香港物業報告
Hong Kong Property Review
2017

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 2017

本報告回顧 2016 年香港物業市場的活動，
並預測 2017 及 2018 年的樓宇落成量。

A review of the Hong Kong property market for the year 2016
with forecast of completions for 2017 and 2018

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Commissioner
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差餉物業估價署
Rating and Valuation Department

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

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.

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。

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.

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。

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.

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。

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)：

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

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綜觀
Overview

隨着環球經濟環境逐漸改善，香港經濟於2016年年初明顯轉弱後在年底重拾動力，但2016年與前一年相比仍錄得較慢經濟增長。基本通脹率連續第5年回落，由2015年的2.5%下降至平均2.3%。勞工市場仍然處於差不多全民就業的狀況，收入情況進一步改善。

In tandem with the gradual improving global economic environment, the local economy regained momentum at the year-end after experiencing a notable slowdown early in 2016. Yet, year 2016 still recorded a slower economic growth comparing with the year before. Underlying inflation eased the fifth consecutive year averaging at 2.3%, edged down from 2.5% in 2015. The labour market remained in a virtually full-employment situation and the income condition improved further.

在英國年中公投支持脫離歐洲聯盟的情況下，住宅物業市場於2016年第二季由年初的短暫整固轉趨亢奮。由於本港房屋的供應相對於需求較為緊絀、環球貨幣環境的超低利率和資金流入，本港樓價偏離經濟基調，加劇泡沫風險。市民的置業負擔比率在第四季進一步惡化至63%，遠高於1996至2015年期間46%的長期平均數。

The residential property market consolidated briefly in early 2016 and turned exuberant from the second quarter amid the UK's referendum in favour of leaving the European Union in mid-year. Due to tight local housing demand-supply balance, ultra-low interest rates in the global monetary environment and influx of capital, local property prices were out of line with economic fundamentals and had heightened risk of a bubble. The home purchase affordability ratio worsened further and reached 63% in the fourth quarter, significantly above the long-term average of 46% over 1996-2015.

為了穩定物業市場，政府在11月初推出最新一輪需求管理措施。及後，樓市氣氛顯著冷卻，市場活動於年底變得淡靜，樓價急升的趨勢放緩。

To stabilise the property market, the Government introduced the latest round of demand-side management measure in early November. Since then, the property market sentiment cooled down visibly, with market activities turned quiet and the surge in flat prices moderated at the year-end.

零售物業市場在2016年大部分時間維持疲弱，隨着訪港旅客人次增加，在第四季有回升跡象。寫字樓和工業樓宇市場年內錄得溫和增長，售價和租金穩步上升。

The retail property market remained subdued in most part of 2016 but showed sign of picking up in the fourth quarter amid improving visitor arrivals. The office and industrial property markets recorded modest growth in the year, with price and rental edged up steadily.

香港經濟來年仍然容易受到各種外圍和內部因素的變化所影響，例如本地和國際經濟前景、美國貨幣政策正常化進程和國際資金流向等。未來的供應變化亦會對物業市場產生顯著影響。政府會保持警覺和審慎，並參照一系列指標(例如樓價、市民的置業負擔比率，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。

In the coming year, our local economy will remain vulnerable to changes in various external and internal factors, such as the domestic and international economic outlook, the US monetary policy normalisation process, as well as the movement of international funds, etc. Future change in supply will also affect the property market significantly. 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 like property prices, home purchase affordability ratio, and local and global economic developments.

住宅物業

住宅物業市場於年初短暫整固，至第二季轉趨亢奮。儘管全球有各種不明朗情況（例如英國公投支持脫離歐洲聯盟），但住宅物業市場在下半年迅速復蘇。為冷卻過熱的樓市、防範樓市泡沫風險進一步增加，以及優先照顧尚未擁有住宅物業的香港永久性居民的置業需要，政府在2016年11月5日全面調高住宅物業交易的從價印花稅稅率，各個不同稅階的稅率劃一為15%。其後不久，物業交易量於12月大跌47%至3 550宗，樓價升幅則收窄至0.2%。

讓住宅物業市場維持健康平穩發展，一直是政府其中一個重要的房屋政策目標。政府會繼續多管齊下，以確保有穩定的土地供應，滿足市場需求。根據2016年12月最新發表的報告，長遠房屋策略中未來十年的總房屋供應目標維持在460 000個單位，2017-18年度，以不同來源的土地提供足以興建18 000個私人住宅單位的目標維持不變。根據2016年12月底的最新推算，未來三至四年一手私人住宅物業市場的預計供應量增至94 000個單位，是自2004年9月政府按季度公布供應數字以來的新高。在政府致力增加房屋土地供應下，私人住宅物業市場未來的供應預料會穩步增加。

Residential

The residential market turned exuberant from the second quarter after a brief consolidation early in the year. Despite the global uncertainties like UK's referendum in favour of leaving the European Union, the residential market revived rapidly in the second half of the year. To cool down the overheated property market, to guard against further increase in the risks of a housing bubble, and to accord priority to the home ownership needs of those Hong Kong permanent residents who do not own any other residential property in Hong Kong, the Government raised the ad valorem stamp duty on residential property transactions to a flat rate of 15% across different value bands on 5 November 2016. Soon after, property transactions plunged by 47% to 3 550 cases and the increase in property prices narrowed to 0.2% in December.

Maintaining the healthy and stable development of residential property market remains one of the important housing policy objectives of the Government. The Government will continue to adopt a multi-pronged approach to ensure a stable supply of land to meet market demand. The newly announced ten-year housing supply target under the Long Term Housing Strategy (LTHS) in December 2016 was maintained at 460 000 units and the target of providing private housing land from various sources capable for producing about 18 000 flats remained unchanged in 2017-18. Based on the latest projection as at end December 2016, the projected supply in the first-hand private residential property market for the coming three to four years increased to 94 000 units, a record high since the first release of quarterly statistics on supply in September 2004. Future supply in the private residential market is expected to increase steadily with Government's continued efforts in increasing housing land supply.

2016年私人住宅的落成量增加29%至14 595個單位。單位入住量為11 881個，低於年內的落成量。年底空置量輕微上升至總存量的3.8%，相當於43 657個單位。在這些空置單位中，7 333個單位於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。2017和2018年新單位的預測落成量分別為17 122個和19 526個。

Completions in 2016 increased by 29% to 14 595 units. Take-up, at 11 881 units, was lower than the year's completions. Vacancy at the year-end edged up marginally to 3.8% of the total stock, equivalent to 43 657 units. Among these vacant units, 7 333 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. The numbers of units forecast for completions in 2017 and 2018 are 17 122 and 19 526 units respectively.

住宅物業市場在2016年年初整固。售價在第二季反彈，租金則在第三季上揚。與第三季相比，第四季的售價和租金分別上升6.1%和1.6%。與此同時，第四季的私人住宅整體售價較2015年同季上升4.2%，整體租金同期則錄得0.5%跌幅。年內市場回報率下跌。

The residential property market consolidated in early 2016. Prices rebounded in the second quarter while rents picked up in the third quarter. Comparing with the third quarter, prices and rents went up by 6.1% and 1.6% respectively in the fourth quarter. Meanwhile, overall flat prices in the fourth quarter increased by 4.2% over the same quarter in 2015 whereas overall rents during the same period recorded a drop of 0.5%. Market yields deteriorated in the year.

寫字樓

寫字樓市場在2016年大部分時間疲弱，及至後期有回升跡象。全年整體而言，寫字樓銷售由2015年約1 500宗下跌超過25%至2016年約1 100宗。年內，香港連續第22年獲美國傳統基金會評選為全球最自由的經濟體。政府將繼續致力鞏固香港的國際金融中心地位。為確保辦公室的供應持續不斷，政府會透過各種措施，增加不同經濟用途的土地供應，以維持香港的競爭力。

Office

The office market was subdued in most part of 2016 but showed sign of picking up in the latter part of the year. For the year as a whole, office sales decreased by some 25% from about 1 500 cases in 2015 to about 1 100 cases in 2016. In the year, Hong Kong was ranked the freest economy in the world for the 22nd consecutive year by the Heritage Foundation. The Government will continue to strive to reinforce Hong Kong's position as an international finance centre. To ensure a continued supply of office space, the Government will increase land supply for different economic activities through various measures in order to sustain our competitiveness.

2016年寫字樓的落成量為153 100平方米，較2015年減少7%。甲級寫字樓的落成量為142 200平方米，當中35%來自觀塘。乙級寫字樓的落成量則為10 700平方米，全部來自中西區。年內，寫字樓的整體使用量急升至98 100平方米。只有甲級寫字樓的使用量錄得正數108 200平方米，而乙級和丙級寫字樓則分別為負數5 800平方米和負數4 300平方米。年底空置量溫和增長至總存量的8.2%，相當於946 300平方米。甲級寫字樓的空置率增至其總存量的8.0%，乙級寫字樓的空置率增至其總存量的9.4%，而丙級寫字樓的空置率則跌至其總存量的7.0%。不過，按分區而言，位於中區和油麻地/旺角的甲級寫字樓空置率均下跌。

Office completions in 2016 were 153 100 m², 7% lower than 2015. Grade A completions were 142 200 m², of which 35% came from Kwun Tong. Grade B completions of 10 700 m² were all came from Central and Western. The overall take-up surged to 98 100 m² in the year. Only Grade A offices had positive take-up of 108 200 m² whilst Grade B and C offices had a negative take-up of 5 800 m² and 4 300 m² respectively. The year-end vacancy increased moderately to 8.2% of the total stock, amounting to 946 300 m². The vacancy rate of Grade A offices increased to 8.0% of the Grade A stock, Grade B offices to 9.4% of its stock while that of Grade C offices declined to 7.0% of its stock. For sub-districts, the vacancy rates of Grade A offices in Central, Yau Ma Tei/Mong Kok however dropped.

2017年的供應將增至274 600平方米，而2018年將大幅下跌至112 000平方米。2017年甲級寫字樓的落成量將有249 800平方米，主要集中於觀塘，佔預計供應量的54%。2018年甲級寫字樓的落成量將有103 100平方米，單是東區已佔有關預測落成量的71%。乙級寫字樓方面，2017和2018年的預測落成量分別為22 600平方米和4 300平方米。丙級寫字樓的落成量在2017和2018年將分別有2 200平方米和4 600平方米。

More supply will come on stream in 2017, with 274 600 m², but then will drop substantially in 2018 to 112 000 m². In 2017, new Grade A completions will account for 249 800 m², mainly from Kwun Tong amounting to 54% of the anticipated supply. Grade A completions in 2018 will be 103 100 m², with the Eastern district alone contributing 71% of such forecast completions. Grade B forecast completions are 22 600 m² in 2017 and 4 300 m² in 2018. There will be 2 200 m² and 4 600 m² of Grade C office completions in 2017 and 2018 respectively.

寫字樓售價在2016年首三季回落，至第四季回升。租金方面，2015年的上升趨勢延續至2016年。比較2015和2016年的第四季，整體寫字樓售價下跌5.6%，而甲級、乙級和丙級寫字樓售價則分別下跌3.2%、6.7%和7.0%。同期整體寫字樓租金上升1.7%，而甲級、乙級和丙級寫字樓則分別錄得2.2%、1.3%和1.2%升幅。年內，租金回報率略為上升。

Office prices fell in the first three quarters of 2016 and rebounded in the fourth quarter. The upward trend of rents however extended from 2015 to 2016. Overall office prices dropped by 5.6% while Grade A, B and C office prices fell by 3.2%, 6.7% and 7.0% respectively between the fourth quarters of 2015 and 2016. During the corresponding period, overall office rentals rose by 1.7%, with Grade A, B and C offices recording an increase of 2.2%, 1.3% and 1.2% respectively. Rental yield inched upwards in the year.

商業樓宇

2016年商業樓宇的落成量急增80%至123 100平方米，新界佔當中一半落成量。年內，使用量變為負數42 000平方米，空置率升至總存量的9.0%，相當於998 300平方米。預計2017年落成量會維持相近水平，總落成量達125 600平方米，單是荃灣便提供預測供應量的23%。2018年的落成量將升至165 500平方米，當中油尖旺將獨佔總供應量的30%，另外15%和14%將分別來自西貢和深水埗。商業樓宇的銷售由2015年約2 100宗進一步下跌超過26%至2016年約1 500宗。

Commercial

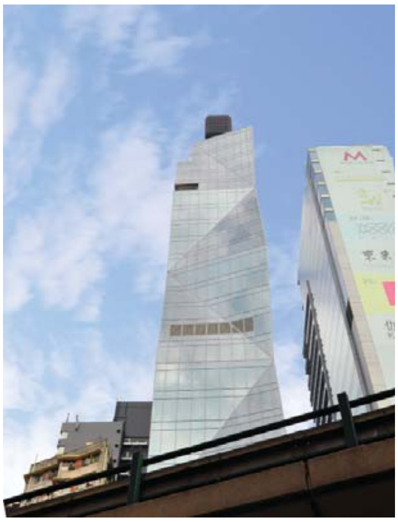
Completions in 2016 surged by 80% to 123 100 m^2, with the New Territories providing half of the completions. Take-up turned negative to 42 000 m^2 in the year and vacancy rate rose to 9.0% of its total stock at 998 300 m^2. Similar level of completions are expected in 2017, with 125 600 m^2 in total and Tsuen Wan alone will provide 23% of the anticipated supply. In 2018, the completions will go up to 165 500 m^2 of which Yau Tsim Mong alone will provide 30% of the total supply. Another 15% and 14% of the anticipated supply will come from Sai Kung and Sham Shui Po respectively. Sales of commercial premises dropped further by some 26% from about 2 100 in 2015 to about 1 500 in 2016.

零售業樓宇

2016年第四季的整體訪港旅客數目錄得輕微升幅。不過，受環球經濟增長放緩、不利的貨幣因素，以及「一周一行」個人遊簽注所影響，全年整體訪港旅客減少4.5%至5 670萬人次，是自2003年以來連續第二年錄得跌幅。另一方面，差不多全民就業的狀況及收入情況持續向好，刺激了本地需求。年內，私人消費開支持續增長。

Retail

Overall visitor arrivals climbed up marginally in the fourth quarter but for year 2016 as a whole, they decreased by 4.5% to 56.7 million, the second annual decline in a row since 2003, amid the slowdown of global economic growth, unfavourable currency factor and the effect of "one trip per week" Individual Visit Endorsements. On the other hand, the virtually full-employment situation and ever-growing income condition fuelled the local demand. Private consumption expenditure continued to expand in the year.



私人零售業樓宇的售價和租金在2016年大部分時間維持疲弱，及至第四季開始上揚。然而，比較2015和2016年的第四季，仍然分別錄得3.9%和1.9%的跌幅。

Both private retail prices and rents remained softened in most of the time in 2016 but started heading up in the fourth quarter, and yet still recording a reduction of 3.9% and 1.9% respectively between the fourth quarters of 2015 and 2016.

工業樓宇

2016年，私人**分層工廠大廈**銷售市場略為波動，售價在2016年第四季開始止跌回升。分層工廠大廈的銷售由2015年約3 400宗下跌超過20%至2016年約2 700宗。由於工業樓宇在活化措施下進行整幢改裝工程的增長數目放緩，分層工廠大廈的總供應量因而略有增加。

2016年的落成量急跌至4 500平方米，全部來自黃大仙。使用量再次錄得負數，急增至189 300平方米。年底空置量攀升至總存量的5.8%，相當於977 800平方米。2017和2018年分層工廠大廈的落成量將分別升至40 300平方米和86 800平方米。

比較2015和2016年的第四季，售價下跌3.3%，而租金則上升3.5%。全年的租金回報率維持相對平穩。

2016年並無**工貿大廈**落成。使用量為負數12 300平方米，空置率增至年底總存量的8.9%，即52 000平方米。預測這類大廈在2017和2018年均不會有新供應。

2016年的私人**貨倉**落成量為73 200平方米。使用量輕微增加至64 500平方米，空置率略為上升至年底總存量的4.3%，相當於161 700平方米。預測2017年將有82 800平方米的貨倉樓面落成，及至2018年，預期只有8 000平方米的新供應。

Industrial

The sale market of private **flatted factories** experienced some fluctuations in 2016 but prices started reversing upwards in the fourth quarter of 2016. Sales of flatted factories dropped by some 20% from about 3 400 cases in 2015 to about 2 700 cases in 2016. With the slowdown of industrial buildings undergoing wholesale conversion under the revitalisation measures, the total supply of flatted factories edged up.

Completions in 2016 plummeted to 4 500 m^2, all came from Wong Tai Sin. Take-up was again negative and surged to 189 300 m^2. Vacancy at the year-end climbed up to 5.8% of its total stock at 977 800 m^2. Completions in 2017 and 2018 will rise to 40 300 m^2 and 86 800 m^2 respectively.

Comparing the fourth quarters in 2015 and 2016, prices fell by 3.3% whereas rents rose by 3.5%. Rental yield remained fairly stable throughout the year.

There were no **industrial/office** completions in 2016. Take-up was a negative 12 300 m^2 and the vacancy rate increased to 8.9% of the year-end stock at 52 000 m^2. There is unlikely to be any new supply in 2017 and 2018.

There was 73 200 m^2 new **storage** space completed in 2016. Take-up increased marginally to 64 500 m^2 and the vacancy rate edged up to 4.3% of the total year-end stock at 161 700 m^2. In 2017, it is estimated that 82 800 m^2 of storage spaces will be completed and in 2018, only 8 000 m^2 new completions are expected.

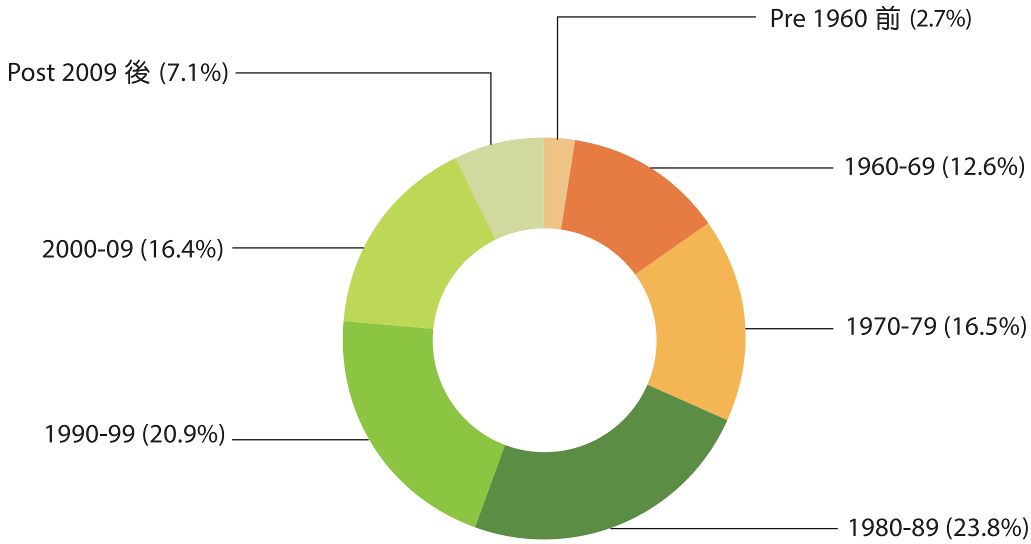
私人住宅
Private Domestic


THE 昇薈
VISIONARY

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。2016年年底的整體總存量為1 158 765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 2016, the overall stock was 1 158 765 units. The chart shows the stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2016年私人住宅落成量回升至14 595個單位，較前一年增加29%。按區域劃分，63%落成單位位於新界，22%位於九龍和15%位於港島。按地區計，西貢供應的新單位佔整體落成量的26%，比例最高，其次為離島和元朗，各佔整體落成量的16%。

Completions in 2016 rebounded to 14 595 units, up by 29% from the previous year. By region, 63% of the completions was in the New Territories, 22% in Kowloon and 15% on Hong Kong Island. On district basis, Sai Kung contributed the largest share of new units, at 26% of the overall completions, and then followed by Islands and Yuen Long each accounting 16%.

2016年的入住量為11 881個單位，較前一年增加13%。年底空置量上升至43 657個單位，相當於總存量的3.8%，其中7 333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 2016 was 11 881 units, an increase of 13% from the preceding year. Vacancy at the year-end was driven up to 43 657 units, equivalent to 3.8% of the total stock. 7 333 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

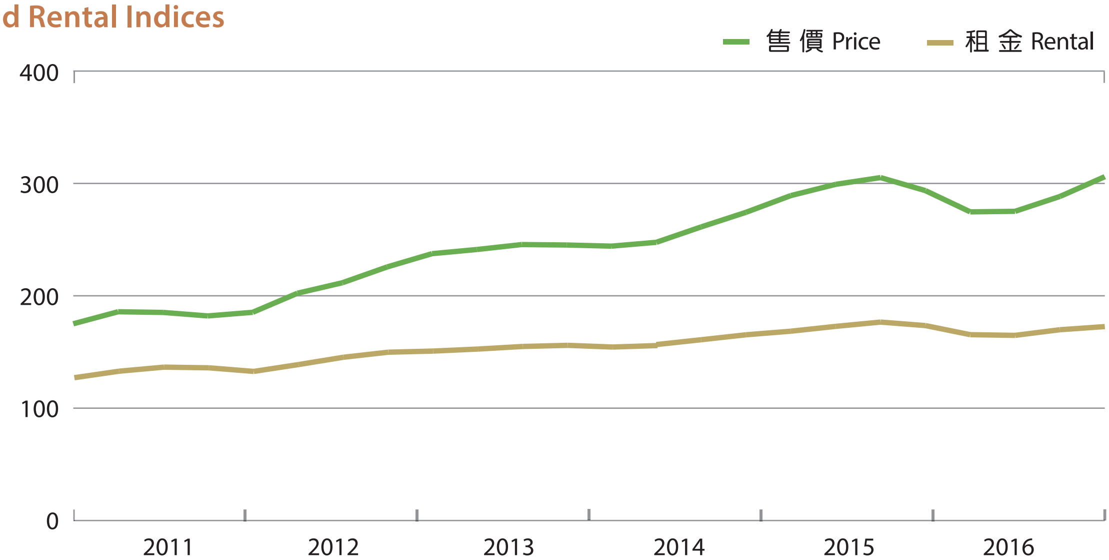
預測落成量在2017年上升至17 122個單位，在2018年再增至19 526個單位。在2017年，新界的新供應佔60%，其餘27%來自九龍和13%來自港島。按地區計，元朗和九龍城分別提供26%和22%的新落成單位。在2018年，新界所佔的供應比例將略為減少至43%，而九龍城、深水埗和西貢將合共提供落成量的51%。

Completions are expected to rise to 17 122 units in 2017 and increase further to 19 526 units in 2018. In 2017, 60% of the new supply will come from the New Territories, and the remainder will be from Kowloon at 27% and Hong Kong Island at 13%. On district basis, Yuen Long and Kowloon City will contribute 26% and 22% of the new units respectively. In 2018, the New Territories will contribute a smaller portion of 43% of the new supply. Kowloon City, Sham Shui Po and Sai Kung altogether will provide 51% of the completions.

