan	-	-	2 200	2 200	-	8 200	-	8 200
中區	Central	-	11 800	200	12 000	-	7 800	1 300	9 100
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	26 900	-	-	26 900
北角 / 鰂魚涌	North Point / Quarry Bay	23 800	-	-	23 800	-	-	-	-
尖沙咀	Tsim Sha Tsui	40 500	100	-	40 600	29 900	-	-	29 900
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 OFFICES - 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
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
2013	122 700	121 500	99.0	10 860 500	642 800	5.9	764 300	7.0
2014	103 600	73 800	71.2	10 957 100	619 100	5.7	692 900	6.3
2015	164 500	135 800	82.6	11 118 700	762 700	6.9	898 500	8.0

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

每平方米月租 $ / m^2 per month

[平均面積] [Average size]	甲級 Grade A [238 平方米 m^2]							乙級 Grade B [93 平方米 m^2]							丙級 Grade C [44 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	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	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	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	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	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#
2014	750	1 013	689	475	530	661	345	437	686	492	378	434	434	347	367	556	450	405	449	374	296
2015 *	890	1 030	716	467	537	718	369	476	741	522	379	460	461	363	413	591	478	422	476	407	268
2014 7	646	1 000	691	475	563	636	334	438	685	479	357	435	456	(315)	396	533	452	409	491	370	(313)
8	648	1 040	662	455	521	586	383	431	690	477	394	421	445	(345)	364	577	465	393	454	376	(315)
9	759	1 080	712	497	532	(540)	357	464	698	480	376	443	454	(356)	377	557	439	428	457	394	(241)
10	711	972	619	508	546	(679)	338	454	700	514	371	444	413	(387)	357	629	473	390	469	386	-
11	789	1 016	706	539	534	812	352	489	638	498	394	446	421	(321)	374	603	455	414	449	398	(302)
12	843	1 039	686	465	533	(589)	367	462	698	516	382	443	463	(284)	364	554	461	411	460	351	-
2015 1	953	1 007	704	474	527	762	358	426	683	506	336	423	430	313	375	558	450	394	446	369	-
2	(937)	996	640	454	529	(878)	359	490	767	509	399	498	428	(333)	391	555	449	448	461	359	-
3	835	973	654	513	547	(821)	335	466	661	504	362	451	464	(433)	442	597	495	407	459	403	-
4	876	1 033	712	438	527	(764)	351	474	738	526	380	450	460	(501)	427	542	466	416	459	393	(249)
5	890	1 039	732	447	539	614	362	468	733	534	379	462	453	(523)	420	616	483	423	460	394	(283)
6	982	926	767	460	534	620	370	448	761	503	369	473	475	372	428	556	498	428	480	411	-
7	942	1 019	756	460	521	719	379	497	739	529	386	471	479	(291)	422	637	476	419	509	419	-
8 *	960	1 090	725	473	545	519	369	491	784	532	381	456	504	(440)	415	641	509	407	497	442	-
9 *	918	1 102	715	479	537	(587)	383	516	719	536	404	480	437	(241)	402	619	471	450	505	432	(278)
10 *	648	1 040	694	450	571	954	404	503	782	530	417	458	446	424	402	592	483	425	482	437	-
11 *	688	1 046	750	472	553	-	403	511	733	539	351	440	462	313	401	612	452	414	490	403	(275)
12 *	814	1 078	741	465	515	-	379	441	785	523	394	473	477	(319)	403	595	478	449	469	404	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2015 年內所分析單位的平均面積。
\- 本署沒有收到成交個案。
\# 九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2015.
\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

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

每平方米售價 $ / m²

[平均面積] [Average size]		甲級 Grade A [164 平方米 m²]							乙級 Grade B [55 平方米 m²]							丙級 Grade C [38 平方米 m²]						
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	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	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	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	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	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#
2014		(171 027)	353 514	(264 596)	(163 290)	194 712	-	123 051	150 484	242 180	203 551	130 263	174 196	144 847	151 153	144 425	203 810	167 733	144 823	154 445	147 914	-
2015 *		(162 989)	354 300	292 141	-	196 338	-	141 697	177 686	306 904	208 190	132 400	183 862	148 677	(132 890)	162 955	249 848	184 743	153 436	155 350	157 629	-
2014	7	-	(312 778)	(389 108)	-	(177 262)	-	(134 868)	(159 589)	(185 652)	208 076	(134 298)	(186 981)	153 067	-	122 823	(138 340)	(180 656)	147 496	202 733	166 624	-
	8	(185 007)	(332 334)	(211 273)	(155 203)	(198 570)	-	(146 356)	(152 824)	(233 285)	(201 357)	-	(166 524)	152 181	(118 652)	159 555	-	(152 339)	141 856	156 114	160 096	-
	9	(176 023)	(334 825)	-	-	183 487	-	(92 652)	(136 274)	(294 531)	190 312	-	-	136 304	-	139 746	-	(236 735)	(160 515)	(144 532)	136 073	-
	10	-	(330 550)	(301 922)	-	(228 182)	-	(124 697)	(168 723)	(205 477)	(200 624)	(123 076)	(197 192)	(143 219)	-	172 462	(376 940)	(159 724)	138 813	(107 465)	159 913	-
	11	(152 051)	(368 156)	-	-	(217 846)	-	(132 582)	-	(300 847)	(201 286)	(132 011)	(193 941)	(145 036)	-	141 975	(163 554)	170 307	(165 812)	149 504	139 368	-
	12	-	-	-	-	188 470	-	110 402	(132 713)	-	(225 402)	-	186 956	139 659	-	(163 099)	(196 509)	172 116	(138 766)	146 338	142 578	-
2015	1	-	(312 982)	(313 281)	-	(192 552)	-	(133 365)	-	(303 030)	(158 407)	-	(186 920)	127 401	-	(144 132)	-	-	(162 745)	168 903	153 321	-
	2	-	(317 704)	-	-	(191 806)	-	(131 284)	(174 580)	(290 231)	(215 758)	-	181 135	(124 402)	-	(155 626)	-	172 109	(137 490)	151 223	146 870	-
	3	-	(383 687)	(191 861)	-	175 346	-	149 715	(137 185)	(315 651)	(242 575)	(122 289)	176 993	135 340	-	178 713	-	187 456	(155 933)	137 806	162 732	-
	4	-	(372 750)	(189 698)	-	(170 575)	-	(110 949)	(136 997)	(501 266)	(244 240)	-	192 768	167 240	-	178 948	(262 288)	168 223	163 291	147 501	159 864	-
	5	-	319 094	-	-	204 191	-	158 247	(251 871)	-	(220 263)	-	188 190	147 737	-	173 332	(212 624)	217 321	(137 985)	151 705	151 735	-
	6	(163 218)	(299 456)	(432 113)	-	(231 022)	-	(123 423)	(157 123)	(270 440)	(148 148)	(149 721)	(160 818)	144 690	-	179 135	-	179 796	(164 314)	169 983	161 686	-
	7	-	(346 399)	(328 606)	-	(214 075)	-	(142 386)	(154 891)	-	(314 815)	(124 847)	(192 610)	(139 585)	-	(131 588)	(231 343)	164 035	143 508	165 445	163 964	-
	8 *	-	(343 131)	(247 633)	-	(226 376)	-	160 011	(177 187)	(348 416)	(199 314)	-	(183 054)	(176 440)	-	161 835	-	209 909	139 524	157 742	152 103	-
	9 *	-	-	(509 600)	-	(172 575)	-	145 186	(232 050)	-	(229 825)	-	(179 312)	-	-	146 131	(264 277)	(185 515)	(184 231)	(138 873)	168 506	-
	10 *	-	(343 635)	-	-	-	-	145 230	(196 759)	-	-	-	-	(152 794)	-	(131 337)	-	(197 791)	(197 328)	174 646	176 999	-
	11 *	-	(475 308)	(169 173)	-	198 465	-	(131 515)	(169 594)	(235 400)	(165 037)	(130 526)	(202 293)	175 183	-	(147 050)	-	-	(147 309)	(153 304)	151 015	-
	12 *	(162 759)	(395 632)	-	-	(183 889)	-	(95 648)	(142 935)	(190 800)	(207 824)	-	(161 252)	(181 111)	(132 890)	173 280	-	(170 333)	-	(140 712)	130 027	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2015 年內所分析單位的平均面積。
\- 本署沒有收到成交個案。
\# 九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2015.
\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

