香港物業報告
Hong Kong Property Review
2015

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 2015

本報告回顧 2014 年香港物業市場的活動，
並預測 2015 及 2016 年的樓宇落成量。

A review of the Hong Kong property market for the year 2014
with forecast of completions for 2015 and 2016

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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。

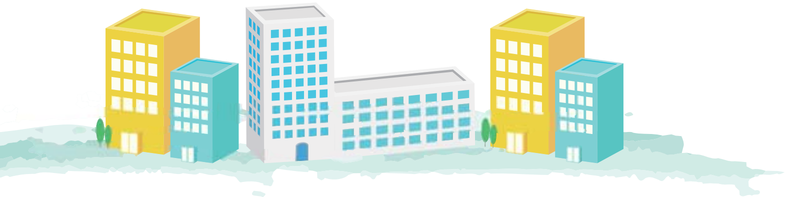
It should be borne in mind that many factors affect the progress of developments, and changes in the ensuing year are inevitable. Revisions, sometimes major, are only to be expected in subsequent reviews. The degree of revision depends principally on market conditions.

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。

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。

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」。

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

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.

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.

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綜觀
Overview


Hong Kong – Asia's world city
Asia's world city
亞洲國際都會

在環球經濟緩慢復蘇之際，香港經濟在2014年僅溫和增長，令實質本地生產總值的增幅連續第三年低於過去10年的趨勢增長。基本通脹率亦從2013年的4.0%連續第三年回落至平均3.5%。勞工市場依然大致平穩，處於全民就業狀態，工資和收入續見溫和增長。

內地全力推行反貪腐措施，本港自最後一季起出現政治不穩定情況，以及美國聯邦儲備局在10月結束購買資產計劃，在這些情況下，住宅物業市場在2014年大致持續暢旺。供求情況緊絀加上超低利率環境持續令物業價格上揚，房屋市場出現泡沫的風險依然顯著。市民的置業購買力在第四季惡化至約58%，高於1994至2013年期間47%的長期平均數。政府銳意扭轉供求失衡的局面，以滿足本港在房屋和社會經濟發展方面的需求。年底發表新的「長遠房屋策略」述明，未來10年的長遠總房屋供應目標為480 000個單位。為有助解決市場不合理的過熱氣氛和令恐慌的買家卻步，香港金融管理局（金管局）在2015年《政府財政預算案》演詞宣讀後不久，推出新一輪監管樓宇按揭措施。金管局就低價物業的最高按揭成數及供款入息比率上限向銀行發出指引。

展望2015年，環球經濟相信會保持溫和增長，而內地經濟則會持續穩步增强，繼續為本港經濟提供主要支持。然而，物業市場容易受到未來利率上升和環球金融波動所影響，但政府會保持警覺和審慎，繼續密切監察物業市場和不斷變化的外圍環境，在有需要時會毫不猶豫推出合適措施，令物業市場維持健康平穩發展，確保宏觀經濟和金融體系穩定發展。

In tandem with the slow global economic recovery, the Hong Kong economy grew only modestly in 2014 resulting in real GDP growth staying below the past ten-year trend the third consecutive year. Underlying inflation also eased the third consecutive year averaging at 3.5%, down from 4.0% in 2013. The labour market held largely stable and remained in a state of full employment, with wages and earnings attaining further moderate growth.

Amid the anti-corruption measures were in full swing in China, the local political environment was uncertain since the last quarter and the asset purchase programme of the US Federal Reserve came to an end in October, the residential property market stayed generally buoyant in 2014. The tight demand-supply balance coupled with the ultra-low interest rate environment continued to fuel property prices. The risks of housing market bubble are still prominent. Home purchase affordability worsened to around 58% in the fourth quarter, exceeding the long-term average of 47% over 1994-2013. The Government is determined to avert the supply-demand imbalance to meet the housing and socio-economic development needs of our community. The new Long Term Housing Strategy released at the year-end set out the long term housing supply target at 480 000 units in the coming decade. To help tackle the irrational exuberance of the market and deter panicking buyers, a new round of supervisory measures on property mortgage was launched by the Hong Kong Monetary Authority (HKMA) soon after the 2015 Budget Speech. The HKMA issued guidelines to banks on property maximum loan-to-value ratio for low-end properties and maximum debt-servicing ratio.

In 2015, global economic growth is likely to remain moderate while the Mainland economy would continue to grow steadily and provide the main support to our local economy. Nevertheless, the property market is susceptible to the future interest rate hikes and the global financial volatility. Yet, the Government will remain vigilant and prudent, and continue to closely monitor the property market and the evolving external environment. The Government will not hesitate to introduce appropriate measures when necessary, in order to maintain the healthy and stable development of the property market and safeguard the stability of the macroeconomic and financial systems.

住宅物業

2014年的物業市場依然受到嚴重的供求失衡，樓價及租金急升至超越普羅市民所能負擔的水平所籠罩。政府繼續優先處理房屋問題，致力維持健康平穩的私人房屋市場。自2010年起，政府先後推出數輪需求管理措施，以助遏抑市場過熱的氣氛，以免對本港經濟帶來重大風險。立法會於2014年通過《2014年印花稅(修訂)條例》，以實施加強額外印花稅和買家印花稅，和通過《2014年印花稅(修訂)(第2號)條例》，以實施雙倍從價印花稅。這些措施推出後，住宅物業的整體買賣活動顯著減少，整體售價和租金的增長亦見放緩，但踏入2014年第二季，市場再度活躍。買家趕快在一手和二手買賣市場置業，致使小型和低價單位的交投情況尤為暢旺。政府透過善用已開發土地增加住宅供應、增闢新土地、簡化程序和改善土地行政機制，以及致力提高土地和房屋供應的效率作為推動樓市健康發展的首要政策。未來三至四年的總供應量將增至74 000個單位的歷史新高，反映政府在這方面的持續努力。為抑制房屋市場泡沫爆破的風險，政府會繼續或調整現行的需求管理措施，又或推出新措施 — 新的收緊按揭措施因而在2015年2月推行。

Residential

The 2014 property market was still clouded with the serious supply-demand imbalance and surging housing prices and rents which were beyond the affordability of general public. The Government continued to accord high priority to housing and strived to maintain a healthy and stable private housing market. Since 2010, several rounds of demand-side management measures have been introduced to help containing market exuberance which may pose significant risks to our economy. The Stamp Duty (Amendment) Ordinance 2014 that implements enhanced Special Stamp Duty (SSD) and Buyer's Stamp Duty (BSD) and the Stamp Duty (Amendment)(No.2) Ordinance 2014 that implements doubled ad valorem stamp duty (DSD) were enacted by the Legislative Council in 2014. Overall trading activities for residential properties had seen a marked decline since the introduction of the measures. Increases in overall prices and rentals also slowed down. The situation however revived in the second quarter of 2014. Buyers rushed to the primary and secondary sale markets and prospered the small and low-end flat sales in particular. Raising flat supply through optimal use of developed land, development of new land, enhancing efficiency in land and housing supply through streamlining the procedures and enhancing the land administration mechanism become the Government's top policy priority in facilitating the healthy development of the property market. Reflecting the Government's sustained efforts, total flat supply in the coming three to four years will rise to a record high of 74 000 units. To help containing the risk of bursting of housing market bubble, the Government will continue to manage demand through adjusting existing demand-side management measures or putting in place new measure — a new mortgage tightening measure was launched in February 2015 to this end.

2014年私人住宅的落成量增加90%至15 720個單位，入住量為16 520個，多於年內的落成量；然而，年底空置量連續第四年下降，跌至總存量的3.8%，相當於43 260個單位。2015及2016年新單位的預測落成量分別約為13 290個和20 140個。一手市場供應增加，截至12月底，預計未來三至四年間落成和將發展項目合共為一手市場提供約74 000個單位。

Completions in 2014 increased by 90% to 15 720 units. Take-up, at 16 520 units, was more than the year's completions. Yet, vacancy at the year-end declined the fourth consecutive year to 3.8% of total stock, equivalent to 43 260 units. The number of units forecast for completions in 2015 and 2016 are about 13 290 and 20 140 units respectively. Supply in the primary market was on the rise. As at the end of December, it was estimated that about 74 000 first-hand units in completed developments or committed projects would be coming onto the primary market in the next three to four years.

住宅物業市場自4月起售價攀升並普遍持續上揚，致使與2013年第四季相比，整體售價按年增長12%。租金亦在4月上升，第四季的整體租金指數較2013年同期上升5%。由於中／小型單位帶動售價和租金上升，這類物業在第四季的租金回報率低於去年的水平。

The residential property market price hiked and stayed generally buoyant from April onwards, resulting in an overall year-on-year increase of 12% as compared to the fourth quarter of 2013. Rents also hiked from April onwards with overall rental index in the fourth quarter 5% higher than the same period in 2013. The increases in prices and rents were led by small/medium-sized flats and hence resulting in lower rental yields for these types of properties in the fourth quarter over a year earlier.

寫字樓

Office

政府的冷卻措施帶來的較高交易成本和美國不明朗的貨幣政策，繼續影響寫字樓市場。成交量再下跌25%，從2013年約1 700宗跌至2014年約1 300宗。然而，年內經濟增長溫和，加上寫字樓供應緊張和空置量偏低，帶動租賃活動有所改善。儘管如此，寫字樓市場售價和租金年內均錄得升幅。由於香港仍擁有全球最自由經濟體系，優越的地理位置便利了跨國公司和其他外國企業打入中國市場，以及被視為是環球市場上一個地理穩定、稅率具競爭力的城市，因此寫字樓的需求仍然殷切。為應付市場需求，政府不僅會在核心商業區，亦會在其他可供選擇的商業區域，如九龍東的九龍灣和觀塘，繼續促進寫字樓供應。

Higher transaction costs brought about by the Government's cooling measures and uncertainties in US monetary policy continued to weigh on the office market. Transactions dropped further by 25% from about 1 700 cases in 2013 to about 1 300 cases in 2014. Leasing activity however improved this year, led by moderate economic growth along with tight supply and low vacancy levels. Nevertheless, the office market recorded positive gains in both prices and rents in the year. As Hong Kong is still holding the world's freest economy, the strategic location for multinational corporations and other foreign businesses to Mainland China and is viewed as a stable location with competitive tax rates in the global market, the demand of office remains huge. To meet the market demand, the Government will continue to facilitate office supply not only in core business district but also in alternative business areas like Kowloon Bay and Kwun Tong in Kowloon East.

2014年寫字樓的落成量為103 600平方米，較去年減少16%。甲級寫字樓的落成量為86 100平方米，當中約69%位於沙田和荃灣，乙級寫字樓的落成量則為13 700平方米。年內，寫字樓的整體使用量轉為正數，達到153 400平方米，當中大多為甲級寫字樓，使用量達116 300平方米，而乙級寫字樓的使用量為36 900平方米。由於使用量增加，年底空置量因而減至6.3%，相當於692 900平方米。甲級寫字樓的空置率降至6.4%，乙級寫字樓降至5.8%，而丙級寫字樓的空置率則略升至6.2%。位於中區、灣仔／銅鑼灣和尖沙咀核心地區的寫字樓空置量均下跌。

Office completions in 2014 were 103 600 m^2, 16% lower than the previous year. Grade A space completions were 86 100 m^2, of which about 69% were in Sha Tin and Tsuen Wan, and Grade B completions were 13 700 m^2. The overall take-up turned positive to 153 400 m^2 for the year. The majority of take-up was Grade A offices at 116 300 m^2 while the take-up of Grade B was 36 900 m^2. Increasing take-up led to a decrease in year-end vacancy to 6.3%, amounting to 692 900 m^2. The vacancy rate of Grade A offices dropped to 6.4%, Grade B to 5.8% while that of Grade C edged up to 6.2%. In core districts, the vacancy rates of Central, Wan Chai / Causeway Bay and Tsim Sha Tsui slipped.

預計2015年寫字樓落成量會急增至219 200平方米，2016年回落至169 700平方米。2015年甲級寫字樓的落成量預計為171 400平方米，其中75%集中於九龍。2016年甲級寫字樓的落成量為149 100平方米，單是觀塘佔35%。乙級寫字樓於2015及2016年的預測落成量分別約為47 800和14 400平方米。至於丙級寫字樓方面，預計2015年並無寫字樓落成，2016年則有6 200平方米樓面面積落成。

Completions are likely to surge to 219 200 m^2 in 2015 and then lower to 169 700 m^2 in 2016. Grade A space completions in 2015 are estimated at 171 400 m^2, with 75% coming from Kowloon side. Completions in 2016 will be 149 100 m^2, with Kwun Tong alone contributing 35%. Grade B space forecast completions are about 47 800 m^2 in 2015 and 14 400 m^2 in 2016. There will be nil completion of Grade C office space in 2015 but 6 200 m^2 in 2016.

第四季的整體寫字樓售價與2013年同期相比，錄得4%的溫和升幅。2014年最後一季甲級寫字樓的售價與2013年同季的水平相若，同期乙級和丙級寫字樓售價則分別錄得4%和1%增長。由2013年第四季至2014年第四季期間，整體寫字樓租金同樣上升4%，甲、乙和丙級寫字樓的租金分別錄得3%、5%和7%升幅。全年的物業市場回報率則保持相當平穩。

Overall office prices recorded a moderate gain of 4% in the fourth quarter when comparing with the same period of 2013. Prices of Grade A offices in the last quarter of 2014 stablised at the level of the corresponding quarter in 2013 while Grade B and C office prices recorded a growth of 4% and 1% respectively over the same period. Overall office rentals likewise rose by 4%, with those of Grade A, B and C offices increasing by 3%, 5% and 7% respectively between the fourth quarter of 2014 and the same period in 2013. Rental yields remained fairly stable throughout the year.

商業樓宇

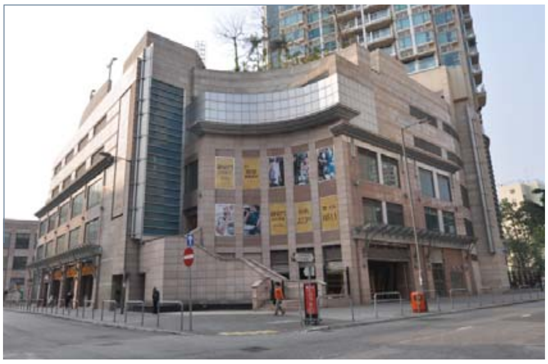
2014年商業樓宇的落成量為57 100平方米，九龍和新界分別提供其中的40%和38%。年內使用量回復正數，達到15 500平方米，空置率則微升至7.3%，相當於795 000平方米。預計2015年會有更多商業樓宇落成，總落成量為103 300平方米，其中灣仔的落成量急增至22 100平方米。2016年的落成量將再升至120 600平方米，當中單是元朗將提供25%的供應量，另外16%和14%則分別來自西貢和中西區。

Commercial

Completions in 2014 were 57 100 m^2, with Kowloon and the New Territories contributing 40% and 38% of the completions respectively. Take-up turned positive to 15 500 m^2 for the year and vacancy rate increased marginally to 7.3% at 795 000 m^2. More completions are expected in 2015, with 103 300 m^2 in total and Wan Chai surging to 22 100 m^2. In 2016, the completions will further grow to 120 600 m^2 of which Yuen Long alone will provide 25% of the total supply. Another 16% and 14% will come from Sai Kung and Central and Western district respectively.

零售業樓宇

年內，零售業樓宇的交易同樣再度下跌，租賃需求則略見回升。整年而言，售價和租金普遍錄得溫和升幅。2014年整體訪港旅客錄得顯著升幅12%，達到6 080萬人次。內地旅客仍是增長的主要動力，非內地旅客則錄得跌幅。值得注意的是，首飾珠寶等高級貨品的銷售呈現溫和跌幅，這可能是由於顧客的購買意欲有所轉變。預料優質街舖的售價和租金在來年將會因銷售和租賃轉差而受壓。



Retail

Trading of retail properties likewise slowed down further while leasing demand showed marginal pick up in the year. For the year as a whole, prices and rentals recorded moderate gains in general. Overall visitor arrivals registered a notable growth of 12% to 60.8 million in 2014, with Mainland visitors remaining the major impetus to growth while non-Mainland visitors registering a decline. It is noteworthy that high-end sales like jewellery showed a modest decrease, conceivably due to the shifting of buying sentiment. The sale and leasing of prime street shops are expected to suffer and their prices and rents will be under pressure in the year to come.

2014年售價和租金均持續攀升。2013年第四季和2014年第四季之間，售價和租金分別上升7%和5%。因此，物業的市場回報率在2014年全年徘徊於2.4%左右。

Both prices and rents continued climbing up in 2014. Between the fourth quarter of 2013 and the fourth quarter of 2014, prices rose by 7% and rentals increased by 5% respectively. As a result, the average rental yield hovered around 2.4% throughout 2014.

工業樓宇

同樣地，2014年分層工廠大廈的成交量急跌30%至3 000宗左右。年內需求龐大，尤其是用於物流業的工業樓面，以及有不少工業大廈經活化改裝至其他用途，致使工業樓宇的售價和租金均得到支持，其中租金錄得顯著升幅。由於供求失衡，租金升勢將會持續。

2014年**分層工廠大廈**的落成量降至35 600平方米，當中76%來自葵青。使用量有所上升，但仍錄得負數13 300平方米，年底空置量跌至總存量的5.6%，即958 700平方米。2015和2016年分層工廠大廈的落成量預計分別再下降至27 200平方米和29 200平方米。分層工廠大廈的售價和租金在2014年全年持續向上。與去年同期相比，2014年第四季的售價上升4%，租金則錄得9%增長。分層工廠大廈的租金表現優於售價，物業的市場回報率因而由2013年第四季的2.8%輕微上升至2014年同期的2.9%。

2014年依舊沒有**工貿大廈**落成。年內使用量為負數4 300平方米，年底空置量增至總存量的7.5%，即44 500平方米。這類樓宇在2015和2016年仍然不會有新供應。

貨倉方面，2014年的落成量為80 200平方米。預計2015年沒有樓面落成，2016年的落成量則有4 000平方米。

Industrial

Similarly, transactions for flatted factories plunged by 30% to about 3 000 cases in 2014. With huge demand especially for logistics spaces and the conversion of industrial buildings under revitalisation measures, both prices and rents were supported with rents registering a noticeable increase in the year. Due to the imbalance of supply and demand, the rising trend of rents will continue.

Completions of **flatted factories** in 2014 decreased to 35 600 m^2, with 76% coming from Kwai Tsing. Take-up improved but was still at a negative of 13 300 m^2, and vacancy at the year-end edged down to 5.6% of stock, equivalent to 958 700 m^2. Completions in 2015 and 2016 are expected to drop further to 27 200 m^2 and 29 200 m^2 respectively. The rising trend of prices and rents continued throughout 2014. Prices went up by 4% while rents registered a growth of 9% in the fourth quarter of 2014 against the same period a year earlier. With flatted factory rents outperformed its prices, rental yield increased slightly from 2.8% in the fourth quarter of 2013 to 2.9% for the same period in 2014.

There were again no **industrial/office** completions in 2014. Take-up during the year was negative at 4 300 m^2 and the year-end vacancy increased to 7.5% of stock, equivalent to 44 500 m^2. It is still unlikely to have any new supply in 2015 and 2016.

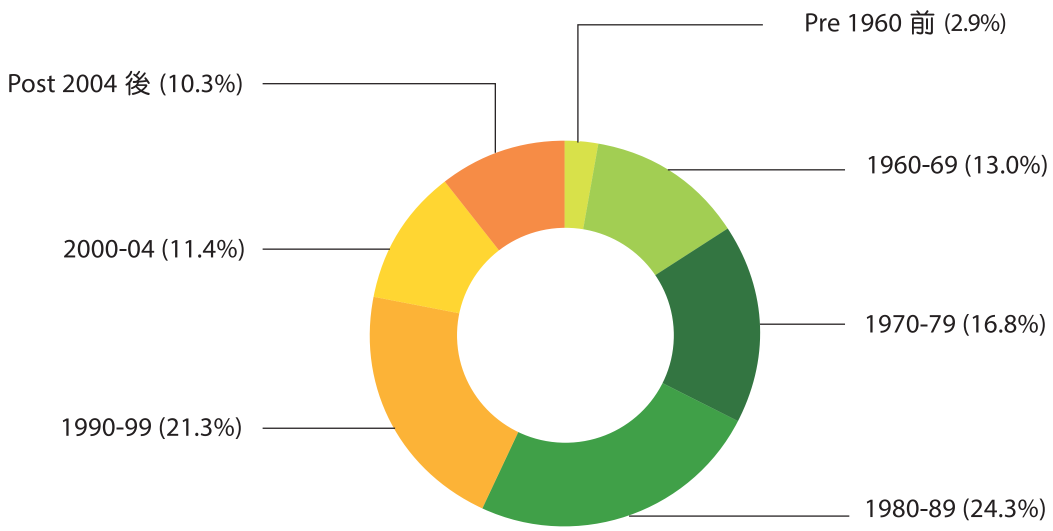
For **storage** space, 80 200 m^2 were completed in 2014. It is estimated that no new storage space will be completed in 2015 but 4 000 m^2 are expected in 2016.

私人住宅
Private Domestic

這類別包括設有煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍(包括教育院校的學生宿舍)、醫院管理局轄下的宿舍，以及酒店和旅舍。2014年底的整體總存量為1 136 400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 2014, the overall stock was 1 136 400 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2014年私人住宅落成量回升至15 720個單位，較前一年的水平增加90%。新界佔落成量約67%，九龍佔21%，港島則佔12%。按地區計，西貢、荃灣和元朗是供應較多單位的主要地區，各佔整體落成量的15%、14%和13%。

Completions in 2014 rebounded sharply to 15 720 units, up by 90% from the previous year. About 67% of the completions was in the New Territories, 21% in Kowloon and 12% on Hong Kong Island. District-wise, Sai Kung, Tsuen Wan and Yuen Long were the major districts with larger supply, contributing 15%, 14% and 13% of the overall completions respectively.

2014年的入住量為16 520個單位，較去年升了一倍，超過年內落成量的5%，年底的空置量因而進一步下降至43 260個單位，相當於總存量的3.8%，是自1997年以來的最低水平，其中約7 130個單位於佔用許可證發出後，因尚未獲發滿意紙或轉讓同意書而空置。

Take-up in 2014 doubled the level of previous year to 16 520 units, exceeding the completions by 5%. As a result, vacancy at the year-end dropped further to 43 260 units, or 3.8% of the total stock, the lowest level since 1997. About 7 130 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

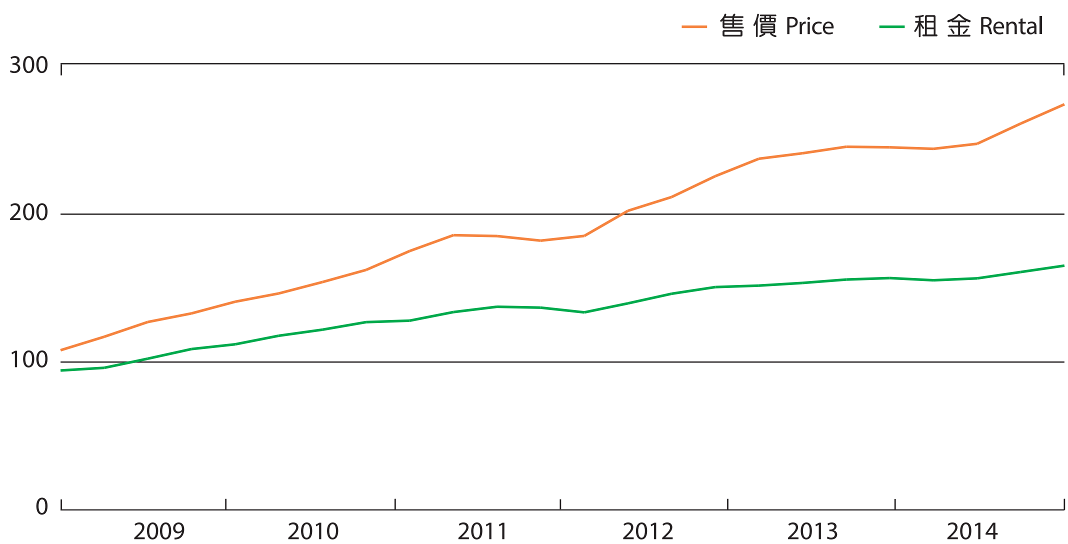
預計2015年的落成量微降至13 290個單位，到2016年再回升至20 140個單位。2015年的新供應量約有一半來自新界，其餘27%位於九龍，23%位於港島。按地區計，九龍城和沙田各分別約佔新單位供應量的19%和16%。2016年大部分的新供應量在新界，佔71%，其中元朗和西貢的新供應量約共佔落成量的50%。

Completions are expected to drop moderately to 13 290 units in 2015 and then bounce back to 20 140 units in 2016. In 2015, about half of the new supply will come from the New Territories, and the remainder will be from Kowloon at 27% and Hong Kong Island at 23%. On district basis, Kowloon City and Sha Tin will contribute about 19% and 16% of the new units respectively. In 2016, the New Territories will contribute a larger portion of 71% of the new supply, with Yuen Long and Sai Kung together providing about 50% of the completions.