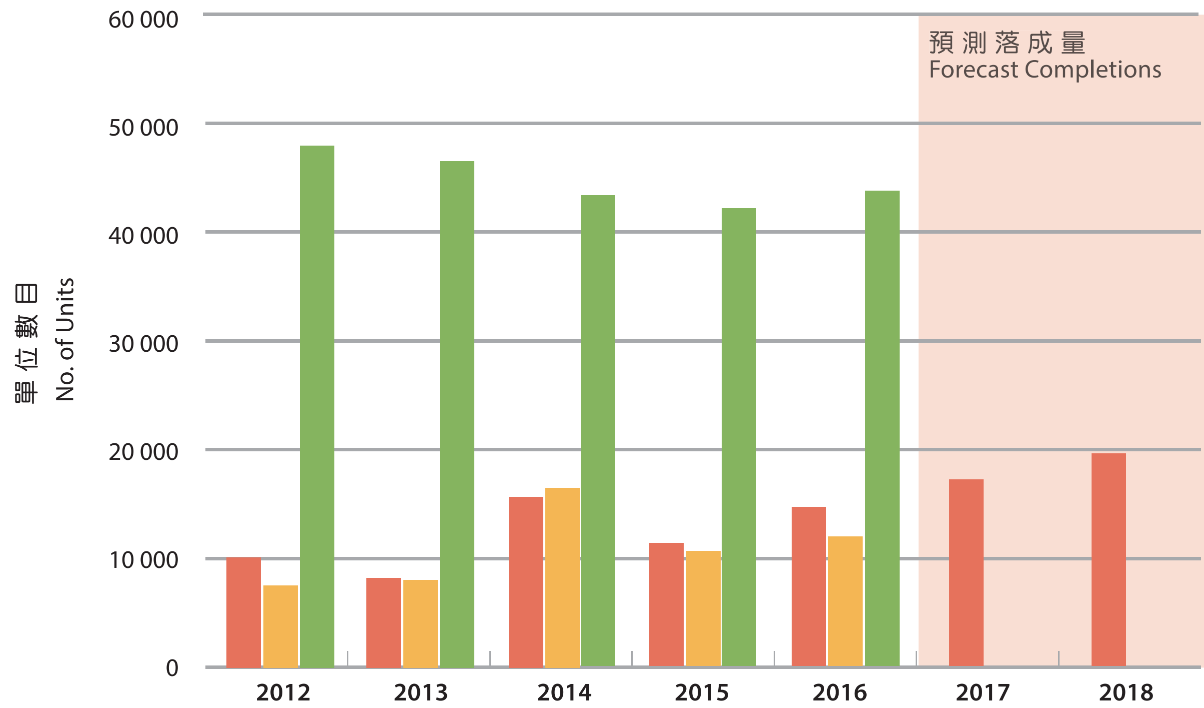
在市場憂慮美國加息和英國公投支持脫離歐洲聯盟（英國「脫歐」）觸發的連鎖效應下，二手市場物業售價在第一季持續下跌並於第二季轉趨亢奮。受強勁的私人住宅需求帶動下，售價於下半年重拾上升動力，並超逾2015年第三季的頂峯。政府其後於2016年11月推出新一輪需求管理措施，將適用於非首次置業的買家的從價印花稅率劃一調高至15%，以冷卻樓市。儘管如此，第四季的整體售價仍較去年同期高出4.2%。租金自下半年起錄得滯後升幅，第四季租金較去年同期下跌0.5%。

Prices in the secondary market continued to fall in the first quarter and turned exuberant from the second quarter, amid the concerns over US interest rate hike and contagious effects of the UK's referendum in favour of leaving the European Union (Brexit). Buoyed by the strong demand of private flats, prices regained momentum in the second half of the year and surpassed the peak in the third quarter of 2015. To cool down the market, the Government introduced a 15% standardised stamp duty on non first-time home buyers in November 2016. Despite so, overall prices in the fourth quarter were still 4.2% higher than the same period in previous year. Rents recorded a lagged increase since the second half of the year, with the fourth quarter exhibiting a 0.5% decrease over the same period of last year.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of Units

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	10 149	8 254	15 719	11 280	14 595	17 122#	19 526#
入住量 Take-up	7 552	8 056	16 523	10 533	11 881		
空置量 Vacancy	47 997	46 567	43 263	42 035	43 657		
%+	4.3	4.1	3.8	3.7	3.8		

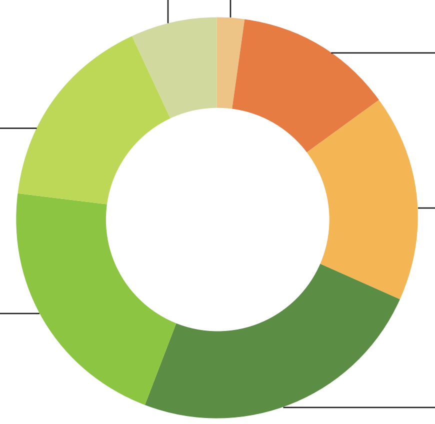
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米以下的單位。2016年年底的總存量為1 067 622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 2016 was 1 067 622 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



2016年有12 512個單位落成，其中66%位於新界，19%位於九龍和15%位於港島。按地區計，四分之一的新供應來自西貢，其次為離島和元朗。以單位面積計，B類單位獨佔新供應的58%，A類和C類單位則分別佔落成量的31%和11%。

There were 12 512 units completed in 2016, of which 66% were located in the New Territories, 19% in Kowloon and 15% on Hong Kong Island. On district level, one-quarter of the new supply came from Sai Kung, and then followed by Islands and Yuen Long. In terms of flat size, Class B units alone accounted for 58% of the new supply while Class A and Class C units providing 31% and 11% of the completions respectively.

2016年的入住量上升23%至11 040個單位。年底空置量增至35 234個單位，佔此分類總存量的3.3%。

Take-up in 2016 increased by 23% to 11 040 units. Vacancy at the year-end edged up to 35 234 units, or 3.3% of the stock in this sub-sector.

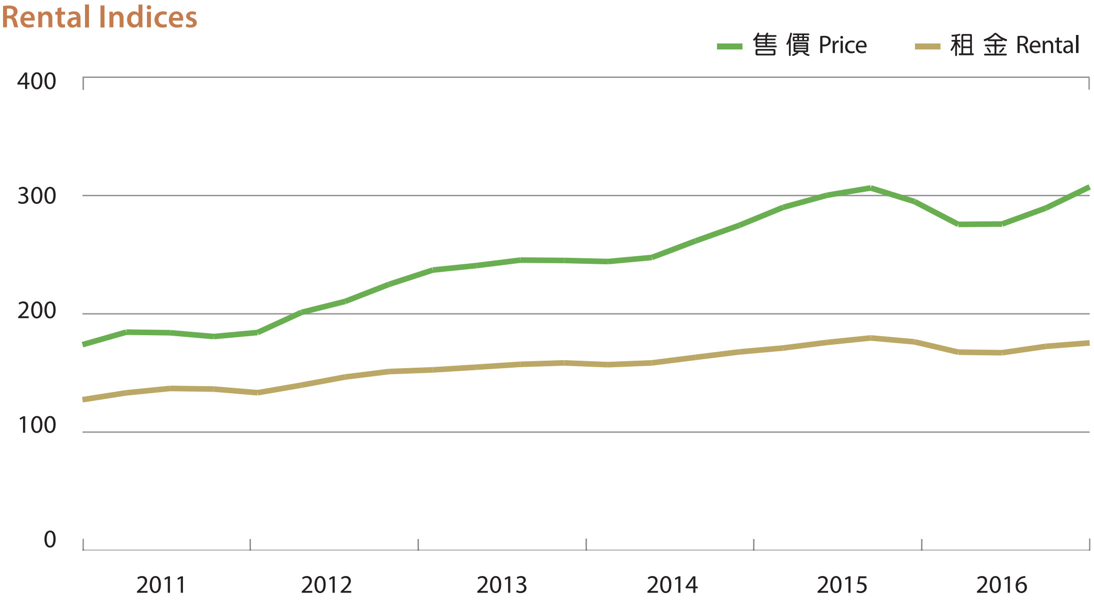
預計2017和2018年的落成量分別為15 624個單位和17 352個單位。該兩年的新供應均主要來自新界，但比例由2017年佔預測落成量的59%下降至2018年的44%。按地區計，2017年的新供應有逾一半位於元朗和九龍城。在2018年，九龍城將供應26%的新單位，比例最高，其次為深水埗和西貢，各自比例均為13%。

15 624 units and 17 352 units are estimated to be completed in 2017 and 2018 respectively. New supply will mainly come from the New Territories in both years but its share will retreat from 59% of the forecast completions in 2017 to 44% in 2018. On district basis, over half of the new supply in 2017 will come from Yuen Long and Kowloon City. In 2018, Kowloon City will contribute the largest share of 26% of new units, and then followed by Sham Shui Po and Sai Kung each at 13%.

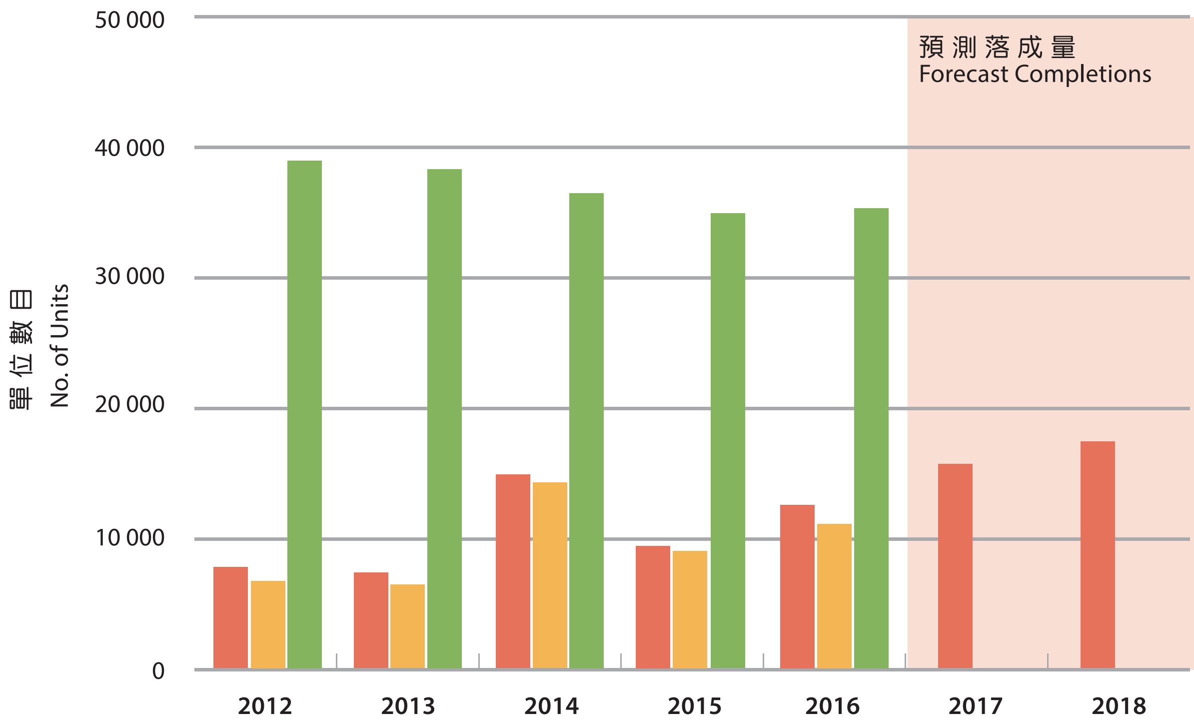
此分類單位的售價在第一季急跌，至第二季轉趨穩定。由於英國「脫歐」觸發的連鎖效應較預期小，售價在下半年逐步上升。第四季售價按年增長4.2%，超逾2015年第三季的頂峯。同樣地，租金於第二季見底後在下半年回升，惟第四季租金仍錄得0.5%的按年跌幅。

Prices in this sub-sector steadied in the second quarter after a sharp fall in the first quarter. In the wake of the smaller-than-expected contagious effect of Brexit, prices escalated in the second half of the year and finished with a year-on-year increase of 4.2% in the final quarter, surpassing the peak in the third quarter of 2015. Likewise, rents edged up in the second half of the year after bottoming out in the second quarter. A year-on-year decrease of 0.5% was recorded in the fourth quarter.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of Units

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	7 727	7 318	14 813	9 356	12 512	15 624#	17 352#
入住量 Take-up	6 680	6 383	14 209	8 972	11 040		
空置量 Vacancy	38 857	38 209	36 370	34 826	35 234		
%+	3.8	3.7	3.5	3.3	3.3		

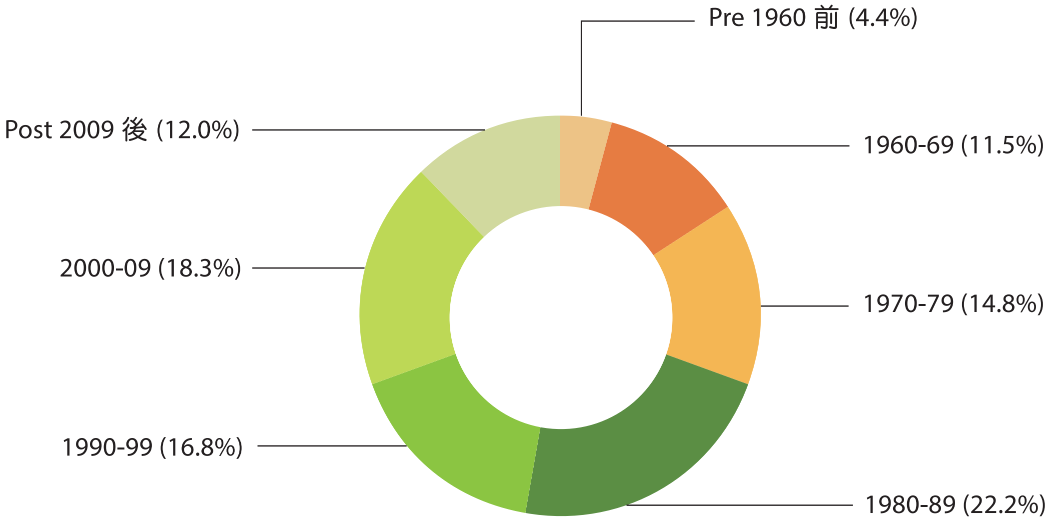
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 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。2016年年底的總存量為91 143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 2016 was 91 143 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



2016年落成的2 083個單位中，46%位於新界。按地區計，九龍城和西貢合共佔落成量的66%。

Of the 2 083 units completed in 2016, 46% were located in the New Territories. On district basis, Kowloon City and Sai Kung accounted for 66% of the completions.

與中/小型單位不同，此分類在2016年的入住量下跌46%至841個單位。年底空置量增至8 423個單位，相當於此分類單位總存量的9.2%。

Unlike the small/medium sized flats, take-up in this sub-sector decreased by 46% to 841 units in 2016. Vacancy at the year-end increased to 8 423 units, representing 9.2% of the stock in this sub-sector.

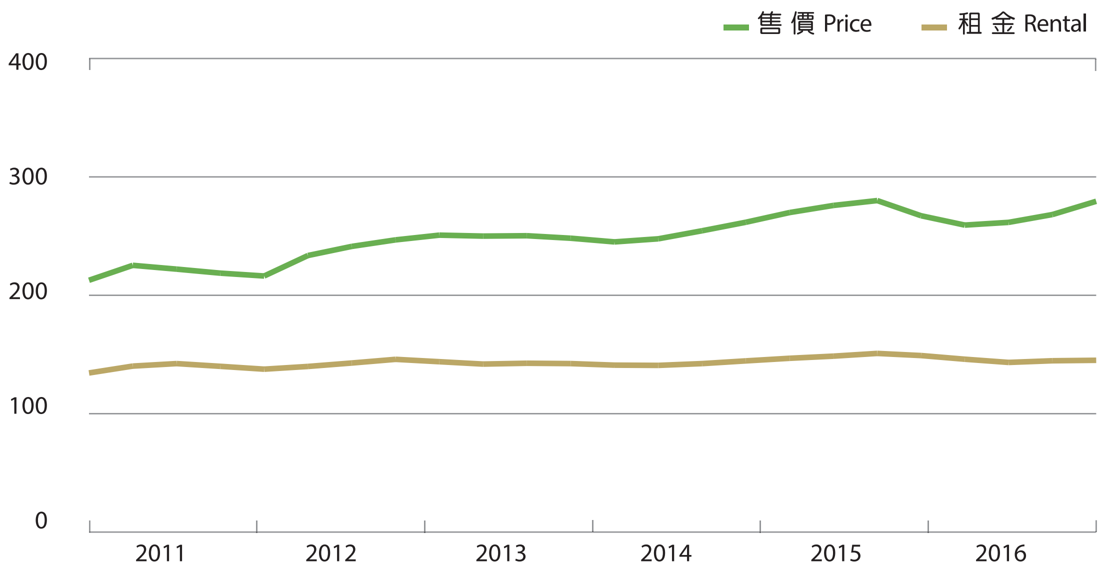
此分類的落成量預計於2017年下跌至1 498個單位，及後於2018年上升至2 174個單位。2017年的新供應集中在新界，沙田和屯門將合共提供落成量的39%。在2018年，74%的新供應分布於新界和九龍，其所佔的比例大概相等。按地區計，深水埗、沙田和東區將合共佔落成量的60%。

Completions in this sub-sector are expected to drop to 1 498 units in 2017 and then rise to 2 174 units in 2018. In 2017, new supply will be concentrated in the New Territories. Sha Tin and Tuen Mun will provide a total 39% of the new completions. In 2018, 74% of the new supply will spread between the New Territories and Kowloon in approximately equal share. On district level, Sham Shui Po, Sha Tin and Eastern districts altogether will provide 60% of the completions.

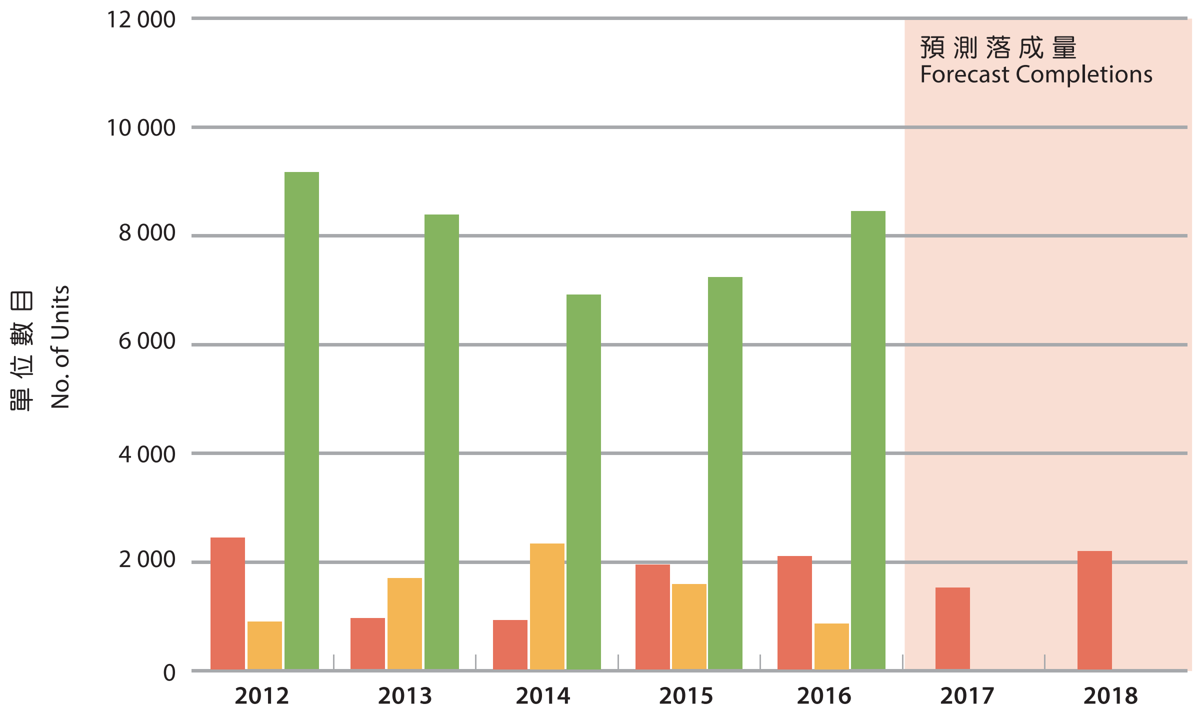
此分類單位的售價有較為平穩的表現。售價於2016年第一季調整後，在第二季開始上揚並於年內持續上升，最後一季的售價較去年高出4.6%。租金表現落後於售價，於下半年開始回升，最後一季的租金仍較去年同期下跌2.7%。

Prices in this sub-sector posted a relatively steadier performance. After the correction in the first quarter of 2016, prices began to rise in the second quarter and posted a continuous rise until the year-end. Prices in the last quarter were 4.6% higher than a year earlier. Lagged behind the prices, rents started picking up in the second half of the year but still registered a 2.7% decrease in the last quarter over the corresponding quarter of last year.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of Units

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	2 422	936	906	1 924	2 083	1 498#	2 174#
入住量 Take-up	872	1 673	2 314	1 561	841		
空置量 Vacancy	9 140	8 358	6 893	7 209	8 423		
%+	10.7	9.7	7.9	8.1	9.2		

\+ 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.

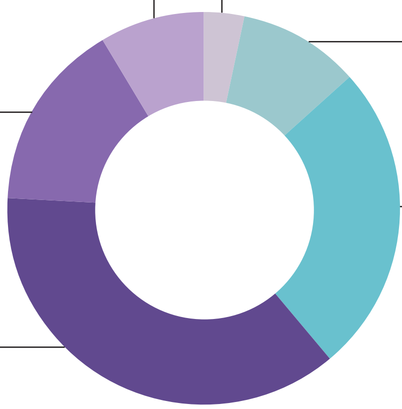
\# 預測數字
Forecast figures

私人寫字樓
Private Office

2016年年底私人寫字樓的總存量為11 530 000平方米，當中甲級寫字樓佔64%、乙級寫字樓佔23%及丙級寫字樓佔13%。2016年年底，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54%。圖表顯示按樓齡分類的整體寫字樓總存量。

The total stock of private offices at the end of 2016 amounted to 11 530 000 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 54% of the total stock at the end of 2016. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2016年私人寫字樓的落成量為153 100平方米，較2015年減少7%，當中68%的落成量位於非核心地區。甲級寫字樓的落成量為142 200平方米，相當於總供應量的93%。

Office completions in 2016 were 153 100 m^2, representing a decrease of 7% from 2015. 68% of the completions were in the non-core districts. Completions of Grade A space amounted to 142 200 m^2, equivalent to 93% of the total supply.

年內的整體使用量錄得98 100平方米，較去年上升260%。年底空置量增加5%至946 300平方米，相當於總存量的8.2%。

An overall take-up of 98 100 m^2 was recorded for the year, demonstrating an increase of 260% from the preceding year. Vacancy at the year-end increased by 5% to 946 300 m^2, which was equivalent to 8.2% of the total stock.