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

年 / 月 Year / Month		租金 Rents 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	售價 Prices 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
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		196.9	183.8	163.5	188.3	321.6	349.5	337.4	334.7
2013		211.5	200.7	182.2	204.1	378.9	434.4	430.7	409.8
2014		219.0	212.1	195.8	213.7	374.3	448.7	444.2	423.0
2015 *		230.9	226.1	211.0	226.7	401.1	484.9	474.0	448.8
2014	7 - 9	221.3	214.1	197.6	215.8	375.3	452.9	445.4	425.2
	10 - 12	222.6	216.0	201.7	217.7	375.9	459.0	449.5	428.7
2015	1 - 3	224.9	220.1	204.9	220.8	382.5	466.7	456.2	433.8
	4 - 6	230.2	225.4	210.9	226.0	395.2	478.4	471.8	445.2
	7 - 9 *	233.8	229.2	214.5	229.6	413.0	497.0	484.8	459.6
	10 - 12 *	234.9	229.6	213.9	230.3	413.5	497.3	483.1	456.7
2014	7	220.7	213.4	196.0	215.1	(373.9)	450.8	444.4	423.9
	8	221.1	214.1	197.8	215.7	(374.7)	(451.5)	445.0	423.9
	9	222.1	214.9	199.1	216.7	(377.4)	(456.5)	446.8	427.8
	10	221.9	215.1	200.4	216.8	(377.4)	(457.5)	450.6	428.9
	11	222.9	215.6	201.5	217.7	(374.5)	(458.7)	448.5	427.6
	12	222.9	217.3	203.1	218.5	(375.9)	460.9	449.4	429.6
2015	1	223.5	218.5	203.7	219.3	(379.0)	(463.5)	452.9	431.6
	2	224.7	219.9	204.2	220.5	(381.9)	(467.5)	455.4	433.6
	3	226.6	222.0	206.8	222.5	386.5	469.1	460.2	436.2
	4	228.9	223.6	209.2	224.6	(388.7)	(473.7)	464.9	440.5
	5	229.8	225.6	211.6	226.0	394.0	477.5	472.5	443.6
	6	231.8	226.9	211.9	227.5	(402.9)	484.1	478.1	451.4
	7	232.5	227.0	213.1	228.1	(409.4)	(494.2)	481.4	457.0
	8 *	234.3	230.2	215.1	230.3	(411.8)	(497.4)	486.3	459.8
	9 *	234.5	230.3	215.2	230.5	(417.9)	(499.4)	486.7	462.0
	10 *	235.0	230.2	215.4	230.8	(418.0)	(502.0)	488.4	462.9
	11 *	235.0	229.3	213.2	230.2	(413.7)	(499.2)	(483.2)	457.0
	12 *	234.7	229.3	213.0	229.9	(408.9)	(490.8)	477.6	450.1

* 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 OFFICES - RENTAL AND PRICE INDICES FOR GRADE A OFFICES IN CORE DISTRICTS
(1999 = 100)

年 / 月 **Year / Month**		租金 **Rents** 上環 / 中區 **Sheung Wan / Central**	租金 **Rents** 灣仔 / 銅鑼灣 **Wan Chai / Causeway Bay**	租金 **Rents** 尖沙咀 **Tsim Sha Tsui**	售價 **Prices** 核心地區 # **Core Districts #**
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		272.5	202.9	172.3	340.0
2013		267.8	215.5	187.4	380.1
2014		270.6	218.6	195.7	365.2
2015 *		282.7	228.4	208.6	391.4
2014	7 - 9	272.0	218.0	196.2	374.7
	10 - 12	274.7	220.5	199.3	373.0
2015	1 - 3	276.9	222.7	202.3	380.9
	4 - 6	280.7	228.5	208.6	384.0
	7 - 9 *	286.1	231.1	211.7	409.7
	10 - 12 *	287.0	231.5	212.0	391.1
2014	7	271.7	217.3	195.9	(371.9)
	8	271.4	217.8	195.6	(382.5)
	9	272.9	218.8	197.1	(369.7)
	10	273.4	219.5	198.4	(371.7)
	11	275.8	222.4	200.7	(371.8)
	12	274.9	219.7	198.8	(375.5)
2015	1	276.3	220.7	200.4	(376.7)
	2	277.3	223.3	202.0	(381.3)
	3	277.1	224.1	204.4	(384.6)
	4	279.0	226.1	206.6	(377.9)
	5	280.6	229.5	209.2	384.8
	6	282.4	230.0	209.9	(389.2)
	7	284.1	230.8	210.4	(397.0)
	8 *	286.6	231.8	212.3	(412.0)
	9 *	287.6	230.6	212.4	(420.2)
	10 *	285.2	229.7	210.8	(400.5)
	11 *	287.6	232.9	212.0	(385.7)
	12 *	288.3	231.8	213.2	(387.1)

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

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

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

平方米 m^2

地區	District	2014 年底總存量 Stock at year-end	2015 年落成量 Completions	落成量佔 2014 年總存量的百分率 Completions as a % of 2014 Stock	2015 年底總存量 Stock at year-end	2015 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	1 125 300	1 100	0.1	1 125 700	66 100	5.9
灣仔	Wan Chai	1 083 000	14 900	1.4	1 101 800	89 600	8.1
東區	Eastern	765 200	700	0.1	761 100	42 200	5.5
南區	Southern	254 200	-	-	254 100	19 700	7.8
港島	***HONG KONG***	***3 227 700***	***16 700***	***0.5***	***3 242 700***	***217 600***	***6.7***
油尖旺	Yau Tsim Mong	2 084 500	8 300	0.4	2 070 800	150 600	7.3
深水埗	Sham Shui Po	702 900	3 500	0.5	704 100	42 600	6.1
九龍城	Kowloon City	712 000	2 800	0.4	715 100	53 600	7.5
黃大仙	Wong Tai Sin	320 000	-	-	318 200	37 800	11.9
觀塘	Kwun Tong	629 200	15 300	2.4	655 300	73 300	11.2
九龍	***KOWLOON***	***4 448 600***	***29 900***	***0.7***	***4 463 500***	***357 900***	***8.0***
葵青	Kwai Tsing	347 200	-	-	353 600	28 000	7.9
荃灣	Tsuen Wan	499 000	300	0.1	501 900	52 900	10.5
屯門	Tuen Mun	414 300	-	-	414 100	39 500	9.5
元朗	Yuen Long	468 400	2 300	0.5	473 400	33 800	7.1
北區	North	229 800	-	-	229 400	20 500	8.9
大埔	Tai Po	232 000	2 000	0.9	235 400	8 900	3.8
沙田	Sha Tin	462 600	11 600	2.5	486 400	45 200	9.3
西貢	Sai Kung	290 300	2 500	0.9	292 300	27 900	9.5
離島	Islands	297 300	3 000	1.0	299 700	15 200	5.1
新界	***NEW TERRITORIES***	***3 240 900***	***21 700***	***0.7***	***3 286 200***	***271 900***	***8.3***
全港	***OVERALL***	***10 917 200***	***68 300***	***0.6***	***10 992 400***	***847 400***	***7.7***