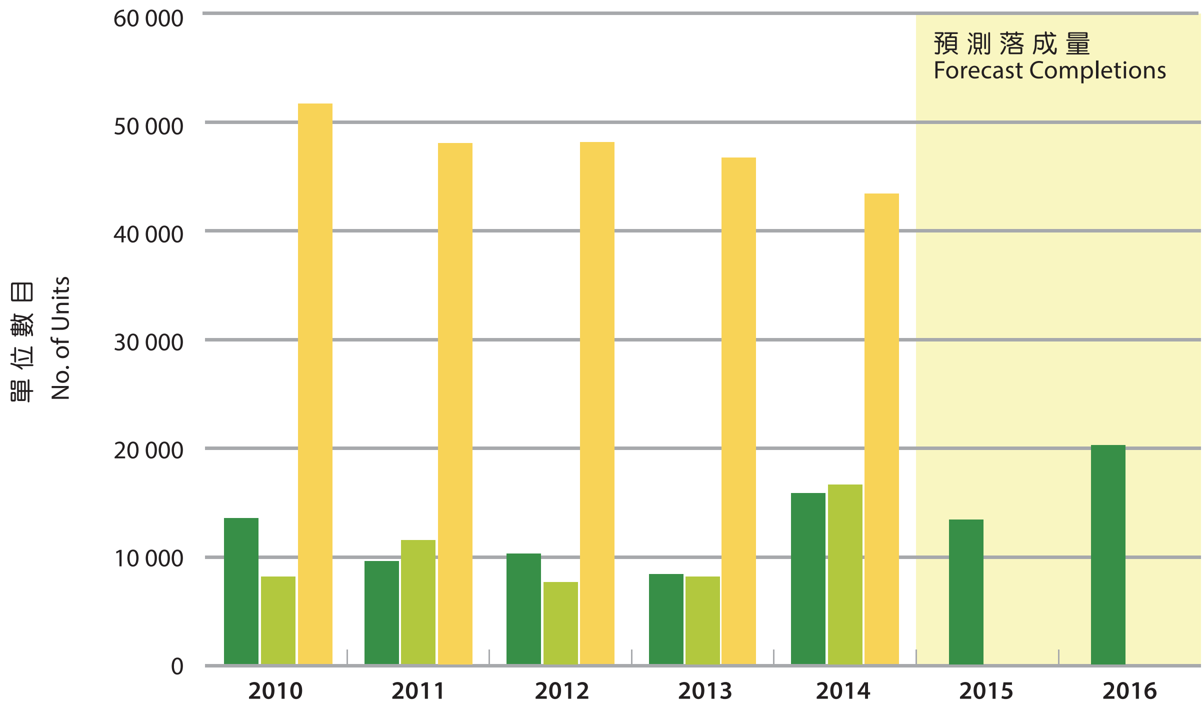
二手樓宇市場的售價於2014年第一季整固，但自第二季起回升，這是由於供求失衡情況緊張和低利率環境持續所致。整體售價在最後一季按年錄得12%增長。年內租金同樣自第二季起接連攀升，最後一季錄得滯後升幅，較去年同期增長5%。

Prices in the secondary market consolidated in the first quarter of 2014 but revived since the second quarter, rendered by the tight demand-supply imbalance and continued low interest rate environment. Overall prices registered a year-on-year growth of 12% in the last quarter. Likewise, rents climbed consecutively since the second quarter and registered a lagged increase of 5% growth in the last quarter as compared with the same period last year.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of Units

	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	13 410	9 450	10 150	8 250	15 720	13 290#	20 140#
入住量 Take-up	8 030	11 400	7 550	8 060	16 520		
空置量 Vacancy	51 530	47 920	48 000	46 570	43 260		
%+	4.7	4.3	4.3	4.1	3.8		

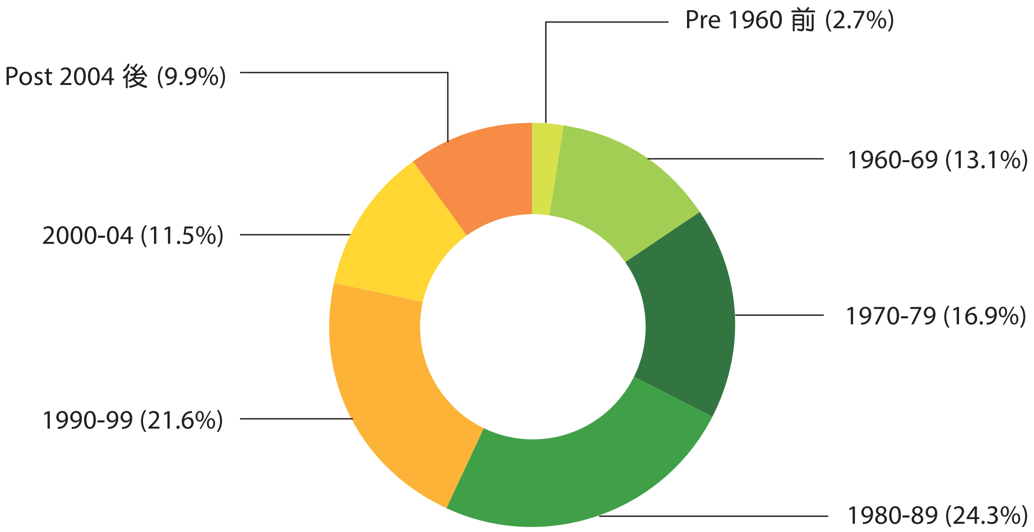
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 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。2014年底的總存量為1 049 200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 2014 was 1 049 200 units which accounted for 92% of the total private domestic stock. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2014年約有14 810個單位落成，其中68%位於新界，其餘20%位於九龍，12%位於港島。西貢、荃灣和元朗的落成量最多，佔此分類總落成量的40%以上。以單位面積計，B類單位獨佔新供應量的57%，A、C類單位的比例則分別為15%和28%。

Around 14 810 units were completed in 2014, of which 68% were located in the New Territories, 20% in Kowloon and 12% on Hong Kong Island. Sai Kung, Tsuen Wan and Yuen Long provided the largest completions, together contributing over 40% of the total completions in this sub-sector. In terms of flat size, class B units alone accounted for 57% of the new supply while the shares of class A and class C units were 15% and 28% respectively.

2014年的入住量飆升122%至14 210個單位，年底空置量因而減至36 370個單位，佔此分類總存量的3.5%。

Take-up in 2014 soared by 122% to 14 210 units. Vacancy at the year-end, as a result, reduced to 36 370 units, or 3.5% of the stock in this sub-sector.

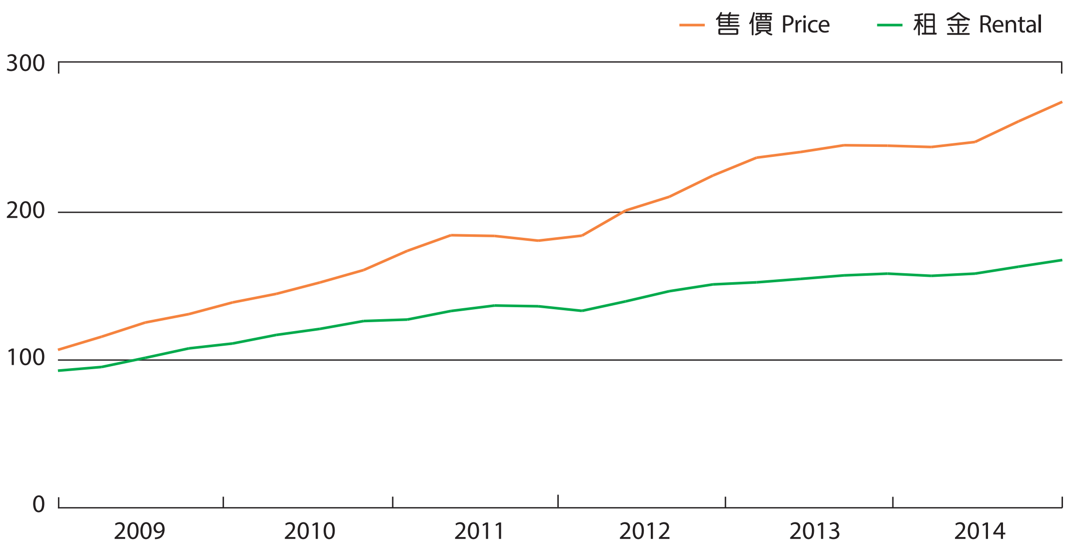
預期2015年的落成量較少，約10 190個單位，而2016年的落成量預計增至18 330個單位。2015年的新落成量中，新界佔51%，主要位於沙田和元朗。到2016年，新界的供應量會增至約70%，單位主要分布於元朗、西貢和離島。

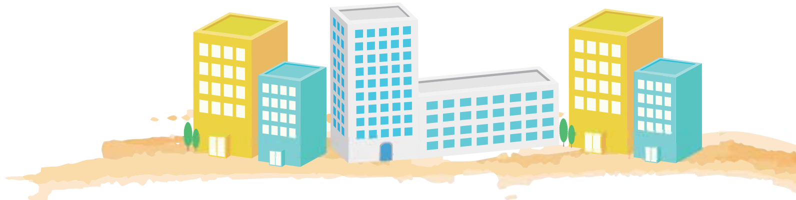
Lower completions of 10 190 units are expected in 2015 while completions in 2016 are forecast to increase to 18 330 units. Of the completions in 2015, the New Territories will provide 51%, mainly in Sha Tin and Yuen Long. Its share will increase to about 70% in 2016, distributing mainly in Yuen Long, Sai Kung and Islands.

這類單位的售價自2014年第一季整固後，持續向上。市場對小型單位的需求殷切，部分較受歡迎的屋苑售價達到新高。最後一季售價較去年增加12%。租金稍落後於售價，第四季租金較去年同季增加6%。

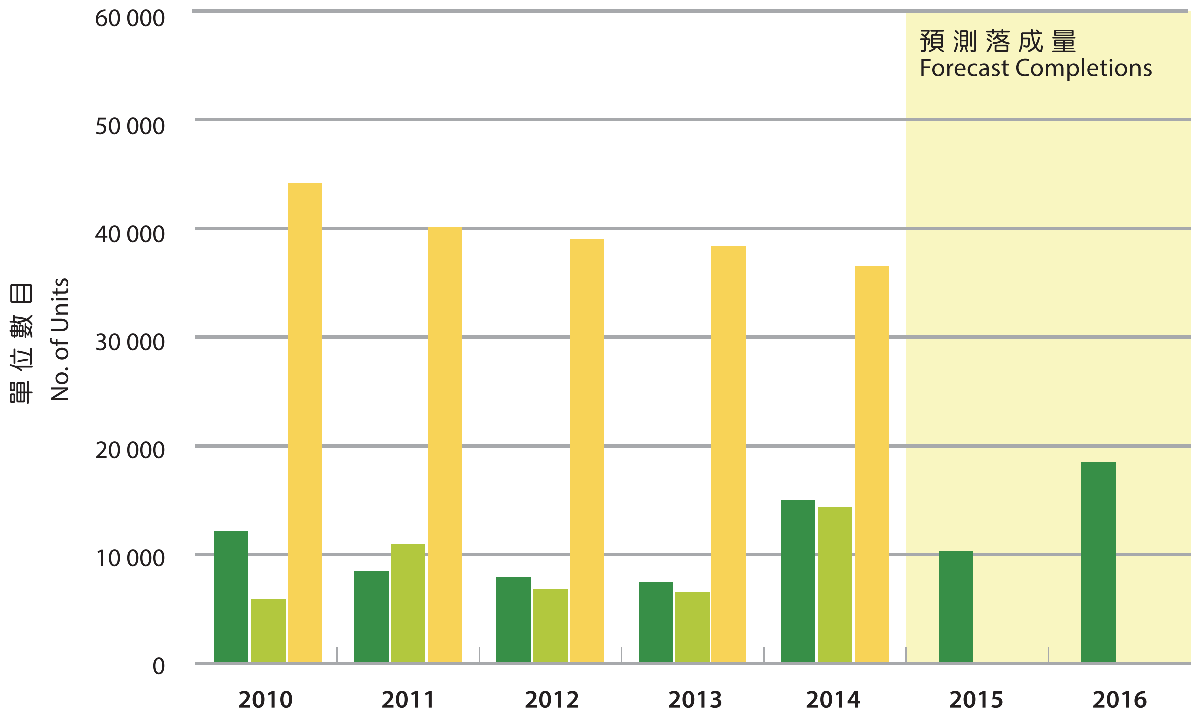
Prices in this sub-sector exhibited an uninterrupted rising trend after the consolidation in the first quarter of 2014. With strong demand of small flats, prices in some popular housing estates reached new highs. The price in the last quarter was 12% higher than a year earlier. Lagging behind the prices, rents increased by 6% in the fourth quarter over the corresponding quarter in 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

	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	11 970	8 320	7 730	7 310	14 810	10 190#	18 330#
入住量 Take-up	5 790	10 770	6 680	6 390	14 210		
空置量 Vacancy	43 960	40 000	38 860	38 210	36 370		
%+	4.3	3.9	3.8	3.7	3.5		

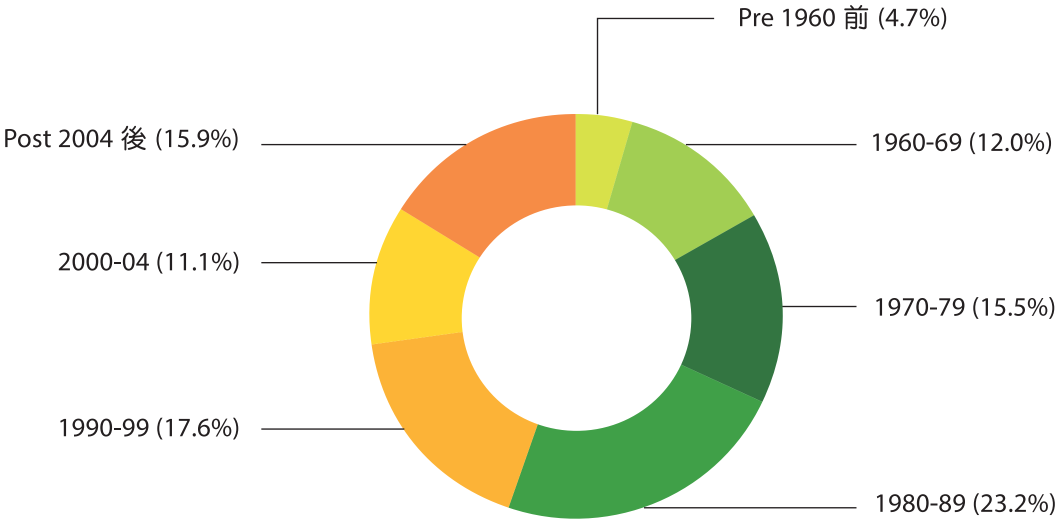
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米或以上的單位。2014年底的總存量為87 200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 2014 was 87 200 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



2014年共有910個單位落成，其中約46%位於九龍，油尖旺是建屋量最多的分區，佔落成量的26%，其次為九龍城的15%。

Of the 910 units completed in 2014, about 46% were located in Kowloon. Yau Tsim Mong was the district with largest production, accounting for 26% of the completions and followed by Kowloon City at 15%.

2014年的入住量進一步增加至2 310個單位，增長率為38%。入住量增加，年底空置量因而降至6 890個單位，相當於此分類總存量的7.9%。

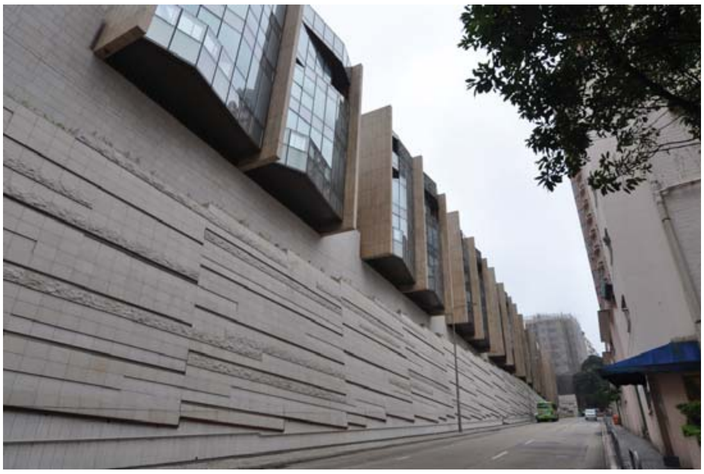
Take-up increased further to 2 310 units in 2014, representing a growth rate of 38%. With higher take-up, the year-end vacancy declined to 6 890 units, representing 7.9% of the stock in this sub-sector.

預計此分類在2015年的落成量顯著上升至3 100個單位，到2016年下降至1 810個單位。未來兩年的新供應集中在新界。到2015年，九龍城會有最多單位供應，佔超過三分之一的新供應量。2016年西貢提供最多單位，佔新供應量的43%。

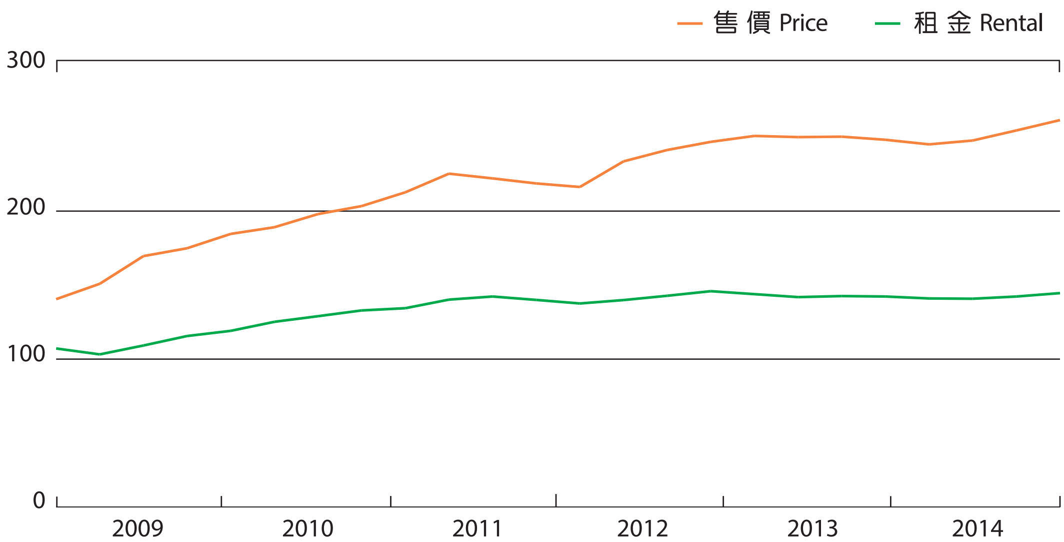
Completions of this sub-sector are expected to surge markedly to 3 100 units in 2015 and drop to 1 810 units in 2016. New supply in coming two years will be concentrated in the New Territories. In 2015, the largest supply will come from Kowloon City, accounting for more than one-third of the new units. In 2016, Sai Kung will top the list of supply, accounting for 43% of the new units.

與中／小型單位一樣，這類單位的售價在2014年第一季整固，但在第二季開始上升。相比之下，這類單位的全年售價走勢較溫和，第四季的整體售價較去年增加5%，而租金趨勢大致相若，第四季的租金按年錄得2%增長。

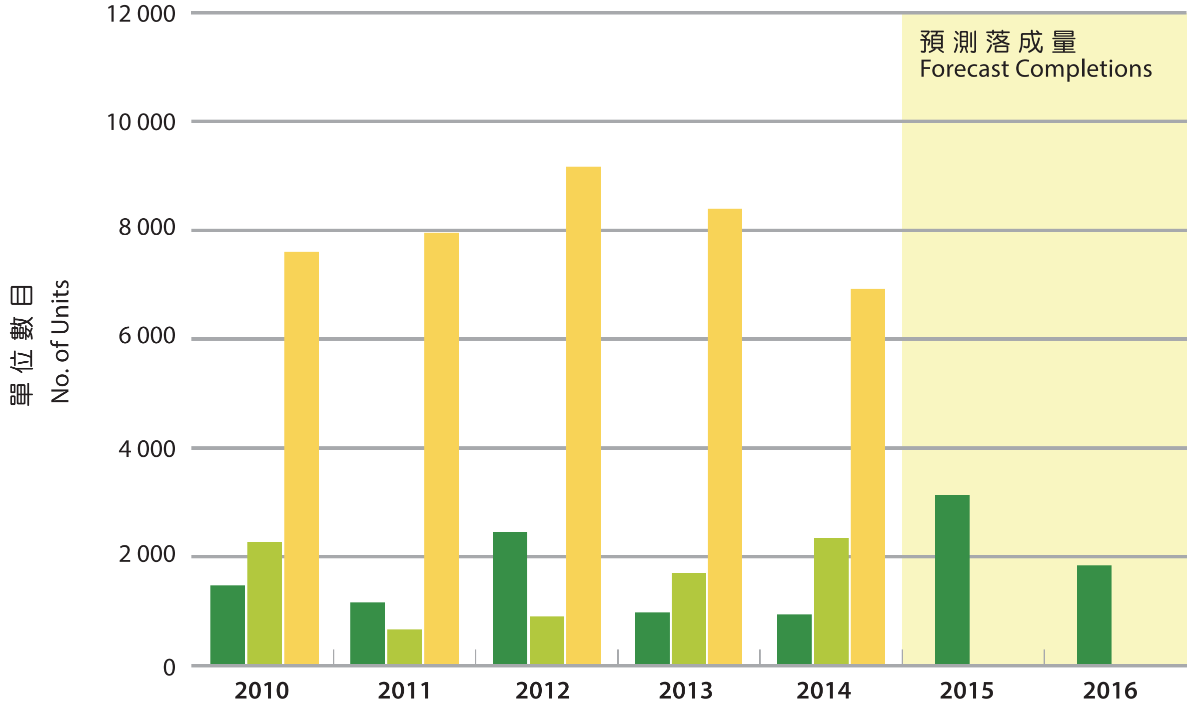
Same as the small/medium-sized flats, prices in this sub-sector consolidated in the first quarter in 2014 and started to rise since the second quarter. By comparison, the price movement of this sub-sector was relatively moderate throughout the year. Overall, prices exhibited a 5% increase in the fourth quarter over a year earlier. Rents followed similar trend and registered a year-on-year growth of 2% 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