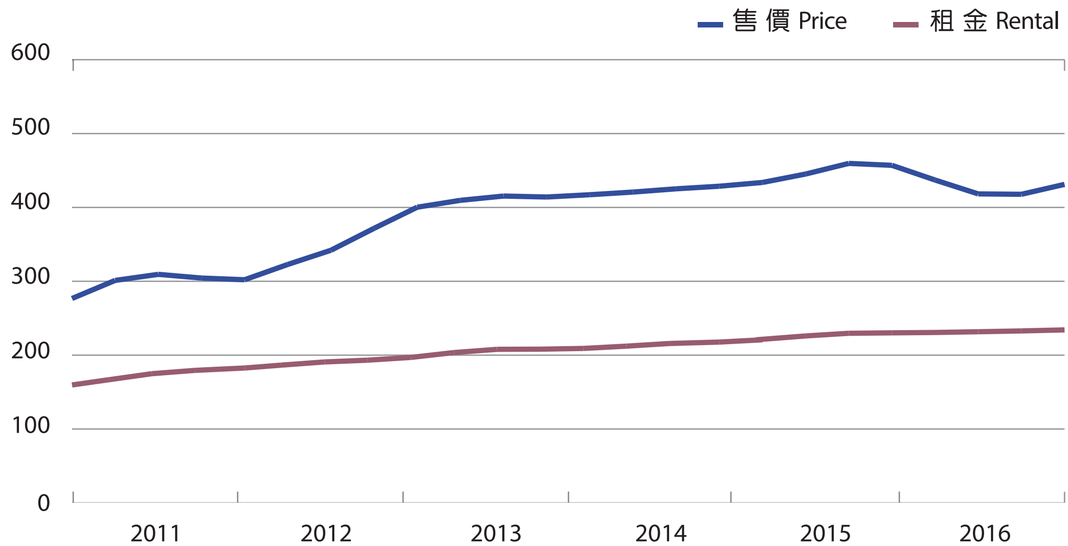
預計2017和2018年的落成量分別為274 600平方米和112 000平方米。2017年來自九龍的供應佔總落成量的72%，當中觀塘和油尖旺合共提供83%的新落成樓面。2018年，預測供應將集中於東區。此外，預計甲級寫字樓將分別佔2017和2018年預測落成量的91%和92%。

274 600 m^2 and 112 000 m^2 are expected to be completed in 2017 and 2018 respectively. Supply from Kowloon in 2017, at 72% of total completions, will again dominate the scene with Kwun Tong and Yau Tsim Mong together providing 83% of the newly completed space. In 2018, focus of forecast supply would fall on the Eastern district. It is also anticipated that Grade A offices will account for 91% and 92% of the forecast completions in 2017 and 2018 respectively.

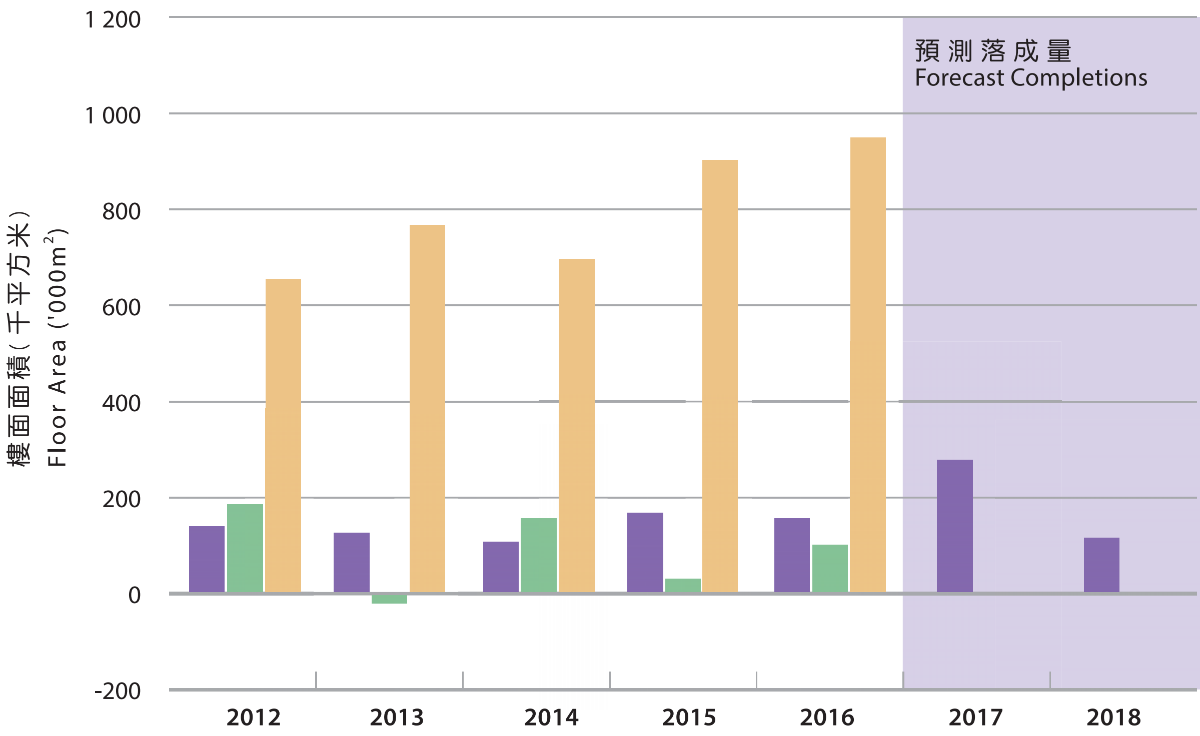
寫字樓售價在2016年首三季錄得跌幅，但在最後一季反彈，而寫字樓租金則全年向上。總括而言，2016年第四季售價較2015年同期下跌5.6%，寫字樓租金則於同一時段內錄得1.7%增幅。

Office prices recorded a decline through the first three quarters but rebounded in the last quarter of 2016. Office rents, on the other hand, edged up throughout the year. In all, prices in the fourth quarter of 2016 registered a decrease of 5.6% over that in the corresponding period of 2015 while office rents marked an increase of 1.7% over the same period.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000m^2)

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	136	123	104	165	153	275#	112#
使用量 Take-up	182	-17	153	27	98		
空置量 Vacancy	652	764	693	899	946		
%+	6.0	7.0	6.3	8.0	8.2		

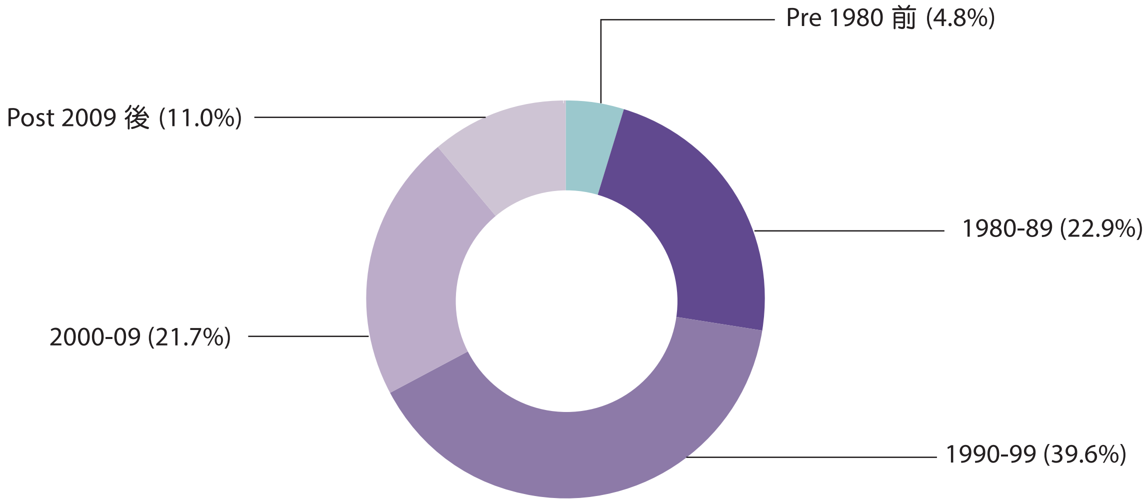
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2016年年底，甲級寫字樓的總存量為7 390 600平方米，佔整體寫字樓總存量的64%。圖表顯示按樓齡分類的甲級寫字樓總存量。

The stock of Grade A office space at the end of 2016 was 7 390 600 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51%位於港島，九龍及新界則分別佔37%和12%。

Hong Kong Island accounted for 51% of the stock, while the share for Kowloon and the New Territories were 37% and 12% respectively.

甲級寫字樓的落成量為142 200平方米，較2015年增加15%。新的發展項目大多來自觀塘和九龍城，佔甲級寫字樓落成量的62%。

Completions of Grade A offices were 142 200 m^2, a rise of 15% from 2015. Majority of the new developments were come from Kwun Tong and Kowloon City, contributing 62% of the Grade A office completions.

2016年的使用量大幅增至108 200平方米。年底空置量微升至甲級寫字樓總存量的8.0%，相當於592 000平方米，其中33%的空置面積位於核心地區。

Take-up in 2016 increased substantially to 108 200 m². The year-end vacancy slightly rose to 8.0% of the Grade A stock, amounting to 592 000 m². 33% of the vacant space was found in the core districts.

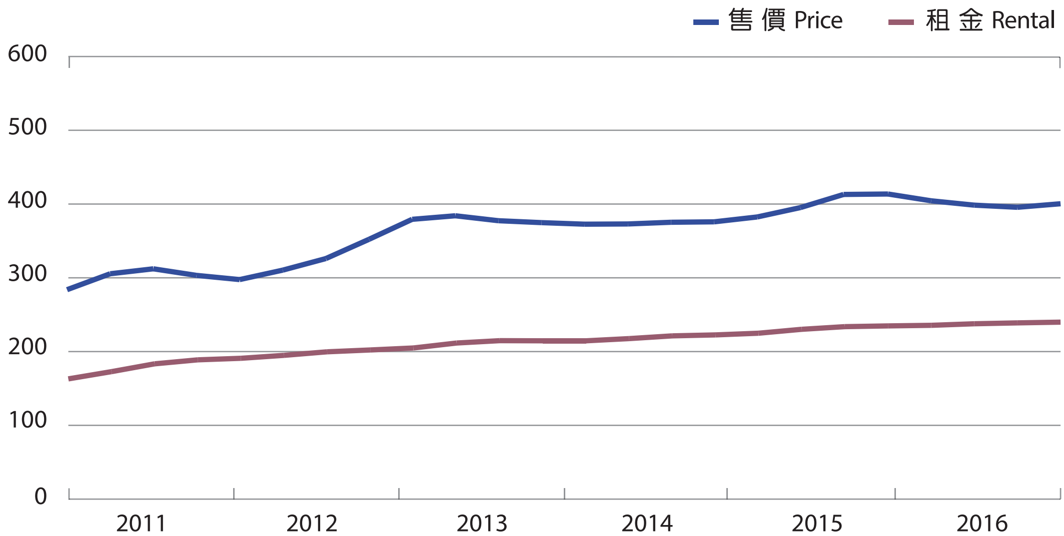
預計落成量於2017年將增至249 800平方米，但在2018年則下降至103 100平方米。2017年的新供應大多來自觀塘，佔整體落成量的54%。2018年的新供應將集中於東區，佔預計落成量的71%。

It is anticipated that the completions will increase to 249 800 m² in 2017 but drop to 103 100 m² in 2018. Most of the new supply in 2017 will come from Kwun Tong which will account for 54% of the overall completions. In 2018, new supply will be concentrated in the Eastern district by providing 71% of the estimated completions.

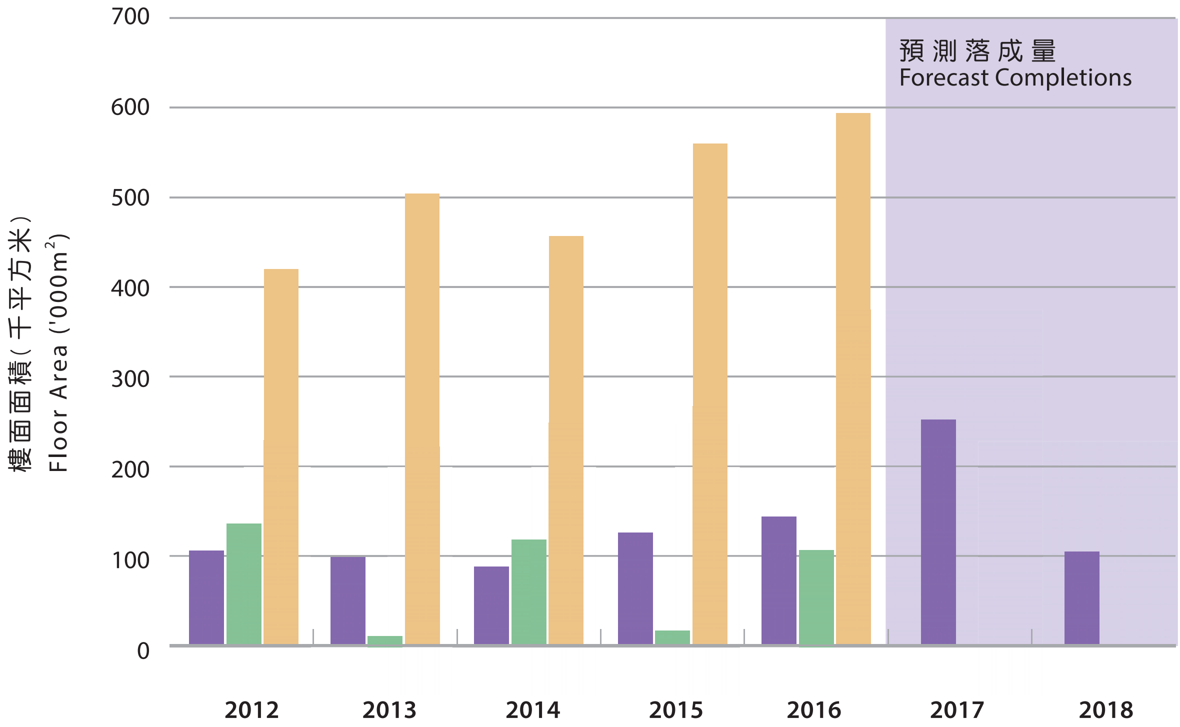
寫字樓售價持續下跌至2016年第三季，雖然售價在年底回升，但以2016年第四季與去年同季相比，仍錄得3.2%的跌幅。租金於2016年第四季較2015年同期上漲2.2%，年內升幅溫和。

Office prices slid down to the third quarter of 2016. Although they picked up at the year-end of 2016, a stumble of 3.2% was still demonstrated by comparing the fourth quarter of 2016 over the same quarter of the year earlier. Rents rose very gently during the year and registered a 2.2% gain in the fourth quarter of 2016 over the same period in 2015.

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)

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	104	97	86	124	142	250#	103#
使用量 Take-up	134	12	116	15	108		
空置量 Vacancy	418	502	455	558	592		
%+	6.1	7.2	6.4	7.8	8.0		

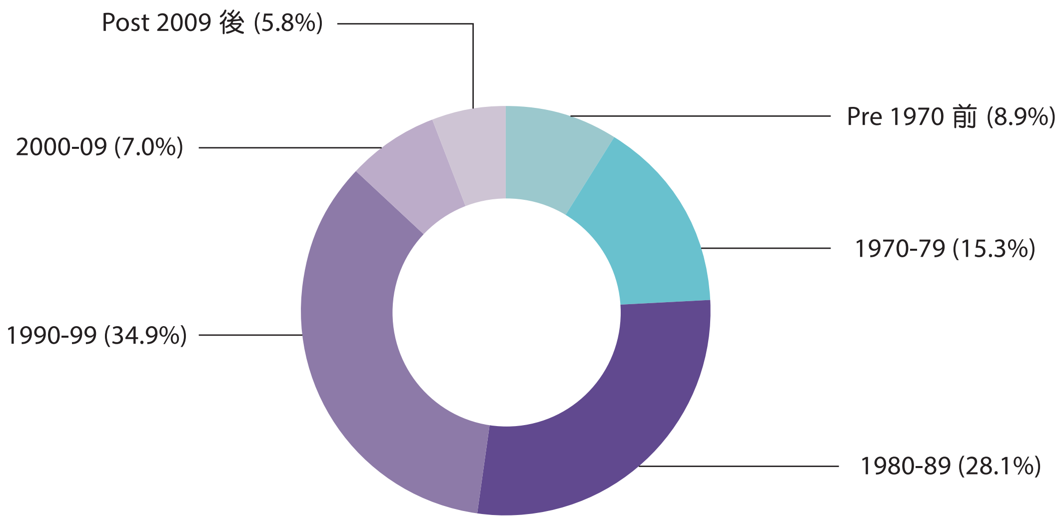
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2016年年底乙級寫字樓的總存量為2 664 000平方米，佔整體寫字樓總存量的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 2016 was 2 664 000 m^2, 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61%，九龍與新界則分別佔36%和3%。

Hong Kong Island accounted for 61%, while Kowloon and the New Territories contributed 36% and 3% respectively.

2016年乙級寫字樓的落成量減少至10 700平方米，較2015年下跌74%，全部來自中西區。

Grade B office completions in 2016 was reduced to 10 700 m^2, a drop of 74% from 2015. All completions were from Central and Western district solely.

與甲級寫字樓的情況不同，乙級寫字樓在2016年的使用量為負數5 800平方米。年底空置量上升至乙級寫字樓總存量的9.4%，相當於250 300平方米，其中41%的空置面積位於核心地區。

Unlike that for the Grade A offices, Grade B offices in 2016 had a negative take-up of 5 800 m^2. The year-end vacancy, amounting to 250 300 m^2, recorded a rise to 9.4% of the Grade B stock. 41% of the vacant space was found in the core districts.

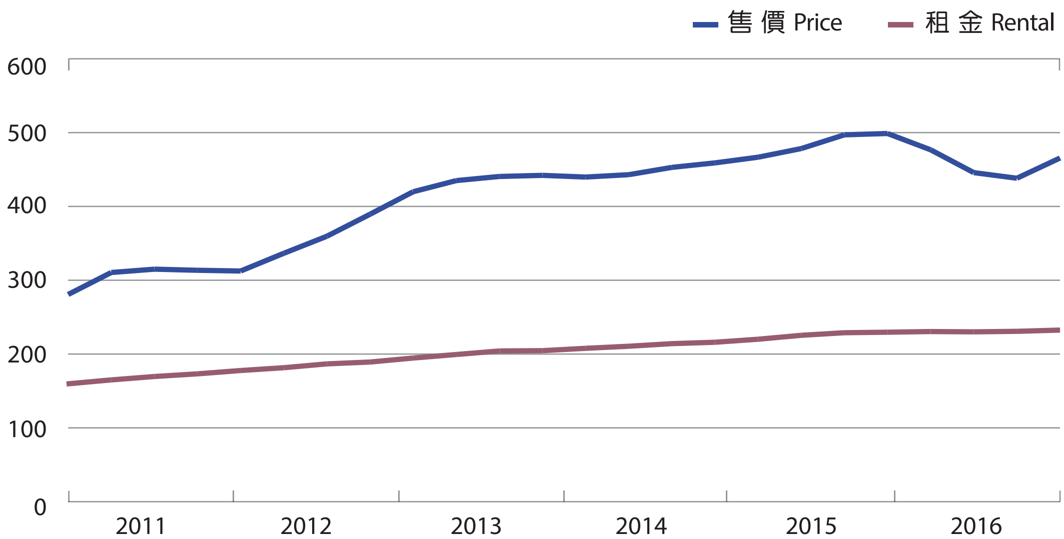
預計2017和2018年的落成量分別為22 600平方米和4 300平方米。2017年的落成量主要來自港島，將提供22 500平方米的寫字樓樓面。預計2018年的供應將再次全部來自港島。

22 600 m^2 and 4 300 m^2 are estimated to come on stream in 2017 and 2018 respectively. In 2017, Hong Kong Island will dominate the scene by providing 22 500 m^2 of the office spaces. It is also expected that the entire supply in 2018 will come from Hong Kong Island again.

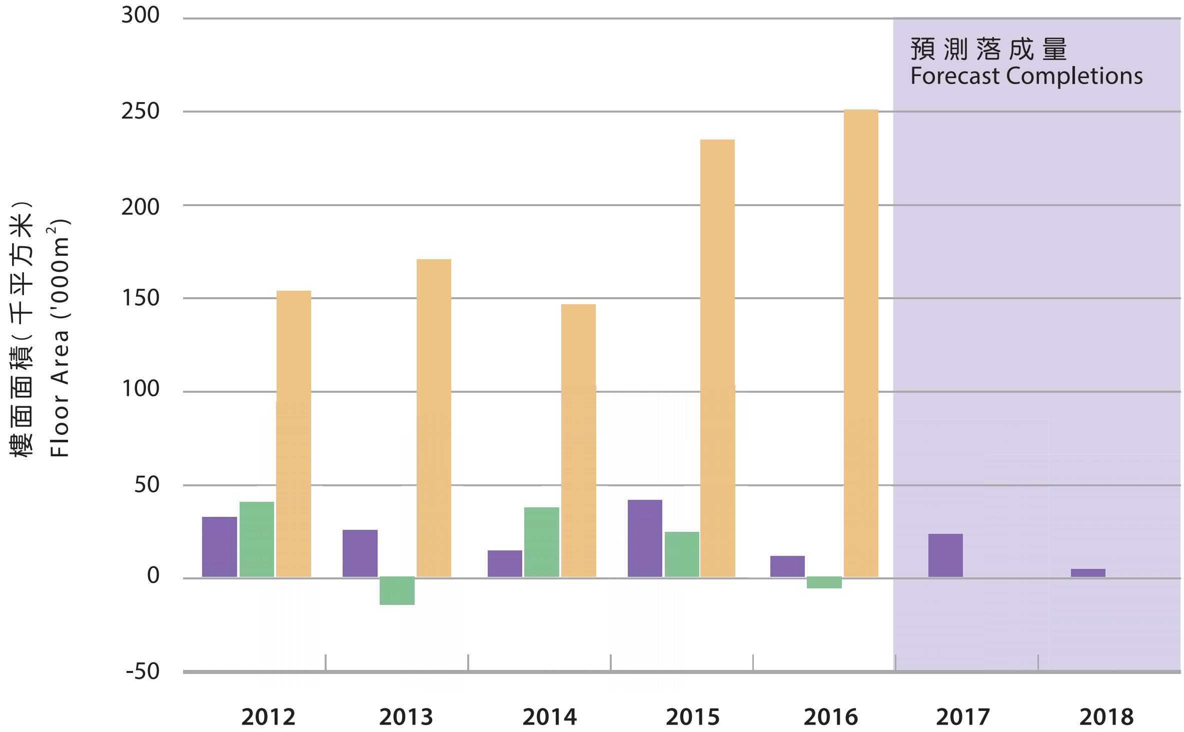
年內寫字樓租賃市場整固，以2015年第四季與2016年第四季相比，租金輕微上升1.3%。然而，售價在首三季持續下挫，及至第四季回升，但仍導致售價在2016年第四季較2015年同期下跌6.7%。

Office leasing market consolidated throughout the year with its rents performing a mild increase of 1.3% between the fourth quarters of 2015 and 2016. Prices however declined continually in the first three quarters but picked up in the fourth quarter, yet leading to a drop of 6.7% in the fourth quarter of 2016 over the corresponding period in 2015.

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)

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	32	25	14	41	11	23#	4#
使用量 Take-up	40	-15	37	24	-6		
空置量 Vacancy	153	170	146	234	250		
%+	6.1	6.8	5.8	8.9	9.4		

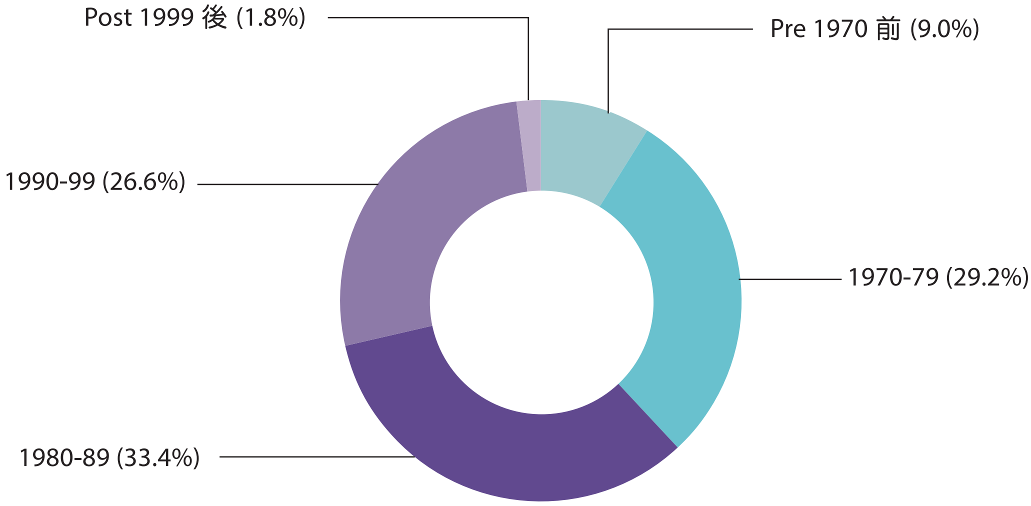
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2016年年底丙級寫字樓的總存量為1 475 400平方米，佔整體寫字樓總存量的13%。圖表顯示按樓齡分類的丙級寫字樓總存量。

Grade C offices had 1 475 400 m^2 as stock at the end of 2016, 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.