2015 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 2014 年底總存量計算。

2015 Stock figures are derived from the latest rating record,
and not from the 2014 Stock figures shown here.

表 Table 28

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
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***
2013	港島	Hong Kong	12 600	17 000	3 224 800
	九龍	Kowloon	10 600	10 900	4 434 200
	新界	New Territories	200	10 500	3 223 700
	全港	***OVERALL***	***23 400***	***38 400***	***10 882 700***
2014	港島	Hong Kong	9 600	12 500	3 227 700
	九龍	Kowloon	18 400	22 800	4 448 600
	新界	New Territories	100	21 800	3 240 900
	全港	***OVERALL***	***28 100***	***57 100***	***10 917 200***
2015	港島	Hong Kong	8 000	16 700	3 242 700
	九龍	Kowloon	14 600	29 900	4 463 500
	新界	New Territories	-	21 700	3 286 200
	全港	***OVERALL***	***22 600***	***68 300***	***10 992 400***

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	2015 年落成量 Completions	預測落成量 Forecast Completions [2016]	預測落成量 Forecast Completions [2017]
中西區	Central and Western	1 100	9 800	12 600
灣仔	Wan Chai	14 900	15 300	7 700
東區	Eastern	700	1 400	6 400
南區	Southern	-	500	-
港島	***HONG KONG***	***16 700***	***27 000***	***26 700***
油尖旺	Yau Tsim Mong	8 300	13 900	14 500
深水埗	Sham Shui Po	3 500	4 400	800
九龍城	Kowloon City	2 800	8 900	5 400
黃大仙	Wong Tai Sin	-	2 200	1 200
觀塘	Kwun Tong	15 300	5 000	8 200
九龍	***KOWLOON***	***29 900***	***34 400***	***30 100***
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	300	-	-
屯門	Tuen Mun	-	-	3 100
元朗	Yuen Long	2 300	39 700	100
北區	North	-	-	2 800
大埔	Tai Po	2 000	-	-
沙田	Sha Tin	11 600	11 100	13 000
西貢	Sai Kung	2 500	12 700	17 500
離島	Islands	3 000	1 000	-
新界	***NEW TERRITORIES***	***21 700***	***64 500***	***36 500***
全港	***OVERALL***	***68 300***	***125 900***	***93 300***

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
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
2013	38 400	36 500	95.1	10 844 300	745 000	6.9	781 500	7.2
2014	57 100	48 300	84.6	10 860 100	746 700	6.9	795 000	7.3
2015	68 300	64 100	93.9	10 924 100	783 300	7.2	847 400	7.7

私 人 零 售 業 樓 宇 - 平 均 租 金 及 售 價
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

區域 Area	租金 Rents（每平方米月租 $ / m² per month）			售價 Prices（每平方米售價 $ / m²）		
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
[平均面積] [Average size]	[59 平方米 m²]	[57 平方米 m²]	[55 平方米 m²]	[34 平方米 m²]	[33 平方米 m²]	[24 平方米 m²]
年 / 月 Year / Month						
2014	1 628	1 534	1 250	447 041	420 271	386 792
2015 *	1 607	1 514	1 287	558 076	400 109	367 661
2014 7	1 699	1 452	1 223	(342 918)	349 556	353 402
8	1 551	1 463	1 335	388 295	485 307	362 529
9	1 818	1 665	1 326	378 716	387 921	415 287
10	1 546	1 643	1 255	(571 173)	467 126	258 531
11	1 456	1 827	1 202	435 310	491 165	359 466
12	1 669	1 537	1 284	(438 674)	413 716	487 348
2015 1	1 453	1 497	1 033	642 365	358 230	439 290
2	1 355	1 520	1 318	(409 872)	399 922	356 213
3	1 560	1 774	1 358	(472 611)	462 861	330 603
4	1 683	1 518	1 361	555 156	477 722	328 025
5	1 518	1 575	1 310	457 014	376 477	436 987
6	1 796	1 530	1 343	539 458	364 351	412 280
7	1 580	1 498	1 256	(817 901)	391 872	319 986
8 *	1 795	1 532	1 302	(469 975)	540 594	261 395
9 *	1 587	1 493	1 303	655 026	398 230	387 031
10 *	1 601	1 333	1 322	(437 688)	(225 142)	(318 805)
11 *	1 619	1 293	1 189	(621 487)	436 037	(391 714)
12 *	1 530	1 360	1 175	(361 025)	291 783	(370 612)

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2015 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 2015.

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**
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		151.3	420.5
2013		165.5	506.8
2014		173.1	521.2
2015 *		182.0	559.1
2014	7 - 9	174.2	524.3
	10 - 12	176.4	541.3
2015	1 - 3	180.2	551.7
	4 - 6	182.4	559.3
	7 - 9 *	184.8	570.9
	10 - 12 *	180.8	554.7
2014	7	173.7	520.3
	8	174.0	525.2
	9	175.0	527.3
	10	175.2	535.8
	11	176.1	543.6
	12	177.9	544.4
2015	1	179.2	547.7
	2	180.5	550.4
	3	180.8	556.9
	4	181.7	557.7
	5	182.4	558.7
	6	183.0	561.4
	7	184.9	569.4
	8 *	184.9	571.1
	9 *	184.7	572.2
	10 *	180.9	567.0
	11 *	180.7	556.8
	12 *	180.7	540.3