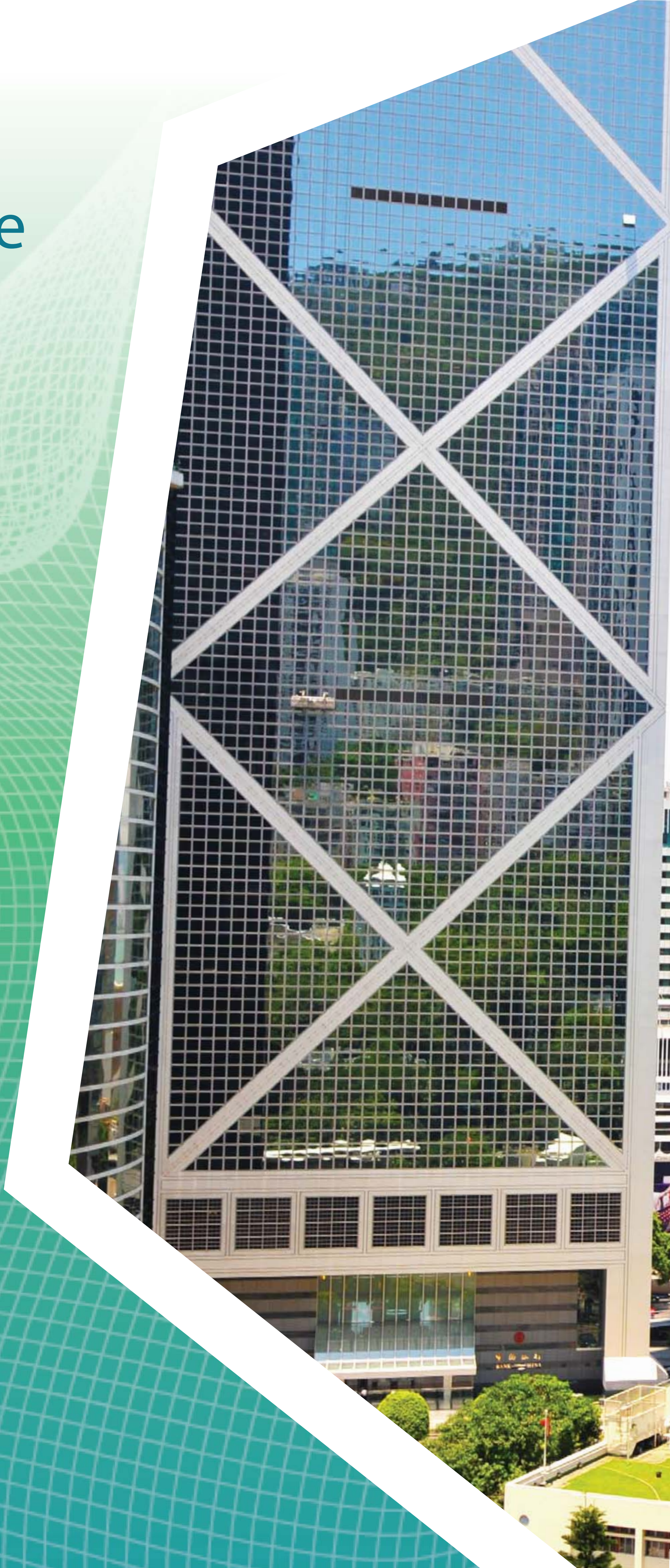
單位數目
No. of Units

	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	1 440	1 130	2 420	940	910	3 100#	1 810#
入住量 Take-up	2 240	630	870	1 670	2 310		
空置量 Vacancy	7 570	7 920	9 140	8 360	6 890		
%+	9.2	9.5	10.7	9.7	7.9		

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

\# 預測數字
Forecast figures

私人寫字樓
Private Office

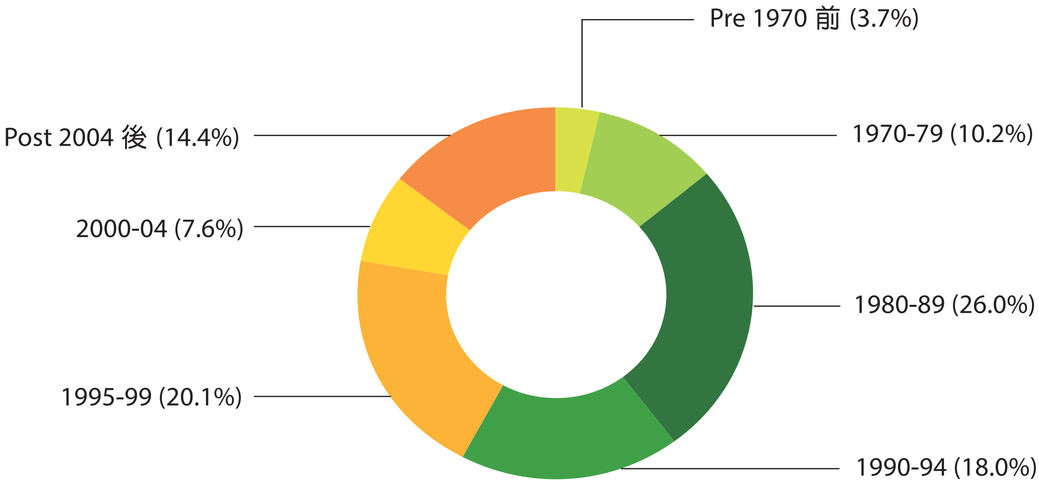


Bank of America
LIPPO
LIPPO
PRADA

2014年底私人寫字樓的總存量為11 060 700平方米，當中甲級寫字樓佔64%，乙級寫字樓佔23%，丙級寫字樓則佔13%。2014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56%。圖表顯示按樓齡分類的各級寫字樓總存量。

The total stock of private offices at the end of 2014 amounted to 11 060 700 m^2, which included 64% Grade A, 23% Grade B and 13% Grade C offices. Office space in the core districts comprising Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 56% of the total stock at the end of 2014. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2014年私人寫字樓的落成量為103 600平方米，較2013年減少16%，當中約88%的落成量位於非核心地區。甲級寫字樓的落成量為86 100平方米，相當於總供應量的83%。

Office completions in 2014 were 103 600 m^2, a decline of 16% from 2013 level. About 88% of the completions were in the non-core districts. Completions of Grade A space amounted to 86 100 m^2, equivalent to 83% of the total supply.

年內的整體使用量回復正數，達到153 400平方米，較落成量多48%以上。年底的空置量因而減少9%至692 900平方米，相當於總存量的6.3%。

Overall take-up of the year turned positive to 153 400 m^2, exceeding the completions by over 48%. As a result, vacancy at the year-end decreased by 9% to 692 900 m^2, which was equivalent to 6.3% of the total stock.

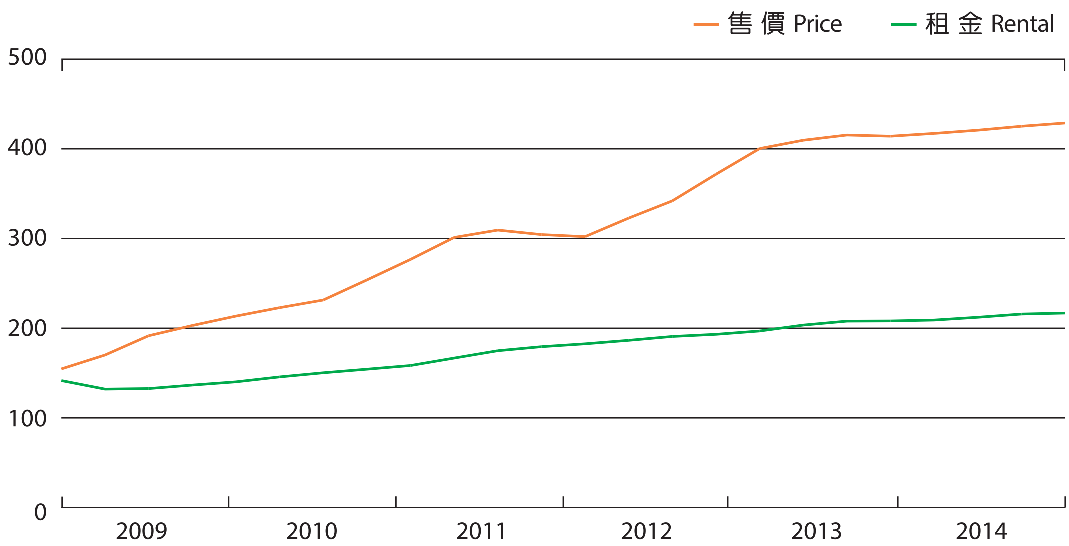
預計2015和2016年的落成量分別約為219 200平方米和169 700平方米。2015年的新供應主要來自九龍，佔總落成量的69%，觀塘和九龍城約提供新落成量的89%。2016年較多新供應量的分區為觀塘、沙田和黃大仙，分別約佔總落成量的32%、23%和20%。按寫字樓級別計，預料甲級寫字樓分別佔2015和2016年預計落成量的78%和88%。

Around 219 200 m^2 and 169 700 m^2 are forecast to be completed in 2015 and 2016 respectively. New supply in 2015 will mainly come from Kowloon, at 69% of total completions, while Kwun Tong and Kowloon City will provide about 89% of the newly completed space. Districts with relatively higher supply in 2016 are Kwun Tong, Sha Tin and Wong Tai Sin, which will account for about 32%, 23% and 20% of the overall completions respectively. On office grade front, it is estimated that Grade A offices will account for 78% and 88% of the forecast completions in 2015 and 2016 respectively.

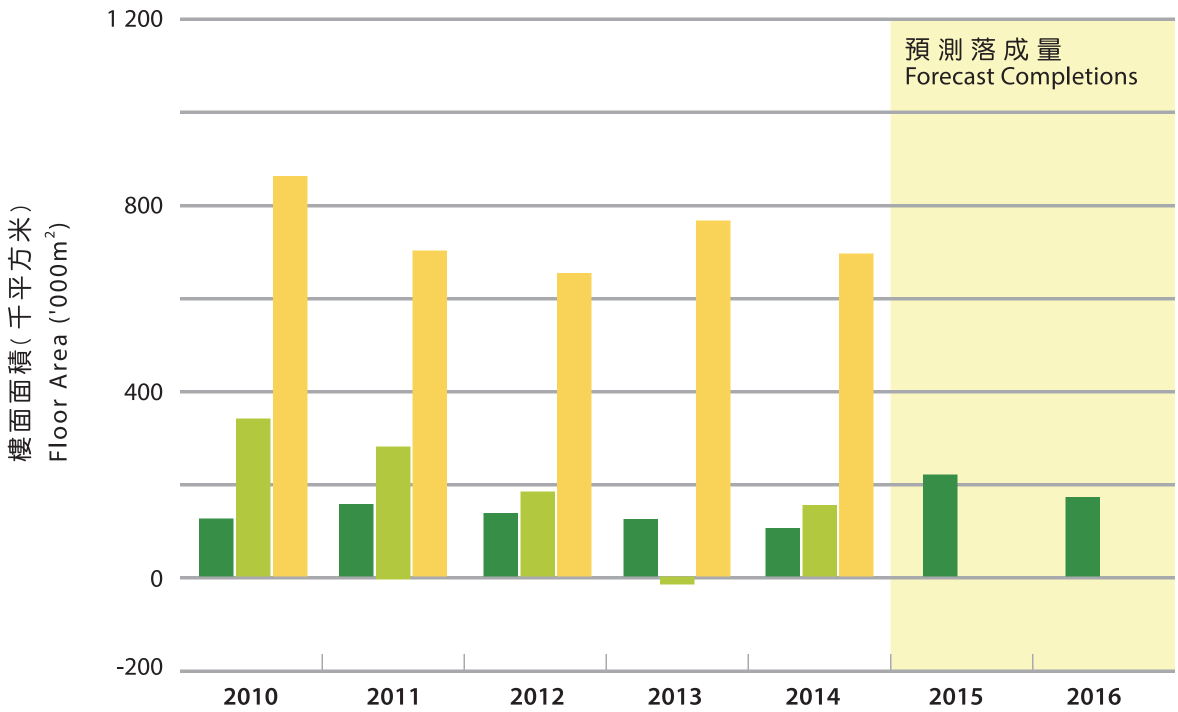
全年售價和租金持續穩定向上。2014年最後一季的售價和租金均較2013年同期增長4%。

The rising trend of prices and rents continued steadily throughout the year. Both the prices and rents went up by 4% in the final quarter in 2014 over the corresponding period in 2013.

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)

	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	124	155	136	123	104	219#	170#
使用量 Take-up	339	285	182	-17	153		
空置量 Vacancy	860	700	652	764	693		
%+	8.0	6.5	6.0	7.0	6.3		

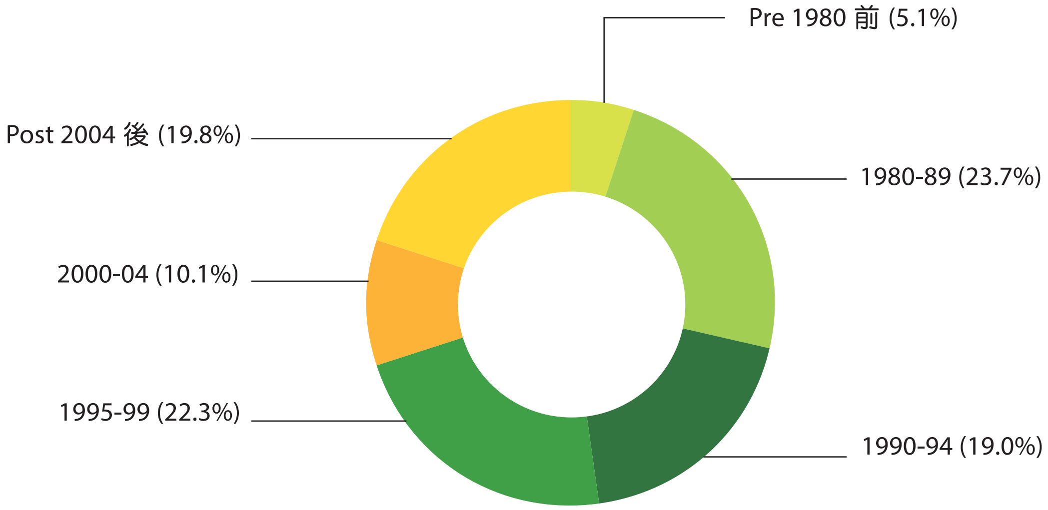
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2014年底甲級寫字樓的總存量為7 061 000平方米，佔各級寫字樓總存量的64%。圖表顯示按樓齡分類的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2014 stood at 7 061 000 m^2, representing 64% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



總存量中有52%位於港島，九龍及新界分別佔37%和11%。

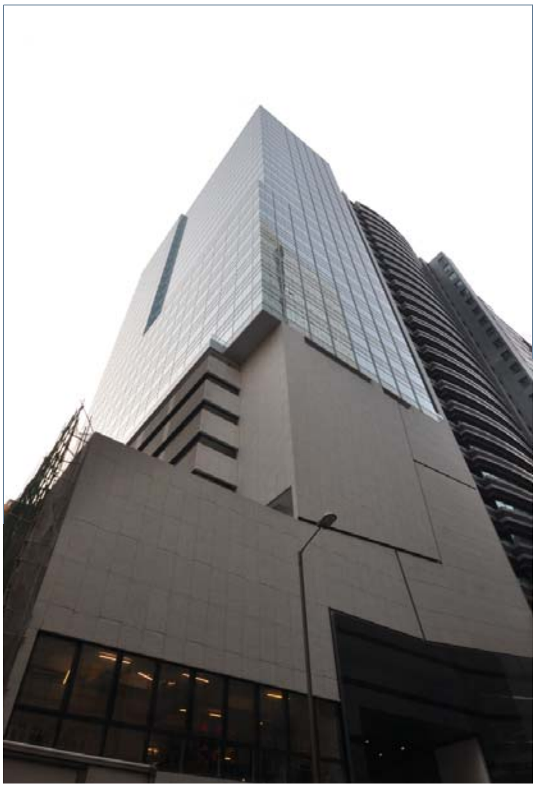
Hong Kong Island accounted for 52% of the stock, while the share for Kowloon and the New Territories were 37% and 11% respectively.

甲級寫字樓的落成量為86 100平方米，較2013年減少11%。新的發展項目全部位於非核心地區，例如沙田(39%)、荃灣(31%)和深水埗(19%)。

Completions of Grade A offices were 86 100 m^2, down 11% from 2013. All new developments were located in the non-core districts such as Sha Tin (39%), Tsuen Wan (31%) and Sham Shui Po (19%).

2014年的使用量大幅增加至116 300平方米，是去年的九倍以上。整體空置量因此大幅下降至455 300平方米，相當於甲級寫字樓總存量的6.4%，其中約35%的空置面積位於核心地區。

Take-up in 2014 was substantially increased to 116 300 m^2, more than nine times the level of preceding year. As a result, vacancy fell significantly to 455 300 m^2, representing 6.4% of Grade A stock. About 35% of the vacant space was found in the core districts.

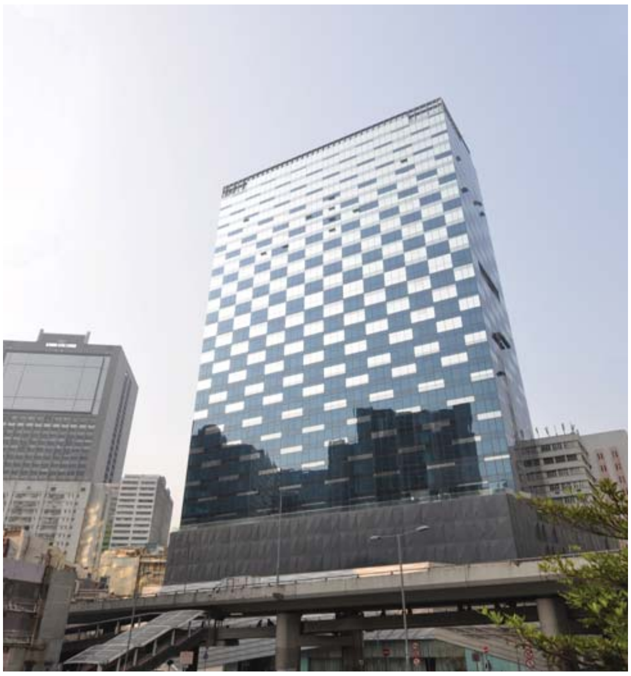


預期2015年的落成量增加至171 400平方米，然後在2016年下降至149 100平方米。2015年的主要來源為觀塘和九龍城，提供約69%的預計供應量。到2016年，新的供應全部位於非核心地區，並以觀塘、沙田和黃大仙較多，分別約佔整體落成量的35%、26%和23%。

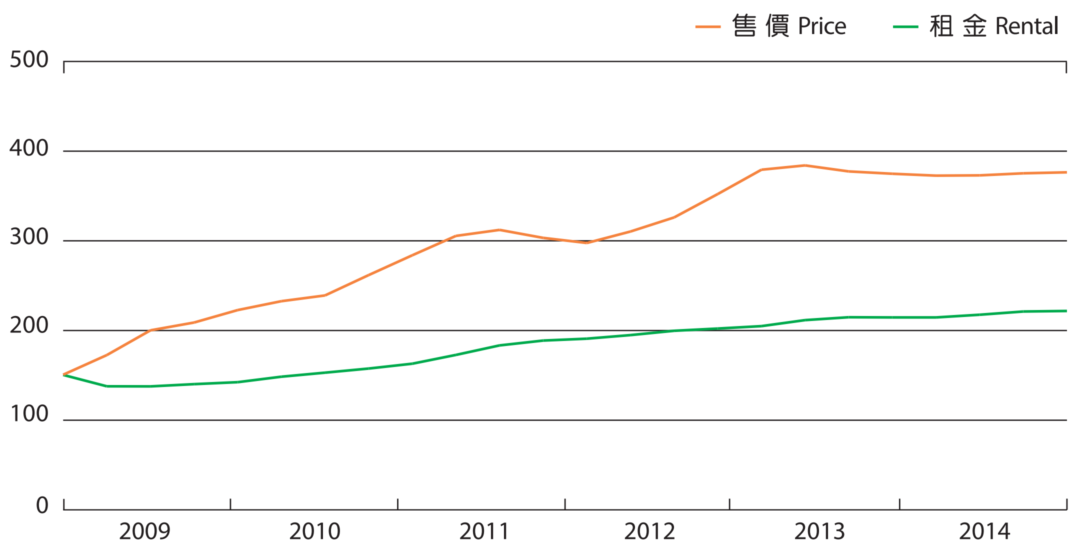
It is anticipated that completions will increase to 171 400 m^2 in 2015 and then fall to 149 100 m^2 in 2016. Kwun Tong and Kowloon City will dominate the scene in 2015 by providing some 69% of the estimated completions. In 2016, all new supply will be located in non-core districts. Districts with relatively higher supply in 2016 are Kwun Tong, Sha Tin and Wong Tai Sin which will account for about 35%, 26% and 23% of the overall completions respectively.

年內租金輕微上升，第四季較2013年同期增加3%。售價緩慢上升至第三季，但在年底輕微回落，因此第四季的租金與去年同期相比無顯著變動。

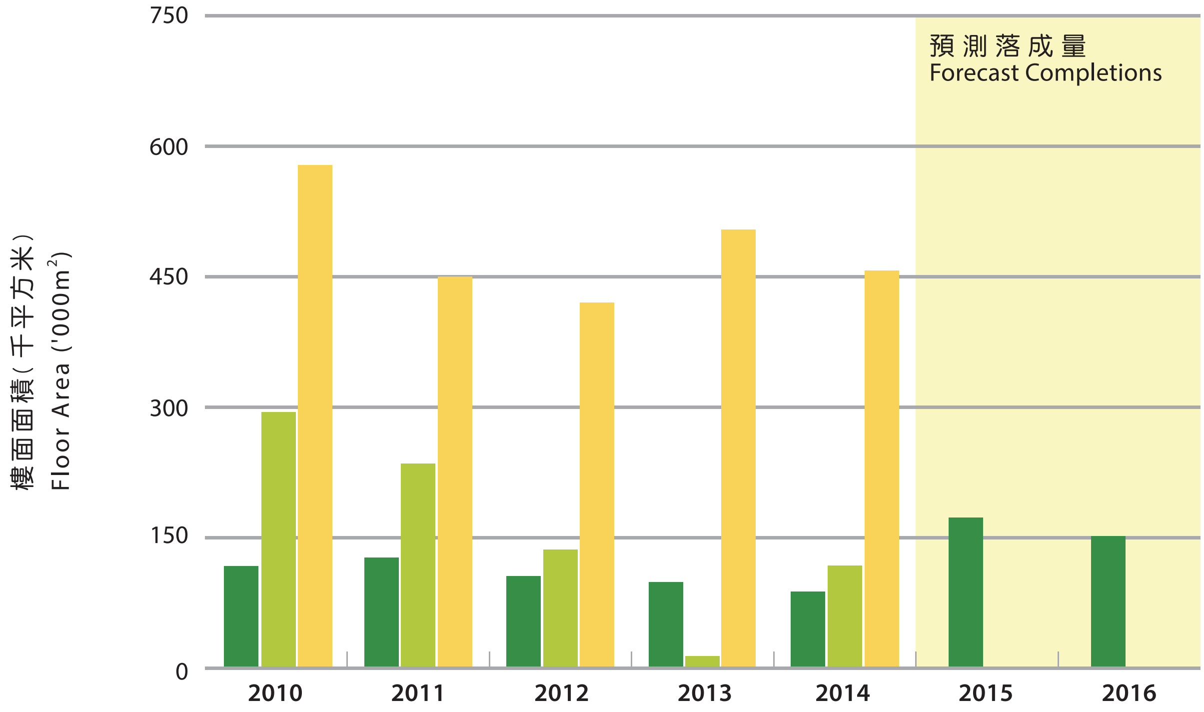
Rents rose mildly during the year and registered a 3% gain in the fourth quarter over the same period in 2013. Prices rose slowly up to the third quarter but declined slightly at the year-end, thus exhibiting no significant movement in the fourth quarter over a year earlier.



售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000m^2)

	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	115	125	104	97	86	171#	150#
使用量 Take-up	292	233	134	12	116		
空置量 Vacancy	576	448	418	502	455		
%+	8.5	6.6	6.1	7.2	6.4		

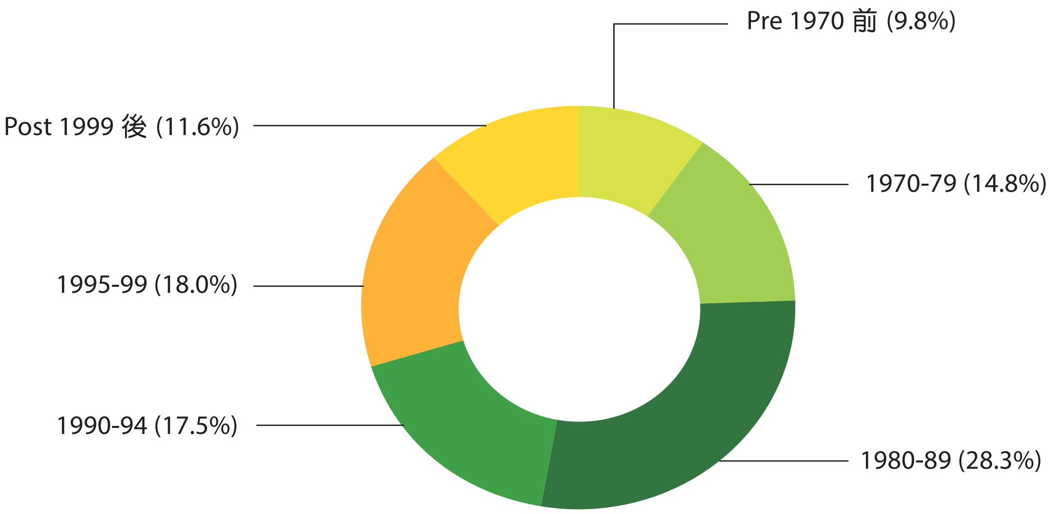
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2014年底乙級寫字樓的總存量為2 509 400平方米，佔各級寫字樓總存量的23%。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2014, stock of Grade B offices was 2 509 400 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63%，九龍與新界分別佔34%和3%。

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

2014年乙級寫字樓的落成量為13 700平方米，較2013年下跌45%，全部坐落中西區(76%)和北區(24%)。

Grade B office completions in 2014 were 13 700 m^2, a drop of 45% from 2013 level. All completions were located in Central and Western district (76%) and North district (24%).