2016年丙級寫字樓僅錄得來自中西區的200平方米落成量。

Only 200 m^2 of completions for Grade C offices from Central and Western district was registered in 2016.

使用量錄得負數4 300平方米，年底空置量達104 000平方米，相等於其總存量的7.0%，當中69%的空置面積位於核心地區。

A negative take-up of 4 300 m^2 was recorded. The year-end vacancy, amounting to 104 000 m^2, was equivalent to 7.0% of its stock. 69% of the vacant space was found in the core districts.

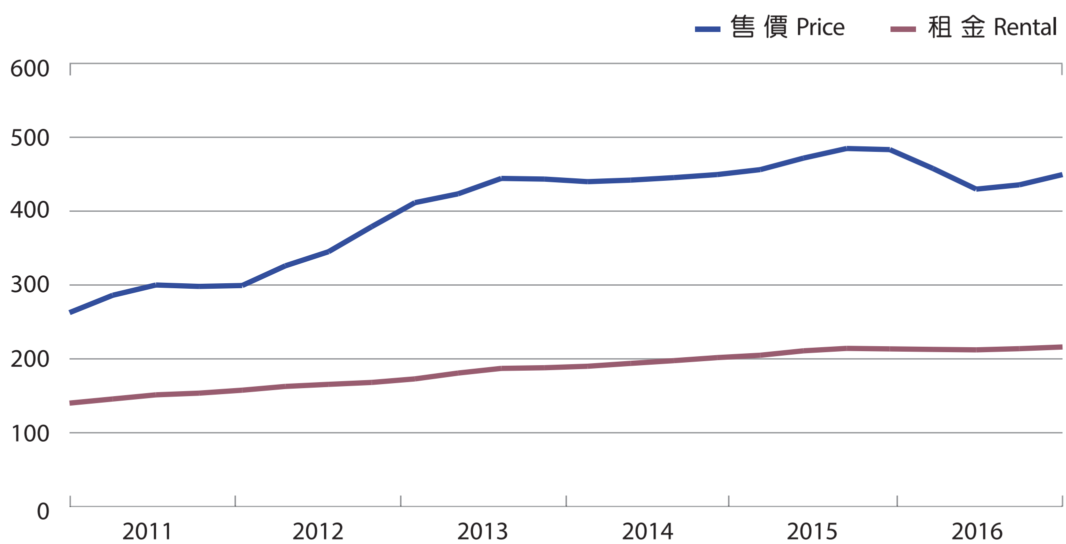
預計2017和2018年丙級寫字樓的落成量分別為2 200平方米和4 600平方米，新供應將全部位於中西區。

Grade C office spaces of 2 200 m^2 and 4 600 m^2 will be expected in 2017 and 2018 respectively. All new supply will be located in Central and Western district.

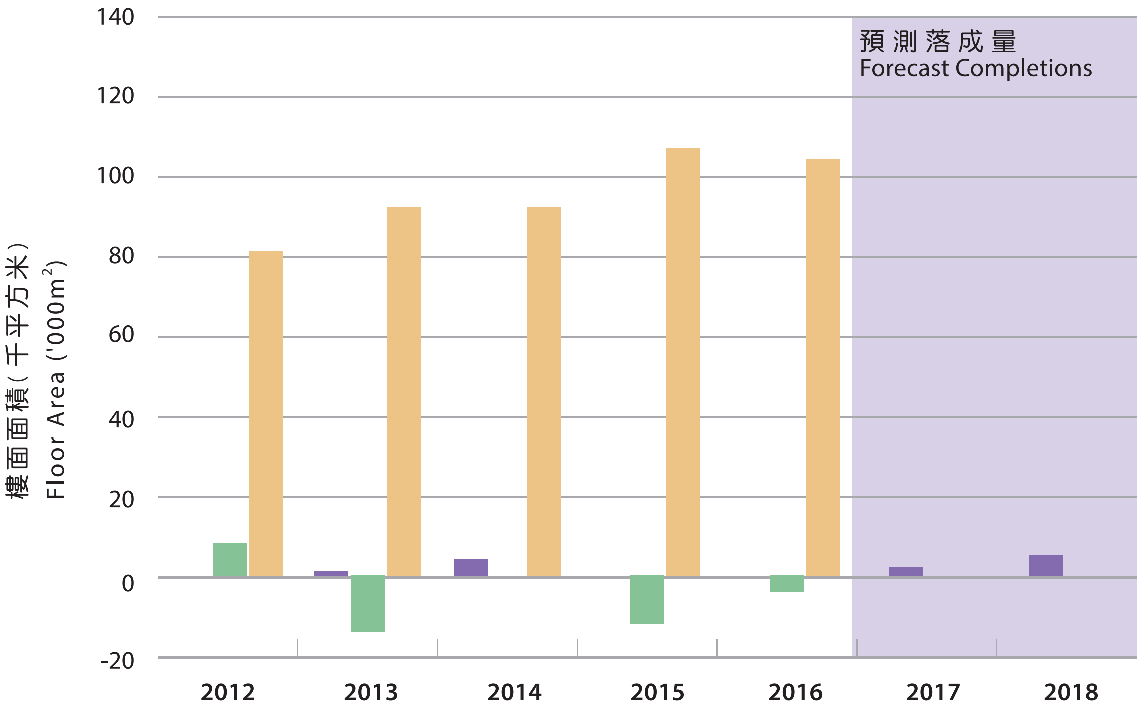
這分類的寫字樓售價在2016年首兩季下跌，至第三季重拾升勢。2016年最後一季的售價與去年末季相比，錄得7.0%的跌幅。租賃市場方面，租金與售價走勢相若，但變動幅度較輕微。然而，2016年最後一季的租金則較2015年同期輕微上升1.2%。

Office prices in this sub-sector dropped in the first two quarters in 2016 but then ascended in the third quarter. Prices in the last quarter of 2016 illustrated a fall of 7.0% over the final quarter of the year earlier. In the leasing market, the rents resembled the price movement but in a much moderate pace. Rents in the last quarter of 2016 however demonstrated a mild increase of 1.2% over the corresponding period in 2015.

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)

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	0	1	4	0	0	2#	5#
使用量 Take-up	8	-14	0	-12	-4		
空置量 Vacancy	81	92	92	107	104		
%+	5.4	6.1	6.2	7.2	7.0		

\+ 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

私人商業樓宇
Private Commercial


PopCorn
mtr malls
LOG-ON

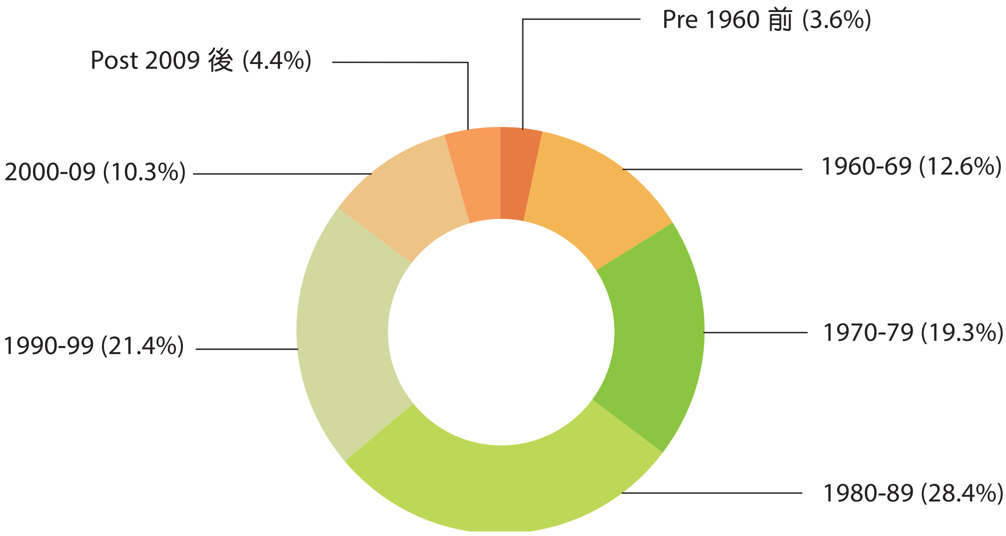
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

2016年年底這類物業的總存量為11 133 200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 2016 was 11 133 200 m², 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



2016年的落成量進一步增至123 100平方米。按三大區域劃分，港島和九龍分別佔總落成量的21%和29%，其餘50%則坐落新界。按地區計，落成量以元朗為首，佔29%，其次為灣仔，佔13%。

Completions in 2016 further increased to 123 100 m². Among the three geographical areas, Hong Kong Island and Kowloon contributed 21% and 29% of the total completions respectively while the remaining 50% was attributable to the New Territories. On district basis, Yuen Long provided the largest completions at 29%, followed by Wan Chai at 13%.

2016年，商業樓宇的使用量錄得負數42 000平方米。年底空置量上升至998 300平方米，為總存量的9.0%，商場鋪位和樓上商業單位佔整體空置量的63%。

The commercial sector recorded a negative take-up of 42 000 m^2 in 2016. The vacancy at the year-end increased to 998 300 m^2, representing 9.0% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 63% of the total.

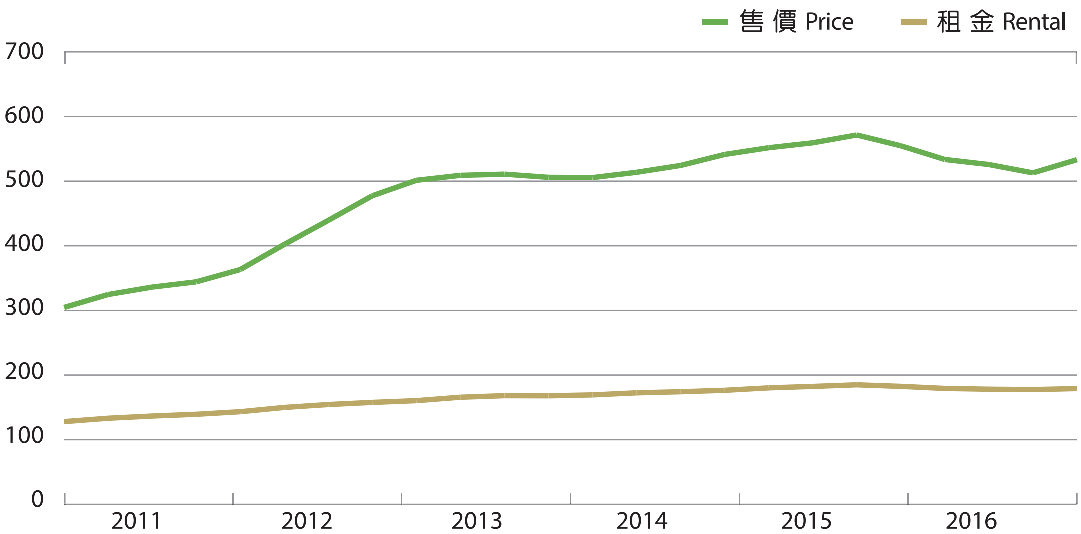
預計2017和2018年的落成量分別為125 600平方米和165 500平方米。2017年的供應主要有23%來自荃灣、12%來自中西區和11%來自油尖旺，該三區合共提供預測落成量的46%。2018年的供應主要來自油尖旺、西貢和深水埗，分別佔總落成量的30%、15%和14%。

125 600 m^2 and 165 500 m^2 are forecast to be completed in 2017 and 2018 respectively. Supply in 2017 will be mainly from Tsuen Wan with 23%, Central and Western district with 12% and Yau Tsim Mong with 11%. They will altogether provide 46% of the estimated completions. In 2018, main source of supply is from Yau Tsim Mong, Sai Kung and Sham Shui Po. They will account for 30%, 15% and 14% of the total completions respectively.

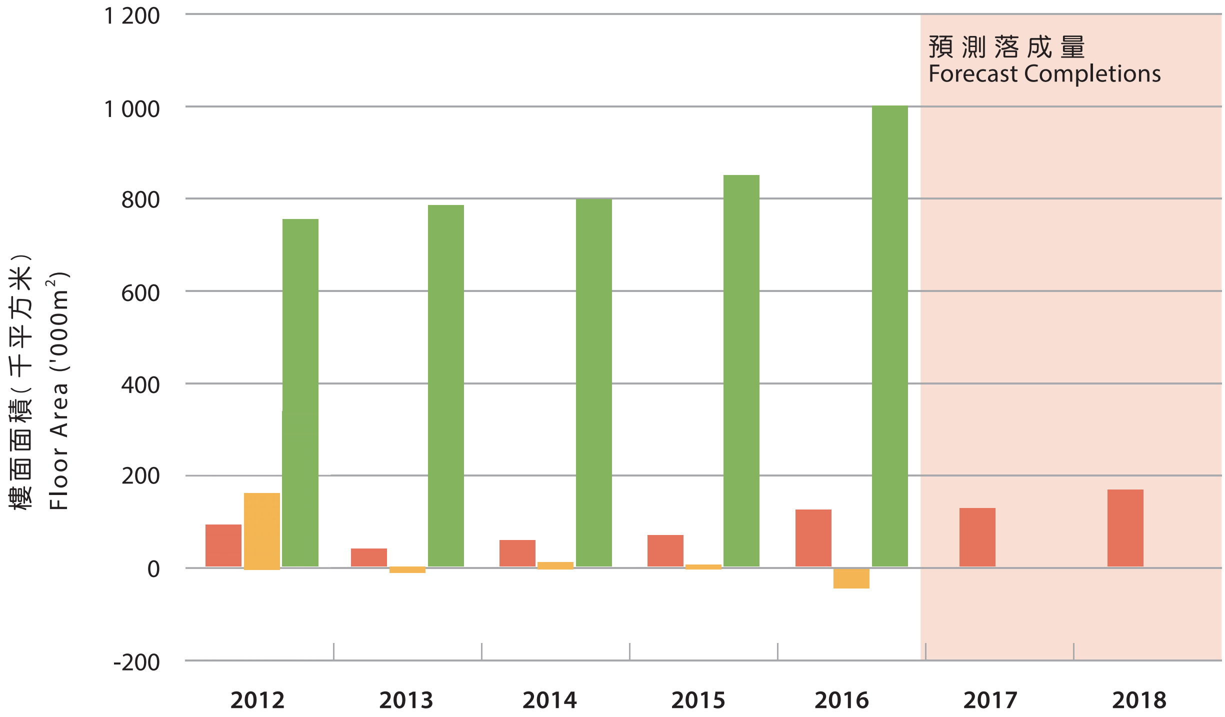
零售業樓宇方面，年內銷售市場與租賃市場的表現相仿。售價和租金在早段均呈跌勢，至2016年最後一季回升。整體而言，2016年第四季的售價和租金與2015年同期相比，分別下跌3.9%和1.9%。

For retail properties, the performance of the sales market resembled the leasing market during the year. Both prices and rents marked a downward movement in the beginning but rebounded in the last quarter of 2016. Overall, the prices and rents for the fourth quarter of 2016 demonstrated a decline of 3.9% and 1.9% respectively over the same period in 2015.

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)

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	90	38	57	68	123	126#	166#
使用量 Take-up	165	-14	16	10	-42		
空置量 Vacancy	752	782	795	847	998		
%+	6.9	7.2	7.3	7.7	9.0		

\+ 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

私人工業樓宇
Private Industrial


NIfCO
SIMMONS

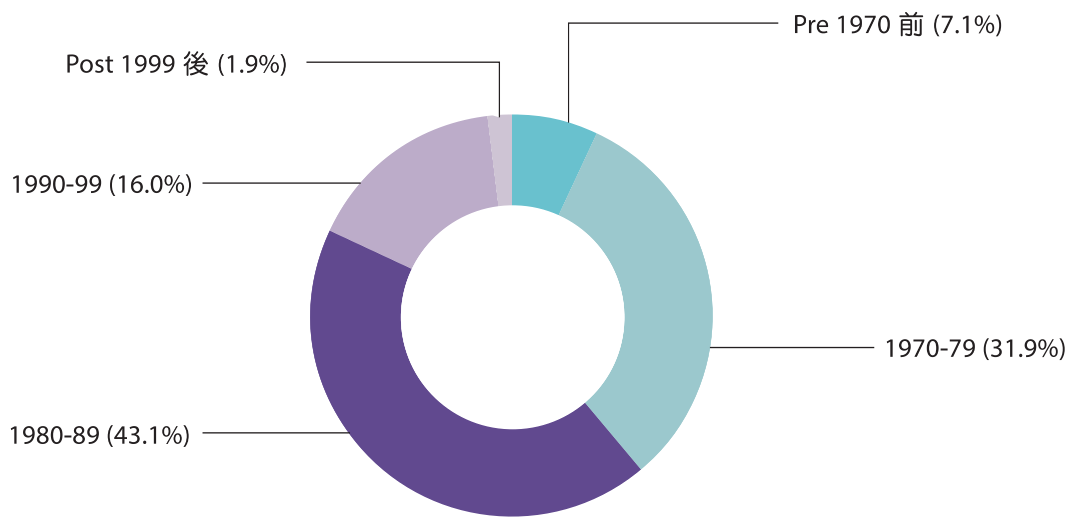
這類別包括分層工廠大廈及其附屬寫字樓。

這類物業於2016年年底的總存量為16 729 100平方米，平均分布於市區和新界。按樓齡分類的總存量詳見圖表。

This category comprises flatted factories and their ancillary office accommodation.

At the end of 2016, stock in this sector was 16 729 100 m^2, which was evenly distributed between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2016年僅有一幢4 500平方米的工廠大廈在黃大仙落成。

Only one factory building of 4 500 m^2 located in Wong Tai Sin was completed in 2016.

2016年的使用量維持負數189 300平方米。年底空置量增至977 800平方米，相當於總存量的5.8%。逾半空置面積位於葵青、觀塘和荃灣。

Take-up in 2016 remained negative at 189 300 m^2. Vacancy at the year-end increased to 977 800 m^2, representing 5.8% of the total stock. More than half of the vacant space was located in Kwai Tsing, Kwun Tong and Tsuen Wan.

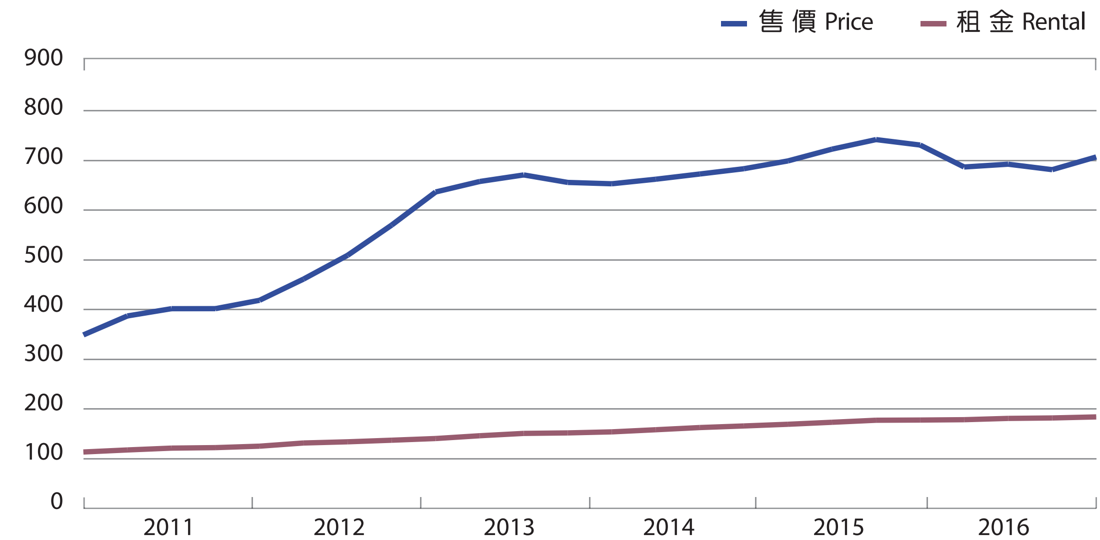
預計2017年的落成量升至40 300平方米，單是葵青將佔總落成量的35%，另外28%則來自南區。2018年將有86 800平方米的新面積供應，主要來自荃灣和葵青，分別佔新落成量的41%和36%。

Completions in 2017 are expected to increase to 40 300 m^2, of which Kwai Tsing alone will provide 35% of the total. Another 28% will come from the Southern district. New space of 86 800 m^2 will be coming on stream in 2018, largely in Tsuen Wan and Kwai Tsing accounting for 41% and 36% of the new completions respectively.

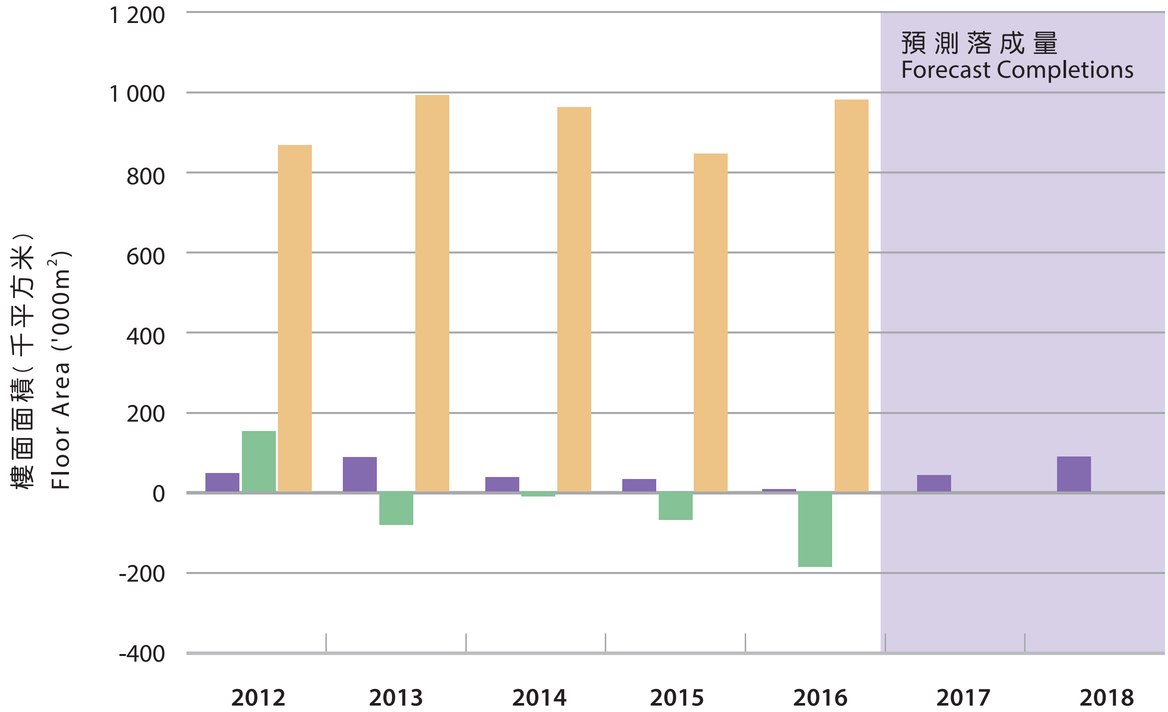
售價於2016年第一季向下調整，但逐漸靠穩，及至第四季開始上升。儘管市場在最後一季重拾上升動力，但比較2015年第四季和2016年第四季，售價仍然錄得3.3%跌幅。年內租金輕微上升，2016年第四季較2015年同期增加3.5%。

Prices adjusted downwards in the first quarter of 2016 but gradually stabilised and started edging up in the fourth quarter. Despite the market regaining momentum in the final quarter, prices still registered a decrease of 3.3% between the fourth quarters of 2015 and 2016. Rents rose mildly during the year and recorded an increase of 3.5% in the fourth quarter of 2016 over the same period in 2015.