* 臨時數字 * Provisional figures

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

平方米 m^2

地區	District	2014 年底總存量 Stock at year-end	2015 年落成量 Completions	落成量佔 2014 年總存量的百分率 Completions as a % of 2014 Stock	2015 年底總存量 Stock at year-end	2015 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	66 900	-	-	66 900	4 500	6.7
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 254 800	-	-	1 258 100	50 500	4.0
南區	Southern	713 100	-	-	700 200	55 000	7.9
港島	***HONG KONG***	***2 034 800***	***-***	***-***	***2 025 200***	***110 000***	***5.4***
油尖旺	Yau Tsim Mong	306 500	-	-	303 000	32 200	10.6
深水埗	Sham Shui Po	1 038 100	24 400	2.4	1 041 500	62 400	6.0
九龍城	Kowloon City	850 500	-	-	850 400	30 200	3.6
黃大仙	Wong Tai Sin	763 300	-	-	749 700	19 700	2.6
觀塘	Kwun Tong	3 171 700	2 800	0.1	3 092 800	159 200	5.1
九龍	***KOWLOON***	***6 130 100***	***27 200***	***0.4***	***6 037 400***	***303 700***	***5.0***
葵青	Kwai Tsing	3 296 400	-	-	3 283 300	188 400	5.7
荃灣	Tsuen Wan	2 321 400	-	-	2 295 800	141 100	6.1
屯門	Tuen Mun	1 476 300	-	-	1 476 300	48 700	3.3
元朗	Yuen Long	203 400	-	-	203 400	9 700	4.8
北區	North	286 600	2 500	0.9	282 300	8 500	3.0
大埔	Tai Po	151 900	-	-	152 300	3 000	2.0
沙田	Sha Tin	1 110 000	-	-	1 084 900	20 500	1.9
西貢	Sai Kung	9 000	-	-	9 000	9 000	100.0
離島	Islands	900	-	-	900	-	-
新界	***NEW TERRITORIES***	***8 855 900***	***2 500***	***0.0*** +	***8 788 200***	***428 900***	***4.9***
全港	***OVERALL***	***17 020 800***	***29 700***	***0.2***	***16 850 800***	***842 600***	***5.0***

\+ 少於0.05%
2015 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 2014 年底總存量計算。

\+ Below 0.05%
2015 Stock figures are derived from the latest rating record,
and not from the 2014 Stock figures shown here.

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 m²

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
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***
2013	港島	Hong Kong	29 500	-	2 099 600
	九龍	Kowloon	12 700	11 800	6 192 800
	新界	New Territories	1 400	73 300	8 867 800
	全港	***OVERALL***	***43 600***	***85 100***	***17 160 200***
2014	港島	Hong Kong	58 300	-	2 034 800
	九龍	Kowloon	20 700	-	6 130 100
	新界	New Territories	-	35 600	8 855 900
	全港	***OVERALL***	***79 000***	***35 600***	***17 020 800***
2015	港島	Hong Kong	2 300	-	2 025 200
	九龍	Kowloon	16 300	27 200	6 037 400
	新界	New Territories	32 900	2 500	8 788 200
	全港	***OVERALL***	***51 500***	***29 700***	***16 850 800***

表 Table 35

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	2015 年落成量 Completions	預測落成量 Forecast Completions [2016]	預測落成量 Forecast Completions [2017]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	6 500
港島	***HONG KONG***	***-***	***-***	***6 500***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	24 400	-	5 300
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	4 500	-
觀塘	Kwun Tong	2 800	-	8 400
九龍	***KOWLOON***	***27 200***	***4 500***	***13 700***
葵青	Kwai Tsing	-	8 200	5 900
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	2 500	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***2 500***	***8 200***	***5 900***
全港	***OVERALL***	***29 700***	***12 700***	***26 100***

表 Table 36

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
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
2013	85 100	79 900	93.9	17 075 100	908 900	5.3	988 800	5.8
2014	35 600	31 000	87.1	16 985 200	927 700	5.5	958 700	5.6
2015	29 700	18 600	62.6	16 821 100	824 000	4.9	842 600	5.0

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	租金 Rents (每平方米月租 $ / m² per month)			售價 Prices (每平方米售價 $ / m²)		
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
[平均面積] [Average size]	[158 平方米 m²]	[127 平方米 m²]	[137 平方米 m²]	[119 平方米 m²]	[114 平方米 m²]	[107 平方米 m²]
年 / 月 Year / Month						
2014	155	164	113	71 931	70 363	42 071
2015 *	169	179	124	80 632	75 808	47 570
2014 7	153	161	113	(74 364)	71 928	42 683
8	144	168	112	71 928	64 200	40 693
9	150	166	115	(64 043)	69 723	44 312
10	162	165	115	(70 601)	79 291	44 030
11	158	174	118	(82 509)	84 012	43 709
12	161	173	121	(73 591)	75 689	44 739
2015 1	174	162	118	(72 900)	74 346	48 424
2	180	174	129	(82 189)	76 149	48 399
3	175	174	125	(65 137)	75 668	47 450
4	157	174	117	(90 630)	78 575	43 936
5	159	181	123	(92 023)	74 838	47 957
6	165	186	130	83 452	75 545	51 003
7	162	179	122	(82 783)	74 633	44 168
8 *	171	181	127	(80 802)	75 690	49 669
9 *	178	183	128	(76 363)	70 905	46 926
10 *	180	184	123	(90 775)	88 313	46 482
11 *	176	186	119	(73 981)	76 600	46 807
12 *	160	183	128	(60 143)	63 606	47 405

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2015 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 2015.
Average rents and prices are in respect of upper floor units only.

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

年 / 月 Year / Month		租金 Rents	售價 Prices
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	489.8
2013		147.3	655.4
2014		160.1	668.0
2015 *		174.1	723.8
2014	7 - 9	162.6	672.9
	10 - 12	165.8	683.5
2015	1 - 3	169.2	699.2
	4 - 6	173.2	722.9
	7 - 9 *	177.3	742.1
	10 - 12 *	176.6	731.1
2014	7	161.4	669.0
	8	162.8	671.7
	9	163.7	678.0
	10	164.8	682.4
	11	165.9	683.7
	12	166.8	684.4
2015	1	167.1	691.7
	2	169.8	699.4
	3	170.8	706.5
	4	171.7	715.3
	5	173.1	723.5
	6	174.9	729.8
	7	175.8	736.4
	8 *	177.4	744.3
	9 *	178.7	745.6
	10 *	178.2	746.9
	11 *	175.8	741.9
	12 *	175.8	704.6

* 臨時數字
上述指數只就樓上單位計算。

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

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 [54 平方米 m^2]	深水埗 Sham Shui Po [95 平方米 m^2]	觀塘 Kwun Tong [54 平方米 m^2]	葵青 Kwai Tsing [67 平方米 m^2]	荃灣 Tsuen Wan [82 平方米 m^2]	沙田 Sha Tin [63 平方米 m^2]
2014		99 801	95 611	100 089	52 419	69 596	72 905
2015 *		107 331	108 816	104 651	53 960	76 116	80 034
2014	7	(102 987)	108 184	112 032	38 508	68 977	72 594
	8	(97 912)	-	95 961	45 627	63 000	(79 879)
	9	(110 625)	98 028	104 350	48 125	78 091	(63 411)
	10	(100 016)	(123 804)	110 988	56 263	79 140	(73 415)
	11	120 608	87 363	98 315	51 697	73 228	(58 193)
	12	(90 031)	(93 686)	98 955	46 911	71 317	87 729
2015	1	-	96 642	98 391	48 504	74 117	(86 577)
	2	(125 006)	105 661	105 671	46 754	79 909	(78 010)
	3	(77 529)	100 312	107 990	61 354	66 631	(83 242)
	4	109 657	(96 173)	110 310	52 121	79 337	-
	5	105 673	(117 894)	111 576	52 621	85 557	(91 623)
	6	108 586	115 289	109 864	55 236	79 821	79 925
	7	-	127 088	96 608	62 064	60 666	(86 222)
	8 *	(141 822)	(101 980)	(101 490)	50 351	86 765	(83 514)
	9 *	(117 318)	(106 895)	(115 604)	64 571	59 520	(80 000)
	10 *	-	109 923	(117 230)	(45 890)	75 995	65 861
	11 *	-	(99 317)	(82 611)	81 297	81 968	75 398
	12 *	(66 341)	115 166	(92 877)	44 941	84 491	(86 002)