2014年的使用量錄得36 900平方米，空置量下降至145 800平方米，相當於乙級寫字樓總存量的5.8%，其中約55%的空置面積位於核心地區。

Take-up in 2014 was recorded at 36 900 m^2 and vacancy fell to 145 800 m^2, or 5.8% of Grade B stock. About 55% of the vacant space was found in the core districts.

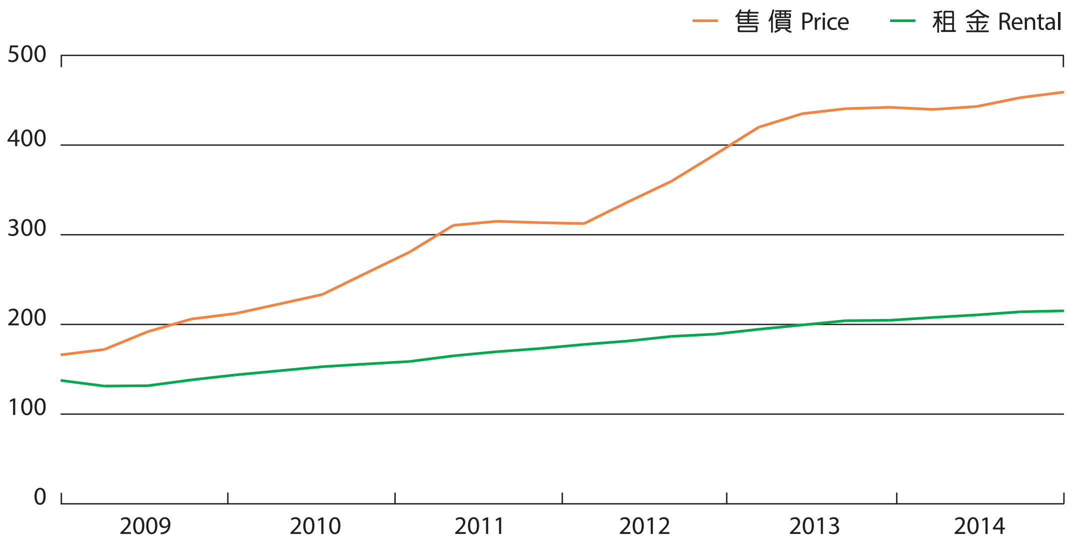
預計2015和2016年的落成量分別約為47 800和14 400平方米。到2015年，港島提供預計供應量的54%，其餘46%位於觀塘和油尖旺。預計2016年的總供應量來自南區和中西區，分別佔整體落成量的72%和28%。

About 47 800 m^2 and 14 400 m^2 are estimated to be completed in 2015 and 2016 respectively. In 2015, Hong Kong Island will provide 54% of the estimated supply while the remaining 46% will be located in Kwun Tong and Yau Tsim Mong. It is expected that the entire supply in 2016 will come from Southern and Central and Western districts, accounting for 72% and 28% of the overall completions respectively.

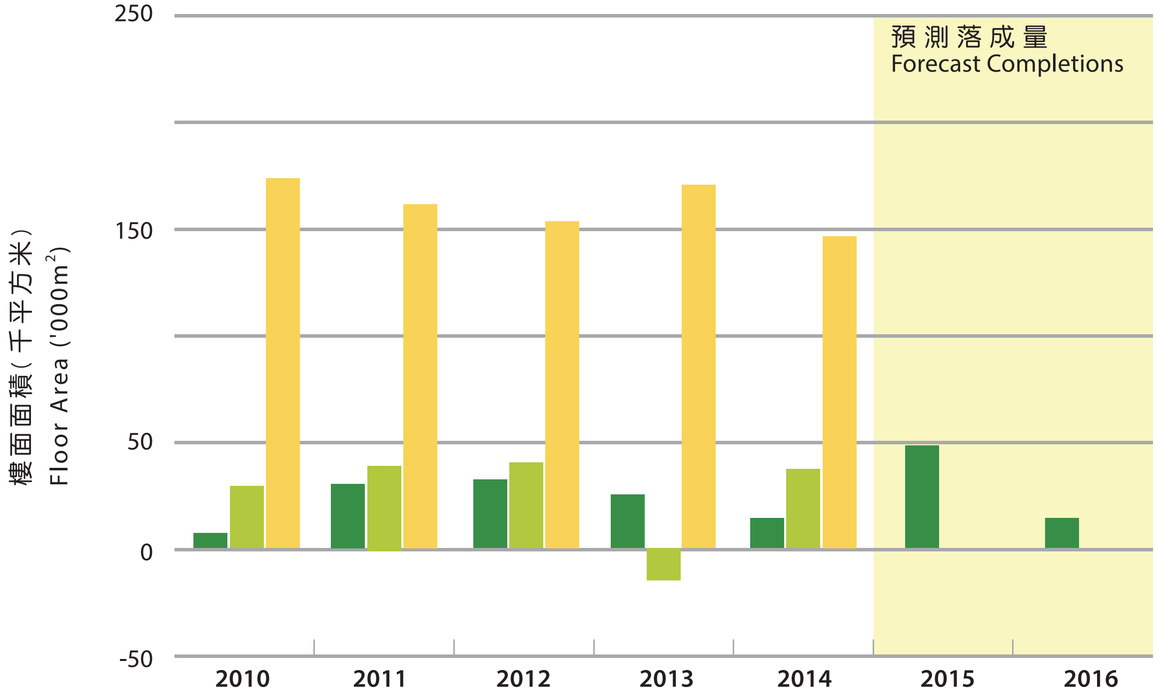
2014年這分類的售價持續上揚，第四季的售價與去年同期相比，錄得4%的升幅。年內租金亦穩步攀升，第四季的租金指數按年增加5%。

Prices rose continually throughout the year and registered an increase of 4% in the fourth quarter of 2014 over the corresponding period in 2013. Rents also went up steadily during the year and the rental index showed a year-on-year increase of 5% in the fourth quarter.

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)

	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	7	30	32	25	14	48#	14#
使用量 Take-up	29	40	40	-15	37		
空置量 Vacancy	173	161	153	170	146		
%+	7.1	6.6	6.1	6.8	5.8		

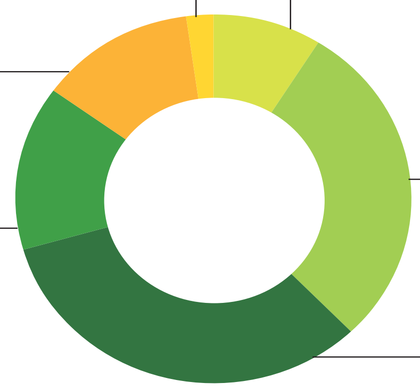
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2014年底丙級寫字樓的總存量為1 490 300平方米，佔各級寫字樓總存量的13%。圖表顯示按樓齡分類的丙級寫字樓總存量。

Stock of Grade C offices was 1 490 300 m^2 at the end of 2014, 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65%，九龍與新界分別佔33%和2%。

Hong Kong Island accounted for 65% of stock, while the share for Kowloon and the New Territories were 33% and 2% respectively.

2014年丙級寫字樓的落成量為3 800平方米，約為2013年落成量的三倍。新發展項目全部位於東區、中西區和油尖旺。

There were 3 800 m^2 Grade C offices completed in 2014, about three times the completion in 2013. All new developments were located in Eastern district, Central and Western district and Yau Tsim Mong.

年內使用量錄得200平方米，空置量則微降至91 800平方米，相等於總存量的6.2%，當中約75%的空置面積位於核心地區。

A take-up of 200 m^2 was recorded and vacancy of Grade C offices slightly decreased to 91 800 m^2, equivalent to 6.2% of the total stock. About 75% of the vacant space was found in the core districts.

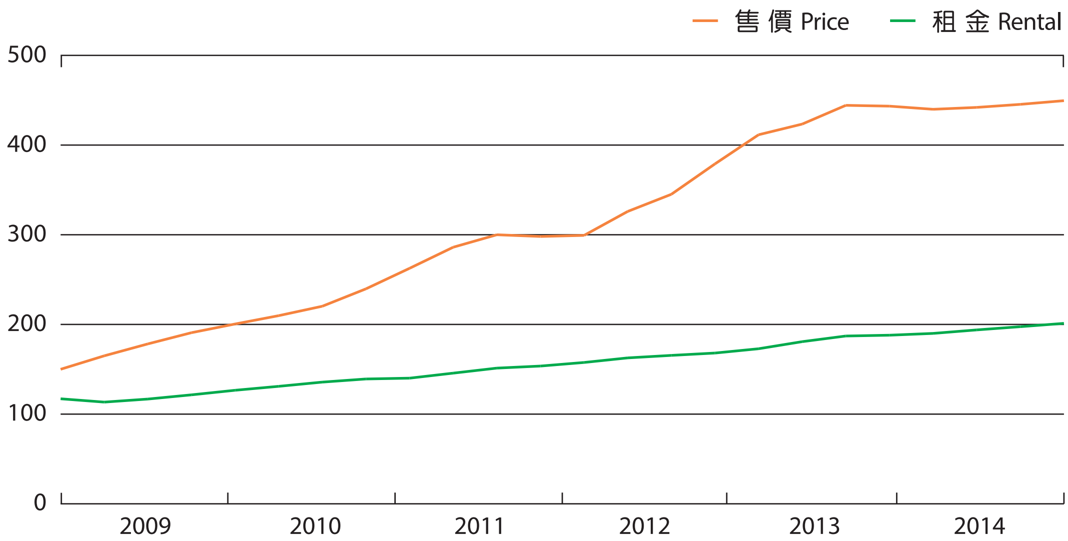
這分類在2015年將沒有新供應，而到2016年則有6 200平方米樓面面積落成，新供應位於中西區(77%)和觀塘(23%)。

There will unlikely be any new space in 2015, but this sub-sector will see completions of 6 200 m^2 coming on stream in 2016. The new supply will be located in Central and Western district (77%) and Kwun Tong (23%).

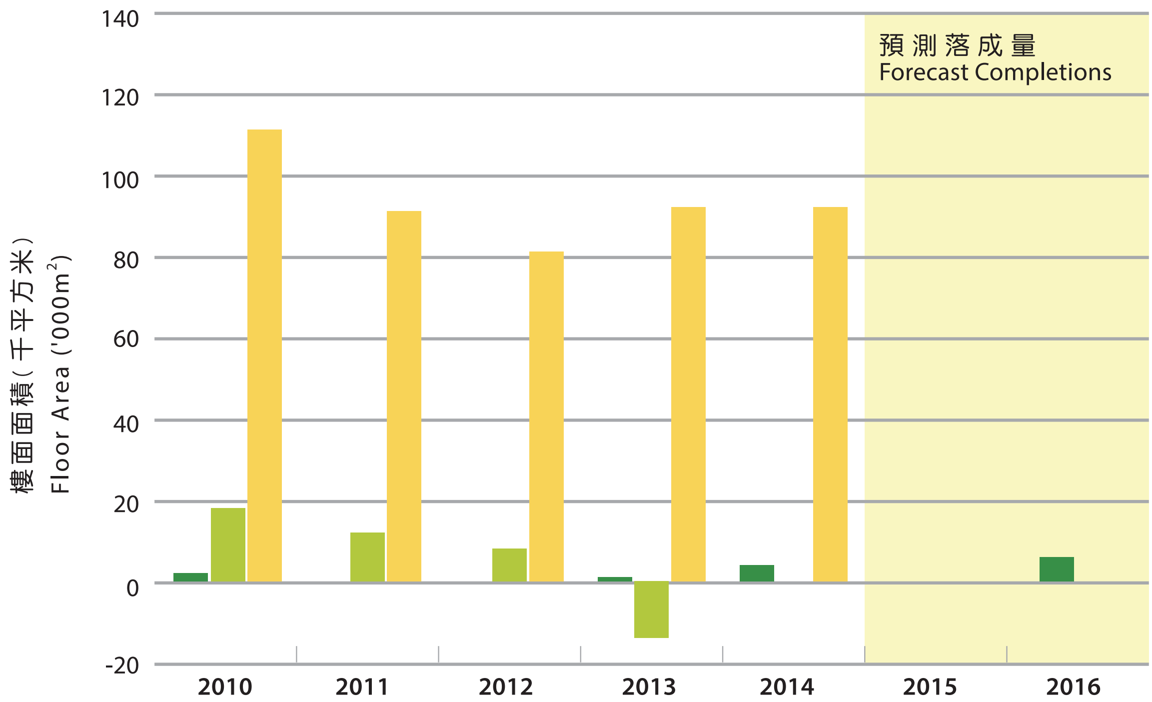
這分類的表現與甲級和乙級寫字樓相若，年內租金持續上升，幅度溫和，最後一季的租金較去年增加7%。不過，第二市場的銷售表現不及租賃市場，售價在第一季下挫，雖然其後三季持續上升，但最後一季的售價指數與2013年同期相比，只增加了1%。

Similar to Grade A and Grade B offices, rents in this sub-sector continued to rise moderately during the year and registered an increase of 7% in the final quarter over a year earlier. However, performance of sales in the secondary market was not as good as the leasing market. Prices plunged in the first quarter. Despite the continuous rise in the following three quarters, the price index in the last quarter increased by 1% only as compared with the same period in 2013.

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)

	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	2	0	0	1	4	0#	6#
使用量 Take-up	18	12	8	-14	0		
空置量 Vacancy	111	91	81	92	92		
%+	7.3	6.0	5.4	6.1	6.2		

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

\# 預測數字
Forecast figures

私人商業樓宇
Private Commercial


dunhill
IWC
IWC

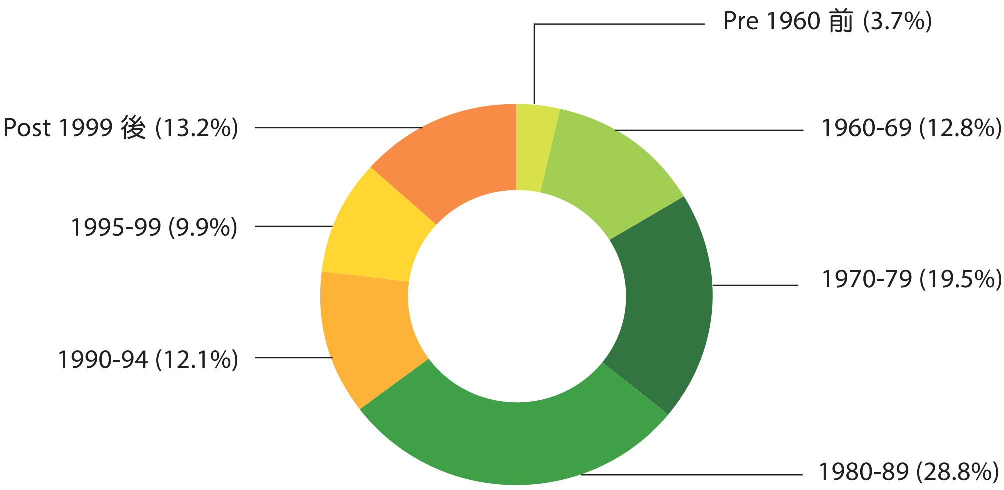
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

2014年底這類物業的總存量為10 917 200平方米，其中30%在港島，40%坐落九龍，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 2014 was 10 917 200 m^2, with 30% of the total space on Hong Kong Island, 40% 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



2014年的落成量增至57 100平方米。按區域計，約22%位於港島，40%在九龍，其餘38%坐落新界。按地區計，北區落成量最多，佔22%，其次為觀塘和中西區，各佔13%左右。

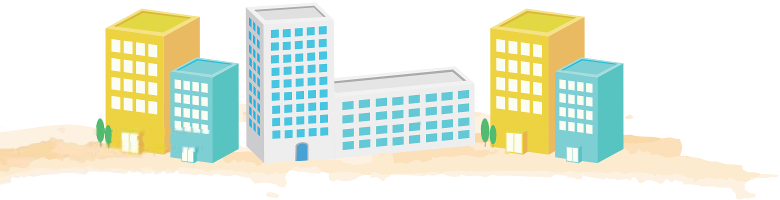
Completions in 2014 increased to 57 100 m^2. By region, about 22% was on Hong Kong Island, 40% in Kowloon and the remaining 38% in the New Territories. On district basis, North district provided the largest completions at 22%, followed by Kwun Tong and Central and Western district, each accounting for about 13%.

年內使用量回復正數15 500平方米，但仍無法跟上同年的新供應，空置量因而輕微上升至795 000平方米，為總存量的7.3%，商場舖位及樓上商業單位佔整體空置量的57%。

Take-up in 2014 returned to positive level at 15 500 m^2. However, it failed to keep up with the new space produced in the year, hence vacancy increased slightly to 795 000 m^2, representing 7.3% of the total stock. The share of vacancy from arcade shops and upper floor commercial space was 57% of the total.

2015和2016年的落成量預計分別上升至103 300平方米和120 600平方米。2015年的供應主要來自灣仔(21%)、觀塘(15%)、元朗(15%)和油尖旺(12%)，合共提供預測落成量的63%。預料2016年約52%的新供應位於新界，當中元朗和西貢分別約佔總落成量的25%和16%。

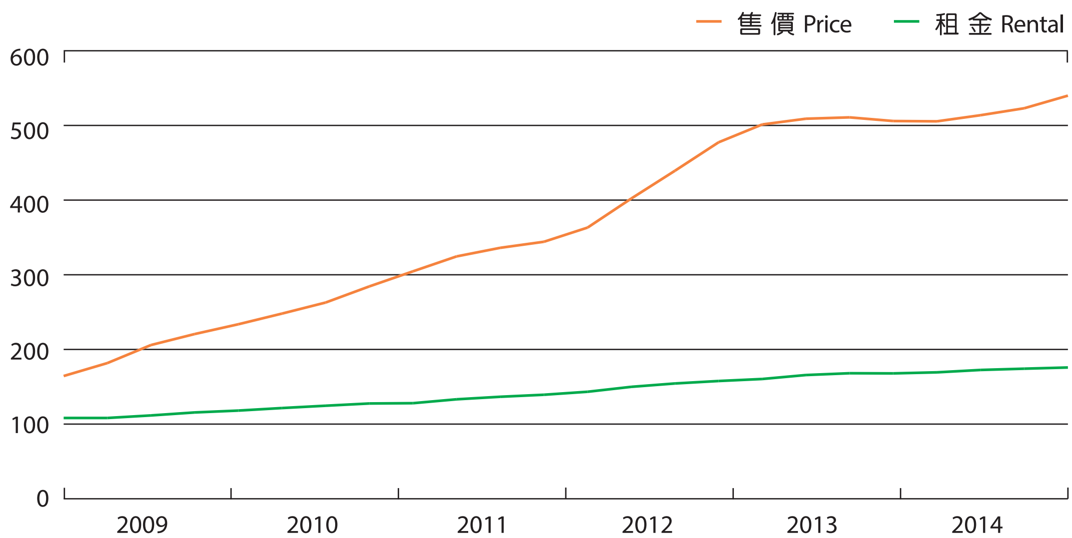
Completions are forecast to rise to 103 300 m^2 and 120 600 m^2 in 2015 and 2016 respectively. Supply in 2015 will be mainly from Wan Chai (21%), Kwun Tong (15%), Yuen Long (15%) and Yau Tsim Mong (12%) which altogether will provide 63% of the estimated completions. In 2016, it is anticipated that about 52% of the new supply will be located in the New Territories, where Yuen Long and Sai Kung will contribute about 25% and 16% of the total completions respectively.



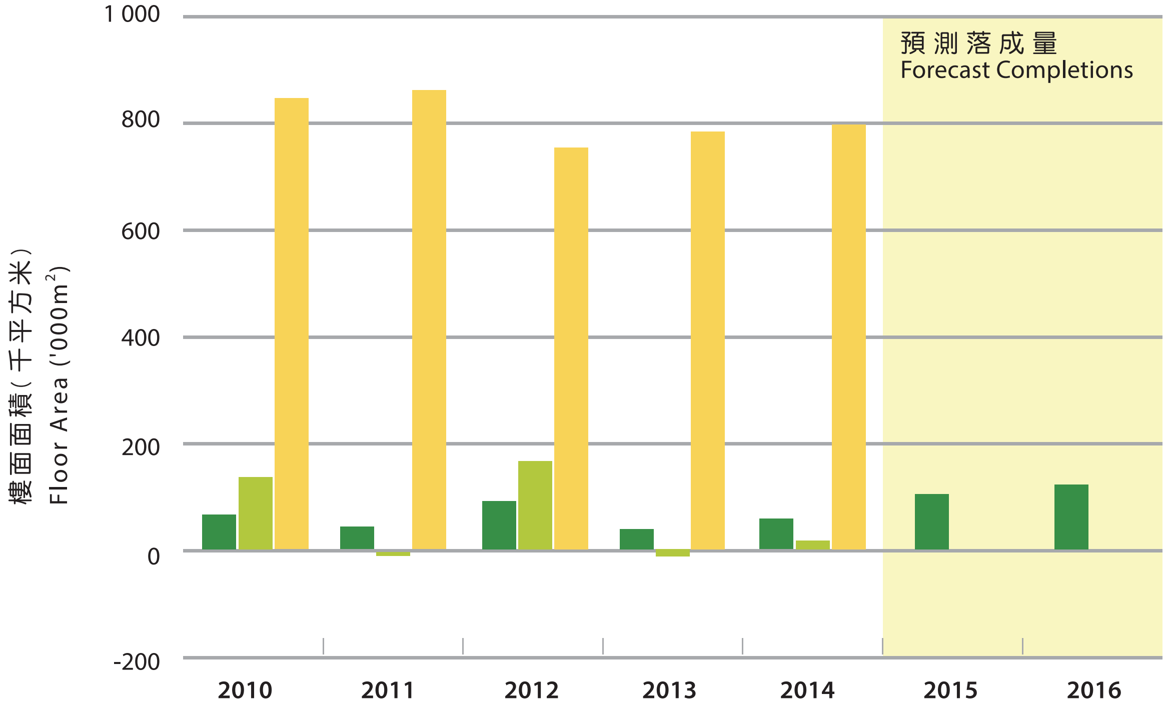
零售業樓宇方面，年內售價和租金均錄得增長。2014年第四季的售價指數較2013年同期上升7%，租金則按年增加5%。

For retail properties, both prices and rents registered growth during the year. The price index for the fourth quarter of 2014 showed an increase of 7% over the same period in 2013, while rents achieved a year-on-year gain of 5%.