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)

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	46	85	36	30	5	40#	87#
使用量 Take-up	151	-84	-13	-71	-189		
空置量 Vacancy	864	989	959	843	978		
%+	5.0	5.8	5.6	5.0	5.8		

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

\# 預測數字
Forecast figures

這類別包括設計作工貿用途，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2016年並無新供應，亦無樓宇拆卸。年底的總存量維持581 700平方米。大部分的樓面面積位於市區，其中觀塘和深水埗共佔總樓面面積的60%。

There was neither new supply nor demolition in 2016. Stock as at the end of this year maintained at 581 700 m^2. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po accounted for 60% of the total space.

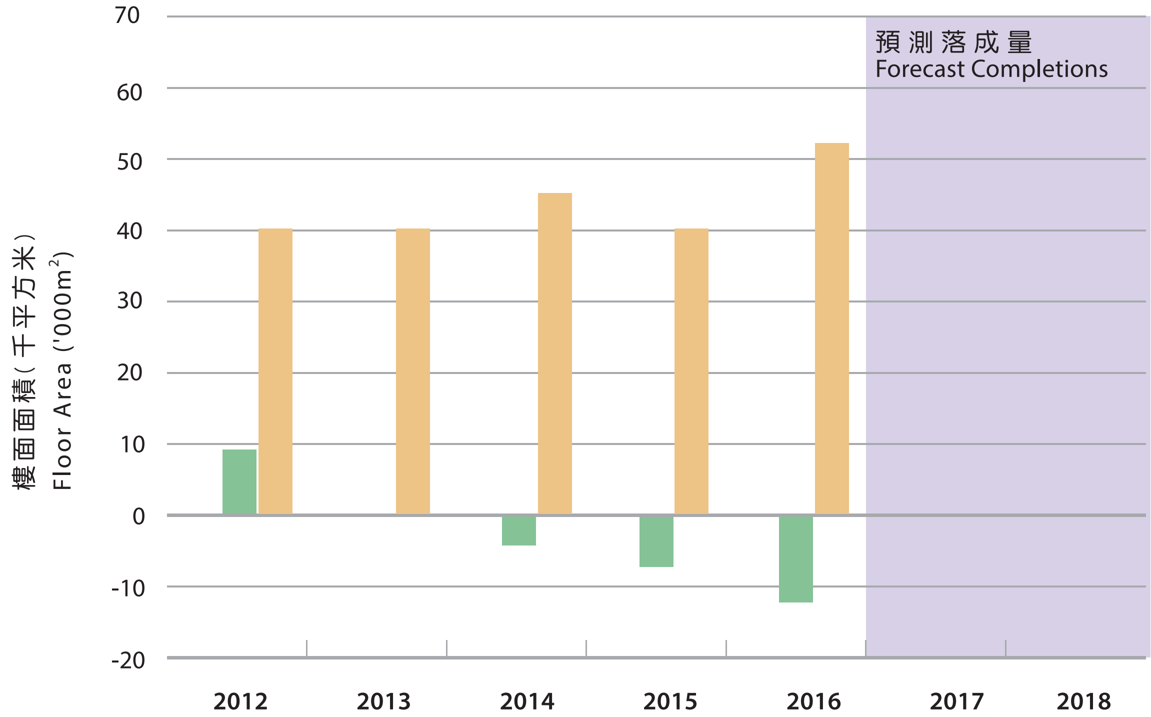
使用量為負數12 300平方米，空置率升至年底總存量的8.9%，即52 000平方米，75%的空置面積位於觀塘和葵青。

Take-up was negative at 12 300 m^2, vacancy rate increased to 8.9% of the year-end stock at 52 000 m^2. 75% of the vacant space was located in Kwun Tong and Kwai Tsing.

預測此類樓宇在2017和2018年均不會有新供應。

No new supply will likely be forthcoming in 2017 and 2018.

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)

	2012	2013	2014	2015	2016	2017	2018
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	9	0	-4	-7	-12		
空置量 Vacancy	40	40	45	40	52		
%+	6.7	6.8	7.5	6.8	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

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。

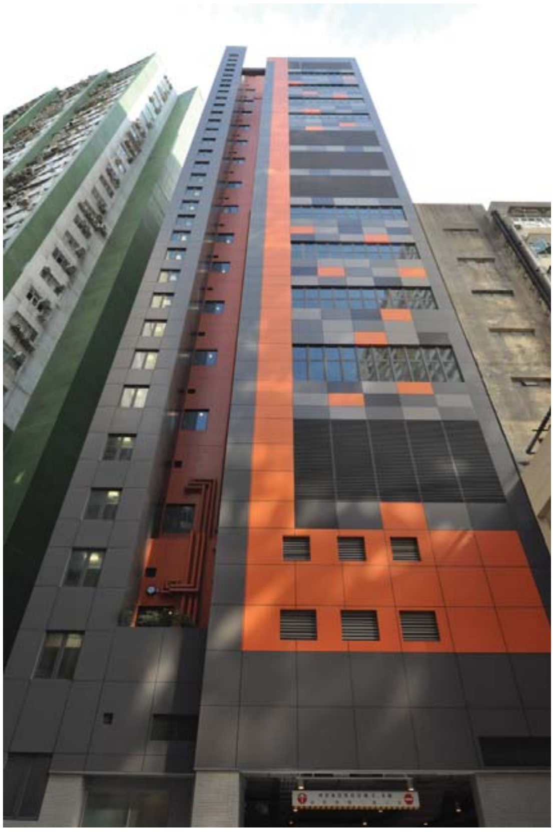
This category comprises all other factory premises, primarily purpose-built for specialised manufacturing processes, and usually for occupation by a single operator.

2016年年底這類物業的總存量為3 100 800平方米，其中新界佔88%。

The stock in this sector was 3 100 800 m^2 at the end of 2016, of which 88% came from the New Territories.

2016年有四個新發展項目於新界落成，共提供47 500平方米樓面面積，單是西貢便佔新落成樓面面積的60%，另外32%則來自大埔。

Four new developments in the New Territories with 47 500 m^2 floor space were completed in 2016. Sai Kung alone provided 60% of the newly completed space and another 32% came from Tai Po.



預計2017年的落成量將升至158 500平方米，但於2018年回落至36 000平方米。2017年的供應量主要來自西貢和元朗，分別佔其中50%和47%。2018年的新供應中，81%位於元朗。

Completions are expected to rise to 158 500 m^2 in 2017 but drop to 36 000 m^2 in 2018. Supply in 2017 will be mainly from Sai Kung with 50% and Yuen Long with 47%. In 2018, 81% of the new supply will be located in Yuen Long.

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.

2016年年底的總存量為3 732 700平方米，其中80%以上位於新界，主要集中於葵青、沙田和荃灣，佔整體樓面面積的69%。

Stock amounted to 3 732 700 m^2 at the end of 2016. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 69% of the total space.

2016年的落成量為73 200平方米，來自一個位於葵青的發展項目。年底空置量輕微上升至161 700平方米，相當於總存量的4.3%，使用量則為正數64 500平方米。

Completions in 2016 were 73 200 m^2 in one development located in Kwai Tsing. Vacancy at the year-end increased slightly to 161 700 m^2, or 4.3% of stock, with a positive take-up of 64 500 m^2.

一個佔82 800平方米的發展項目將於2017年在葵青落成。預計2018年的新供應將跌至8 000平方米，該新供應來自屯門。

A new development of 82 800 m^2 in Kwai Tsing will be completed in 2017. New supply in 2018 is expected to drop to 8 000 m^2 which will come from Tuen Mun.

技術附註
Technical Notes

1. 報告年度

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

1. Review Period

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

2. 範圍

本報告的調查範圍涵蓋全港私人樓宇。

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. 區域及地區

港島、九龍及新界區域已按區議會2015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。

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 2015. For the office sector, there is a further classification into certain sub-districts, to enable more detailed analysis of the principal office districts.

4. 物業類別

4.1 樓宇一般是按佔用許可證(俗稱入伙紙)上註明的用途分類，除非本署得悉樓宇其後在結構上有所更改。本署沒有特別調查樓宇現時的用途，也沒有嘗試辨別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，並按樓面面積分類如下：

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

4. 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 classified 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。

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 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。

4.6 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Car parking 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 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）而建設的樓宇。此類物業並不包括下述的特殊廠房。房屋委員會興建的工廠樓宇也不包括在內。

4.7 Private Flatted Factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. Specialised factories, as described below, are excluded. Similar premises built by the Housing Authority are not included.

4.8 私人工貿大廈包括設計或獲證明作工貿用途的物業。

4.8 Private Industrial/Office premises comprise premises designed or certified for industrial/office use.

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。

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 car parking 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2014年前落成並已評估差餉的住宅樓宇則另有處理方法。空置物業數據是向大廈管理處、業主和佔用人蒐集，或本署派員視察而獲得的。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2014, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3　在2014年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3%的單位所得結果來推算的。

10.3 For rated domestic premises completed prior to 2014, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11.　入住量／使用量

11. Take-up

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

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

11.2　有關數字的計算方法是把年內落成量與年初空置量相加，然後減去該年的拆卸量及年終空置量（如有整幢改裝的數字，已反映）。負數顯示入住單位數目/使用樓面面積出現減少的情況。

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). A negative figure indicates a net decrease in occupied unit/floor space.

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

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

12.　平均租金和售價

12. Average Rents and Prices

12.1　本署會分析新訂租約的租金資料，以計算在租金生效月份的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金，而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定(新訂租約是在半至一個月前，續訂租約是在一至三個月前)。由2006年中起，零售業樓宇的租金資料包括由領展所持有的物業(詳情可參考上文第4.6段）。

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (1/2 -1 month earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by 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2016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、翔龍灣、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、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、牽晴間、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、銀湖・天峰、日出康城、匡湖居、新都城、都會駅、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 2016 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, Grand Waterfront, 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, 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, Lake Silver, Lohas Park, Marina Cove, Metro City, Metro Town, 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2016年的權數是根據2015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 2016, the weights are based on the number of transactions effected in 2015.

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，所以表內個別項目的總和與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

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

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

私人物業市場回報率

Private Property Market Yields

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

物業買賣

Sales Transactions

50. 住宅買賣 – 樓宇買賣合約數目及總值 Domestic Sales – Number of Sale and Purchase Agreements and Total Consideration
51. 住宅買賣 – 按成交金額分類的買賣合約數目 Domestic Sales – Number of Sale and Purchase Agreements by Consideration Range
52. 住宅一手及二手市場 – 買賣合約數目及總值 Domestic Primary and Secondary Sales – Number of Sale and Purchase Agreements and Total Consideration
53. 非住宅買賣 – 主要類別物業買賣宗數及總值 Non-Domestic Sales – Number of Transactions and Consideration by Property Type

私 人 住 宅 - 各 類 單 位 總 存 量 及 空 置 量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]	2016 年年底總存量 Stock at year-end		2016 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	9 601	359 725	9 319	2.6
	20 - 39.9	350 124			
B	40 - 69.9	566 338	566 338	20 389	3.6
C	70 - 99.9	141 559	141 559	5 526	3.9
D	100 - 159.9	64 719	64 719	4 732	7.3
E	160 - 199.9	13 079	26 424	3 691	14.0
	200 - 279.9	10 139			
	> 279.9	3 206			
所有類別	**ALL CLASSES**	**1 158 765**	**1 158 765**	**43 657**	**3.8**

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	2015 年年底總存量 Stock at year-end	2016 年落成量 Completions	落成量佔 2015 年總存量的百分率 Completions as a % of 2015 Stock	2016 年年底總存量 Stock at year-end	2016 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	91 905	1 424	1.5	93 158	3 254	3.5
灣仔	Wan Chai	63 675	443	0.7	72 314	4 120	5.7
東區	Eastern	127 335	-	-	118 808	3 292	2.8
南區	Southern	41 992	382	0.9	42 319	2 441	5.8
港島	***HONG KONG***	***324 907***	***2 249***	***0.7***	***326 599***	***13 107***	***4.0***
油尖旺	Yau Tsim Mong	112 504	646	0.6	112 953	2 756	2.4
深水埗	Sham Shui Po	74 496	892	1.2	74 913	2 091	2.8
九龍城	Kowloon City	102 086	1 377	1.3	103 333	3 479	3.4
黃大仙	Wong Tai Sin	19 011	-	-	19 002	201	1.1
觀塘	Kwun Tong	47 225	256	0.5	47 480	1 038	2.2
九龍	***KOWLOON***	***355 322***	***3 171***	***0.9***	***357 681***	***9 565***	***2.7***
葵青	Kwai Tsing	35 499	-	-	35 499	528	1.5
荃灣	Tsuen Wan	77 378	-	-	77 380	765	1.0
屯門	Tuen Mun	57 482	32	0.1	57 512	1 449	2.5
元朗	Yuen Long	74 329	2 325	3.1	76 656	5 031	6.6
北區	North	27 600	-	-	27 600	412	1.5
大埔	Tai Po	32 450	-	-	32 452	1 107	3.4
沙田	Sha Tin	79 750	651	0.8	80 394	3 204	4.0
西貢	Sai Kung	56 501	3 761	6.7	60 260	5 399	9.0
離島	Islands	24 236	2 406	9.9	26 732	3 090	11.6
新界	***NEW TERRITORIES***	***465 225***	***9 175***	***2.0***	***474 485***	***20 985***	***4.4***
全港	***OVERALL***	***1 145 454***	***14 595***	***1.3***	***1 158 765***	***43 657***	***3.8***

2016 年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 2015 年年底總存量計算。

2016 Year-end Stock figures are derived from the latest rating record, and not from the 2015 Year-end Stock figures shown here.

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
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***
2016	港島	Hong Kong	428	2 249	106 736	137 583	39 003	27 172	16 105	326 599
	九龍	Kowloon	664	3 171	128 595	166 488	41 301	18 146	3 151	357 681
	新界	New Territories	-	9 175	124 394	262 267	61 255	19 401	7 168	474 485
	全港	***OVERALL***	***1 092***	***14 595***	***359 725***	***566 338***	***141 559***	***64 719***	***26 424***	***1 158 765***

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
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***
2016	港島	Hong Kong	131	229	49	6	13	428	848	793	262	126	220	2 249
	九龍	Kowloon	63	520	72	6	3	664	1 386	797	206	551	231	3 171
	新界	New Territories	-	-	-	-	-	-	1 703	5 572	945	648	307	9 175
	全港	***OVERALL***	***194***	***749***	***121***	***12***	***16***	***1 092***	***3 937***	***7 162***	***1 413***	***1 325***	***758***	***14 595***

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**
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
2016	3 937	7 162	1 413	1 325	758	14 595

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]	2012	2013	2014	2015	2016 港島 Hong Kong	2016 九龍 Kowloon	2016 新界 New Territories	2016 總數 Total
A	< 20.0	-	81	64	79	138	68	-	206
	20 - 39.9	1 511	1 342	2 096	2 056	710	1 318	1 703	3 731
B	40 - 69.9	4 496	4 688	8 446	5 031	793	797	5 572	7 162
C	70 - 99.9	1 720	1 207	4 207	2 190	262	206	945	1 413
D	100 - 159.9	1 827	573	666	1 471	126	551	648	1 325
E	160 - 199.9	253	164	90	231	118	219	200	537
	200 - 279.9	233	154	89	148	47	7	84	138
	> 279.9	109	45	61	74	55	5	23	83
所有類別	**ALL CLASSES**	**10 149**	**8 254**	**15 719**	**11 280**	**2 249**	**3 171**	**9 175**	**14 595**

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	2016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 [2017]	[2018]
中西區	Central and Western	470	541	248	114	51	1 424	820	915
灣仔	Wan Chai	251	125	12	4	51	443	456	140
東區	Eastern	-	-	-	-	-	-	881	2 332
南區	Southern	127	127	2	8	118	382	86	59
港島	***HONG KONG***	***848***	***793***	***262***	***126***	***220***	***2 249***	***2 243***	***3 446***
油尖旺	Yau Tsim Mong	524	119	2	1	-	646	683	54
深水埗	Sham Shui Po	487	405	-	-	-	892	157	2 792
九龍城	Kowloon City	375	145	76	550	231	1 377	3 825	4 802
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	128	128	-	-	256	-	-
九龍	***KOWLOON***	***1 386***	***797***	***206***	***551***	***231***	***3 171***	***4 665***	***7 648***
葵青	Kwai Tsing	-	-	-	-	-	-	-	136
荃灣	Tsuen Wan	-	-	-	-	-	-	975	2 134
屯門	Tuen Mun	-	18	-	1	13	32	1 783	1 148
元朗	Yuen Long	758	1 366	128	59	14	2 325	4 383	148
北區	North	-	-	-	-	-	-	-	557
大埔	Tai Po	-	-	-	-	-	-	-	2
沙田	Sha Tin	-	352	44	240	15	651	359	1 916
西貢	Sai Kung	403	1 987	773	336	262	3 761	2 452	2 391
離島	Islands	542	1 849	-	12	3	2 406	262	-
新界	***NEW TERRITORIES***	***1 703***	***5 572***	***945***	***648***	***307***	***9 175***	***10 214***	***8 432***
全港	***OVERALL***	***3 937***	***7 162***	***1 413***	***1 325***	***758***	***14 595***	***17 122***	***19 526***

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

		[2017]						[2018]					
地區	District	A	B	C	D	E	總數 Total	A	B	C	D	E	總數 Total
中西區	Central and Western	407	217	38	2	156	820	524	111	145	43	92	915
灣仔	Wan Chai	274	112	-	27	43	456	68	-	-	20	52	140
東區	Eastern	599	161	28	85	8	881	510	736	781	285	20	2 332
南區	Southern	-	-	14	30	42	86	-	-	-	-	59	59
港島	***HONG KONG***	***1 280***	***490***	***80***	***144***	***249***	***2 243***	***1 102***	***847***	***926***	***348***	***223***	***3 446***
油尖旺	Yau Tsim Mong	671	12	-	-	-	683	54	-	-	-	-	54
深水埗	Sham Shui Po	153	4	-	-	-	157	1 616	620	1	430	125	2 792
九龍城	Kowloon City	924	2 193	573	127	8	3 825	2 330	1 777	453	208	34	4 802
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	-	-	-	-	-
九龍	***KOWLOON***	***1 748***	***2 209***	***573***	***127***	***8***	***4 665***	***4 000***	***2 397***	***454***	***638***	***159***	***7 648***
葵青	Kwai Tsing	-	-	-	-	-	-	136	-	-	-	-	136
荃灣	Tsuen Wan	160	328	443	43	1	975	355	1 059	580	138	2	2 134
屯門	Tuen Mun	418	840	277	139	109	1 783	765	335	47	-	1	1 148
元朗	Yuen Long	977	2 713	515	146	32	4 383	23	89	-	30	6	148
北區	North	-	-	-	-	-	-	371	186	-	-	-	557
大埔	Tai Po	-	-	-	-	-	-	-	-	-	-	2	2
沙田	Sha Tin	-	8	12	152	187	359	1 290	6	176	167	277	1 916
西貢	Sai Kung	498	1 402	443	81	28	2 452	426	1 106	676	117	66	2 391
離島	Islands	28	124	58	46	6	262	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***2 081***	***5 415***	***1 748***	***607***	***363***	***10 214***	***3 366***	***2 781***	***1 479***	***452***	***354***	***8 432***
全港	***OVERALL***	***5 109***	***8 114***	***2 401***	***878***	***620***	***17 122***	***8 468***	***6 025***	***2 859***	***1 438***	***736***	***19 526***

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	2015 年年底總存量 Stock at year-end	2016 年落成量 Completions	落成量佔 2015 年總存量的百分率 Completions as a % of 2015 Stock	2016 年年底總存量 Stock at year-end
中西區	Central and Western	512	-	-	508
灣仔	Wan Chai	325	4	1.2	328
東區	Eastern	-	-	-	-
南區	Southern	1 717	6	0.3	1 722
港島	***HONG KONG***	***2 554***	***10***	***0.4***	***2 558***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	83	-	-	83
九龍城	Kowloon City	489	6	1.2	494
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***616***	***6***	***1.0***	***621***
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	140	-	-	140
屯門	Tuen Mun	414	14	3.4	428
元朗	Yuen Long	7 998	68	0.9	8 066
北區	North	855	-	-	855
大埔	Tai Po	2 438	-	-	2 438
沙田	Sha Tin	685	1	0.1	686
西貢	Sai Kung	1 919	20	1.0	1 938
離島	Islands	823	15	1.8	839
新界	***NEW TERRITORIES***	***15 274***	***118***	***0.8***	***15 392***
全港	***OVERALL***	***18 444***	***134***	***0.7***	***18 571***

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。
2016 年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 2015 年年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2016 Year-end Stock figures are derived from the latest rating record,
and not from the 2015 Year-end 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**
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
2016	14 595	13 399	91.8	1 144 170	30 258	2.6	43 657	3.8

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2016年評估差餉時申報爲已入住的單位數目 No. of Units Valued in 2016 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	487	74	15.2	413	84.8
	九龍	Kowloon	494	263	53.2	231	46.8
	新界	New Territories	182	107	58.8	75	41.2
	全港	***OVERALL***	***1 163***	***444***	***38.2***	***719***	***61.8***
B	港島	Hong Kong	751	177	23.6	574	76.4
	九龍	Kowloon	942	567	60.2	375	39.8
	新界	New Territories	2 827	2 165	76.6	662	23.4
	全港	***OVERALL***	***4 520***	***2 909***	***64.4***	***1 611***	***35.6***
C	港島	Hong Kong	88	34	38.6	54	61.4
	九龍	Kowloon	300	156	52.0	144	48.0
	新界	New Territories	2 466	1 970	79.9	496	20.1
	全港	***OVERALL***	***2 854***	***2 160***	***75.7***	***694***	***24.3***
D	港島	Hong Kong	25	16	64.0	9	36.0
	九龍	Kowloon	104	72	69.2	32	30.8
	新界	New Territories	364	295	81.0	69	19.0
	全港	***OVERALL***	***493***	***383***	***77.7***	***110***	***22.3***
E	港島	Hong Kong	30	11	36.7	19	63.3
	九龍	Kowloon	11	10	90.9	1	9.1
	新界	New Territories	69	61	88.4	8	11.6
	全港	***OVERALL***	***110***	***82***	***74.5***	***28***	***25.5***
所有類別 All Classes	港島	Hong Kong	1 381	312	22.6	1 069	77.4
	九龍	Kowloon	1 851	1 068	57.7	783	42.3
	新界	New Territories	5 908	4 598	77.8	1 310	22.2
	全港	***OVERALL***	***9 140***	***5 978***	***65.4***	***3 162***	***34.6***