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2015 年內所分析單位的平均面積。
\- 本署沒有收到成交個案。
所分析的樓宇是於 1992 年或之後建成。
平均售價只以樓上單位的售價計算。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2015.
\- No transaction record received by this Department.
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	2014 年底總存量 Stock at year-end	2015 年落成量 Completions	落成量佔 2014 年總存量的百分率 Completions as a % of 2014 Stock	2015 年底總存量 Stock at year-end	2015 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
東區	Eastern	47 000	-	-	47 000	5 800	12.3
南區	Southern	5 900	-	-	5 900	-	-
港島	***HONG KONG***	***52 900***	***-***	***-***	***52 900***	***5 800***	***11.0***
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	200	2.2
深水埗	Sham Shui Po	131 500	-	-	120 200	7 200	6.0
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	700	2.5
觀塘	Kwun Tong	230 500	-	-	230 600	17 700	7.7
九龍	***KOWLOON***	***404 800***	***-***	***-***	***393 600***	***25 800***	***6.6***
葵青	Kwai Tsing	90 900	-	-	90 900	7 100	7.8
荃灣	Tsuen Wan	21 300	-	-	21 300	300	1.4
北區	North	6 500	-	-	6 500	200	3.1
沙田	Sha Tin	16 500	-	-	16 600	500	3.0
新界	***NEW TERRITORIES***	***135 200***	***-***	***-***	***135 300***	***8 100***	***6.0***
全港	***OVERALL***	***592 900***	***-***	***-***	***581 800***	***39 700***	***6.8***

2015 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 2014 年底總存量計算。

2015 Stock figures are derived from the latest rating record,
and not from the 2014 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	2015 年落成量 Completions	預測落成量 Forecast Completions [2016]	[2017]
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
2011	-	-	-	591 100	48 600	8.2	48 600	8.2
2012	-	-	-	591 800	39 900	6.7	39 900	6.7
2013	-	-	-	593 000	40 200	6.8	40 200	6.8
2014	-	-	-	592 900	44 500	7.5	44 500	7.5
2015	-	-	-	581 800	39 700	6.8	39 700	6.8

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

平方米 m^2

地區	District	2014 年底總存量 Stock at year-end	2015 年落成量 Completions	落成量佔 2014 年總存量的百分率 Completions as a % of 2014 Stock	2015 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	84 900	-	-	84 800
港島	***HONG KONG***	***92 800***	***-***	***-***	***92 700***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	21 600	-	-	21 600
九龍城	Kowloon City	30 500	-	-	30 500
黃大仙	Wong Tai Sin	44 100	-	-	44 100
觀塘	Kwun Tong	232 600	-	-	220 900
九龍	***KOWLOON***	***328 800***	***-***	***-***	***317 100***
葵青	Kwai Tsing	125 000	-	-	125 000
荃灣	Tsuen Wan	195 600	-	-	195 600
屯門	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	558 300	30 500	5.5	574 700
北區	North	125 600	-	-	133 000
大埔	Tai Po	731 800	1 600	0.2	732 600
沙田	Sha Tin	145 800	-	-	145 200
西貢	Sai Kung	458 000	29 000	6.3	499 900
離島	Islands	79 400	-	-	79 400
新界	***NEW TERRITORIES***	***2 596 700***	***61 100***	***2.4***	***2 662 600***
全港	***OVERALL***	***3 018 300***	***61 100***	***2.0***	***3 072 400***

2015 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 2014 年底總存量計算。

2015 Stock figures are derived from the latest rating record,
and not from the 2014 Stock figures shown here.

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

平方米 m^2

地區	District	2015 年落成量 Completions	預測落成量 Forecast Completions [2016]	[2017]
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	-	4 000	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	30 500	27 100	71 500
北區	North	-	-	-
大埔	Tai Po	1 600	16 100	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	29 000	69 200	31 000
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***61 100***	***116 400***	***102 500***
全港	***OVERALL***	***61 100***	***116 400***	***102 500***

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	2014 年底總存量 Stock at year-end	2015 年落成量 Completions	落成量佔 2014 年總存量的百分率 Completions as a % of 2014 Stock	2015 年底總存量 Stock at year-end	2015 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	93 600	-	-	94 600	500	0.5
南區	Southern	29 900	-	-	28 600	2 700	9.4
港島	***HONG KONG***	***148 100***	***-***	***-***	***147 800***	***3 200***	***2.2***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	-	-
九龍城	Kowloon City	105 100	-	-	105 100	300	0.3
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
觀塘	Kwun Tong	261 200	-	-	261 200	61 400	23.5
九龍	***KOWLOON***	***510 000***	***-***	***-***	***510 000***	***61 700***	***12.1***
葵青	Kwai Tsing	1 610 700	-	-	1 608 800	65 600	4.1
荃灣	Tsuen Wan	435 500	-	-	435 600	8 300	1.9
屯門	Tuen Mun	142 400	-	-	142 400	-	-
元朗	Yuen Long	129 300	-	-	129 500	3 500	2.7
北區	North	126 100	-	-	126 100	500	0.4
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 200	-	-	442 200	5 900	1.3
西貢	Sai Kung	7 400	-	-	7 400	100	1.4
離島	Islands	94 400	-	-	94 400	4 200	4.4
新界	***NEW TERRITORIES***	***2 988 600***	***-***	***-***	***2 987 000***	***88 100***	***2.9***
全港	***OVERALL***	***3 646 700***	***-***	***-***	***3 644 800***	***153 000***	***4.2***

2015 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 2014 年底總存量計算。

2015 Stock figures are derived from the latest rating record,
and not from the 2014 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 m²

地區	District	2015 年落成量 Completions	預測落成量 Forecast Completions [2016]	[2017]
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	-	73 200	82 800
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	**-**	***73 200***	***82 800***
全港	***OVERALL***	**-**	***73 200***	***82 800***

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**
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
2013	-	-	-	3 561 700	163 900	4.6	163 900	4.6
2014	80 200	80 200	100.0	3 566 500	135 000	3.8	215 200	5.9
2015	-	-	-	3 644 800	153 000	4.2	153 000	4.2