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 ('000m^2)

	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	65	42	90	38	57	103#	121#
使用量 Take-up	135	-7	165	-14	16		
空置量 Vacancy	844	859	752	782	795		
%+	7.9	8.0	6.9	7.2	7.3		

\+ 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

私人工業樓宇
Private Industrial


BF
澳美製藥

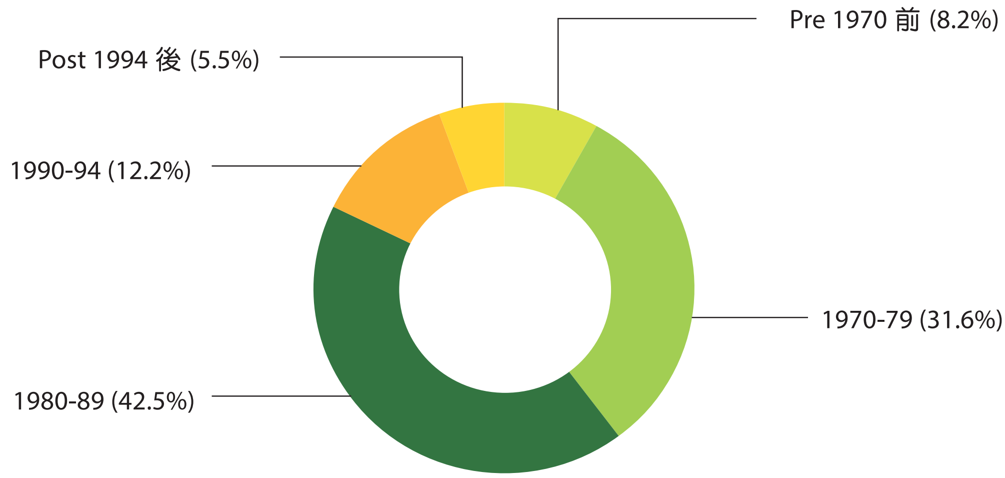
這類別包括分層工廠大廈及其附屬寫字樓。

2014年底這類物業的總存量為17 020 800平方米，平均分布於市區和新界。按樓齡分類的總存量詳見圖表。

This category comprises flatted factories and ancillary office accommodation.

At the end of 2014, stock in this sector was 17 020 800 m^2, which was evenly distributed between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2014年的落成量共計35 600平方米，約76%的新供應來自葵青，餘下的24%來自荃灣和北區。

Completions in 2014 amounted to 35 600 m^2. About 76% of the new supply came from Kwai Tsing whereas the remaining 24% were from Tsuen Wan and North district.

2014年的使用量錄得負數13 300平方米。空置量微跌至958 700平方米，相等於總存量的5.6%。觀塘、葵青和荃灣這三個地區錄得的空置量，約佔空置總面積的65%。

A negative take-up of 13 300 m^2 was recorded in 2014. Vacancy edged down to 958 700 m^2, representing 5.6% of stock. About 65% of the vacant space was found in Kwun Tong, Kwai Tsing and Tsuen Wan.

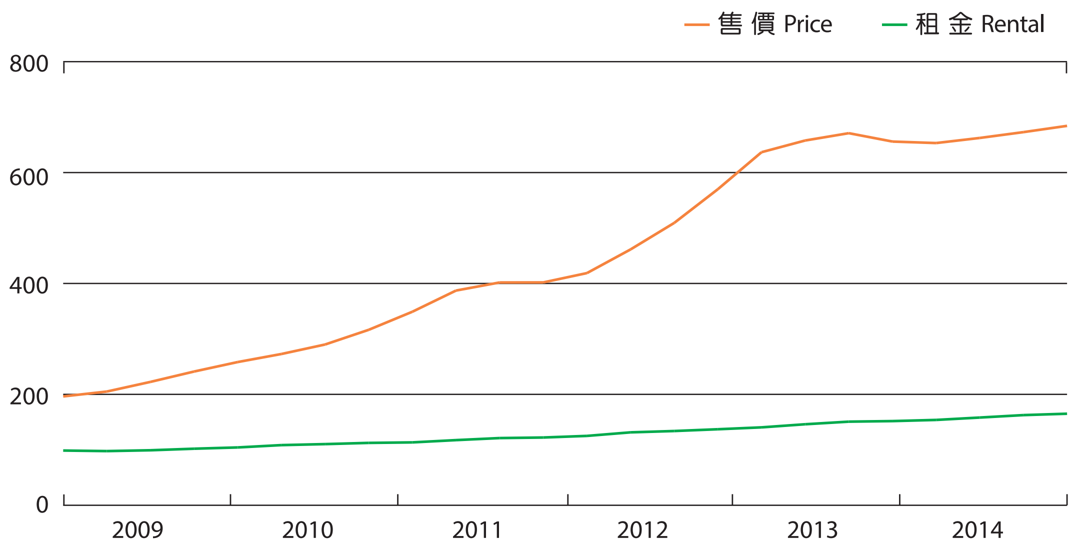
2015年的落成量預計跌至27 200平方米，其中約90%位於深水埗，餘下的坐落觀塘。2016年將有29 200平方米的分層工廠大廈落成，主要來自葵青和觀塘，分別佔新落成量的48%和26%。

Completions in 2015 are expected to decrease to 27 200 m^2, of which about 90% will be located in Sham Shui Po and the rest will be located in Kwun Tong. A new space of 29 200 m^2 will be coming on stream in 2016, largely in Kwai Tsing and Kwun Tong accounting for 48% and 26% of the new completions respectively.

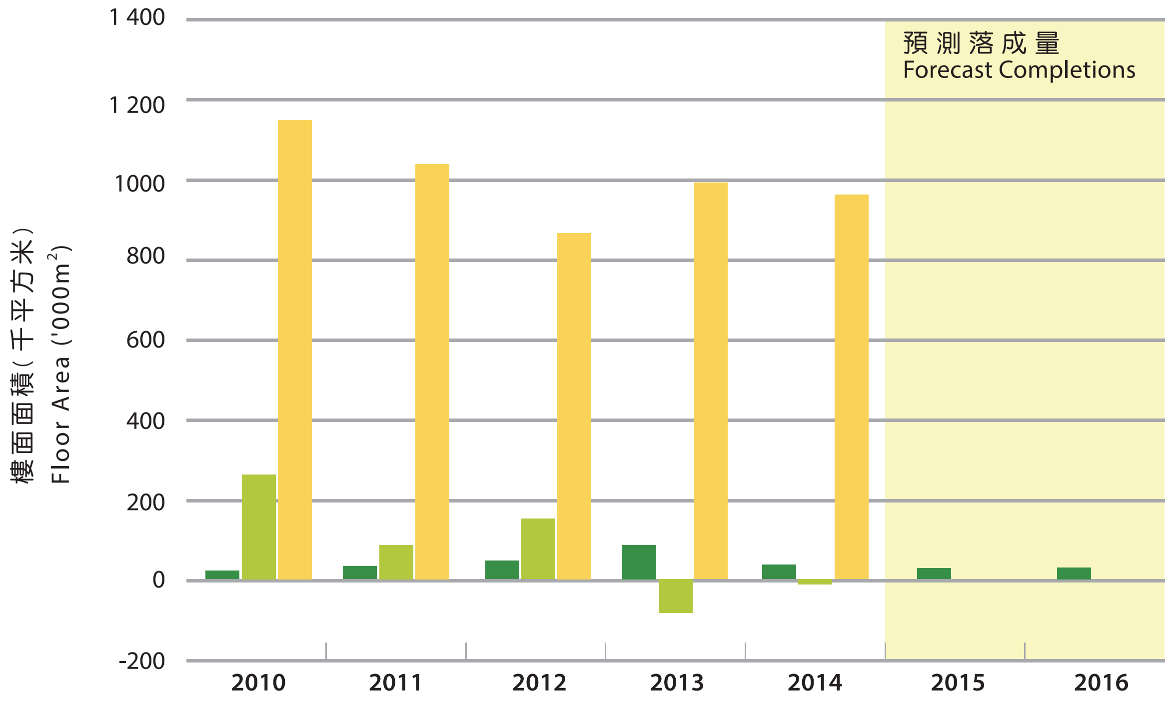
分層工廠大廈的售價於2014年首季輕微下降，之後逐漸回升。第四季的售價較去年同期上升4%。2014年租金錄得溫和增長，最後一季的租金較2013年同期錄得9%增幅。

Prices dipped slightly in the first quarter of 2014 and then rebounded gradually throughout the remaining of the year, resulting in a 4% increase in the fourth quarter over the same period of a year earlier. A moderate growth in rents was recorded in 2014, with a 9% increase in the final quarter over the corresponding period in 2013.

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)

	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	21	32	46	85	36	27#	29#
使用量 Take-up	261	85	151	-84	-13		
空置量 Vacancy	1 146	1 036	864	989	959		
%+	6.7	6.0	5.0	5.8	5.6		

\+ 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.

2014年，此類樓宇並無新供應，亦無樓宇拆卸，年底的總存量為592 900平方米，大部分位於市區，其中深水埗和觀塘共佔總樓面面積的60%以上。

While there was neither new supply nor demolition in 2014, stock as at the end of this year stood at 592 900 m^2 with the majority of space located in urban districts. Sham Shui Po and Kwun Tong accounted for more than 60% of the total space.

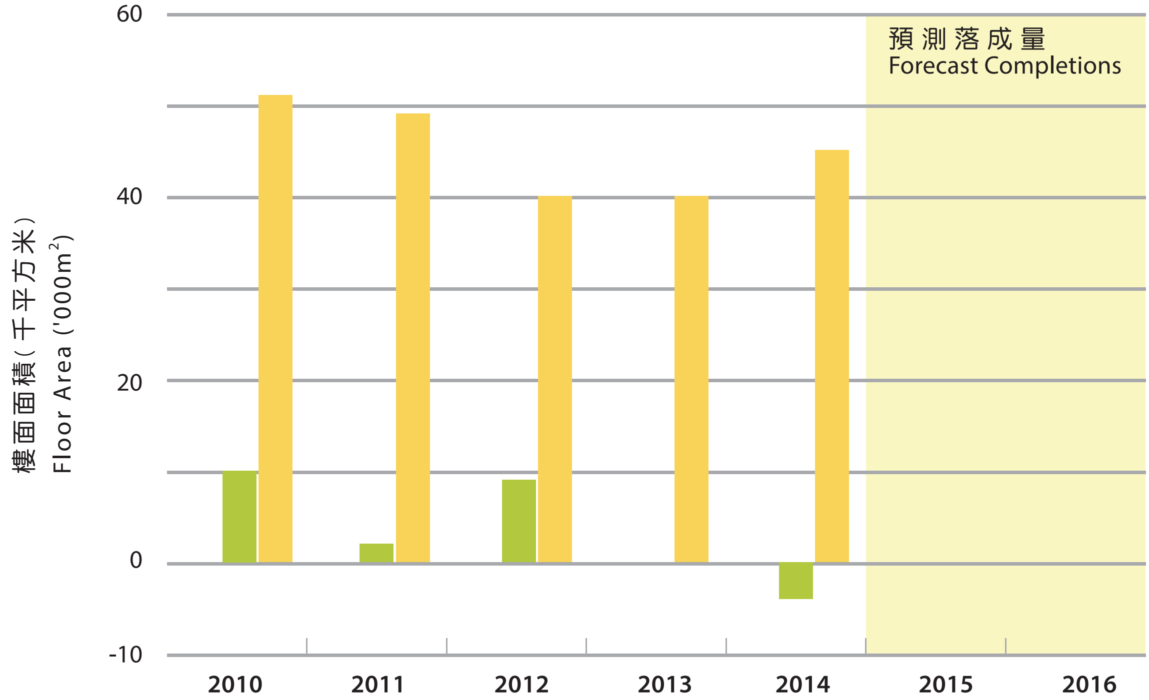
使用量錄得負數4 300平方米，空置率升至總存量的7.5%，即44 500平方米，約65%的空置面積位於深水埗和觀塘。

With a negative take-up of 4 300 m^2, vacancy rate increased to 7.5% of stock, at 44 500 m^2. About 65% of the vacant space was found in the Sham Shui Po and Kwun Tong.

預測此類樓宇在2015和2016年不會有新供應。

No new supply will likely be forthcoming in 2015 and 2016.

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)

	2010	2011	2012	2013	2014	2015	2016
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	10	2	9	0	-4		
空置量 Vacancy	51	49	40	40	45		
%+	8.6	8.2	6.7	6.8	7.5		

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

\# 預測數字
Forecast figures

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.

2014年底這類物業的總存量為3 018 300平方米，其中新界佔86%。

The stock in this sector was 3 018 300 m² at the end of 2014, of which 86% came from the New Territories.

2014年有八個新發展項目於新界落成，共提供62 600平方米樓面面積，其中五個項目位於西貢，佔新落成量的78%。

Eight new developments in the New Territories with 62 600 m² floor space were completed in 2014. Five of them, accounting for 78% of the newly completed space, were in Sai Kung.

預料2015年的新供應量為63 600平方米，其中約54%及36%分別來自元朗及西貢。2016年的新供應預計急增至185 900平方米，約為2015年新供應量的三倍，全部來自新界。

New spaces of 63 600 m² are forecast to be available in 2015, with about 54% and 36% coming from Yuen Long and Sai Kung respectively. New supply in 2016 is expected to surge to 185 900 m², being about three times that of 2015. All the new supply will be in the New Territories.

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.

2014年底的總存量為3 646 700平方米，其中80%以上位於新界，主要集中於葵青、荃灣和沙田，佔總樓面面積的68%。

Stock amounted to 3 646 700 m^2 at the end of 2014. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Tsuen Wan and Sha Tin accounting for 68% of the total space.

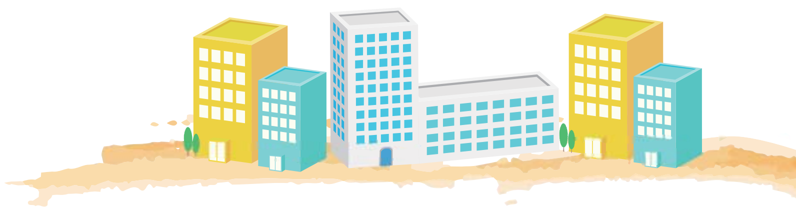
2014年有一個新貨倉在葵青落成，樓面面積為80 200平方米。空置量續增至215 200平方米，相當於總存量的5.9%。

A new building of 80 200 m^2 in Kwai Tsing was completed in 2014. Vacancy further increased to 215 200 m^2, or 5.9% of stock.

預測此類樓宇在2015年不會有新供應，而在2016年，預計有4 000平方米新樓面在荃灣落成。

No new supply is forecast to be available in 2015 while new spaces of 4 000 m^2 in Tsuen Wan are expected to be completed in 2016.

技術附註
Technical Notes



1. 報告年度

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

2. 範圍

本報告的調查對象涵蓋全港私人樓宇。

3. 區域及地區

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

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

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

1. Review Period

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

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

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

4. Property Types

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

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

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

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

4.4 表9的洋房包括設計供一個家庭居住的獨立式、半獨立式或排屋式建築物。村屋並不包括在內。

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：

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

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

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

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.

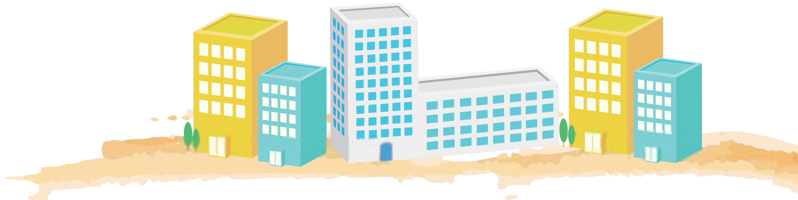
4.4 House in Table 9 comprises detached, semi-detached or terraced building designed as the dwelling of one family. Village houses are not included.

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 :

Grade A - modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.

Grade B - ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing air-conditioning; adequate lift services, good management; parking facilities not essential.

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年底把旗下部分商業樓宇分拆出售予領匯房地產投資信託基金(領匯)後，這些分拆出售的物業現已由領匯持有，並歸入私人物業類別。2006年及之後的統計數字已包括這類別物業的數據在內。讀者把報告年度內的統計數字跟2005年及之前的統計數字作比較時，要特別留意有關轉變。

4.6 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Carparking space is excluded. Commercial premises owned by the Housing Authority and Housing Society are excluded. Following the divestment of selected commercial Housing Authority premises to The Link Real Estate Investment Trust (The Link REIT) at the end of 2005, these divested properties now owned by The Link REIT are classified as private sector properties and are included in the statistics from 2006 onwards. Readers should take special note of this change when comparing review year figures with those of 2005 and before.

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

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

4.8 私人工貿大廈是設計或獲證明作工貿用途的樓面面積。

4.8 Private Industrial/Office premises are floor space 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 carparking spaces are excluded.

5.2　非住宅樓宇的面積是以「內部樓面面積」來計算，量度範圍是有關單位牆壁（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。

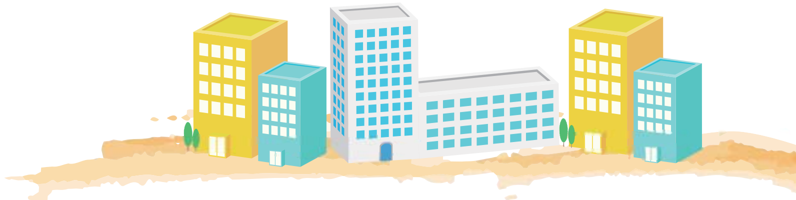
6.2 Public sector figures as mentioned in paragraph 4 above for each property type are excluded. The Private Commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme.

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。

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價記錄中刪除的私人樓宇數量。

9. 預測數量

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

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

9.3 上文第4段所述的公營房屋發展項目並不包括在內。

10. 空置量

10.1 空置量是指在年底進行普查時，單位實際上未被佔用。正在裝修的物業一般都界定為空置。此外，有些單位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。

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

8. Demolition

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

9. Forecast

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

9.2 To arrive at the figures, data are compiled in respect of all known 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. 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. 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2012年前落成並已評估差餉的住宅樓宇則另有處理方法。空置物業數據是向大廈管理處、業主和佔用人蒐集，或本署派員視察而獲得的。

10.3 在2012年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3%的單位所得結果來推算的。

11. 入住量 / 使用量

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

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

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

12. 平均租金和售價

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

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2012, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 For rated domestic premises completed prior to 2012, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

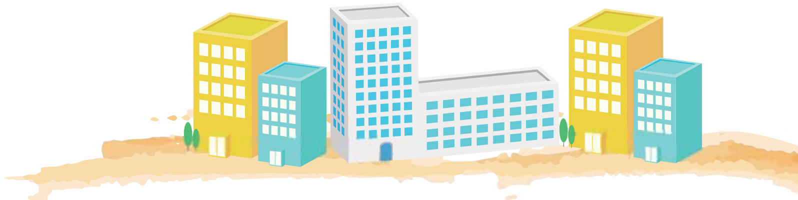
11.1 Take-up figures in respect of domestic premises represent the net increase in the number of units **occupied** in the year under review and for non-domestic premises, the net increase in **occupied** floor space in the year.

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

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

12. Average Rents and Prices

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

12.3 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。

12.4 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。

12.5 有關平均租金和售價的分析，只供一般參考用途。某段時期的水平，主要取決於期內出租或出售物業的特點，包括樓宇質素及位置。因此，在不同時期內出現的變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而<u>不應</u>一概而論視之為該時段中在價值方面的整體變化。尤其是加上括號的數字，表示交易宗數有限，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。

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

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

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

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

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

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

13. 租金和售價指數

13. Rental and Price Indices

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

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

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

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

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

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

13.4 成分指數（即某類別或級別物業的指數）是從分析所有在某指定期間內的交易結果計算出來的。各類樓宇的綜合指數，是將成分指數按**<u>加權</u>**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 **<u>weighted</u>** average of the component indices. The weights for compiling the composite index for each type of non-domestic premises are based on the total floor area of components in respect of the current and previous 11 months. For domestic premises the weights for both rental and price indices are based on the number of transactions effected in the current and previous 11 months.

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

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

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

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

14. 較受歡迎屋苑的售價指數

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

九龍 - 淘大花園、泓景臺、星河明居、君滙港、海濱南岸、海名軒、維港灣、麗港城、海逸豪園、昇悅居、曼克頓山、美孚新邨、港灣豪庭、畢架山一號、又一居、柏景灣、半島豪庭、滙景花園、傲雲峰、擎天半島、德福花園、凱旋門、帝峯・皇殿、譽・港灣、漾日居、黃埔新邨、黃埔花園；

新界 - 愛琴海岸、碧堤半島、麗城花園、聚康山莊、映灣園、帝堡城、栢慧豪園、沙田第一城、藍天海岸、滌濤山、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、日出康城、匡湖居、新都城、都會駅、新城市廣場(第三期)、維景灣畔、天宇海、加州花園、將軍澳中心、珀麗灣、疊茵庭、藍澄灣、海濱花園、駿景園、御皇庭、加州豪園、浪翠園、太湖花園、新港城、帝琴灣、大埔中心、比華利山別墅、御龍山、采葉庭、豫豐花園、盈翠半島、屯門市廣場、雅典居、灝景灣、萬景峯、新時代廣場。

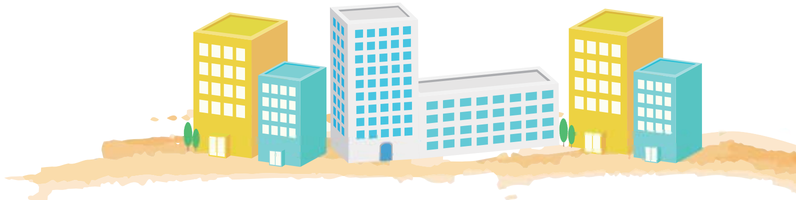
14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in Sale and Purchase Agreements. Developments selected for analysis from 2014 onwards are slightly different from those of previous years, and include:

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

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

New Territories - Aegean Coast, Bellagio, Belvedere Garden, Beneville, Caribbean Coast, Castello, Central Park Towers, City One Sha Tin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Festival City, Flora Plaza, Grand Pacific Views, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lohas Park, Marina Cove, Metro City, Metro Town, New Town Plaza (Phase III), Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea Crest Villa, Serenity Park, Sunshine City, Symphony Bay, Tai Po Centre, The Beverly Hills, The Palazzo, The Parcville, The Sherwood, Tierra Verde, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada, Vision City, YOHO Town.



14.2 樓宇樣本中每個物業組別的成分指數，是根據物業的售價除以有關物業的應課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而2014年的權數是根據2013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 2014, the weights are based on the number of transactions effected in 2013.