私 人 住 宅 - 各 類 單 位 平 均 租 金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 $ / m^2 per month

類 別 Class		A			B			C			D			E		
年 / Year /	月 Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2015		435	345	272	392	324	238	421	355	249	438	349	256	466	342	256
2016 *		415	329	266	372	302	226	395	329	233	421	326	247	432	349	233
2015	10	438	336	269	401	325	239	428	336	246	436	326	262	450	(345)	243
	11	430	327	265	391	316	235	418	329	244	454	333	249	465	(299)	(246)
	12	433	323	263	379	303	230	412	321	247	434	316	254	454	(296)	(248)
2016	1	432	314	255	365	299	224	398	339	247	422	341	261	427	(341)	(231)
	2	407	308	249	361	288	222	412	318	230	437	337	281	435	(346)	(246)
	3	396	303	249	353	299	218	385	327	230	418	305	261	442	(322)	229
	4	385	310	241	355	286	214	390	300	231	418	298	258	417	(406)	(208)
	5	398	310	251	364	289	219	408	313	225	411	305	236	427	(310)	227
	6	419	319	262	375	295	215	385	332	223	410	343	229	436	(413)	214
	7	427	355	277	383	307	227	387	336	225	417	336	235	431	(371)	223
	8	429	344	282	377	309	232	402	333	232	429	340	250	441	(297)	260
	9	422	334	272	377	310	227	397	333	233	422	339	239	427	(430)	243
	10	422	338	278	379	314	235	396	324	244	428	321	242	431	(317)	(254)
	11 *	411	340	281	377	316	245	398	344	247	422	311	247	432	(300)	(247)
	12 *	404	345	287	392	316	246	389	348	250	418	324	270	437	(315)	(209)

* 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 $ / m²

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
2015		146 515	117 955	107 763	147 969	120 994	94 297	171 848	148 980	101 364	198 709	166 958	96 962	238 707	206 485	88 734
2016 *		137 615	112 436	102 643	140 256	115 819	92 002	163 065	149 414	97 833	197 622	167 209	94 968	239 332	231 700	82 547
2015	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	141 753	108 690	100 809	137 688	112 494	87 276	167 668	140 658	97 175	186 914	(152 237)	96 376	(226 361)	(193 424)	(77 268)
	12	135 326	108 080	101 079	136 718	108 247	87 842	153 661	127 824	98 222	207 501	(144 848)	93 642	(239 001)	(232 564)	(80 059)
2016	1	136 457	104 023	96 646	143 632	109 071	83 353	139 160	154 162	90 632	(192 387)	(153 555)	(82 098)	(211 327)	(192 067)	(71 136)
	2	125 025	107 502	96 064	131 983	110 148	83 513	(173 390)	145 688	93 876	(194 307)	(141 692)	(92 857)	(188 414)	-	(65 411)
	3	127 715	103 717	95 951	133 682	112 064	85 780	162 224	144 512	93 636	173 541	182 679	85 524	(245 048)	(208 336)	(93 043)
	4	129 431	106 356	97 765	132 320	111 303	88 045	153 594	145 701	95 092	203 676	(142 289)	88 521	(245 171)	(243 520)	(71 193)
	5	133 507	108 231	97 458	134 256	111 662	88 584	153 059	149 022	96 873	186 966	155 816	91 296	(218 079)	(196 098)	(81 815)
	6	130 647	109 073	98 504	134 963	110 717	88 775	156 139	150 673	95 109	197 576	(172 882)	94 347	(234 386)	(188 398)	(91 043)
	7	135 071	109 448	98 910	134 731	117 487	90 957	163 322	153 184	94 996	189 671	165 374	101 860	(217 234)	(234 271)	(86 290)
	8	138 947	115 267	104 381	140 168	114 848	92 999	164 639	135 220	98 053	190 944	167 200	96 948	(245 937)	(291 560)	(83 660)
	9	141 802	116 264	106 982	144 356	120 996	96 947	171 045	149 165	100 183	196 841	155 545	94 385	229 523	(307 372)	(76 196)
	10	145 297	119 074	107 950	146 160	122 991	98 973	170 455	156 642	101 524	213 438	171 961	100 111	(263 134)	(190 476)	88 056
	11 *	143 732	118 031	110 775	148 531	114 621	96 731	173 350	160 648	105 793	213 616	194 531	103 342	(243 374)	(202 962)	(93 950)
	12 *	142 584	115 526	111 679	150 497	124 255	97 500	162 611	145 608	99 708	212 356	(196 301)	92 383	(305 884)	(216 219)	(70 474)

* 臨時數字
( ) 表示少於 20 宗交易。
\- 本署沒有收到成交個案。
住宅樓宇的首次買賣並不會用作分析。

* Provisional figures
( ) Indicates fewer than 20 transactions.
\- No transaction record received by this Department.
Primary sales of domestic premises are excluded from the analysis.

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
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	154.0	150.5	145.7	175.7	148.9	172.8
2016 *		184.7	165.7	148.3	146.3	141.9	170.7	144.8	168.1
2015	10 - 12	188.9	172.4	154.7	150.8	146.1	176.3	149.1	173.5
2016	1 - 3	181.3	162.0	148.1	147.2	143.7	167.6	146.0	165.4
	4 - 6	181.3	161.6	146.0	144.5	141.0	167.1	143.3	164.8
	7 - 9	186.8	167.9	148.4	146.5	141.4	172.5	144.7	169.8
	10 - 12 *	189.4	171.4	150.7	147.1	141.5	175.4	145.1	172.6
2015	10	190.6	175.3	155.7	152.0	146.7	178.5	150.1	175.5
	11	189.0	172.6	155.3	151.7	146.0	176.6	149.7	173.7
	12	187.1	169.2	153.1	148.7	145.6	173.9	147.6	171.2
2016	1	185.0	165.5	152.6	148.5	144.4	171.3	147.1	168.8
	2	179.4	160.5	146.0	147.5	143.6	165.9	146.1	163.9
	3	179.4	159.9	145.8	145.6	143.1	165.6	144.7	163.5
	4	179.4	159.9	145.7	145.2	141.3	165.6	143.8	163.4
	5	181.5	161.6	145.7	144.2	140.7	167.2	142.9	164.8
	6	182.9	163.2	146.5	144.2	141.1	168.6	143.1	166.1
	7	184.5	165.1	146.7	146.4	141.3	170.1	144.6	167.6
	8	186.8	168.4	148.9	146.4	141.4	172.8	144.6	170.1
	9	189.0	170.3	149.5	146.7	141.4	174.7	144.8	171.8
	10	189.9	171.5	151.4	147.0	141.5	175.8	145.1	172.9
	11 *	188.8	170.7	149.8	146.6	141.1	174.7	144.7	171.9
	12 *	189.6	172.0	151.0	147.6	142.0	175.8	145.6	172.9

* 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
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		326.7	282.8	265.4	269.4	283.4	297.9	273.2	296.8
2016 *		314.7	272.8	258.7	264.4	275.1	287.0	267.1	286.1
2015	10 - 12	325.0	279.6	263.0	262.5	279.3	294.9	267.2	293.6
2016	1 - 3	302.0	261.9	249.8	257.2	264.5	275.6	259.3	274.7
	4 - 6	302.4	261.9	251.7	259.0	268.4	275.9	261.6	275.2
	7 - 9	317.8	275.0	259.2	265.5	276.5	289.4	268.2	288.4
	10 - 12 *	336.7	292.5	274.2	276.0	290.9	307.3	279.4	306.0
2015	10	334.5	288.3	270.9	264.7	286.9	303.9	271.0	302.3
	11	326.6	278.6	259.7	264.0	279.9	294.7	268.4	293.4
	12	314.0	271.8	258.5	258.8	271.1	286.2	262.2	285.0
2016	1	307.9	266.0	250.8	258.3	265.5	280.1	260.3	279.0
	2	299.9	261.4	249.3	257.6	(264.1)	274.5	259.5	273.7
	3	298.1	258.4	249.3	255.7	264.0	272.1	258.0	271.4
	4	300.8	259.9	251.1	256.7	266.3	274.0	259.4	273.3
	5	303.0	262.8	251.9	259.7	269.1	276.5	262.3	275.8
	6	303.5	263.1	252.1	260.6	269.9	277.1	263.1	276.4
	7	310.4	268.2	254.6	262.8	271.0	282.5	265.0	281.7
	8	316.8	274.1	258.2	263.0	275.2	288.5	265.9	287.4
	9	326.2	282.8	264.7	270.8	283.2	297.2	273.8	296.2
	10	335.3	290.7	272.0	275.1	288.7	305.5	278.2	304.3
	11 *	337.0	293.1	275.5	277.3	290.9	307.9	280.4	306.6
	12 *	337.9	293.6	275.2	275.5	293.0	308.4	279.5	307.1

* 臨時數字
( ) 表示少於 20 宗交易。
住宅樓宇的首次買賣並不會用作分析。

* Provisional figures
( ) Indicates fewer than 20 transactions.
Primary sales of domestic premises are excluded from the analysis.

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
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	223.3	270.9	258.8	233.3	246.8
	12	247.8	225.4	237.4	303.1	222.7	268.9	251.4	226.8	240.0
2016	1	237.7	221.5	231.2	300.5	222.9	268.1	242.1	223.3	234.0
	2	233.3	215.6	225.7	299.4	219.9	265.9	237.8	217.3	228.6
	3	233.3	215.4	225.6	298.5	218.7	264.8	237.7	217.1	228.5
	4	233.9	216.4	226.5	299.5	218.1	264.9	238.3	218.0	229.3
	5	239.4	218.6	229.8	298.8	220.4	265.9	243.4	220.3	232.6
	6	237.9	220.5	230.6	298.3	219.9	265.3	242.0	222.1	233.3
	7	240.7	224.5	234.3	298.0	219.0	264.7	244.7	225.9	236.8
	8	246.9	231.4	241.1	298.4	218.7	264.7	250.5	232.6	243.3
	9	258.0	237.6	249.1	303.9	222.9	269.7	261.3	238.8	251.2
	10	266.3	244.7	256.7	305.0	224.4	271.0	269.1	245.7	258.6
	11 *	266.2	247.8	258.8	309.7	227.5	275.0	269.3	248.9	260.8
	12 *	266.0	249.0	259.5	309.6	227.3	274.9	269.1	250.0	261.5

* 臨時數字
技術附註第 14 段對「較受歡迎屋苑」有詳細說明。
住宅樓宇的首次買賣並不會用作分析。

* Provisional figures
For details of the Selected Popular Residential Developments, see paragraph 14 of the Technical Notes.
Primary sales of domestic premises are excluded from the analysis.

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	2016年年底總存量 Stock at year-end 甲級 A	乙級 B	丙級 C	總數 Total	2016年年底空置量 Amount Vacant at year-end 甲級 A	乙級 B	丙級 C	總數 Total	空置百分率 % Vacant 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	1 926 700	782 500	567 000	3 276 200	72 300	37 000	40 600	149 900	3.8	4.7	7.2	4.6
灣仔	Wan Chai	957 700	597 100	316 800	1 871 600	50 600	34 600	20 500	105 700	5.3	5.8	6.5	5.6
東區	Eastern	695 000	173 400	58 500	926 900	31 700	6 100	2 900	40 700	4.6	3.5	5.0	4.4
南區	Southern	164 200	66 800	21 700	252 700	34 500	19 300	1 200	55 000	21.0	28.9	5.5	21.8
港島	***HONG KONG***	***3 743 600***	***1 619 800***	***964 000***	***6 327 400***	***189 100***	***97 000***	***65 200***	***351 300***	***5.1***	***6.0***	***6.8***	***5.6***
油尖旺	Yau Tsim Mong	1 133 000	630 000	401 500	2 164 500	58 000	55 200	27 900	141 100	5.1	8.8	6.9	6.5
深水埗	Sham Shui Po	188 400	76 900	39 200	304 500	9 600	29 400	1 600	40 600	5.1	38.2	4.1	13.3
九龍城	Kowloon City	144 500	42 000	20 400	206 900	51 600	2 300	2 500	56 400	35.7	5.5	12.3	27.3
黃大仙	Wong Tai Sin	17 800	45 600	1 200	64 600	17 700	5 500	400	23 600	99.4	12.1	33.3	36.5
觀塘	Kwun Tong	1 260 900	164 200	14 400	1 439 500	142 000	50 700	3 800	196 500	11.3	30.9	26.4	13.7
九龍	***KOWLOON***	***2 744 600***	***958 700***	***476 700***	***4 180 000***	***278 900***	***143 100***	***36 200***	***458 200***	***10.2***	***14.9***	***7.6***	***11.0***
葵青	Kwai Tsing	172 500	35 100	4 700	212 300	6 700	7 000	2 200	15 900	3.9	19.9	46.8	7.5
荃灣	Tsuen Wan	113 800	10 300	800	124 900	8 600	2 600	-	11 200	7.6	25.2	-	9.0
屯門	Tuen Mun	32 300	-	8 500	40 800	2 700	-	-	2 700	8.4	-	-	6.6
元朗	Yuen Long	9 200	8 700	19 000	36 900	-	100	300	400	-	1.1	1.6	1.1
北區	North	29 900	-	500	30 400	1 700	-	100	1 800	5.7	-	20.0	5.9
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	406 900	3 800	-	410 700	95 500	-	-	95 500	23.5	-	-	23.3
西貢	Sai Kung	9 000	3 400	-	12 400	7 000	-	-	7 000	77.8	-	-	56.5
離島	Islands	128 800	19 000	-	147 800	1 800	500	-	2 300	1.4	2.6	-	1.6
新界	***NEW TERRITORIES***	***902 400***	***85 500***	***34 700***	***1 022 600***	***124 000***	***10 200***	***2 600***	***136 800***	***13.7***	***11.9***	***7.5***	***13.4***
全港	***OVERALL***	***7 390 600***	***2 664 000***	***1 475 400***	***11 530 000***	***592 000***	***250 300***	***104 000***	***946 300***	***8.0***	***9.4***	***7.0***	***8.2***
分區	**Sub-districts**												
上環	Sheung Wan	228 400	356 500	388 200	973 100	8 100	14 400	29 000	51 500	3.5	4.0	7.5	5.3
中區	Central	1 655 300	375 800	163 400	2 194 500	58 700	21 500	10 800	91 000	3.5	5.7	6.6	4.1
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	913 600	567 000	295 500	1 776 100	49 300	33 400	19 600	102 300	5.4	5.9	6.6	5.8
北角 / 鰂魚涌	North Point / Quarry Bay	739 100	154 100	62 000	955 200	33 000	6 200	3 600	42 800	4.5	4.0	5.8	4.5
尖沙咀	Tsim Sha Tsui	817 600	312 600	198 900	1 329 100	81 300	34 200	12 000	127 500	9.9	10.9	6.0	9.6
油麻地 / 旺角	Yau Ma Tei / Mong Kok	331 900	317 400	202 600	851 900	14 100	21 000	15 900	51 000	4.2	6.6	7.8	6.0

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	2015 年年底總存量 Stock at year-end	2016 年落成量 Completions	落成量佔 2015 年總存量的百分率 Completions as a % of 2015 Stock	2016 年年底總存量 Stock at year-end	2016 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	3 244 700	10 900	0.3	3 276 200	149 900	4.6
灣仔	Wan Chai	1 783 100	-	-	1 871 600	105 700	5.6
東區	Eastern	1 023 000	-	-	926 900	40 700	4.4
南區	Southern	249 600	-	-	252 700	55 000	21.8
港島	***HONG KONG***	***6 300 400***	***10 900***	***0.2***	***6 327 400***	***351 300***	***5.6***
油尖旺	Yau Tsim Mong	2 171 500	-	-	2 164 500	141 100	6.5
深水埗	Sham Shui Po	294 900	-	-	304 500	40 600	13.3
九龍城	Kowloon City	169 700	37 400	22.0	206 900	56 400	27.3
黃大仙	Wong Tai Sin	46 800	17 800	38.0	64 600	23 600	36.5
觀塘	Kwun Tong	1 371 300	50 100	3.7	1 439 500	196 500	13.7
九龍	***KOWLOON***	***4 054 200***	***105 300***	***2.6***	***4 180 000***	***458 200***	***11.0***
葵青	Kwai Tsing	175 800	-	-	212 300	15 900	7.5
荃灣	Tsuen Wan	125 700	-	-	124 900	11 200	9.0
屯門	Tuen Mun	40 800	-	-	40 800	2 700	6.6
元朗	Yuen Long	36 900	-	-	36 900	400	1.1
北區	North	30 700	-	-	30 400	1 800	5.9
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	352 300	36 900	10.5	410 700	95 500	23.3
西貢	Sai Kung	12 400	-	-	12 400	7 000	56.5
離島	Islands	147 600	-	-	147 800	2 300	1.6
新界	***NEW TERRITORIES***	***928 600***	***36 900***	***4.0***	***1 022 600***	***136 800***	***13.4***
全港	***OVERALL***	***11 283 200***	***153 100***	***1.4***	***11 530 000***	***946 300***	***8.2***
分區	**Sub-districts**						
上環	Sheung Wan	983 700	-	-	973 100	51 500	5.3
中區	Central	2 151 900	10 900	0.5	2 194 500	91 000	4.1
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 783 100	-	-	1 776 100	102 300	5.8
北角 / 鰂魚涌	North Point / Quarry Bay	956 200	-	-	955 200	42 800	4.5
尖沙咀	Tsim Sha Tsui	1 307 600	37 400	2.9	1 329 100	127 500	9.6
油麻地 / 旺角	Yau Ma Tei / Mong Kok	842 800	-	-	851 900	51 000	6.0

2016 年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 2015 年年底總存量計算。
分區數字已包括在地區數字內。

2016 Year-end Stock figures are derived from the latest rating record, and not from the 2015 Year-end 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 m²

年 Year	區域	Area	拆卸量 Demolition 甲級 A	乙級 B	丙級 C	總數 Total	落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	年底總存量 Stock at year-end 甲級 A	乙級 B	丙級 C	總數 Total
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***
2016	港島	Hong Kong	-	-	7 200	7 200	-	10 700	200	10 900	3 743 600	1 619 800	964 000	6 327 400
	九龍	Kowloon	-	-	-	-	105 300	-	-	105 300	2 744 600	958 700	476 700	4 180 000
	新界	New Territories	-	-	-	-	36 900	-	-	36 900	902 400	85 500	34 700	1 022 600
	全港	***OVERALL***	***-***	***-***	***7 200***	***7 200***	***142 200***	***10 700***	***200***	***153 100***	***7 390 600***	***2 664 000***	***1 475 400***	***11 530 000***

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 m^2

地區	District	2016年落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	預測落成量 Forecast Completions [2017]	[2018]
中西區	Central and Western	-	10 700	200	10 900	14 300	7 800
灣仔	Wan Chai	-	-	-	-	27 200	-
東區	Eastern	-	-	-	-	23 800	73 600
南區	Southern	-	-	-	-	10 400	30 600
港島	***HONG KONG***	***-***	***10 700***	***200***	***10 900***	***75 700***	***112 000***
油尖旺	Yau Tsim Mong	-	-	-	-	30 000	-
深水埗	Sham Shui Po	-	-	-	-	10 600	-
九龍城	Kowloon City	37 400	-	-	37 400	8 200	-
黃大仙	Wong Tai Sin	17 800	-	-	17 800	14 300	-
觀塘	Kwun Tong	50 100	-	-	50 100	135 800	-
九龍	***KOWLOON***	***105 300***	***-***	***-***	***105 300***	***198 900***	***-***
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	36 900	-	-	36 900	-	-
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***36 900***	***-***	***-***	***36 900***	***-***	***-***
全港	***OVERALL***	***142 200***	***10 700***	***200***	***153 100***	***274 600***	***112 000***
分區	**Sub-districts**						
上環	Sheung Wan	-	-	-	-	6 600	4 400
中區	Central	-	10 700	200	10 900	7 800	3 400
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	27 200	-
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	23 800	73 600
尖沙咀	Tsim Sha Tsui	37 400	-	-	37 400	30 000	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-

分區數字已包括在地區數字內。

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

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

平方米 m^2

地區	District	[2017] 甲級 A	乙級 B	丙級 C	總數 Total	[2018] 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	-	12 100	2 200	14 300	-	3 200	4 600	7 800
灣仔	Wan Chai	27 200	-	-	27 200	-	-	-	-
東區	Eastern	23 800	-	-	23 800	73 600	-	-	73 600
南區	Southern	-	10 400	-	10 400	29 500	1 100	-	30 600
港島	***HONG KONG***	***51 000***	***22 500***	***2 200***	***75 700***	***103 100***	***4 300***	***4 600***	***112 000***
油尖旺	Yau Tsim Mong	29 900	100	-	30 000	-	-	-	-
深水埗	Sham Shui Po	10 600	-	-	10 600	-	-	-	-
九龍城	Kowloon City	8 200	-	-	8 200	-	-	-	-
黃大仙	Wong Tai Sin	14 300	-	-	14 300	-	-	-	-
觀塘	Kwun Tong	135 800	-	-	135 800	-	-	-	-
九龍	***KOWLOON***	***198 800***	***100***	***-***	***198 900***	***-***	***-***	***-***	***-***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***
全港	***OVERALL***	***249 800***	***22 600***	***2 200***	***274 600***	***103 100***	***4 300***	***4 600***	***112 000***
分區	**Sub-districts**								
上環	Sheung Wan	-	4 400	2 200	6 600	-	1 600	2 800	4 400
中區	Central	-	7 800	-	7 800	-	1 600	1 800	3 400
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	27 200	-	-	27 200	-	-	-	-
北角 / 鰂魚涌	North Point / Quarry Bay	23 800	-	-	23 800	73 600	-	-	73 600
尖沙咀	Tsim Sha Tsui	29 900	100	-	30 000	-	-	-	-
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
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
2016	153 100	144 100	94.1	11 376 900	802 200	7.1	946 300	8.2

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 [226 平方米 m^2]							乙級 Grade B [91 平方米 m^2]							丙級 Grade C [46 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#
2015	892	1 033	717	469	538	693	370	476	741	522	381	461	463	358	415	592	477	421	475	408	268
2016 *	976	1 113	743	507	551	705	373	471	745	528	379	472	468	384	416	616	480	425	473	408	(289)
2015 7	942	1 019	756	460	521	719	379	497	739	529	386	471	479	(291)	422	637	476	419	509	419	-
8	960	1 093	724	464	545	519	369	486	784	532	381	456	504	(440)	414	640	509	407	497	442	-
9	974	1 105	720	479	538	(587)	386	508	719	536	407	482	439	(241)	401	621	471	449	499	430	(278)
10	648	1 045	691	463	571	839	404	506	783	528	417	458	450	424	405	594	479	431	478	437	-
11	739	1 059	755	477	538	562	401	525	732	529	351	456	471	310	400	614	457	410	478	408	(275)
12	816	1 082	743	483	548	(526)	375	447	777	523	402	473	484	(293)	424	596	471	431	468	410	-
2016 1	974	1 080	716	524	580	550	366	460	694	509	403	453	443	(326)	418	576	475	418	474	399	-
2	709	1 139	733	494	524	763	370	484	741	530	410	446	423	(411)	437	610	463	466	453	399	-
3	759	1 107	740	477	567	(539)	380	448	724	534	376	480	494	378	414	644	469	414	490	403	-
4	1 093	1 097	696	496	533	(825)	356	457	770	519	389	493	488	326	415	626	485	416	484	403	-
5	1 048	1 075	730	548	565	771	368	518	772	535	366	452	433	428	410	631	499	420	436	425	-
6	1 014	1 159	793	487	528	606	393	466	713	531	352	476	447	(429)	393	584	475	425	475	415	(293)
7	1 116	1 098	751	495	543	685	387	475	746	532	353	454	471	(366)	414	626	466	428	475	418	-
8 *	1 123	1 078	735	553	561	688	380	457	758	517	388	484	481	394	418	621	468	413	484	393	(277)
9 *	849	1 176	736	494	576	(516)	374	459	754	525	386	475	482	(448)	434	628	500	426	477	389	-
10 *	844	1 127	782	496	554	(1 175)	366	478	740	543	342	477	461	(404)	406	631	488	435	469	435	-
11 *	693	1 133	773	504	549	(663)	361	509	744	519	361	480	516	(367)	394	591	483	424	462	428	-
12 *	1 037	1 113	784	514	505	(629)	338	464	742	546	379	489	492	(295)	459	619	475	425	481	371	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2016 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 2016.
\- 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 $ / m^2