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**		類別 **Class** **A**	**B**	**C**	**D**	**E**
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
2013		3.2	2.9	2.6	2.4	2.1
2014		3.1	2.8	2.7	2.4	2.2
2015 *		2.9	2.7	2.6	2.4	2.2
2014	7 - 9	3.1	2.8	2.7	2.4	2.2
	10 - 12	3.0	2.7	2.6	2.4	2.2
2015	1 - 3	2.9	2.7	2.6	2.3	2.1
	4 - 6	2.9	2.6	2.6	2.3	2.2
	7 - 9	2.9	2.7	2.6	2.4	2.2
	10 - 12 *	3.0	2.7	2.6	2.5	2.2
2014	7	3.1	2.8	2.7	2.4	2.2
	8	3.1	2.8	2.7	2.4	2.2
	9	3.0	2.8	2.6	2.4	2.2
	10	3.0	2.8	2.6	2.4	2.2
	11	3.0	2.7	2.6	2.4	2.2
	12	3.0	2.7	2.6	2.4	2.2
2015	1	2.9	2.7	2.6	2.4	2.2
	2	2.9	2.6	2.6	2.3	2.1
	3	2.9	2.6	2.6	2.4	2.1
	4	2.9	2.6	2.6	2.4	2.2
	5	2.9	2.7	2.6	2.3	2.2
	6	2.9	2.7	2.6	2.3	2.2
	7	2.9	2.6	2.6	2.3	2.2
	8	2.9	2.7	2.6	2.4	2.2
	9	2.9	2.7	2.6	2.4	2.1
	10	2.9	2.7	2.6	2.4	2.2
	11 *	2.9	2.7	2.7	2.5	2.2
	12 *	3.0	2.7	2.6	2.5	2.3

* 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 - OFFICES, FLATTED FACTORIES AND RETAIL

回報百分率 % return

年 / 月 Year / Month		寫字樓 Offices 甲級 Grade A	寫字樓 Offices 乙級 Grade B	分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
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	3.1	3.3	2.5
2013		2.8	2.9	2.8	2.4
2014		2.9	3.0	2.9	2.4
2015 *		2.9	3.0	2.9	2.4
2014	7 - 9	2.9	3.0	2.9	2.4
	10 - 12	2.9	3.0	2.9	2.4
2015	1 - 3	2.9	3.0	2.9	2.4
	4 - 6	2.9	3.0	2.9	2.4
	7 - 9 *	2.8	3.0	2.9	2.4
	10 - 12 *	2.8	3.0	2.9	2.4
2014	7	2.9	3.0	2.9	2.4
	8	2.9	3.0	2.9	2.4
	9	2.9	3.0	2.9	2.4
	10	2.9	3.0	2.9	2.4
	11	2.9	3.0	2.9	2.3
	12	2.9	3.0	3.0	2.4
2015	1	2.9	3.0	3.0	2.4
	2	2.9	3.0	2.9	2.4
	3	2.9	3.0	2.9	2.4
	4	2.9	3.0	2.9	2.4
	5	2.9	3.0	2.9	2.4
	6	2.9	3.0	2.9	2.4
	7	2.8	2.9	2.9	2.4
	8 *	2.8	3.0	2.9	2.4
	9 *	2.8	2.9	2.9	2.4
	10 *	2.8	2.9	2.8	2.4
	11 *	2.8	2.9	2.8	2.4
	12 *	2.9	3.0	3.0	2.4

* 臨時數字
** 此欄數字只就樓上單位計算。

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

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

年 / 月 **Year / Month**		數目 **No.**	總值（百萬元） **Consideration ($ million)**
2013		50 676	298 942
2014		63 807	433 418
2015		55 982	416 520
2014	1 - 3	10 788	68 894
	4 - 6	16 011	94 856
	7 - 9	19 962	141 312
	10 - 12	17 046	128 356
2015	1 - 3	16 768	115 903
	4 - 6	15 493	118 341
	7 - 9	13 552	109 136
	10 - 12	10 169	73 140
2015	1	6 412	43 209
	2	6 027	40 851
	3	4 329	31 843
	4	4 549	34 899
	5	5 168	40 200
	6	5 776	43 242
	7	5 393	44 551
	8	3 896	31 065
	9	4 263	33 520
	10	3 300	22 521
	11	2 826	20 797
	12	4 043	29 822

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

成交金額（百萬元）
Range of Consideration ($ million)

年 / 月 Year / Month		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
2013		569	1	3 168	6	10 179	20	19 505	38	12 021	24	5 234	10	50 676
2014		378	1	2 491	4	8 874	14	23 056	36	21 230	33	7 778	12	63 807
2015		356	1	1 660	3	4 282	8	19 292	34	23 045	41	7 347	13	55 982
2014	1 - 3	101	1	519	5	1 673	16	3 982	37	3 388	31	1 125	10	10 788
	4 - 6	89	1	738	5	2 727	17	6 104	38	4 933	31	1 420	9	16 011
	7 - 9	96	0	673	3	2 616	13	6 971	35	6 827	34	2 779	14	19 962
	10 - 12	92	1	561	3	1 858	11	5 999	35	6 082	36	2 454	14	17 046
2015	1 - 3	96	1	529	3	1 504	9	6 391	38	6 385	38	1 863	11	16 768
	4 - 6	81	1	445	3	1 132	7	4 624	30	7 089	46	2 122	14	15 493
	7 - 9	99	1	375	3	897	7	4 729	35	5 437	40	2 015	15	13 552
	10 - 12	80	1	311	3	749	7	3 548	35	4 134	41	1 347	13	10 169
2015	1	32	0	193	3	586	9	2 523	39	2 450	38	628	10	6 412
	2	29	0	182	3	506	8	2 309	38	2 329	39	672	11	6 027
	3	35	1	154	4	412	10	1 559	36	1 606	37	563	13	4 329
	4	24	1	154	3	337	7	1 243	27	2 140	47	651	14	4 549
	5	24	0	125	2	334	6	1 529	30	2 432	47	724	14	5 168
	6	33	1	166	3	461	8	1 852	32	2 517	44	747	13	5 776
	7	38	1	149	3	365	7	1 781	33	2 131	40	929	17	5 393
	8	27	1	113	3	288	7	1 276	33	1 677	43	515	13	3 896
	9	34	1	113	3	244	6	1 672	39	1 629	38	571	13	4 263
	10	22	1	97	3	259	8	1 184	36	1 348	41	390	12	3 300
	11	30	1	96	3	221	8	1 168	41	847	30	464	16	2 826
	12	28	1	118	3	269	7	1 196	30	1 939	48	493	12	4 043

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.
2013		11 046	22	95 872	39 630	78	203 070	50 676
2014		16 857	26	176 157	46 950	74	257 260	63 807
2015		16 826	30	161 028	39 156	70	255 493	55 982
2014	1 - 3	3 595	33	32 041	7 193	67	36 853	10 788
	4 - 6	3 352	21	30 627	12 659	79	64 229	16 011
	7 - 9	5 295	27	60 274	14 667	73	81 037	19 962
	10 - 12	4 615	27	53 215	12 431	73	75 141	17 046
2015	1 - 3	3 743	22	35 013	13 025	78	80 891	16 768
	4 - 6	4 989	32	49 053	10 504	68	69 289	15 493
	7 - 9	3 488	26	38 830	10 064	74	70 306	13 552
	10 - 12	4 606	45	38 132	5 563	55	35 007	10 169
2015	1	1 465	23	13 003	4 947	77	30 207	6 412
	2	1 540	26	13 527	4 487	74	27 324	6 027
	3	738	17	8 483	3 591	83	23 360	4 329
	4	1 634	36	16 833	2 915	64	18 066	4 549
	5	1 808	35	17 805	3 360	65	22 395	5 168
	6	1 547	27	14 415	4 229	73	28 828	5 776
	7	1 122	21	15 720	4 271	79	28 831	5 393
	8	764	20	9 016	3 132	80	22 049	3 896
	9	1 602	38	14 094	2 661	62	19 426	4 263
	10	1 404	43	10 601	1 896	57	11 919	3 300
	11	1 049	37	9 026	1 777	63	11 771	2 826
	12	2 153	53	18 505	1 890	47	11 317	4 043