15. 落成後使用方式

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

15. Mode of Occupation after Completion

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

16. 物業市場回報率

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

16. Property Market Yields

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

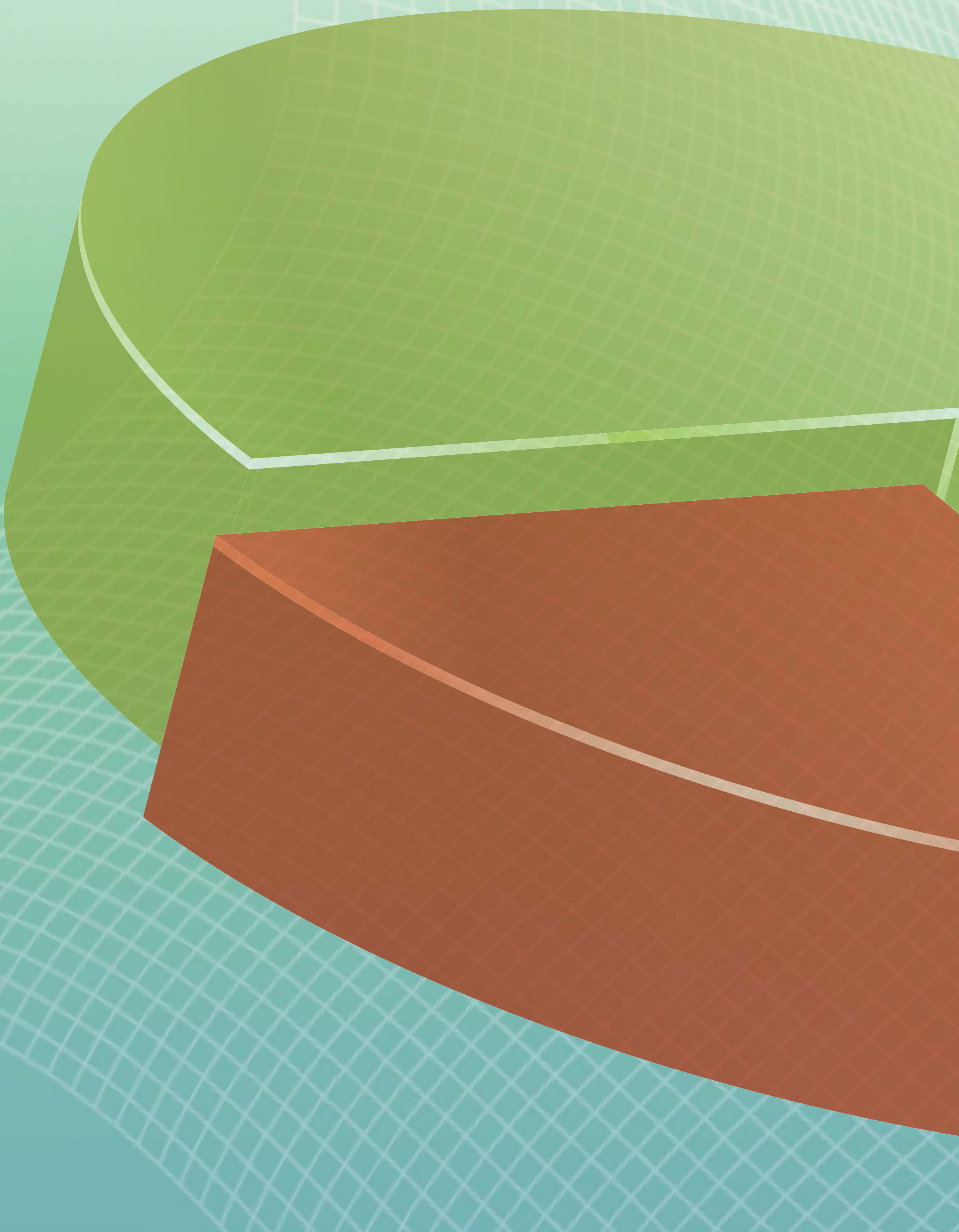
17. 樓宇買賣

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

17. Sales Transactions

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

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

表 Table 1

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

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]		2014 年底總存量 Stock at year-end	2014 年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
A	<20.0	9 304	354 926	8 599	2.4
	20 - 39.9	345 622			
B	40 - 69.9	555 833	555 833	20 159	3.6
C	70 - 99.9	138 437	138 437	7 612	5.5
D	100 - 159.9	61 975	61 975	4 515	7.3
E	160 - 199.9	12 359	25 259	2 378	9.4
	200 - 279.9	9 869			
	>279.9	3 031			
所有類別	**ALL CLASSES**	**1 136 430**	**1 136 430**	**43 263**	**3.8**

表 Table 2

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

單位數目 No. of units

地區	District	2013 年底總存量 Stock at year-end	2014 年落成量 Completions	落成量佔 2013 年總存量的百分率 Completions as a % of 2013 Stock	2014 年底總存量 Stock at year-end	2014 年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	91 869	750	0.8	92 015	3 136	3.4
灣仔	Wan Chai	61 970	672	1.1	62 505	1 983	3.2
東區	Eastern	127 112	483	0.4	127 376	3 199	2.5
南區	Southern	42 072	12	0.0+	42 039	2 163	5.1
港島	***HONG KONG***	***323 023***	***1 917***	***0.6***	***323 935***	***10 481***	***3.2***
油尖旺	Yau Tsim Mong	111 125	1 614	1.5	112 535	4 647	4.1
深水埗	Sham Shui Po	73 590	795	1.1	74 095	1 857	2.5
九龍城	Kowloon City	101 452	639	0.6	101 227	3 607	3.6
黃大仙	Wong Tai Sin	19 123	-	-	19 123	486	2.5
觀塘	Kwun Tong	47 473	299	0.6	47 225	1 021	2.2
九龍	***KOWLOON***	***352 763***	***3 347***	***0.9***	***354 205***	***11 618***	***3.3***
葵青	Kwai Tsing	35 503	-	-	35 503	439	1.2
荃灣	Tsuen Wan	75 234	2 152	2.9	77 384	3 031	3.9
屯門	Tuen Mun	56 488	990	1.8	57 477	2 204	3.8
元朗	Yuen Long	70 879	2 070	2.9	72 949	5 223	7.2
北區	North	26 725	872	3.3	27 597	1 678	6.1
大埔	Tai Po	29 994	1 071	3.6	31 066	2 445	7.9
沙田	Sha Tin	76 810	865	1.1	77 668	1 513	1.9
西貢	Sai Kung	53 475	2 435	4.6	55 905	3 835	6.9
離島	Islands	22 739	-	-	22 741	796	3.5
新界	***NEW TERRITORIES***	***447 847***	***10 455***	***2.3***	***458 290***	***21 164***	***4.6***
全港	***OVERALL***	***1 123 633***	***15 719***	***1.4***	***1 136 430***	***43 263***	***3.8***

\+ 少於 0.05%
2014 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 2013 年底總存量計算。

\+ Below 0.05%
2014 Stock figures are derived from the latest rating record,
and not from the 2013 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
2010	港島	Hong Kong	768	1 133	105 804	136 979	38 635	26 217	15 575	323 210
	九龍	Kowloon	398	3 422	126 231	164 230	39 951	16 441	2 695	349 548
	新界	New Territories	21	8 850	119 844	237 230	51 335	15 863	5 879	430 151
	全港	***OVERALL***	***1 187***	***13 405***	***351 879***	***538 439***	***129 921***	***58 521***	***24 149***	***1 102 909***
2011	港島	Hong Kong	781	1 069	105 680	136 986	38 677	26 284	15 719	323 346
	九龍	Kowloon	874	1 597	126 463	164 141	40 194	16 727	2 709	350 234
	新界	New Territories	11	6 783	119 913	241 254	53 729	16 145	5 940	436 981
	全港	***OVERALL***	***1 666***	***9 449***	***352 056***	***542 381***	***132 600***	***59 156***	***24 368***	***1 110 561***
2012	港島	Hong Kong	1 548	1 752	105 632	136 570	38 552	26 650	15 848	323 252
	九龍	Kowloon	959	3 407	127 361	165 397	40 273	16 932	2 737	352 700
	新界	New Territories	8	4 990	120 030	243 824	54 738	17 076	6 312	441 980
	全港	***OVERALL***	***2 515***	***10 149***	***353 023***	***545 791***	***133 563***	***60 658***	***24 897***	***1 117 932***
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***

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

表 Table 5

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
2005	2 408	10 754	3 091	582	486	17 321
2006	1 601	10 664	2 867	1 072	375	16 579
2007	1 029	7 188	1 516	480	258	10 471
2008	871	4 897	1 825	723	460	8 776
2009	373	2 998	1 369	1 530	887	7 157
2010	689	6 742	4 534	1 182	258	13 405
2011	636	4 586	3 101	919	207	9 449
2012	1 511	4 496	1 720	1 827	595	10 149
2013	1 423	4 688	1 207	573	363	8 254
2014	2 160	8 446	4 207	666	240	15 719

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]	2010	2011	2012	2013	2014 港島 Hong Kong	2014 九龍 Kowloon	2014 新界 New Territories	2014 總數 Total
A	<20.0	13	22	-	81	-	64	-	64
	20 - 39.9	676	614	1 511	1 342	698	837	561	2 096
B	40 - 69.9	6 742	4 586	4 496	4 688	1 025	1 256	6 165	8 446
C	70 - 99.9	4 534	3 101	1 720	1 207	95	777	3 335	4 207
D	100 - 159.9	1 182	919	1 827	573	60	331	275	666
E	160 - 199.9	165	136	253	164	4	50	36	90
	200 - 279.9	64	36	233	154	3	22	64	89
	>279.9	29	35	109	45	32	10	19	61
所有類別	**ALL CLASSES**	**13 405**	**9 449**	**10 149**	**8 254**	**1 917**	**3 347**	**10 455**	**15 719**

表 Table 7

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

單位數目 No. of units

地區	District	2014 年各類單位落成量 Completions by Class						預測落成量 Forecast Completions	
		A	B	C	D	E	總數 Total	[2015]	[2016]
中西區	Central and Western	402	240	51	52	5	750	807	1 399
灣仔	Wan Chai	160	450	37	3	22	672	1 662	332
東區	Eastern	136	335	7	5	-	483	595	167
南區	Southern	-	-	-	-	12	12	24	448
港島	***HONG KONG***	***698***	***1 025***	***95***	***60***	***39***	***1 917***	***3 088***	***2 346***
油尖旺	Yau Tsim Mong	273	537	567	209	28	1 614	218	690
深水埗	Sham Shui Po	361	387	10	36	1	795	859	625
九龍城	Kowloon City	267	150	89	80	53	639	2 481	1 991
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	182	111	6	-	299	-	256
九龍	***KOWLOON***	***901***	***1 256***	***777***	***331***	***82***	***3 347***	***3 558***	***3 562***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	1 695	414	22	21	2 152	5	-
屯門	Tuen Mun	62	770	71	27	60	990	2	1 115
元朗	Yuen Long	220	1 369	460	14	7	2 070	1 492	5 247
北區	North	83	709	48	31	1	872	-	-
大埔	Tai Po	196	337	507	20	11	1 071	1 370	-
沙田	Sha Tin	-	611	199	39	16	865	2 086	711
西貢	Sai Kung	-	674	1 636	122	3	2 435	16	4 761
離島	Islands	-	-	-	-	-	-	1 669	2 402
新界	***NEW TERRITORIES***	***561***	***6 165***	***3 335***	***275***	***119***	***10 455***	***6 640***	***14 236***
全港	***OVERALL***	***2 160***	***8 446***	***4 207***	***666***	***240***	***15 719***	***13 286***	***20 144***

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

單位數目 No. of units

地區	District	[2015] A	B	C	D	E	總數 Total	[2016] A	B	C	D	E	總數 Total
中西區	Central and Western	273	144	184	134	72	807	489	623	260	21	6	1 399
灣仔	Wan Chai	632	798	115	39	78	1 662	226	104	-	2	-	332
東區	Eastern	69	290	98	135	3	595	103	42	21	1	-	167
南區	Southern	-	-	-	6	18	24	26	228	2	-	192	448
港島	***HONG KONG***	***974***	***1 232***	***397***	***314***	***171***	***3 088***	***844***	***997***	***283***	***24***	***198***	***2 346***
油尖旺	Yau Tsim Mong	150	66	1	1	-	218	626	63	1	-	-	690
深水埗	Sham Shui Po	445	379	20	2	13	859	100	525	-	-	-	625
九龍城	Kowloon City	474	628	177	838	364	2 481	696	1 206	39	46	4	1 991
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	128	128	-	-	256
九龍	***KOWLOON***	***1 069***	***1 073***	***198***	***841***	***377***	***3 558***	***1 422***	***1 922***	***168***	***46***	***4***	***3 562***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	4	1	5	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	2	2	285	454	177	151	48	1 115
元朗	Yuen Long	305	924	119	69	75	1 492	1 154	3 242	606	230	15	5 247
北區	North	-	-	-	-	-	-	-	-	-	-	-	-
大埔	Tai Po	47	334	330	476	183	1 370	-	-	-	-	-	-
沙田	Sha Tin	-	1 147	740	139	60	2 086	-	352	56	89	214	711
西貢	Sai Kung	-	-	-	-	16	16	549	2 271	1 159	453	329	4 761
離島	Islands	-	786	509	315	59	1 669	542	1 849	-	2	9	2 402
新界	***NEW TERRITORIES***	***352***	***3 191***	***1 698***	***1 003***	***396***	***6 640***	***2 530***	***8 168***	***1 998***	***925***	***615***	***14 236***
全港	***OVERALL***	***2 395***	***5 496***	***2 293***	***2 158***	***944***	***13 286***	***4 796***	***11 087***	***2 449***	***995***	***817***	***20 144***

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	2013 年底總存量 Stock at year-end	2014 年落成量 Completions	落成量佔 2013 年總存量的百分率 Completions as a % of 2013 Stock	2014 年底總存量 Stock at year-end
中西區	Central and Western	508	1	0.2	511
灣仔	Wan Chai	290	19	6.6	305
東區	Eastern	-	-	-	-
南區	Southern	1 712	12	0.7	1 712
港島	***HONG KONG***	***2 510***	***32***	***1.3***	***2 528***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	70	-	-	70
九龍城	Kowloon City	463	7	1.5	470
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***577***	***7***	***1.2***	***584***
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	135	7	5.2	142
屯門	Tuen Mun	373	42	11.3	414
元朗	Yuen Long	7 912	8	0.1	7 919
北區	North	855	-	-	855
大埔	Tai Po	2 426	-	-	2 427
沙田	Sha Tin	667	-	-	665
西貢	Sai Kung	1 911	3	0.2	1 914
離島	Islands	788	-	-	788
新界	***NEW TERRITORIES***	***15 069***	***60***	***0.4***	***15 126***
全港	***OVERALL***	***18 156***	***99***	***0.5***	***18 238***

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。
2014 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 2013 年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2014 Stock figures are derived from the latest rating record,
and not from the 2013 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
2010	13 405	11 798	88.0	1 089 504	39 736	3.6	51 534	4.7
2011	9 449	8 702	92.1	1 101 112	39 213	3.6	47 915	4.3
2012	10 149	9 729	95.9	1 107 783	38 268	3.5	47 997	4.3
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

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 2014 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2014 and Reported as Wholly Occupied	業主自住 Owner Occupied		出租 Let	
				單位數目 No. of Units	百分率 %	單位數目 No. of Units	百分率 %
A	港島	Hong Kong	93	12	12.9	81	87.1
	九龍	Kowloon	152	57	37.5	95	62.5
	新界	New Territories	1 019	721	70.8	298	29.2
	全港	***OVERALL***	***1 264***	***790***	***62.5***	***474***	***37.5***
B	港島	Hong Kong	75	21	28.0	54	72.0
	九龍	Kowloon	338	257	76.0	81	24.0
	新界	New Territories	2 992	1 879	62.8	1 113	37.2
	全港	***OVERALL***	***3 405***	***2 157***	***63.3***	***1 248***	***36.7***
C	港島	Hong Kong	16	7	43.8	9	56.3
	九龍	Kowloon	32	28	87.5	4	12.5
	新界	New Territories	772	534	69.2	238	30.8
	全港	***OVERALL***	***820***	***569***	***69.4***	***251***	***30.6***
D	港島	Hong Kong	7	5	71.4	2	28.6
	九龍	Kowloon	43	31	72.1	12	27.9
	新界	New Territories	397	317	79.8	80	20.2
	全港	***OVERALL***	***447***	***353***	***79.0***	***94***	***21.0***
E	港島	Hong Kong	30	6	20.0	24	80.0
	九龍	Kowloon	11	10	90.9	1	9.1
	新界	New Territories	37	33	89.2	4	10.8
	全港	***OVERALL***	***78***	***49***	***62.8***	***29***	***37.2***
所有類別 All Classes	港島	Hong Kong	221	51	23.1	170	76.9
	九龍	Kowloon	576	383	66.5	193	33.5
	新界	New Territories	5 217	3 484	66.8	1 733	33.2
	全港	***OVERALL***	***6 014***	***3 918***	***65.1***	***2 096***	***34.9***

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
2013		377	293	240	347	278	205	383	306	225	419	310	244	477	341	256
2014 *		397	311	252	358	300	218	391	321	227	412	322	249	464	329	247
2013	10	383	283	238	341	274	205	391	307	231	426	307	230	487	(380)	(246)
	11	381	293	241	356	281	210	376	310	224	416	313	247	505	(488)	236
	12	374	287	239	344	285	211	386	304	215	411	293	237	450	(361)	267
2014	1	360	288	228	335	285	212	378	310	223	428	303	261	451	(199)	(305)
	2	377	281	244	340	283	210	384	333	217	430	319	273	460	(357)	(189)
	3	369	278	236	321	277	207	366	284	227	380	284	238	438	(313)	(306)
	4	368	294	236	348	287	205	402	322	213	417	307	237	448	(295)	(212)
	5	370	295	238	343	293	206	377	321	220	394	331	259	465	(396)	221
	6	384	323	243	353	296	212	368	308	226	396	314	253	490	(307)	241
	7	423	324	253	371	293	215	387	327	230	422	332	271	481	(371)	239
	8	437	334	269	378	308	225	412	327	227	431	336	230	495	(327)	244
	9	388	321	260	367	309	225	398	329	225	409	321	238	447	(372)	279
	10	400	323	266	367	318	230	395	325	236	427	311	227	467	(318)	(245)
	11 *	403	314	263	372	328	233	402	328	233	394	365	258	437	(320)	246
	12 *	404	320	276	380	323	240	403	333	242	405	331	269	457	(279)	(271)

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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

每平方米售價 $ / m^2

類別 Class		A			B			C			D			E		
年 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
2013		123 304	94 808	83 132	126 642	103 401	75 449	159 480	138 823	85 640	184 830	157 700	79 818	255 215	194 285	78 664
2014 *		128 934	104 453	91 444	129 598	108 910	81 505	153 720	138 436	89 596	183 962	160 259	85 399	250 968	235 620	73 218
2013	10	118 825	94 452	83 396	119 528	95 528	74 674	168 505	128 946	84 575	(190 969)	(160 634)	84 138	(288 780)	-	80 828
	11	122 325	94 939	81 155	124 613	95 464	73 682	161 798	128 024	84 787	177 757	(167 399)	72 482	(212 216)	-	75 447
	12	120 196	94 042	83 257	122 791	102 278	74 543	163 547	131 783	86 788	185 503	(168 311)	90 609	(230 610)	(192 939)	(73 987)
2014	1	122 912	94 583	83 760	120 714	102 645	73 153	155 848	130 555	85 949	(180 140)	(144 675)	77 247	(298 896)	(557 678)	(63 226)
	2	122 031	95 923	83 534	118 475	99 396	74 808	153 642	148 517	80 807	(173 434)	(164 769)	71 862	(282 660)	-	(77 574)
	3	122 272	95 963	84 827	127 423	101 480	76 769	139 930	119 849	83 048	190 217	172 046	84 543	(252 731)	(311 954)	69 595
	4	124 046	97 350	86 617	126 576	101 635	76 578	150 941	141 165	88 014	(182 232)	(147 744)	89 249	(217 482)	(208 282)	69 527
	5	123 284	101 455	88 812	124 808	105 688	78 782	146 313	127 602	86 261	165 846	177 781	86 620	(241 024)	(201 432)	(61 089)
	6	125 779	103 124	89 724	125 268	107 610	81 696	152 815	144 548	88 731	182 779	156 309	89 528	(231 794)	(294 627)	77 017
	7	126 390	103 960	91 973	129 421	107 638	82 961	140 621	130 799	89 249	182 998	136 221	85 523	(187 774)	(226 070)	80 538
	8	130 909	106 452	92 231	130 015	112 940	82 717	159 152	133 557	90 742	183 244	158 359	83 810	(266 985)	(189 181)	75 217
	9	133 552	105 985	94 501	134 093	111 655	82 821	155 153	149 010	91 694	181 330	161 125	92 739	(251 337)	(202 327)	66 251
	10	133 211	113 331	95 800	132 068	112 477	84 318	158 242	147 216	93 354	198 327	176 208	83 946	(250 511)	(197 228)	87 626
	11 *	135 339	112 054	97 154	136 856	114 460	85 968	167 636	143 790	93 994	195 271	141 968	83 029	(274 877)	(205 896)	78 215
	12 *	138 102	113 322	101 300	138 404	119 672	88 606	159 238	144 474	95 268	184 926	(190 669)	88 035	(271 552)	(192 621)	66 686

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

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

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

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
2005		83.3	84.9	90.4	94.7	97.8	85.1	96.1	86.5
2006		90.1	89.1	93.9	100.5	106.4	90.0	103.0	91.6
2007		100.5	98.1	103.5	115.3	121.8	99.7	117.9	101.8
2008		113.2	111.7	119.2	133.4	141.1	113.2	136.3	115.7
2009		102.0	97.8	98.1	105.7	114.2	99.4	108.8	100.4
2010		120.7	118.0	117.1	124.1	130.9	118.9	126.5	119.7
2011		137.1	132.0	128.0	135.9	145.6	133.5	139.2	134.0
2012		149.6	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
2013	10 - 12	167.5	156.0	141.7	141.8	143.3	158.5	142.3	156.8
2014	1 - 3	167.1	154.0	139.7	140.7	141.4	157.0	141.0	155.3
	4 - 6	168.8	155.5	141.1	140.9	140.7	158.5	140.8	156.6
	7 - 9	173.1	160.8	144.3	142.4	142.0	163.2	142.3	160.9
	10 - 12 *	178.2	165.2	148.1	145.2	143.3	167.7	144.6	165.2
2013	10	167.0	156.4	141.9	142.0	143.7	158.6	142.6	157.0
	11	167.9	156.4	142.1	141.7	143.3	158.9	142.3	157.2
	12	167.5	155.1	141.2	141.7	142.9	157.9	142.1	156.3
2014	1	167.4	154.1	139.7	141.6	141.8	157.1	141.7	155.5
	2	166.8	154.0	139.4	140.6	141.0	156.8	140.7	155.0
	3	167.2	154.0	139.9	140.0	141.4	157.0	140.5	155.3
	4	168.1	154.7	140.7	140.8	140.3	157.8	140.6	156.0
	5	168.6	155.5	141.3	140.9	140.6	158.4	140.8	156.5
	6	169.6	156.4	141.2	141.0	141.3	159.2	141.1	157.3
	7	171.1	158.6	143.0	141.3	141.5	161.1	141.4	159.0
	8	173.1	160.7	144.6	142.3	142.1	163.2	142.2	160.9
	9	175.2	163.0	145.4	143.6	142.5	165.2	143.2	162.8
	10	177.4	164.2	147.0	144.8	142.9	166.8	144.2	164.3
	11 *	178.1	165.4	148.3	145.5	143.3	167.8	144.7	165.3
	12 *	179.0	166.0	149.1	145.4	143.6	168.5	144.8	165.9

* 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 / Year	月 / Month	A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
2005		84.9	91.3	106.6	119.1	131.3	90.4	121.9	92.0
2006		86.6	91.6	108.0	121.0	137.6	91.1	124.9	92.7
2007		98.5	100.5	119.6	138.0	161.5	101.4	143.7	103.5
2008		117.6	116.1	138.5	157.2	183.6	118.6	163.0	120.5
2009		120.3	117.2	135.1	153.4	177.1	119.8	159.0	121.3
2010		152.5	144.4	166.2	187.5	215.0	149.3	193.8	150.9
2011		187.3	173.8	193.8	213.3	241.7	180.8	219.7	182.1
2012		217.6	195.7	208.4	226.0	260.9	205.2	234.5	206.2
2013		260.3	230.1	233.5	244.9	267.4	242.1	249.8	242.4
2014 *		278.7	243.2	238.2	247.7	264.7	257.1	252.2	256.9
2013	10 - 12	264.1	232.3	233.4	243.5	264.3	245.1	248.2	245.2
2014	1 - 3	263.8	230.4	231.5	240.3	259.8	244.2	245.1	244.2
	4 - 6	268.0	233.9	232.0	242.4	262.2	247.6	247.7	247.6
	7 - 9	283.8	247.9	240.1	250.2	266.2	261.6	254.5	261.3
	10 - 12 *	299.1	260.7	249.1	258.1	270.7	274.8	261.5	274.3
2013	10	264.3	232.6	233.7	244.4	265.3	245.3	249.1	245.4
	11	264.0	232.2	232.9	243.1	263.4	244.9	247.7	245.0
	12	263.9	232.0	233.7	242.9	264.3	245.0	247.8	245.1
2014	1	263.9	231.1	232.7	242.4	(260.4)	244.7	246.6	244.7
	2	263.8	230.4	231.1	239.5	259.7	244.3	244.5	244.3
	3	263.7	229.6	230.7	238.9	259.3	243.7	244.2	243.7
	4	264.9	231.3	231.1	240.1	261.1	245.0	245.8	245.0
	5	267.9	233.8	231.1	241.7	261.5	247.4	247.1	247.4
	6	271.2	236.6	233.8	245.3	263.9	250.3	250.3	250.3
	7	278.5	242.9	236.3	246.5	265.2	256.6	251.5	256.4
	8	283.6	247.8	240.7	250.6	265.2	261.5	254.5	261.2
	9	289.3	253.1	243.4	253.5	268.2	266.7	257.6	266.3
	10	294.4	256.9	246.9	257.0	269.1	270.9	260.2	270.5
	11 *	299.0	260.5	249.1	257.9	270.7	274.7	261.4	274.2
	12 *	303.9	264.6	251.3	259.3	272.4	278.8	262.9	278.2