[平均面積] [Average size]		甲級 Grade A [108 平方米 m^2]							乙級 Grade B [64 平方米 m^2]							丙級 Grade C [40 平方米 m^2]						
年 Year	/ 月 / Month	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	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#
2015		(162 989)	354 300	292 141	-	196 338	-	141 364	179 341	306 904	211 178	132 400	183 862	148 677	(132 890)	162 955	249 848	184 743	153 436	155 350	157 972	-
2016 *		215 413	407 758	262 387	-	195 282	-	135 339	169 714	(253 163)	210 972	(123 836)	166 129	141 069	-	152 925	202 500	185 182	157 346	144 676	149 166	-
2015	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	-	(130 312)	(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)	-	(190 800)	(264 225)	-	(161 252)	(181 111)	(132 890)	173 280	-	(170 333)	-	(140 712)	139 915	-
2016	1	(168 577)	(319 689)	(478 633)	-	-	-	(133 860)	-	-	-	-	-	(149 783)	-	(160 237)	(191 303)	-	-	(170 379)	(189 430)	-
	2	-	-	(257 792)	-	-	-	(181 958)	-	-	(192 225)	-	-	(167 836)	-	-	(235 075)	-	-	(150 993)	(170 455)	-
	3	(178 897)	(506 098)	(234 019)	-	(163 340)	-	(127 617)	(167 407)	-	(132 935)	-	(186 437)	(132 527)	-	(112 661)	(200 758)	(188 260)	(134 415)	(159 379)	(180 425)	-
	4	(195 980)	-	-	-	(171 202)	-	(152 999)	(170 817)	-	(204 574)	-	(164 366)	(139 888)	-	(143 867)	-	(240 525)	(140 799)	144 248	151 866	-
	5	-	(382 525)	(214 788)	-	(179 986)	-	-	(142 935)	(321 711)	-	-	162 754	(143 939)	-	159 057	(196 812)	(151 624)	(135 670)	128 138	146 498	-
	6	-	425 541	(228 860)	-	(164 307)	-	(85 169)	-	-	(226 629)	-	(158 281)	-	-	159 834	-	177 454	-	(133 480)	137 215	-
	7	(210 773)	(346 019)	-	-	(183 405)	-	-	(166 047)	-	(152 047)	-	(176 630)	147 444	-	-	(230 344)	199 477	(143 493)	137 994	138 292	-
	8 *	(322 836)	(377 970)	-	-	(199 848)	-	(176 129)	(151 715)	(184 615)	(214 965)	(109 639)	(170 021)	(173 711)	-	(150 169)	(204 800)	(178 884)	(137 330)	(148 774)	(159 350)	-
	9 *	-	(423 934)	-	-	227 755	-	(118 560)	-	-	(217 397)	-	176 551	(128 668)	-	154 261	-	(188 383)	148 044	139 786	149 252	-
	10 *	-	(355 178)	(195 238)	-	(213 160)	-	(145 863)	(159 091)	-	(206 279)	(128 611)	(113 485)	(138 423)	-	138 954	(144 286)	(211 544)	(171 337)	142 374	143 104	-
	11 *	-	(410 633)	(268 889)	-	(175 581)	-	(176 948)	(187 933)	-	(259 786)	(133 257)	(130 552)	126 651	-	(198 390)	-	176 338	180 932	149 451	149 344	-
	12 *	-	496 975	(413 907)	-	209 271	-	113 864	(172 756)	-	(237 903)	-	(208 560)	137 059	-	150 820	-	183 529	172 100	153 150	149 549	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2016 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 2016.
\- 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
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	226.0	210.9	226.7	401.1	485.2	474.0	448.9
2016 *		238.0	231.0	213.7	232.4	399.7	456.6	443.2	426.1
2015	7 - 9	233.8	228.9	214.2	229.6	413.0	497.0	484.8	459.6
	10 - 12	234.8	229.6	213.5	230.2	413.6	498.8	483.3	457.0
2016	1 - 3	235.6	230.5	212.8	230.7	404.4	(476.7)	457.7	437.1
	4 - 6	237.7	230.1	212.2	231.7	398.5	445.8	429.8	418.3
	7 - 9 *	238.9	230.8	213.8	232.8	395.6	438.2	435.6	417.8
	10 - 12 *	239.9	232.5	216.1	234.2	400.4	465.6	449.5	431.2
2015	7	232.5	227.0	213.1	228.1	(409.4)	(494.2)	481.4	457.0
	8	234.3	229.9	214.7	230.2	(411.8)	(497.4)	486.3	459.8
	9	234.5	229.8	214.7	230.4	(417.9)	(499.4)	486.7	462.0
	10	234.9	229.6	214.8	230.5	(418.0)	(502.0)	488.4	462.9
	11	235.2	229.6	213.4	230.5	(413.9)	(499.2)	(483.2)	457.0
	12	234.4	229.5	212.2	229.7	(408.9)	(495.1)	478.2	451.1
2016	1	234.7	229.6	212.8	230.0	(410.9)	(488.4)	(472.3)	448.3
	2	235.7	230.8	212.8	230.8	(403.6)	(478.6)	(458.0)	(437.1)
	3	236.5	231.2	212.9	231.4	(398.6)	(463.1)	(442.8)	425.9
	4	238.0	232.1	212.9	232.4	(398.7)	(451.0)	430.5	419.8
	5	238.5	230.0	212.1	232.1	(393.4)	(446.5)	427.8	416.0
	6	236.6	228.2	211.6	230.5	(403.4)	(439.9)	431.0	419.1
	7	237.9	230.9	213.1	232.3	(399.5)	(432.1)	428.0	415.5
	8 *	239.0	231.2	215.0	233.2	(390.1)	(439.0)	(436.5)	415.9
	9 *	239.7	230.4	213.3	233.0	397.2	(443.6)	442.3	421.9
	10 *	238.6	231.4	215.3	232.9	399.6	(452.7)	439.8	424.6
	11 *	239.3	231.4	216.2	233.5	(395.7)	462.5	447.7	428.0
	12 *	241.9	234.8	216.7	236.1	406.0	(481.7)	461.1	441.0

* 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	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售價 Prices 核心地區 # Core Districts #
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		282.4	228.4	208.5	391.4
2016 *		296.4	238.4	210.6	409.0
2015	7 - 9	286.0	230.7	211.8	409.7
	10 - 12	286.0	231.7	211.2	391.1
2016	1 - 3	290.0	235.2	210.5	(420.4)
	4 - 6	295.4	238.2	209.8	400.8
	7 - 9 *	298.5	238.0	211.7	395.8
	10 - 12 *	301.6	242.4	210.4	419.1
2015	7	284.1	230.8	210.4	(397.0)
	8	286.2	231.1	212.3	(412.0)
	9	287.6	230.2	212.7	(420.2)
	10	284.1	229.3	210.8	(400.5)
	11	286.6	232.9	211.1	(385.7)
	12	287.4	232.9	211.8	(387.1)
2016	1	288.5	235.4	212.8	(426.7)
	2	289.6	235.6	207.9	(434.0)
	3	292.0	234.5	210.7	(400.5)
	4	294.9	236.3	210.3	(382.4)
	5	294.7	238.8	212.6	408.3
	6	296.6	239.6	206.5	(411.8)
	7	297.3	242.7	208.0	(392.2)
	8 *	298.7	233.6	214.4	(380.6)
	9 *	299.6	237.6	212.8	(414.7)
	10 *	297.7	243.6	210.1	(407.7)
	11 *	304.4	243.4	207.8	(409.8)
	12 *	302.7	240.2	213.3	439.7

\# 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	2015 年年底總存量 Stock at year-end	2016 年落成量 Completions	落成量佔 2015 年總存量的百分率 Completions as a % of 2015 Stock	2016 年年底總存量 Stock at year-end	2016 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	1 125 700	9 800	0.9	1 107 900	91 600	8.3
灣仔	Wan Chai	1 101 800	15 500	1.4	1 171 700	104 800	8.9
東區	Eastern	761 100	-	-	704 500	38 700	5.5
南區	Southern	254 100	400	0.2	254 800	26 700	10.5
港島	***HONG KONG***	***3 242 700***	***25 700***	***0.8***	***3 238 900***	***261 800***	***8.1***
油尖旺	Yau Tsim Mong	2 070 800	10 800	0.5	2 104 400	152 400	7.2
深水埗	Sham Shui Po	704 100	3 800	0.5	711 900	47 100	6.6
九龍城	Kowloon City	715 100	8 400	1.2	728 000	61 200	8.4
黃大仙	Wong Tai Sin	318 200	5 400	1.7	324 100	44 400	13.7
觀塘	Kwun Tong	655 300	7 700	1.2	678 700	83 300	12.3
九龍	***KOWLOON***	***4 463 500***	***36 100***	***0.8***	***4 547 100***	***388 400***	***8.5***
葵青	Kwai Tsing	353 600	-	-	354 300	30 600	8.6
荃灣	Tsuen Wan	501 900	-	-	502 100	57 000	11.4
屯門	Tuen Mun	414 100	-	-	415 600	37 000	8.9
元朗	Yuen Long	473 400	36 200	7.6	511 100	76 700	15.0
北區	North	229 400	-	-	229 400	21 100	9.2
大埔	Tai Po	235 400	-	-	235 600	14 500	6.2
沙田	Sha Tin	486 400	10 800	2.2	493 000	49 800	10.1
西貢	Sai Kung	292 300	12 900	4.4	305 300	48 100	15.8
離島	Islands	299 700	1 400	0.5	300 800	13 300	4.4
新界	***NEW TERRITORIES***	***3 286 200***	***61 300***	***1.9***	***3 347 200***	***348 100***	***10.4***
全港	***OVERALL***	***10 992 400***	***123 100***	***1.1***	***11 133 200***	***998 300***	***9.0***

2016 年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 2015 年年底總存量計算。

2016 Year-end Stock figures are derived from the latest rating record,
and not from the 2015 Year-end Stock figures shown here.

私人商業樓宇 - 拆卸量、落成量及總存量
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
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***
2016	港島	Hong Kong	8 200	25 700	3 238 900
	九龍	Kowloon	5 900	36 100	4 547 100
	新界	New Territories	100	61 300	3 347 200
	全港	***OVERALL***	***14 200***	***123 100***	***11 133 200***

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	2016 年落成量 Completions	預測落成量 Forecast Completions [2017]	預測落成量 Forecast Completions [2018]
中西區	Central and Western	9 800	15 500	12 100
灣仔	Wan Chai	15 500	9 500	400
東區	Eastern	-	8 900	4 000
南區	Southern	400	100	-
港島	***HONG KONG***	***25 700***	***34 000***	***16 500***
油尖旺	Yau Tsim Mong	10 800	13 200	50 200
深水埗	Sham Shui Po	3 800	3 400	23 200
九龍城	Kowloon City	8 400	4 300	6 300
黃大仙	Wong Tai Sin	5 400	1 200	-
觀塘	Kwun Tong	7 700	5 300	-
九龍	***KOWLOON***	***36 100***	***27 400***	***79 700***
葵青	Kwai Tsing	-	7 300	300
荃灣	Tsuen Wan	-	29 300	11 200
屯門	Tuen Mun	-	1 900	8 800
元朗	Yuen Long	36 200	-	100
北區	North	-	1 100	1 800
大埔	Tai Po	-	-	-
沙田	Sha Tin	10 800	13 000	-
西貢	Sai Kung	12 900	11 600	24 800
離島	Islands	1 400	-	22 300
新界	***NEW TERRITORIES***	***61 300***	***64 200***	***69 300***
全港	***OVERALL***	***123 100***	***125 600***	***165 500***

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
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
2016	123 100	109 700	89.1	11 010 100	888 600	8.1	998 300	9.0

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]	[61 平方米 m²]	[65 平方米 m²]	[53 平方米 m²]	[45 平方米 m²]	[34 平方米 m²]	[31 平方米 m²]
年 / 月 Year / Month						
2015	1 612	1 519	1 284	560 318	403 499	368 610
2016 *	1 500	1 319	1 286	470 324	407 587	401 355
2015 7	1 580	1 498	1 256	(817 901)	391 872	319 986
8	1 781	1 527	1 288	(469 975)	540 594	261 395
9	1 579	1 515	1 292	655 026	(449 962)	387 031
10	1 618	1 367	1 291	(437 688)	231 156	(318 805)
11	1 736	1 350	1 213	(649 839)	445 839	(419 437)
12	1 514	1 424	1 225	(361 025)	298 474	(370 612)
2016 1	1 516	1 174	1 143	(425 890)	463 191	(708 985)
2	1 464	1 286	1 223	(464 599)	(433 441)	(226 707)
3	1 701	1 448	1 330	(888 210)	330 014	(347 135)
4	1 518	1 332	1 276	(359 300)	413 074	(350 741)
5	1 474	1 333	1 326	(350 826)	342 297	(340 558)
6	1 432	1 289	1 448	(513 095)	328 254	(400 859)
7	1 714	1 186	1 290	(282 890)	340 809	(465 329)
8 *	1 401	1 304	1 325	(517 052)	573 514	434 829
9 *	1 451	1 493	1 204	(468 514)	347 491	251 402
10 *	1 385	1 305	1 213	(466 777)	375 309	470 926
11 *	1 420	1 446	1 180	507 815	466 906	398 174
12 *	1 403	1 119	1 368	(389 647)	458 027	410 859

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2016 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 2016.

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**
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		182.5	559.2
2016 *		178.5	526.3
2015	7 - 9	184.9	571.4
	10 - 12	182.5	554.7
2016	1 - 3	179.3	533.5
	4 - 6	178.1	525.7
	7 - 9 *	177.5	512.8
	10 - 12 *	179.1	533.2
2015	7	184.9	569.4
	8	184.9	571.1
	9	184.9	573.6
	10	182.5	566.5
	11	182.5	557.0
	12	182.4	540.5
2016	1	180.6	534.7
	2	179.0	533.9
	3	178.3	532.0
	4	177.2	531.4
	5	178.4	526.4
	6	178.7	519.2
	7	177.6	510.1
	8 *	177.4	511.2
	9 *	177.6	517.1
	10 *	178.6	525.9
	11 *	178.8	530.9
	12 *	179.9	542.8

* 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	2015 年年底總存量 Stock at year-end	2016 年落成量 Completions	落成量佔 2015 年總存量的百分率 Completions as a % of 2015 Stock	2016 年年底總存量 Stock at year-end	2016 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	66 900	-	-	66 900	6 400	9.6
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 258 100	-	-	1 257 900	87 900	7.0
南區	Southern	700 200	-	-	673 500	60 400	9.0
港島	***HONG KONG***	***2 025 200***	***-***	***-***	***1 998 300***	***154 700***	***7.7***
油尖旺	Yau Tsim Mong	303 000	-	-	300 500	37 900	12.6
深水埗	Sham Shui Po	1 041 500	-	-	1 032 500	66 200	6.4
九龍城	Kowloon City	850 400	-	-	850 000	24 700	2.9
黃大仙	Wong Tai Sin	749 700	4 500	0.6	753 800	42 000	5.6
觀塘	Kwun Tong	3 092 800	-	-	3 061 500	158 800	5.2
九龍	***KOWLOON***	***6 037 400***	***4 500***	***0.1***	***5 998 300***	***329 600***	***5.5***
葵青	Kwai Tsing	3 283 300	-	-	3 244 000	199 100	6.1
荃灣	Tsuen Wan	2 295 800	-	-	2 291 000	158 000	6.9
屯門	Tuen Mun	1 476 300	-	-	1 476 200	76 700	5.2
元朗	Yuen Long	203 400	-	-	203 300	9 100	4.5
北區	North	282 300	-	-	279 100	21 400	7.7
大埔	Tai Po	152 300	-	-	152 900	3 400	2.2
沙田	Sha Tin	1 084 900	-	-	1 085 100	25 700	2.4
西貢	Sai Kung	9 000	-	-	-	-	-
離島	Islands	900	-	-	900	100	11.1
新界	***NEW TERRITORIES***	***8 788 200***	***-***	***-***	***8 732 500***	***493 500***	***5.7***
全港	***OVERALL***	***16 850 800***	***4 500***	***0.0*** +	***16 729 100***	***977 800***	***5.8***

\+ 少於0.05%
2016 年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 2015 年年底總存量計算。

\+ Below 0.05%
2016 Year-end Stock figures are derived from the latest rating record,
and not from the 2015 Year-end 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 m^2

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
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***
2016	港島	Hong Kong	17 500	-	1 998 300
	九龍	Kowloon	11 500	4 500	5 998 300
	新界	New Territories	29 600	-	8 732 500
	全港	***OVERALL***	***58 600***	***4 500***	***16 729 100***

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

平方米 m^2

地區	District	2016 年落成量 Completions	預測落成量 Forecast Completions [2017]	預測落成量 Forecast Completions [2018]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	11 100	-
港島	***HONG KONG***	***-***	***11 100***	***-***
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	6 700	12 700
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	4 500	-	-
觀塘	Kwun Tong	-	8 400	7 300
九龍	***KOWLOON***	***4 500***	***15 100***	***20 000***
葵青	Kwai Tsing	-	14 100	31 600
荃灣	Tsuen Wan	-	-	35 200
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***	***-***	***14 100***	***66 800***
全港	***OVERALL***	***4 500***	***40 300***	***86 800***

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**
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
2016	4 500	4 500	100.0	16 724 600	973 300	5.8	977 800	5.8

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 $ / m^2 per month）			售價 Prices（每平方米售價 $ / m^2）		
	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]	[166 平方米 m^2]	[135 平方米 m^2]	[139 平方米 m^2]	[105 平方米 m^2]	[115 平方米 m^2]	[104 平方米 m^2]
年 / 月 Year / Month						
2015	169	179	124	80 632	75 916	47 552
2016 *	174	181	128	74 650	71 133	46 238
2015 7	162	179	122	(82 783)	74 633	44 168
8	171	181	128	(80 802)	75 690	49 669
9	179	183	128	(76 363)	70 905	46 926
10	182	185	125	(90 775)	88 313	46 482
11	178	187	121	(73 981)	77 473	46 807
12	161	184	132	(60 143)	64 379	47 072
2016 1	158	175	120	(63 863)	73 548	41 809
2	174	182	130	(63 756)	(57 259)	48 024
3	179	181	130	(69 504)	70 681	44 731
4	170	177	128	(68 366)	65 800	45 008
5	180	179	132	(90 157)	64 704	43 623
6	183	176	131	(73 214)	72 900	43 204
7	176	186	126	(60 121)	72 867	44 267
8 *	169	190	127	(77 621)	66 261	44 531
9 *	167	180	126	(67 991)	68 381	45 971
10 *	176	185	129	(92 410)	73 014	46 824
11 *	180	183	127	(80 946)	73 860	46 028
12 *	181	183	128	(84 570)	77 069	53 565

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2016 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 2016.
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**
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		174.4	723.9
2016 *		181.3	692.1
2015	7 - 9	177.3	742.1
	10 - 12	177.7	731.2
2016	1 - 3	178.4	687.0
	4 - 6	181.0	692.6
	7 - 9 *	181.9	681.6
	10 - 12 *	184.0	707.2
2015	7	175.8	736.4
	8	177.4	744.3
	9	178.7	745.6
	10	178.3	746.9
	11	177.2	743.2
	12	177.6	703.6
2016	1	177.6	687.1
	2	178.2	688.3
	3	179.4	685.6
	4	179.7	689.8
	5	181.4	697.6
	6	182.0	690.5
	7	182.4	673.2
	8 *	181.3	684.0
	9 *	182.0	687.6
	10 *	182.3	689.3
	11 *	183.8	704.5
	12 *	185.8	727.7

* 臨時數字
上述指數只就樓上單位計算。

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

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

每平方米售價 $ / m^2

地區 District [平均面積] [Average size] 年 / 月 Year / Month		東區 Eastern [66 平方米 m^2]	深水埗 Sham Shui Po [85 平方米 m^2]	觀塘 Kwun Tong [61 平方米 m^2]	葵青 Kwai Tsing [60 平方米 m^2]	荃灣 Tsuen Wan [96 平方米 m^2]	沙田 Sha Tin [70 平方米 m^2]
2015		107 331	108 816	104 241	53 960	76 116	80 034
2016 *		105 461	106 661	100 765	58 676	66 301	75 370
2015	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	(89 122)	44 941	84 491	(86 002)
2016	1	-	101 105	(90 768)	45 501	55 050	(80 723)
	2	-	-	(70 437)	56 977	(72 721)	(77 342)
	3	89 931	118 341	(106 805)	45 906	68 509	(71 094)
	4	-	120 456	93 948	61 255	65 632	(74 205)
	5	(110 567)	(115 743)	(90 456)	79 896	63 911	(75 051)
	6	(101 456)	89 204	106 155	(53 196)	55 465	(101 354)
	7	(84 559)	82 265	95 489	56 915	63 414	(71 901)
	8 *	(126 415)	92 470	(97 944)	53 324	71 193	(78 930)
	9 *	(90 084)	(90 855)	90 766	50 073	78 857	(76 244)
	10 *	105 973	(82 493)	94 090	62 228	67 024	(64 784)
	11 *	(129 174)	126 434	111 850	50 106	61 809	(79 449)
	12 *	(125 655)	121 300	115 473	74 238	65 242	(69 458)

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2016 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 2016.
\- No transaction record received by this Department.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

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

平方米 m^2

地區	District	2015 年年底總存量 Stock at year-end	2016 年落成量 Completions	落成量佔 2015 年總存量的百分率 Completions as a % of 2015 Stock	2016 年年底總存量 Stock at year-end	2016 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
東區	Eastern	47 000	-	-	47 000	4 600	9.8
南區	Southern	5 900	-	-	5 900	300	5.1
港島	***HONG KONG***	***52 900***	**-**	**-**	***52 900***	***4 900***	***9.3***
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	-	-
深水埗	Sham Shui Po	120 200	-	-	120 100	7 100	5.9
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	100	0.4
觀塘	Kwun Tong	230 600	-	-	230 300	24 300	10.6
九龍	***KOWLOON***	***393 600***	**-**	**-**	***393 200***	***31 500***	***8.0***
葵青	Kwai Tsing	90 900	-	-	91 200	14 500	15.9
荃灣	Tsuen Wan	21 300	-	-	21 300	900	4.2
北區	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	16 600	-	-	16 600	200	1.2
新界	***NEW TERRITORIES***	***135 300***	**-**	**-**	***135 600***	***15 600***	***11.5***
全港	***OVERALL***	***581 800***	**-**	**-**	***581 700***	***52 000***	***8.9***

2016 年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 2015 年年底總存量計算。

2016 Year-end Stock figures are derived from the latest rating record,
and not from the 2015 Year-end 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	2016 年落成量 Completions	預測落成量 Forecast Completions [2017]	預測落成量 Forecast Completions [2018]
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
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
2016	-	-	-	581 700	52 000	8.9	52 000	8.9

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	2015 年年底總存量 Stock at year-end	2016 年落成量 Completions	落成量佔 2015 年總存量的百分率 Completions as a % of 2015 Stock	2016 年年底總存量 Stock at year-end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	7 900	-	-	400
南區	Southern	84 800	-	-	84 800
港島	***HONG KONG***	***92 700***	***-***	***-***	***85 200***
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	220 900	-	-	205 300
九龍	***KOWLOON***	***317 100***	***-***	***-***	***301 500***
葵青	Kwai Tsing	125 000	-	-	125 000
荃灣	Tsuen Wan	195 600	4 000	2.0	196 200
屯門	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	574 700	-	-	574 500
北區	North	133 000	-	-	136 600
大埔	Tai Po	732 600	15 200	2.1	747 800
沙田	Sha Tin	145 200	-	-	145 200
西貢	Sai Kung	499 900	28 300	5.7	532 500
離島	Islands	79 400	-	-	79 100
新界	***NEW TERRITORIES***	***2 662 600***	***47 500***	***1.8***	***2 714 100***
全港	***OVERALL***	***3 072 400***	***47 500***	***1.5***	***3 100 800***

2016 年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 2015 年年底總存量計算。

2016 Year-end Stock figures are derived from the latest rating record,
and not from the 2015 Year-end 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	2016 年落成量 Completions	預測落成量 Forecast Completions [2017]	預測落成量 Forecast Completions [2018]
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	-	7 000
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	74 500	29 000
北區	North	-	-	-
大埔	Tai Po	15 200	4 800	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	28 300	79 200	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***47 500***	***158 500***	***36 000***
全港	***OVERALL***	***47 500***	***158 500***	***36 000***

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	2015 年年底總存量 Stock at year-end	2016 年落成量 Completions	落成量佔 2015 年總存量的百分率 Completions as a % of 2015 Stock	2016 年年底總存量 Stock at year-end	2016 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	24 600	-	-	43 700	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	94 600	-	-	94 600	3 200	3.4
南區	Southern	28 600	-	-	28 600	200	0.7
港島	***HONG KONG***	***147 800***	***-***	***-***	***166 900***	***3 400***	***2.0***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	6 300	4.4
九龍城	Kowloon City	105 100	-	-	105 100	100	0.1
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
觀塘	Kwun Tong	261 200	-	-	261 200	4 600	1.8
九龍	***KOWLOON***	***510 000***	***-***	***-***	***510 000***	***11 000***	***2.2***
葵青	Kwai Tsing	1 608 800	73 200	4.5	1 681 100	87 100	5.2
荃灣	Tsuen Wan	435 600	-	-	435 600	17 200	3.9
屯門	Tuen Mun	142 400	-	-	142 400	-	-
元朗	Yuen Long	129 500	-	-	126 000	2 900	2.3
北區	North	126 100	-	-	126 100	5 200	4.1
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 200	-	-	442 200	24 700	5.6
西貢	Sai Kung	7 400	-	-	7 400	200	2.7
離島	Islands	94 400	-	-	94 400	10 000	10.6
新界	***NEW TERRITORIES***	***2 987 000***	***73 200***	***2.5***	***3 055 800***	***147 300***	***4.8***
全港	***OVERALL***	***3 644 800***	***73 200***	***2.0***	***3 732 700***	***161 700***	***4.3***

2016 年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 2015 年年底總存量計算。

2016 Year-end Stock figures are derived from the latest rating record,
and not from the 2015 Year-end Stock figures shown here.