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 Offices		商業樓宇 Commercial		分層工廠大廈 Flatted Factories	
		宗數 No.	總值（百萬元） Consideration ($ million)	宗數 No.	總值（百萬元） Consideration ($ million)	宗數 No.	總值（百萬元） Consideration ($ million)
2013		1 685	22 545	4 305	47 080	4 271	28 286
2014		1 271	16 411	3 092	35 413	3 016	19 247
2015 *		1 471	22 493	2 073	29 378	3 408	21 976
2014	7 - 9	467	5 860	887	8 601	911	5 939
	10 - 12	323	4 241	696	7 830	826	5 114
2015	1 - 3	413	6 431	557	11 595	934	5 562
	4 - 6	504	7 689	501	6 387	986	7 323
	7 - 9 *	330	5 072	698	6 718	778	5 264
	10 - 12 *	224	3 300	317	4 678	710	3 827
2014	7	141	2 133	194	2 740	270	1 754
	8	217	2 151	223	2 510	296	1 869
	9	109	1 576	470	3 351	345	2 316
	10	109	1 015	176	1 550	223	1 321
	11	90	1 157	311	3 435	267	1 847
	12	124	2 068	209	2 845	336	1 946
2015	1	107	1 542	177	2 104	320	1 630
	2	122	1 764	205	6 339	349	2 271
	3	184	3 125	175	3 152	265	1 660
	4	159	1 564	160	1 878	284	1 773
	5	179	3 206	155	1 741	315	2 460
	6	166	2 919	186	2 767	387	3 090
	7	137	1 560	344	2 297	300	1 851
	8 *	110	2 063	188	2 079	257	1 872
	9 *	83	1 450	166	2 342	221	1 541
	10 *	68	644	107	1 248	206	1 246
	11 *	80	1 484	109	1 883	203	1 101
	12 *	76	1 172	101	1 547	301	1 480

* 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爲低。

* 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	小規劃統計區 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	小規劃統計區 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	小規劃統計區 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

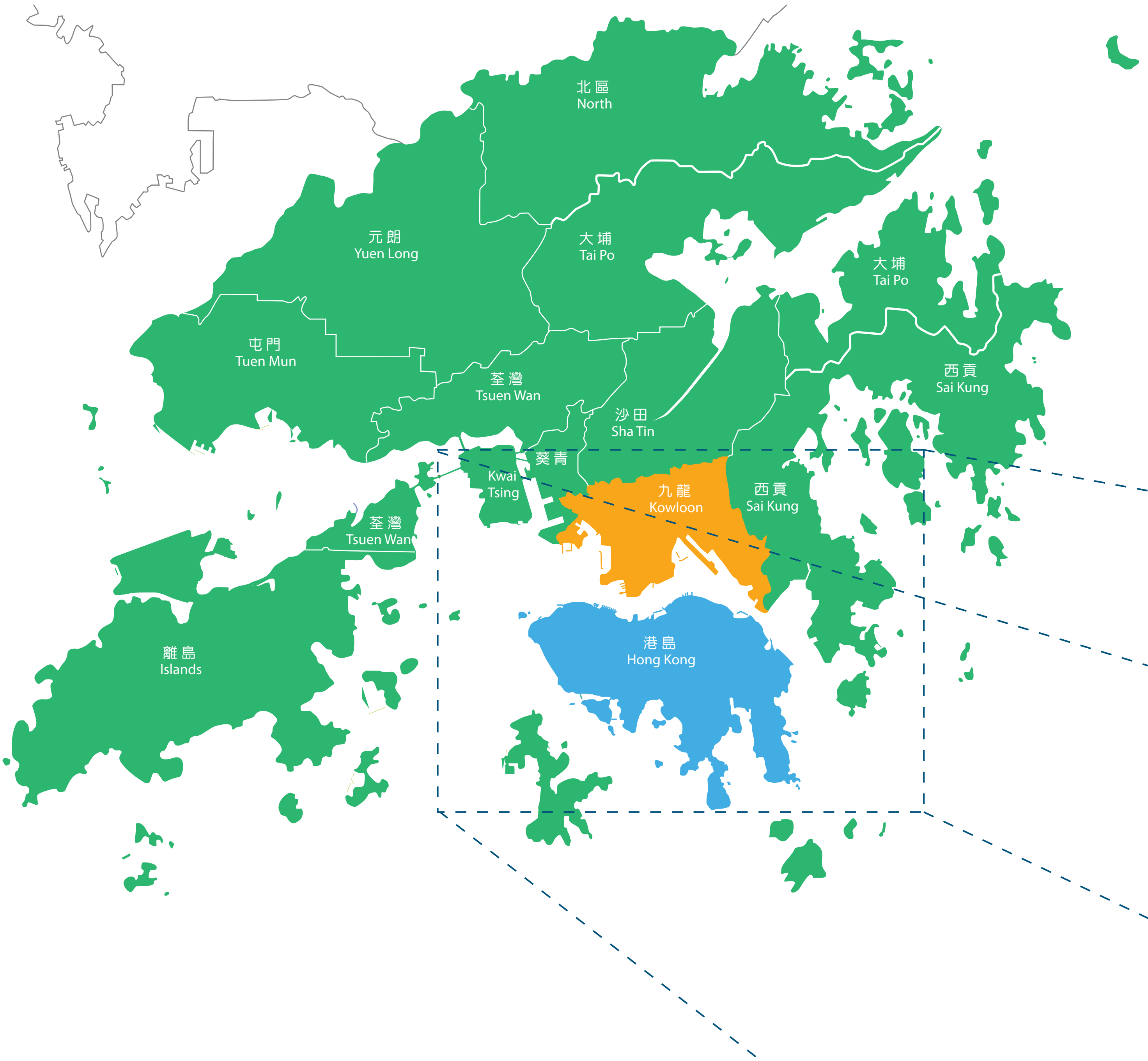
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 Sai Kung	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 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	小規劃統計區 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