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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
2013	1	219.8	190.1	204.1	277.3	207.7	247.6	223.7	191.9	206.9
	2	226.3	196.2	210.4	282.4	208.3	251.1	230.0	198.0	213.0
	3	224.9	195.8	209.6	280.1	206.7	249.3	228.7	197.4	212.1
	4	220.1	189.3	203.9	278.8	204.7	247.6	224.0	191.2	206.7
	5	218.3	190.1	203.3	278.0	205.9	247.6	222.3	191.8	206.1
	6	221.0	193.5	206.5	275.4	205.0	245.6	224.6	195.3	209.0
	7	221.7	195.7	207.7	277.5	203.5	246.2	225.3	197.1	210.2
	8	223.4	195.1	208.4	274.8	204.9	245.2	226.8	196.7	210.7
	9	220.6	194.7	206.8	273.5	201.6	243.1	224.1	196.2	209.1
	10	216.2	193.2	203.8	274.1	202.4	244.0	220.1	194.8	206.4
	11	217.0	191.8	203.5	275.9	202.0	244.8	220.8	193.4	206.2
	12	217.7	191.8	203.9	275.4	205.4	245.7	221.7	193.6	206.6
2014	1	217.3	189.8	202.7	272.7	207.9	246.3	220.9	191.7	205.5
	2	217.7	190.0	202.9	270.8	204.6	243.5	221.4	191.7	205.5
	3	216.4	189.8	202.3	268.9	205.2	242.8	219.8	191.7	204.8
	4	217.3	191.4	203.7	273.0	203.4	243.8	220.9	193.0	206.3
	5	220.6	194.5	206.8	278.3	204.6	247.0	224.3	196.2	209.4
	6	223.5	197.3	209.9	280.8	204.8	248.5	227.2	198.9	212.6
	7	228.8	204.1	216.3	283.3	211.4	253.2	232.4	205.7	218.8
	8	233.8	209.1	221.5	288.3	210.3	255.1	237.5	210.8	224.0
	9	236.9	214.0	225.8	291.0	210.3	256.4	240.7	215.4	228.2
	10	239.1	218.4	229.5	290.7	210.7	256.4	242.7	219.7	231.8
	11 *	242.9	219.2	231.3	289.1	217.7	259.6	246.3	220.7	233.6
	12 *	244.9	223.2	234.8	291.6	219.1	261.5	248.3	224.8	237.2

* 臨時數字
技術附註第 14 段對「較受歡迎屋苑」有詳細說明。

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

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

平方米 m²

地區	District	2014 年底總存量 Stock at year-end 甲級 A	乙級 B	丙級 C	總數 Total	2014 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	1 904 800	771 400	577 500	3 253 700	96 900	28 100	34 500	159 500	5.1	3.6	6.0	4.9
灣仔	Wan Chai	908 400	571 000	306 000	1 785 400	43 200	37 400	23 000	103 600	4.8	6.5	7.5	5.8
東區	Eastern	740 000	201 900	79 800	1 021 700	22 300	6 800	4 400	33 500	3.0	3.4	5.5	3.3
南區	Southern	147 000	48 900	10 500	206 400	26 900	11 400	100	38 400	18.3	23.3	1.0	18.6
港島	***HONG KONG***	***3 700 200***	***1 593 200***	***973 800***	***6 267 200***	***189 300***	***83 700***	***62 000***	***335 000***	***5.1***	***5.3***	***6.4***	***5.3***
油尖旺	Yau Tsim Mong	1 141 500	617 500	411 200	2 170 200	35 700	29 500	26 000	91 200	3.1	4.8	6.3	4.2
深水埗	Sham Shui Po	178 700	55 900	39 200	273 800	13 600	8 200	700	22 500	7.6	14.7	1.8	8.2
九龍城	Kowloon City	107 300	49 200	20 400	176 900	7 300	1 200	200	8 700	6.8	2.4	1.0	4.9
黃大仙	Wong Tai Sin	-	45 700	1 200	46 900	-	900	700	1 600	-	2.0	58.3	3.4
觀塘	Kwun Tong	1 152 500	72 900	12 500	1 237 900	124 100	12 800	1 100	138 000	10.8	17.6	8.8	11.1
九龍	***KOWLOON***	***2 580 000***	***841 200***	***484 500***	***3 905 700***	***180 700***	***52 600***	***28 700***	***262 000***	***7.0***	***6.3***	***5.9***	***6.7***
葵青	Kwai Tsing	149 100	11 500	2 000	162 600	4 200	1 500	100	5 800	2.8	13.0	5.0	3.6
荃灣	Tsuen Wan	114 600	10 300	800	125 700	27 200	500	-	27 700	23.7	4.9	-	22.0
屯門	Tuen Mun	32 700	-	8 500	41 200	4 200	-	-	4 200	12.8	-	-	10.2
元朗	Yuen Long	9 200	9 800	19 000	38 000	-	500	700	1 200	-	5.1	3.7	3.2
北區	North	26 900	3 300	500	30 700	2 300	1 600	300	4 200	8.6	48.5	60.0	13.7
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	309 100	16 000	-	325 100	35 500	1 900	-	37 400	11.5	11.9	-	11.5
西貢	Sai Kung	9 000	-	-	9 000	5 500	-	-	5 500	61.1	-	-	61.1
離島	Islands	130 200	18 900	-	149 100	6 400	3 500	-	9 900	4.9	18.5	-	6.6
新界	***NEW TERRITORIES***	***780 800***	***75 000***	***32 000***	***887 800***	***85 300***	***9 500***	***1 100***	***95 900***	***10.9***	***12.7***	***3.4***	***10.8***
全港	***OVERALL***	***7 061 000***	***2 509 400***	***1 490 300***	***11 060 700***	***455 300***	***145 800***	***91 800***	***692 900***	***6.4***	***5.8***	***6.2***	***6.3***
分區	**Sub-districts**												
上環	Sheung Wan	230 100	357 800	394 400	982 300	8 900	16 500	23 400	48 800	3.9	4.6	5.9	5.0
中區	Central	1 624 200	362 700	167 600	2 154 500	80 000	11 200	10 200	101 400	4.9	3.1	6.1	4.7
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	908 400	571 000	306 000	1 785 400	43 200	37 400	23 000	103 600	4.8	6.5	7.5	5.8
北角 / 鰂魚涌	North Point / Quarry Bay	740 000	153 800	62 000	955 800	22 300	5 700	4 200	32 200	3.0	3.7	6.8	3.4
尖沙咀	Tsim Sha Tsui	788 200	313 400	203 400	1 305 000	29 200	15 700	12 600	57 500	3.7	5.0	6.2	4.4
油麻地 / 旺角	Yau Ma Tei / Mong Kok	332 400	304 100	206 600	843 100	6 400	13 800	13 400	33 600	1.9	4.5	6.5	4.0

分區數字已包括在地區數字內。

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

表 Table 18

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	2013 年底總存量 Stock at year-end	2014 年落成量 Completions	落成量佔 2013 年總存量的百分率 Completions as a % of 2013 Stock	2014 年底總存量 Stock at year-end	2014 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	3 257 500	11 800	0.4	3 253 700	159 500	4.9
灣仔	Wan Chai	1 802 200	-	-	1 785 400	103 600	5.8
東區	Eastern	1 020 300	1 700	0.2	1 021 700	33 500	3.3
南區	Southern	206 100	-	-	206 400	38 400	18.6
港島	***HONG KONG***	***6 286 100***	***13 500***	***0.2***	***6 267 200***	***335 000***	***5.3***
油尖旺	Yau Tsim Mong	2 170 600	700	0.0+	2 170 200	91 200	4.2
深水埗	Sham Shui Po	248 900	16 200	6.5	273 800	22 500	8.2
九龍城	Kowloon City	177 000	-	-	176 900	8 700	4.9
黃大仙	Wong Tai Sin	46 900	-	-	46 900	1 600	3.4
觀塘	Kwun Tong	1 227 400	10 300	0.8	1 237 900	138 000	11.1
九龍	***KOWLOON***	***3 870 800***	***27 200***	***0.7***	***3 905 700***	***262 000***	***6.7***
葵青	Kwai Tsing	164 700	-	-	162 600	5 800	3.6
荃灣	Tsuen Wan	99 300	26 300	26.5	125 700	27 700	22.0
屯門	Tuen Mun	41 300	-	-	41 200	4 200	10.2
元朗	Yuen Long	38 000	-	-	38 000	1 200	3.2
北區	North	27 400	3 300	12.0	30 700	4 200	13.7
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	291 600	33 300	11.4	325 100	37 400	11.5
西貢	Sai Kung	9 000	-	-	9 000	5 500	61.1
離島	Islands	148 600	-	-	149 100	9 900	6.6
新界	***NEW TERRITORIES***	***826 300***	***62 900***	***7.6***	***887 800***	***95 900***	***10.8***
全港	***OVERALL***	***10 983 200***	***103 600***	***0.9***	***11 060 700***	***692 900***	***6.3***
分區	**Sub-districts**						
上環	Sheung Wan	985 400	4 900	0.5	982 300	48 800	5.0
中區	Central	2 154 300	6 800	0.3	2 154 500	101 400	4.7
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 802 200	-	-	1 785 400	103 600	5.8
北角 / 鰂魚涌	North Point / Quarry Bay	954 400	1 700	0.2	955 800	32 200	3.4
尖沙咀	Tsim Sha Tsui	1 305 900	700	0.1	1 305 000	57 500	4.4
油麻地 / 旺角	Yau Ma Tei / Mong Kok	843 700	-	-	843 100	33 600	4.0

\+ 少於 0.05%
2014 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 2013 年底總存量計算。
分區數字已包括在地區數字內。

\+ Below 0.05%
2014 Stock figures are derived from the latest rating record,
and not from the 2013 Stock figures shown here.
Sub-district figures have already been included in District figures.

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

平方米 m^2

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

表 Table 20

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	2014 年落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	預測落成量 Forecast Completions [2015]	[2016]
中西區	Central and Western	-	10 400	1 400	11 800	7 800	8 800
灣仔	Wan Chai	-	-	-	-	4 900	-
東區	Eastern	-	-	1 700	1 700	-	23 800
南區	Southern	-	-	-	-	42 100	10 400
港島	***HONG KONG***	***-***	***10 400***	***3 100***	***13 500***	***54 800***	***43 000***
油尖旺	Yau Tsim Mong	-	-	700	700	5 400	-
深水埗	Sham Shui Po	16 200	-	-	16 200	10 800	-
九龍城	Kowloon City	-	-	-	-	40 500	-
黃大仙	Wong Tai Sin	-	-	-	-	-	34 000
觀塘	Kwun Tong	10 300	-	-	10 300	94 300	53 600
九龍	***KOWLOON***	***26 500***	***-***	***700***	***27 200***	***151 000***	***87 600***
葵青	Kwai Tsing	-	-	-	-	-	-
荃灣	Tsuen Wan	26 300	-	-	26 300	-	-
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	3 300	-	3 300	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	33 300	-	-	33 300	13 400	39 100
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***59 600***	***3 300***	***-***	***62 900***	***13 400***	***39 100***
全港	***OVERALL***	***86 100***	***13 700***	***3 800***	***103 600***	***219 200***	***169 700***
分區	**Sub-districts**						
上環	Sheung Wan	-	3 500	1 400	4 900	-	2 200
中區	Central	-	6 800	-	6 800	7 800	6 600
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	4 900	-
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	1 700	1 700	-	23 800
尖沙咀	Tsim Sha Tsui	-	-	700	700	45 900	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-

分區數字已包括在地區數字內。

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

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

平方米 m^2

地區	District	[2015] 甲級 A	[2015] 乙級 B	[2015] 丙級 C	[2015] 總數 Total	[2016] 甲級 A	[2016] 乙級 B	[2016] 丙級 C	[2016] 總數 Total
中西區	Central and Western	-	7 800	-	7 800	-	4 000	4 800	8 800
灣仔	Wan Chai	4 900	-	-	4 900	-	-	-	-
東區	Eastern	-	-	-	-	23 800	-	-	23 800
南區	Southern	24 100	18 000	-	42 100	-	10 400	-	10 400
港島	***HONG KONG***	***29 000***	***25 800***	***-***	***54 800***	***23 800***	***14 400***	***4 800***	***43 000***
油尖旺	Yau Tsim Mong	-	5 400	-	5 400	-	-	-	-
深水埗	Sham Shui Po	10 800	-	-	10 800	-	-	-	-
九龍城	Kowloon City	40 500	-	-	40 500	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	34 000	-	-	34 000
觀塘	Kwun Tong	77 700	16 600	-	94 300	52 200	-	1 400	53 600
九龍	***KOWLOON***	***129 000***	***22 000***	***-***	***151 000***	***86 200***	***-***	***1 400***	***87 600***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	13 400	-	-	13 400	39 100	-	-	39 100
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***13 400***	***-***	***-***	***13 400***	***39 100***	***-***	***-***	***39 100***
全港	***OVERALL***	***171 400***	***47 800***	***-***	***219 200***	***149 100***	***14 400***	***6 200***	***169 700***
分區	**Sub-districts**								
上環	Sheung Wan	-	-	-	-	-	-	2 200	2 200
中區	Central	-	7 800	-	7 800	-	4 000	2 600	6 600
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	4 900	-	-	4 900	-	-	-	-
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	23 800	-	-	23 800
尖沙咀	Tsim Sha Tsui	40 500	5 400	-	45 900	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-	-	-

分區數字已包括在地區數字內。

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

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

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2010	124 100	108 700	87.6	10 564 900	751 000	7.1	859 700	8.0
2011	155 200	129 000	83.1	10 626 900	571 300	5.4	700 300	6.5
2012	135 700	119 500	88.1	10 755 400	532 900	5.0	652 400	6.0
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

表 Table 23

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 [255 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#
2013		811	1 012	709	462	505	589	329
2014 *		752	1 006	687	475	529	665	346
2013	7	847	1 036	736	508	503	479	305
	8	791	1 042	724	529	500	529	322
	9	620	1 033	708	440	516	514	341
	10	(630)	969	701	443	514	(1 213)	366
	11	697	1 015	681	469	518	662	351
	12	(775)	950	761	450	498	(501)	307
2014	1	769	1 033	730	480	524	602	346
	2	(729)	899	693	467	539	598	349
	3	688	1 010	672	461	533	694	326
	4	895	1 001	708	461	515	(811)	326
	5	830	1 043	663	438	512	(772)	341
	6	643	1 005	707	452	508	(485)	340
	7	646	1 000	691	475	563	636	334
	8 *	648	1 040	662	455	521	586	383
	9 *	759	1 065	704	498	532	(540)	358
	10 *	714	959	622	508	552	(679)	343
	11 *	789	985	664	529	531	832	359
	12 *	921	970	680	473	518	-	370

乙級 Grade B [90 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#
2013		382	681	465	345	414	412	315
2014 *		432	686	491	377	434	431	350
2013	7	407	714	481	332	398	429	223
	8	407	692	463	331	430	424	(437)
	9	409	731	499	353	426	423	(290)
	10	394	684	466	(406)	416	427	(281)
	11	411	687	477	357	423	448	(338)
	12	367	733	460	383	402	426	-
2014	1	423	681	478	356	429	404	(343)
	2	400	723	514	372	414	412	338
	3	416	667	495	389	429	464	334
	4	401	677	489	398	447	458	381
	5	455	681	486	369	421	373	344
	6	425	688	492	384	431	430	(417)
	7	438	685	479	357	435	456	(315)
	8 *	431	689	477	394	421	448	(350)
	9 *	455	692	479	376	441	447	(356)
	10 *	454	713	509	371	452	410	(387)
	11 *	486	622	495	394	449	410	(321)
	12 *	413	692	509	354	444	446	(305)

丙級 Grade C [45 平方米 m^2]

年 Year	月 / Month	上環 Sheung Wan	中區 Central	灣仔 / 銅鑼灣 Wan Chai/ Causeway Bay	北角 / 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地 / 旺角 Yau Ma Tei/ Mong Kok	九龍灣 / 觀塘 # Kowloon Bay/ Kwun Tong#
2013		344	526	428	377	419	354	265
2014 *		366	555	449	405	450	374	296
2013	7	350	528	448	374	414	363	-
	8	371	575	454	383	448	379	(256)
	9	350	531	439	391	478	385	(269)
	10	337	552	437	363	410	362	-
	11	358	544	413	376	431	359	(282)
	12	332	535	420	386	408	360	-
2014	1	354	545	446	397	432	333	-
	2	345	529	440	434	432	359	-
	3	369	563	451	400	453	372	-
	4	352	536	448	391	432	368	(312)
	5	370	532	433	395	428	389	-
	6	365	551	442	402	432	378	(296)
	7	396	533	452	409	491	370	(313)
	8 *	363	577	463	393	454	376	(315)
	9 *	378	557	441	422	455	396	(241)
	10 *	356	623	469	390	474	384	-
	11 *	368	616	457	426	451	393	(302)
	12 *	350	539	458	411	474	358	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2014 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。
資料由 2013 年 2 月起提供。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2014.
\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/ Kwun Tong follows Kwun Tong District of the 18 District Council Districts.
Data are available since February 2013.

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

每平方米售價 $ / m²

[平均面積] [Average size]	甲級 Grade A [148 平方米 m²]							乙級 Grade B [72 平方米 m²]							丙級 Grade C [41 平方米 m²]						
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#
2013	(189 940)	356 517	203 598	(154 809)	180 841	-	128 348	144 557	284 008	198 180	120 525	159 501	140 064	-	144 054	191 149	161 154	141 897	144 234	139 871	-
2014 *	(171 027)	353 514	(264 596)	(163 290)	195 759	-	123 051	150 484	242 180	203 551	130 263	174 261	144 847	151 153	144 425	203 810	167 733	144 823	154 445	147 914	-
2013 7	-	-	-	-	(163 359)	-	(140 851)	-	(161 085)	(163 166)	-	(138 265)	(148 407)	-	160 581	-	155 112	(167 606)	(157 939)	148 230	-
8	-	-	-	-	(182 821)	-	(115 201)	(200 935)	(249 028)	(165 397)	-	161 870	-	-	(189 954)	(213 906)	(160 482)	(151 542)	(139 737)	147 889	-
9	-	-	-	-	(208 784)	-	-	(115 323)	(266 181)	(229 267)	(116 986)	(156 429)	134 425	-	125 789	-	(213 656)	-	130 303	144 951	-
10	-	(390 035)	-	-	(137 736)	-	(158 568)	(140 217)	-	(204 848)	(124 166)	(169 304)	(139 500)	-	150 039	(179 888)	(175 170)	135 863	168 322	158 028	-
11	-	(331 738)	-	-	(221 948)	-	(132 752)	-	(293 291)	(152 321)	(116 468)	(199 268)	(170 254)	-	129 946	-	(158 278)	-	140 424	141 564	-
12	(277 620)	(374 562)	-	-	(218 531)	-	(141 564)	(159 499)	(180 037)	(242 009)	-	(165 804)	128 030	-	124 466	-	(160 800)	(131 188)	178 562	118 821	-
2014 1	-	(305 514)	-	-	(168 927)	-	(147 861)	(167 659)	-	(155 017)	(124 410)	-	(155 693)	(148 088)	(154 352)	(154 322)	(149 322)	(141 434)	171 381	136 169	-
2	-	(365 871)	-	-	-	-	-	-	-	(211 607)	-	(175 183)	(143 194)	-	(131 518)	-	(131 966)	(102 409)	(125 828)	174 743	-
3	-	(455 781)	-	-	(169 388)	-	-	(154 630)	-	(189 053)	-	(145 977)	(162 664)	-	(151 006)	(251 716)	164 476	-	(144 167)	124 236	-
4	-	-	-	(179 465)	(225 146)	-	(149 223)	(149 130)	-	(234 156)	-	(144 243)	-	-	(124 000)	-	(167 486)	(131 875)	-	(146 125)	-
5	-	(292 258)	-	-	(192 780)	-	(117 803)	(148 284)	-	(238 607)	(135 108)	(139 815)	(127 828)	(192 852)	139 390	(225 003)	180 407	(103 561)	129 168	142 073	-
6	-	(414 900)	(156 080)	-	(206 427)	-	(109 952)	-	-	(222 468)	(139 860)	(156 381)	(139 339)	-	(165 035)	(192 350)	149 978	(185 345)	149 858	144 723	-
7	-	(312 778)	(389 108)	-	(177 262)	-	(134 868)	(159 589)	(185 652)	208 076	(134 298)	(186 981)	153 067	-	122 823	(138 340)	(180 656)	147 496	202 733	166 624	-
8 *	(185 007)	(332 334)	(211 273)	(155 203)	(198 570)	-	(146 356)	(152 824)	(233 285)	(201 357)	-	(166 524)	152 181	(118 652)	159 555	-	(152 339)	141 856	156 114	160 096	-
9 *	(176 023)	(334 825)	-	-	183 487	-	(92 652)	(136 274)	(294 531)	190 312	-	-	136 304	-	139 746	-	(236 735)	(160 515)	(144 532)	136 073	-
10 *	-	(330 550)	(301 922)	-	(227 669)	-	(124 697)	(168 723)	(205 477)	(200 624)	(123 076)	(197 192)	(143 219)	-	172 462	(376 940)	(159 724)	138 813	(107 465)	159 913	-
11 *	(152 051)	(368 156)	-	-	(217 846)	-	(132 582)	-	(300 847)	(201 286)	(132 011)	(193 941)	(145 036)	-	141 975	(163 554)	170 307	(165 812)	149 504	139 368	-
12 *	-	-	-	-	188 470	-	110 402	(132 713)	-	(225 402)	-	184 359	139 659	-	(163 099)	(196 509)	172 116	(138 766)	146 338	142 578	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2014 年內所分析單位的平均面積。
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( ) Indicates fewer than 5 transactions.
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\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/ Kwun Tong follows Kwun Tong District of the 18 District Council Districts.
Data are available since February 2013.