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

平方米 m^2

地區	District	2016 年落成量 Completions	預測落成量 Forecast Completions [2017]	[2018]
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	-	-	8 000
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***	***8 000***
全港	***OVERALL***	***73 200***	***82 800***	***8 000***

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

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
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
2016	73 200	21 900	29.9	3 659 500	139 800	3.8	161 700	4.3

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
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
2016 *		3.0	2.7	2.6	2.4	2.2
2015	7 - 9	2.9	2.7	2.6	2.4	2.2
	10 - 12	3.0	2.7	2.6	2.4	2.2
2016	1 - 3	3.0	2.7	2.6	2.4	2.3
	4 - 6	3.0	2.7	2.6	2.4	2.2
	7 - 9	3.0	2.7	2.6	2.4	2.2
	10 - 12 *	2.9	2.6	2.5	2.3	2.1
2015	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	2.4	2.2
	12	3.0	2.7	2.6	2.4	2.3
2016	1	3.0	2.7	2.7	2.4	2.3
	2	3.0	2.7	2.6	2.4	2.3
	3	3.0	2.7	2.6	2.4	2.3
	4	3.0	2.7	2.6	2.4	2.2
	5	3.0	2.7	2.6	2.4	2.2
	6	3.1	2.7	2.6	2.4	2.2
	7	3.0	2.7	2.6	2.4	2.2
	8	3.0	2.7	2.6	2.4	2.2
	9	2.9	2.6	2.5	2.3	2.1
	10	2.9	2.6	2.5	2.3	2.1
	11 *	2.8	2.6	2.4	2.3	2.1
	12 *	2.9	2.6	2.5	2.3	2.0

* 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	乙級 Grade B	分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
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
2016 *		3.0	3.2	3.1	2.5
2015	7 - 9	2.8	2.9	2.9	2.4
	10 - 12	2.8	2.9	2.9	2.4
2016	1 - 3	2.9	3.1	3.1	2.5
	4 - 6	3.0	3.3	3.1	2.5
	7 - 9 *	3.0	3.3	3.2	2.6
	10 - 12 *	3.0	3.2	3.1	2.5
2015	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	2.9	2.4
	12	2.9	3.0	3.0	2.5
2016	1	2.9	3.0	3.1	2.5
	2	2.9	3.1	3.1	2.5
	3	3.0	3.2	3.2	2.6
	4	3.0	3.3	3.1	2.5
	5	3.0	3.3	3.1	2.5
	6	2.9	3.3	3.2	2.6
	7	3.0	3.4	3.2	2.6
	8 *	3.1	3.3	3.2	2.5
	9 *	3.0	3.3	3.2	2.6
	10 *	3.0	3.2	3.2	2.6
	11 *	3.0	3.2	3.2	2.5
	12 *	3.0	3.1	3.1	2.5

* 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)**
2014		63 807	433 418
2015		55 982	416 520
2016		54 701	428 041
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
2016	1 - 3	6 221	44 675
	4 - 6	13 700	108 013
	7 - 9	17 890	126 327
	10 - 12	16 890	149 026
2016	1	2 045	15 800
	2	1 807	11 769
	3	2 369	17 106
	4	4 494	34 494
	5	4 586	40 916
	6	4 620	32 603
	7	4 243	29 733
	8	5 821	40 637
	9	7 826	55 957
	10	6 601	54 504
	11	6 739	61 659
	12	3 550	32 863

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
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
2016		293	1	1 339	2	4 447	8	20 201	37	20 388	37	8 033	15	54 701
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
2016	1 - 3	69	1	268	4	708	11	2 635	42	1 827	29	714	11	6 221
	4 - 6	78	1	339	2	1 164	8	5 517	40	4 522	33	2 080	15	13 700
	7 - 9	69	0	370	2	1 445	8	6 441	36	7 339	41	2 226	12	17 890
	10 - 12	77	0	362	2	1 130	7	5 608	33	6 700	40	3 013	18	16 890
2016	1	22	1	95	5	212	10	830	41	641	31	245	12	2 045
	2	18	1	80	4	241	13	774	43	505	28	189	10	1 807
	3	29	1	93	4	255	11	1 031	44	681	29	280	12	2 369
	4	27	1	127	3	380	8	1 914	43	1 371	31	675	15	4 494
	5	30	1	106	2	391	9	1 694	37	1 508	33	857	19	4 586
	6	21	0	106	2	393	9	1 909	41	1 643	36	548	12	4 620
	7	26	1	118	3	390	9	1 647	39	1 582	37	480	11	4 243
	8	25	0	130	2	516	9	2 235	38	2 223	38	692	12	5 821
	9	18	0	122	2	539	7	2 559	33	3 534	45	1 054	13	7 826
	10	16	0	117	2	382	6	1 885	29	2 962	45	1 239	19	6 601
	11	32	0	131	2	435	6	2 360	35	2 540	38	1 241	18	6 739
	12	29	1	114	3	313	9	1 363	38	1 198	34	533	15	3 550

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.
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
2016		16 793	31	186 589	37 908	69	241 452	54 701
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
2016	1 - 3	1 325	21	16 761	4 896	79	27 913	6 221
	4 - 6	4 308	31	50 512	9 392	69	57 501	13 700
	7 - 9	6 244	35	54 912	11 646	65	71 415	17 890
	10 - 12	4 916	29	64 404	11 974	71	84 623	16 890
2016	1	450	22	6 188	1 595	78	9 611	2 045
	2	234	13	3 077	1 573	87	8 692	1 807
	3	641	27	7 496	1 728	73	9 610	2 369
	4	1 294	29	15 975	3 200	71	18 519	4 494
	5	1 476	32	20 981	3 110	68	19 935	4 586
	6	1 538	33	13 556	3 082	67	19 047	4 620
	7	1 142	27	11 828	3 101	73	17 905	4 243
	8	1 628	28	14 873	4 193	72	25 764	5 821
	9	3 474	44	28 211	4 352	56	27 746	7 826
	10	2 251	34	24 198	4 350	66	30 306	6 601
	11	2 212	33	31 158	4 527	67	30 502	6 739
	12	453	13	9 048	3 097	87	23 815	3 550

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 宗數 No.	總值（百萬元） Consideration ($ million)	商業樓宇 Commercial 宗數 No.	總值（百萬元） Consideration ($ million)	分層工廠大廈 Flatted Factories 宗數 No.	總值（百萬元） Consideration ($ million)
2014		1 271	16 411	3 092	35 413	3 016	19 247
2015		1 470	22 490	2 067	29 389	3 407	21 971
2016 *		1 102	18 425	1 520	24 468	2 724	18 619
2015	7 - 9	330	5 072	699	6 878	778	5 264
	10 - 12	223	3 297	310	4 529	709	3 822
2016	1 - 3	141	2 037	319	4 319	450	3 348
	4 - 6	258	4 096	270	3 247	587	3 443
	7 - 9 *	289	5 645	396	7 321	619	5 135
	10 - 12 *	414	6 647	535	9 581	1 068	6 693
2015	7	137	1 560	344	2 297	300	1 851
	8	110	2 063	188	2 079	257	1 872
	9	83	1 450	167	2 502	221	1 541
	10	68	644	107	1 292	206	1 246
	11	80	1 484	103	1 691	202	1 096
	12	75	1 170	100	1 546	301	1 480
2016	1	36	549	156	1 849	141	1 660
	2	28	537	79	913	87	685
	3	77	952	84	1 557	222	1 004
	4	81	710	88	1 053	188	1 069
	5	97	1 579	83	824	199	1 145
	6	80	1 807	99	1 371	200	1 230
	7	72	912	99	1 309	183	1 092
	8 *	88	1 644	126	1 806	212	2 649
	9 *	129	3 089	171	4 206	224	1 394
	10 *	105	1 679	173	2 482	242	1 580
	11 *	150	2 618	196	3 631	391	2 933
	12 *	159	2 350	166	3 468	435	2 180

* 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, car parking 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、天后、跑馬地、大坑、掃桿埔、渣甸山	Wan Chai, Causeway Bay, Tin Hau, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	131, 132, 133, 134, 135, 140, 144, 145, 146, 147, 148(p), 149, 151(p), 152(p), 183, 184, 190
	東區 Eastern	寶馬山、北角、鰂魚涌、西灣河、筲箕灣、柴灣、小西灣	Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	148(p), 151(p), 152(p), 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、舂坎角、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、西九文化區、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Cultural District, 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

(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
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	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong	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、上葵涌、汀九、深井、青龍頭、馬灣、欣澳	Tsuen Wan, Sheung Kwai Chung, 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、大美督、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

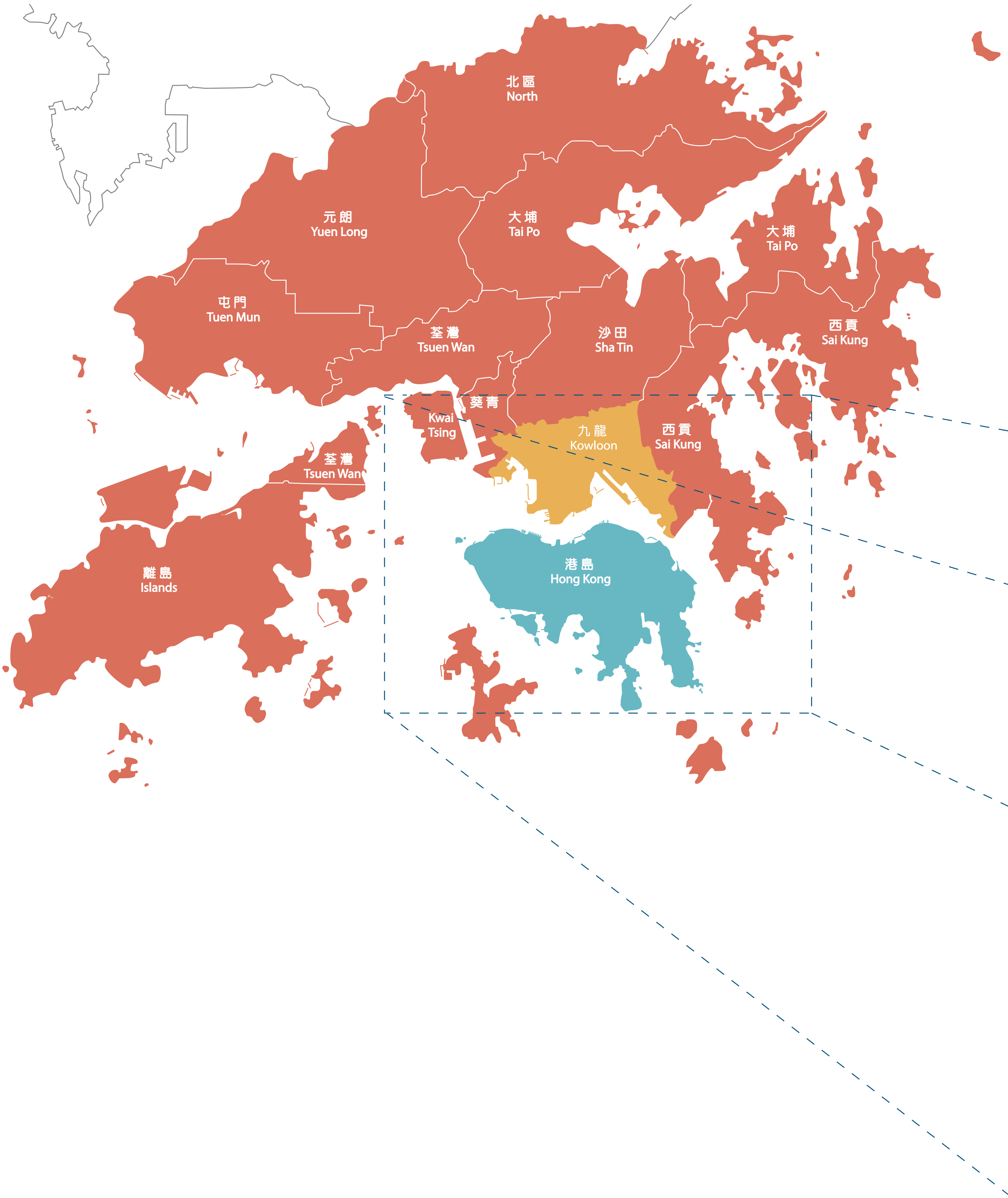
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 Sai Kung	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 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
尖沙咀	Tsim Sha Tsui	211, 212, 213, 214, 215, 216, 217
油麻地 / 旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 256

(p) = part 部分

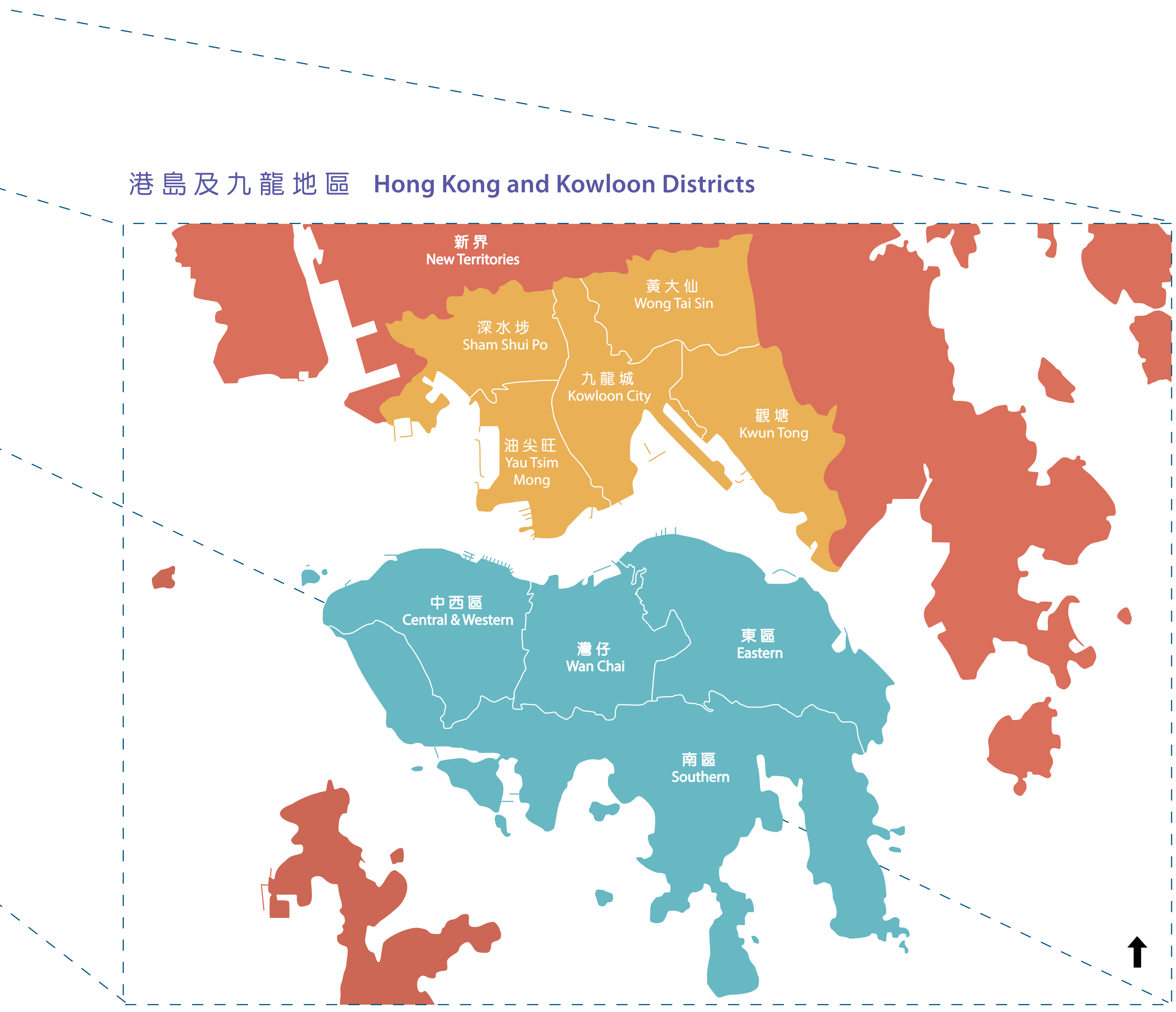
新界地區 New Territories Districts



分區圖
Plans

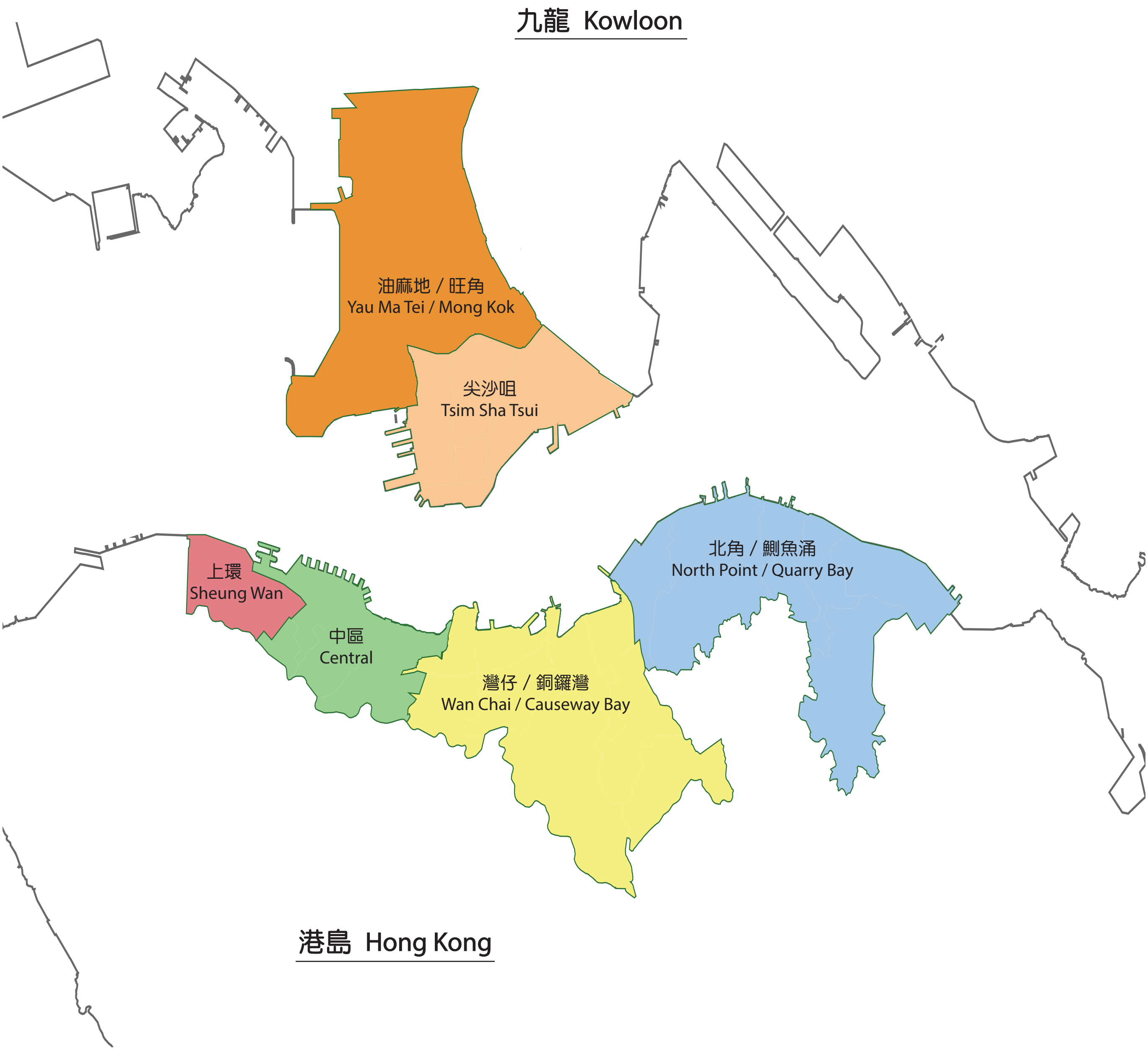
差餉物業估價署
Rating and Valuation Department

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**

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