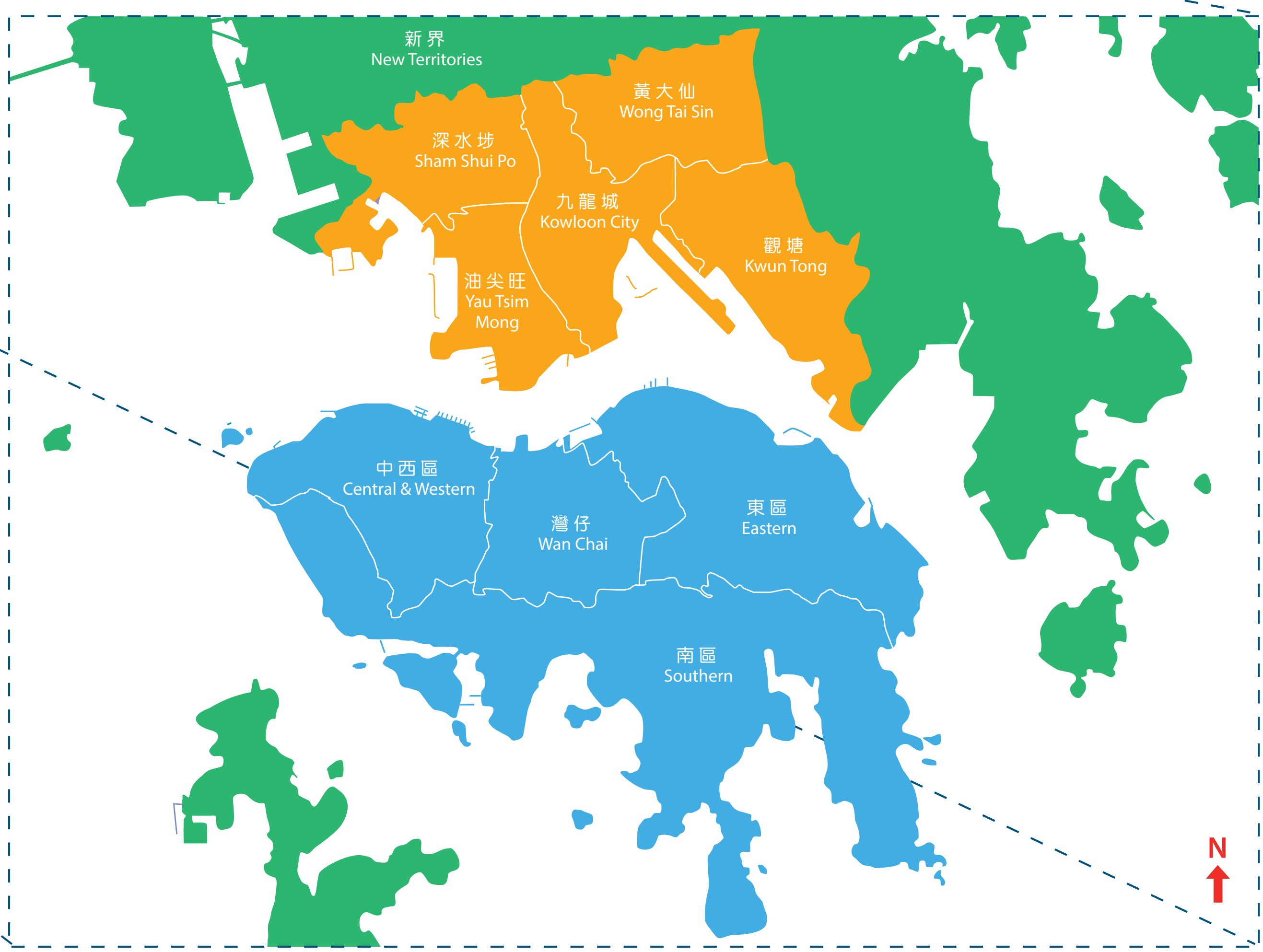
新界地區 New Territories Districts



分區圖
Plans

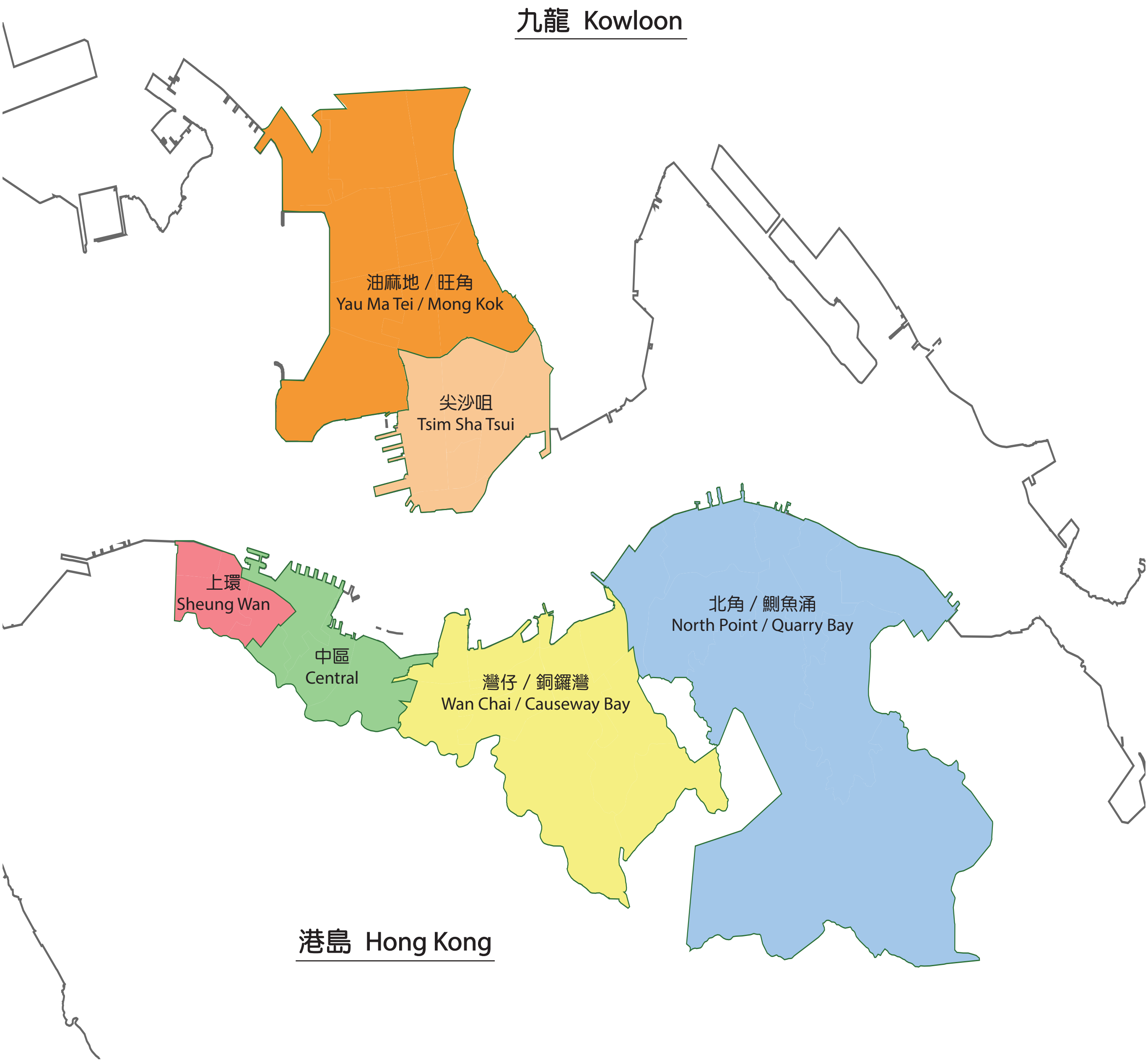
差餉物業估價署
Rating and Valuation Department

港島及九龍地區 Hong Kong and Kowloon Districts



分區圖
Plans

差餉物業估價署
Rating and Valuation Department



寫字樓分區圖 Office Sub-districts Plan

香港特別行政區政府差餉物業估價署出版
政府新聞處設計封面
Published by the Rating and Valuation Department
Cover designed by the Information Services Department
The Government of the Hong Kong Special Administrative Region