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
2005		100.1	94.1	88.7	96.4	149.7	134.7	104.1	133.0
2006		125.2	113.0	99.5	117.4	153.6	143.3	119.5	139.3
2007		140.1	128.9	112.1	131.9	177.8	169.7	147.0	165.5
2008		165.8	151.6	127.4	155.5	211.3	198.7	177.7	199.0
2009		141.5	134.7	117.2	135.7	183.1	184.1	171.0	179.8
2010		150.4	150.2	133.1	147.6	239.1	231.4	217.6	230.4
2011		177.0	166.6	147.7	169.9	301.2	304.9	286.7	297.9
2012		196.9	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 *		218.8	211.9	195.7	213.5	374.4	448.7	444.2	423.0
2013	7 - 9	214.8	204.2	187.1	207.9	377.4	440.6	444.3	415.4
	10 - 12	214.6	204.6	188.0	208.1	374.8	442.1	443.4	414.1
2014	1 - 3	214.6	207.8	190.0	209.1	(372.7)	439.8	439.9	417.2
	4 - 6	217.6	210.6	193.9	212.2	373.0	443.0	442.0	420.8
	7 - 9 *	221.2	214.1	197.5	215.8	375.3	452.9	445.4	425.2
	10 - 12 *	221.8	215.2	201.2	216.9	376.4	459.1	449.5	428.8
2013	7	213.8	202.7	185.1	206.5	(383.7)	(438.9)	436.8	415.5
	8	215.8	205.1	188.8	209.0	(374.2)	(441.3)	446.6	415.2
	9	214.8	204.9	187.5	208.2	(374.3)	(441.6)	449.6	415.4
	10	213.8	203.8	187.2	207.3	(373.8)	(439.6)	444.5	412.5
	11	214.8	205.5	188.8	208.6	(377.0)	(444.8)	440.4	414.4
	12	215.1	204.6	188.0	208.3	(373.7)	(441.8)	445.2	415.4
2014	1	213.2	207.0	188.5	207.8	(369.7)	(440.6)	443.3	412.4
	2	214.9	207.1	189.9	209.1	(374.5)	(439.0)	439.2	418.9
	3	215.8	209.2	191.5	210.4	(373.9)	(439.7)	437.3	420.3
	4	216.1	210.1	192.8	211.0	(375.3)	(437.5)	(439.8)	419.2
	5	217.8	210.7	194.4	212.4	(371.7)	(443.4)	442.0	420.2
	6	218.8	211.1	194.6	213.1	(372.1)	(448.1)	444.2	422.9
	7	220.7	213.4	196.0	215.1	(373.9)	450.8	444.4	423.9
	8 *	221.0	214.2	197.8	215.7	(374.7)	(451.5)	445.0	423.9
	9 *	221.9	214.8	198.7	216.5	(377.4)	(456.5)	446.8	427.8
	10 *	221.4	214.8	200.0	216.4	(378.7)	(457.5)	450.6	429.3
	11 *	222.2	214.9	201.1	217.0	(374.5)	(458.7)	448.5	427.5
	12 *	221.8	216.0	202.6	217.4	(375.9)	461.0	449.4	429.5

* 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 #
2005		104.3	88.7	105.9	159.9
2006		139.9	121.6	127.4	167.1
2007		175.1	132.9	133.2	186.3
2008		232.1	168.3	148.3	229.4
2009		187.6	146.8	124.4	197.2
2010		197.3	151.5	132.6	259.4
2011		250.6	180.4	155.4	328.2
2012		272.5	202.9	172.3	340.0
2013		267.8	215.5	187.4	380.1
2014 *		270.6	218.3	195.6	365.4
2013	7 - 9	268.3	218.8	188.3	(402.9)
	10 - 12	263.8	218.1	189.3	358.5
2014	1 - 3	266.4	218.8	191.8	(354.2)
	4 - 6	269.5	217.0	195.4	358.9
	7 - 9 *	272.0	218.0	196.1	374.7
	10 - 12 *	274.4	219.4	199.1	373.8
2013	7	269.5	219.5	188.2	(351.5)
	8	267.2	217.5	188.5	(451.4)
	9	268.1	219.4	188.2	(405.8)
	10	263.7	217.0	188.5	(349.4)
	11	262.0	218.3	188.9	(358.4)
	12	265.6	219.1	190.6	(367.6)
2014	1	265.7	217.5	193.5	(331.4)
	2	266.4	218.8	189.7	(360.5)
	3	267.0	220.0	192.3	(370.8)
	4	268.1	216.3	194.2	(357.3)
	5	270.0	217.4	195.7	(352.5)
	6	270.4	217.4	196.4	(366.8)
	7	271.7	217.3	195.9	(371.9)
	8 *	271.4	217.8	195.6	(382.5)
	9 *	272.9	218.9	196.8	(369.7)
	10 *	273.8	219.8	198.1	(374.0)
	11 *	274.7	219.7	199.5	(371.8)
	12 *	274.8	218.7	199.7	(375.5)

\# 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	2013 年底總存量 Stock at year-end	2014 年落成量 Completions	落成量佔 2013 年總存量的百分率 Completions as a % of 2013 Stock	2014 年底總存量 Stock at year-end	2014 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	1 121 300	7 400	0.7	1 125 300	87 300	7.8
灣仔	Wan Chai	1 085 900	900	0.1	1 083 000	76 300	7.0
東區	Eastern	763 800	4 200	0.5	765 200	38 400	5.0
南區	Southern	253 800	-	-	254 200	24 500	9.6
港島	***HONG KONG***	***3 224 800***	***12 500***	***0.4***	***3 227 700***	***226 500***	***7.0***
油尖旺	Yau Tsim Mong	2 079 000	5 400	0.3	2 084 500	142 900	6.9
深水埗	Sham Shui Po	695 000	6 100	0.9	702 900	44 800	6.4
九龍城	Kowloon City	712 600	3 800	0.5	712 000	51 300	7.2
黃大仙	Wong Tai Sin	320 300	-	-	320 000	44 000	13.8
觀塘	Kwun Tong	627 300	7 500	1.2	629 200	48 900	7.8
九龍	***KOWLOON***	***4 434 200***	***22 800***	***0.5***	***4 448 600***	***331 900***	***7.5***
葵青	Kwai Tsing	345 900	-	-	347 200	26 000	7.5
荃灣	Tsuen Wan	495 600	800	0.2	499 000	45 100	9.0
屯門	Tuen Mun	416 900	-	-	414 300	29 900	7.2
元朗	Yuen Long	470 200	2 500	0.5	468 400	53 500	11.4
北區	North	217 000	12 700	5.9	229 800	15 400	6.7
大埔	Tai Po	232 800	-	-	232 000	5 600	2.4
沙田	Sha Tin	462 500	2 100	0.5	462 600	32 000	6.9
西貢	Sai Kung	285 400	3 700	1.3	290 300	18 300	6.3
離島	Islands	297 400	-	-	297 300	10 800	3.6
新界	***NEW TERRITORIES***	***3 223 700***	***21 800***	***0.7***	***3 240 900***	***236 600***	***7.3***
全港	***OVERALL***	***10 882 700***	***57 100***	***0.5***	***10 917 200***	***795 000***	***7.3***

2014 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 2013 年底總存量計算。

2014 Stock figures are derived from the latest rating record,
and not from the 2013 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
2010	港島	Hong Kong	10 700	6 500	3 157 000
	九龍	Kowloon	6 600	42 400	4 420 500
	新界	New Territories	-	15 700	3 166 700
	全港	***OVERALL***	***17 300***	***64 600***	***10 744 200***
2011	港島	Hong Kong	8 400	14 300	3 198 500
	九龍	Kowloon	25 400	13 500	4 414 300
	新界	New Territories	-	14 400	3 179 100
	全港	***OVERALL***	***33 800***	***42 200***	***10 791 900***
2012	港島	Hong Kong	15 700	40 600	3 228 400
	九龍	Kowloon	15 900	27 400	4 425 900
	新界	New Territories	300	22 100	3 207 800
	全港	***OVERALL***	***31 900***	***90 100***	***10 862 100***
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***

表 Table 29

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	2014 年落成量 Completions	預測落成量 Forecast Completions [2015]	[2016]
中西區	Central and Western	7 400	5 000	16 400
灣仔	Wan Chai	900	22 100	8 400
東區	Eastern	4 200	800	1 400
南區	Southern	-	200	400
港島	***HONG KONG***	***12 500***	***28 100***	***26 600***
油尖旺	Yau Tsim Mong	5 400	12 500	10 300
深水埗	Sham Shui Po	6 100	4 800	4 500
九龍城	Kowloon City	3 800	8 300	5 700
黃大仙	Wong Tai Sin	-	-	4 400
觀塘	Kwun Tong	7 500	15 800	6 500
九龍	***KOWLOON***	***22 800***	***41 400***	***31 400***
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	800	300	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	2 500	15 300	29 700
北區	North	12 700	-	1 100
大埔	Tai Po	-	2 800	-
沙田	Sha Tin	2 100	11 400	11 100
西貢	Sai Kung	3 700	1 000	19 700
離島	Islands	-	3 000	1 000
新界	***NEW TERRITORIES***	***21 800***	***33 800***	***62 600***
全港	***OVERALL***	***57 100***	***103 300***	***120 600***

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

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

區域 Area [平均面積] [Average size] 年 / 月 Year / Month		租金 Rents (每平方米月租 $ / m² per month) 港島 Hong Kong [61 平方米 m²]	九龍 Kowloon [54 平方米 m²]	新界 New Territories [55 平方米 m²]	售價 Prices (每平方米售價 $ / m²) 港島 Hong Kong [39 平方米 m²]	九龍 Kowloon [34 平方米 m²]	新界 New Territories [27 平方米 m²]
2013		1 549	1 482	1 176	522 310	432 934	356 174
2014 *		1 621	1 527	1 239	449 098	416 654	385 206
2013	7	1 616	1 555	1 227	665 084	593 362	348 074
	8	1 546	1 631	1 207	(429 936)	405 350	322 626
	9	1 618	1 695	1 216	(526 425)	328 878	423 777
	10	1 368	1 400	1 266	527 919	387 876	366 180
	11	1 759	1 705	1 169	597 525	419 578	436 247
	12	1 501	1 343	1 068	356 256	458 732	292 804
2014	1	1 232	1 401	1 073	(763 571)	437 297	375 731
	2	1 559	1 360	1 125	(507 753)	495 480	446 508
	3	1 725	1 629	1 218	(546 391)	441 660	487 774
	4	1 648	1 441	1 219	386 764	369 397	407 947
	5	1 574	1 430	1 298	387 316	475 167	369 148
	6	1 887	1 548	1 288	(446 014)	329 482	286 760
	7	1 699	1 452	1 223	(342 918)	349 556	353 402
	8 *	1 548	1 463	1 330	395 712	481 836	359 744
	9 *	1 791	1 677	1 294	372 044	390 375	408 856
	10 *	1 543	1 536	1 240	(571 173)	470 127	258 531
	11 *	1 456	1 879	1 169	452 111	465 608	354 564
	12 *	1 574	1 547	1 228	(438 674)	391 077	487 348

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2014 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 2014.

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
2005		100.5	149.3
2006		104.3	153.5
2007		111.8	172.5
2008		116.2	192.2
2009		110.9	193.1
2010		122.9	257.2
2011		134.3	327.4
2012		151.3	420.5
2013		165.5	506.8
2014 *		173.0	520.5
2013	7 - 9	168.1	510.8
	10 - 12	167.9	505.9
2014	1 - 3	169.3	505.5
	4 - 6	172.5	513.7
	7 - 9 *	174.2	523.0
	10 - 12 *	175.8	539.9
2013	7	168.2	513.8
	8	167.6	510.1
	9	168.6	508.6
	10	167.5	507.7
	11	166.9	504.7
	12	169.2	505.2
2014	1	168.9	505.3
	2	169.4	505.0
	3	169.7	506.3
	4	170.8	510.9
	5	173.0	514.0
	6	173.6	516.3
	7	173.7	520.3
	8 *	174.0	521.0
	9 *	175.0	527.6
	10 *	174.9	534.5
	11 *	175.4	541.1
	12 *	177.0	544.0

* 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	2013 年底總存量 Stock at year-end	2014 年落成量 Completions	落成量佔 2013 年總存量的百分率 Completions as a % of 2013 Stock	2014 年底總存量 Stock at year-end	2014 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	6 300	9.4
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 319 200	-	-	1 254 800	32 500	2.6
南區	Southern	713 500	-	-	713 100	51 200	7.2
港島	***HONG KONG***	***2 099 600***	***-***	***-***	***2 034 800***	***90 000***	***4.4***
油尖旺	Yau Tsim Mong	306 500	-	-	306 500	27 800	9.1
深水埗	Sham Shui Po	1 054 700	-	-	1 038 100	39 500	3.8
九龍城	Kowloon City	852 300	-	-	850 500	16 200	1.9
黃大仙	Wong Tai Sin	763 500	-	-	763 300	37 700	4.9
觀塘	Kwun Tong	3 215 800	-	-	3 171 700	230 600	7.3
九龍	***KOWLOON***	***6 192 800***	***-***	***-***	***6 130 100***	***351 800***	***5.7***
葵青	Kwai Tsing	3 299 000	27 000	0.8	3 296 400	239 500	7.3
荃灣	Tsuen Wan	2 325 200	5 100	0.2	2 321 400	154 700	6.7
屯門	Tuen Mun	1 476 500	-	-	1 476 300	57 200	3.9
元朗	Yuen Long	204 100	-	-	203 400	4 800	2.4
北區	North	286 200	3 500	1.2	286 600	14 700	5.1
大埔	Tai Po	151 900	-	-	151 900	1 300	0.9
沙田	Sha Tin	1 115 000	-	-	1 110 000	37 400	3.4
西貢	Sai Kung	9 000	-	-	9 000	7 300	81.1
離島	Islands	900	-	-	900	-	-
新界	***NEW TERRITORIES***	***8 867 800***	***35 600***	***0.4***	***8 855 900***	***516 900***	***5.8***
全港	***OVERALL***	***17 160 200***	***35 600***	***0.2***	***17 020 800***	***958 700***	***5.6***

2014 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 2013 年底總存量計算。

2014 Stock figures are derived from the latest rating record,
and not from the 2013 Stock figures shown here.

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

平方米 m²

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2010	港島	Hong Kong	-	-	2 157 100
	九龍	Kowloon	2 000	-	6 313 600
	新界	New Territories	-	20 600	8 760 300
	全港	***OVERALL***	***2 000***	***20 600***	***17 231 000***
2011	港島	Hong Kong	20 000	-	2 143 200
	九龍	Kowloon	37 900	32 400	6 282 800
	新界	New Territories	-	-	8 756 500
	全港	***OVERALL***	***57 900***	***32 400***	***17 182 500***
2012	港島	Hong Kong	5 400	-	2 136 700
	九龍	Kowloon	54 600	-	6 204 900
	新界	New Territories	7 500	46 200	8 795 500
	全港	***OVERALL***	***67 500***	***46 200***	***17 137 100***
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***

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	2014 年落成量 Completions	預測落成量 Forecast Completions [2015]	[2016]
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	-	24 400	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	4 200
觀塘	Kwun Tong	-	2 800	7 600
九龍	***KOWLOON***	**-**	***27 200***	***11 800***
葵青	Kwai Tsing	27 000	-	14 100
荃灣	Tsuen Wan	5 100	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	3 500	-	3 300
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***35 600***	**-**	***17 400***
全港	***OVERALL***	***35 600***	***27 200***	***29 200***

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

私 人 分 層 工 廠 大 廈 - 平 均 租 金 及 售 價
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

區域 Area [平均面積] [Average size]		租金 Rents (每平方米月租 $ / m^2 per month)			售價 Prices (每平方米售價 $ / m^2)		
		港島 Hong Kong [170 平方米 m^2]	九龍 Kowloon [133 平方米 m^2]	新界 New Territories [150 平方米 m^2]	港島 Hong Kong [109 平方米 m^2]	九龍 Kowloon [119 平方米 m^2]	新界 New Territories [112 平方米 m^2]
年 / Year	月 / Month						
2013		141	153	102	68 193	69 571	43 250
2014 *		155	163	112	72 175	70 452	41 819
2013	7	136	157	103	(77 603)	69 102	44 178
	8	137	159	105	(64 436)	70 657	43 116
	9	144	161	106	(71 866)	65 212	41 863
	10	146	157	102	(65 703)	61 196	38 096
	11	158	167	104	(57 130)	71 050	40 337
	12	136	160	108	(67 115)	64 493	41 098
2014	1	154	149	109	(61 489)	64 557	40 489
	2	142	168	111	(78 747)	78 194	40 485
	3	154	167	111	(68 040)	64 419	38 808
	4	155	160	107	(81 180)	58 947	40 407
	5	166	158	108	(63 649)	65 166	39 086
	6	157	163	112	(73 542)	65 627	41 382
	7	153	161	113	(74 364)	71 928	42 683
	8 *	145	168	112	71 928	64 200	40 693
	9 *	151	164	115	(65 518)	70 169	43 825
	10 *	162	164	114	(70 601)	79 291	44 024
	11 *	158	173	117	(82 509)	84 012	43 129
	12 *	161	170	116	(74 492)	76 153	43 636

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2014 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 2014.
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
2005		82.6	125.0
2006		91.0	158.5
2007		100.5	199.5
2008		109.3	235.9
2009		99.4	216.3
2010		108.9	284.4
2011		118.6	385.0
2012		131.9	489.8
2013		147.3	655.4
2014 *		160.0	668.2
2013	7 - 9	150.8	671.0
	10 - 12	151.8	655.9
2014	1 - 3	153.9	653.2
	4 - 6	158.2	662.4
	7 - 9 *	162.6	672.9
	10 - 12 *	165.1	684.2
2013	7	149.7	671.1
	8	151.2	669.7
	9	151.5	672.1
	10	150.9	664.9
	11	152.1	652.0
	12	152.4	650.9
2014	1	152.8	650.2
	2	153.9	652.6
	3	155.1	656.7
	4	156.2	659.5
	5	158.0	663.6
	6	160.3	664.1
	7	161.4	669.0
	8 *	162.7	671.7
	9 *	163.7	678.1
	10 *	164.6	682.2
	11 *	165.1	684.5
	12 *	165.6	686.0

* 臨時數字
上述指數只就樓上單位計算。

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

表 Table 39

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

每平方米售價 $ / m^2

地區 District [平均面積] [Average size] 年 / 月 Year / Month		東區 Eastern [67 平方米 m^2]	深水埗 Sham Shui Po [67 平方米 m^2]	觀塘 Kwun Tong [57 平方米 m^2]	葵青 Kwai Tsing [84 平方米 m^2]	荃灣 Tsuen Wan [103 平方米 m^2]	沙田 Sha Tin [77 平方米 m^2]
2013		83 519	83 352	97 189	50 280	63 839	72 657
2014 *		99 801	98 153	100 003	52 332	68 694	72 905
2013	7	(83 658)	(117 432)	99 535	(58 665)	72 281	(77 583)
	8	(83 638)	(90 295)	(119 153)	38 721	65 534	(77 660)
	9	(64 146)	-	(104 388)	43 922	67 937	68 362
	10	(91 304)	(92 365)	(49 227)	43 898	74 093	(81 633)
	11	(65 445)	(81 271)	(98 884)	45 572	75 579	-
	12	(101 825)	(76 857)	(99 890)	43 432	70 870	75 519
2014	1	-	(87 039)	(78 877)	39 714	62 163	(74 494)
	2	(60 081)	103 855	92 455	58 352	69 703	(76 654)
	3	(85 784)	(68 218)	(110 123)	58 147	60 110	(61 367)
	4	107 181	(99 498)	(65 955)	59 907	72 402	(58 196)
	5	(86 644)	(77 613)	(95 434)	46 801	62 521	(68 869)
	6	(84 890)	-	(93 246)	46 521	66 052	(66 741)
	7	(102 987)	108 184	112 032	38 508	68 977	72 594
	8 *	(97 912)	-	95 961	45 627	63 000	(79 879)
	9 *	(110 625)	98 028	103 705	48 125	77 369	(63 411)
	10 *	(100 016)	(123 804)	110 988	(50 241)	79 140	(73 415)
	11 *	120 608	(95 174)	98 315	55 242	71 306	(58 193)
	12 *	(90 031)	(93 686)	98 955	45 600	66 311	87 729

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2014 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 2014.
\- 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	2013 年底總存量 Stock at year-end	2014 年落成量 Completions	落成量佔 2013 年總存量的百分率 Completions as a % of 2013 Stock	2014 年底總存量 Stock at year-end	2014 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
東區	Eastern	47 000	-	-	47 000	9 300	19.8
南區	Southern	5 900	-	-	5 900	500	8.5
港島	***HONG KONG***	***52 900***	**-**	**-**	***52 900***	***9 800***	***18.5***
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	-	-
深水埗	Sham Shui Po	131 400	-	-	131 500	14 000	10.6
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	1 500	5.3
觀塘	Kwun Tong	230 700	-	-	230 500	14 900	6.5
九龍	***KOWLOON***	***404 900***	**-**	**-**	***404 800***	***30 400***	***7.5***
葵青	Kwai Tsing	90 900	-	-	90 900	3 800	4.2
荃灣	Tsuen Wan	21 300	-	-	21 300	300	1.4
北區	North	6 500	-	-	6 500	200	3.1
沙田	Sha Tin	16 500	-	-	16 500	-	-
新界	***NEW TERRITORIES***	***135 200***	**-**	**-**	***135 200***	***4 300***	***3.2***
全港	***OVERALL***	***593 000***	**-**	**-**	***592 900***	***44 500***	***7.5***

2014 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 2013 年底總存量計算。

2014 Stock figures are derived from the latest rating record,
and not from the 2013 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	2014 年落成量 Completions	預測落成量 Forecast Completions [2015]	[2016]
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
2010	-	-	-	591 200	50 800	8.6	50 800	8.6
2011	-	-	-	591 100	48 600	8.2	48 600	8.2
2012	-	-	-	591 800	39 900	6.7	39 900	6.7
2013	-	-	-	593 000	40 200	6.8	40 200	6.8
2014	-	-	-	592 900	44 500	7.5	44 500	7.5

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	2013 年底總存量 Stock at year-end	2014 年落成量 Completions	落成量佔 2013 年總存量的百分率 Completions as a % of 2013 Stock	2014 年底總存量 Stock at year-end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	7 900	-	-	7 900
南區	Southern	90 100	-	-	84 900
港島	***HONG KONG***	***98 000***	***-***	***-***	***92 800***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	21 500	-	-	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	261 500	-	-	232 600
九龍	***KOWLOON***	***357 600***	***-***	***-***	***328 800***
葵青	Kwai Tsing	125 000	-	-	125 000
荃灣	Tsuen Wan	195 500	-	-	195 600
屯門	Tuen Mun	177 200	-	-	177 200
元朗	Yuen Long	563 800	4 500	0.8	558 300
北區	North	120 800	-	-	125 600
大埔	Tai Po	724 400	9 100	1.3	731 800
沙田	Sha Tin	145 800	-	-	145 800
西貢	Sai Kung	409 100	49 000	12.0	458 000
離島	Islands	79 400	-	-	79 400
新界	***NEW TERRITORIES***	***2 541 000***	***62 600***	***2.5***	***2 596 700***
全港	***OVERALL***	***2 996 600***	***62 600***	***2.1***	***3 018 300***

2014 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 2013 年底總存量計算。

2014 Stock figures are derived from the latest rating record,
and not from the 2013 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	2014 年落成量 Completions	預測落成量 Forecast Completions [2015]	[2016]
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	-	-	74 100
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	4 500	34 300	42 600
北區	North	-	-	-
大埔	Tai Po	9 100	6 500	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	49 000	22 800	69 200
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***62 600***	***63 600***	***185 900***
全港	***OVERALL***	***62 600***	***63 600***	***185 900***

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	2013 年底總存量 Stock at year-end	2014 年落成量 Completions	落成量佔 2013 年總存量的百分率 Completions as a % of 2013 Stock	2014 年底總存量 Stock at year-end	2014 年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	24 600	-	-	24 600	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	94 700	-	-	93 600	2 600	2.8
南區	Southern	29 900	-	-	29 900	-	-
港島	***HONG KONG***	***149 200***	***-***	***-***	***148 100***	***2 600***	***1.8***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	-	-
九龍城	Kowloon City	106 200	-	-	105 100	1 000	1.0
黃大仙	Wong Tai Sin	1 500	-	-	1 500	1 500	100.0
觀塘	Kwun Tong	261 200	-	-	261 200	74 600	28.6
九龍	***KOWLOON***	***511 100***	***-***	***-***	***510 000***	***77 100***	***15.1***
葵青	Kwai Tsing	1 519 400	80 200	5.3	1 610 700	109 100	6.8
荃灣	Tsuen Wan	435 400	-	-	435 500	15 700	3.6
屯門	Tuen Mun	142 400	-	-	142 400	-	-
元朗	Yuen Long	130 600	-	-	129 300	2 900	2.2
北區	North	129 000	-	-	126 100	-	-
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 200	-	-	442 200	900	0.2
西貢	Sai Kung	7 400	-	-	7 400	-	-
離島	Islands	94 400	-	-	94 400	6 900	7.3
新界	***NEW TERRITORIES***	***2 901 400***	***80 200***	***2.8***	***2 988 600***	***135 500***	***4.5***
全港	***OVERALL***	***3 561 700***	***80 200***	***2.3***	***3 646 700***	***215 200***	***5.9***

2014 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 2013 年底總存量計算。

2014 Stock figures are derived from the latest rating record,
and not from the 2013 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	2014 年落成量 Completions	預測落成量 Forecast Completions [2015]	預測落成量 Forecast Completions [2016]
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	80 200	-	-
荃灣	Tsuen Wan	-	-	4 000
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***	***80 200***	**-**	***4 000***
全港	***OVERALL***	***80 200***	**-**	***4 000***

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

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
2005		5.0	4.1	3.7	3.4	3.0
2006		5.3	4.2	3.8	3.5	3.2
2007		5.1	4.2	3.7	3.5	3.0
2008		4.8	4.1	3.7	3.5	3.0
2009		4.2	3.5	3.1	2.8	2.5
2010		4.0	3.5	3.1	2.8	2.5
2011		3.8	3.3	2.9	2.7	2.4
2012		3.5	3.0	2.7	2.5	2.2
2013		3.2	2.9	2.6	2.4	2.1
2014 *		3.1	2.8	2.7	2.4	2.2
2013	7 - 9	3.1	2.8	2.6	2.4	2.1
	10 - 12	3.2	2.9	2.6	2.4	2.1
2014	1 - 3	3.2	2.9	2.6	2.4	2.2
	4 - 6	3.2	2.9	2.7	2.5	2.2
	7 - 9	3.1	2.8	2.7	2.4	2.2
	10 - 12 *	3.0	2.7	2.6	2.4	2.2
2013	7	3.1	2.8	2.6	2.4	2.1
	8	3.1	2.8	2.6	2.4	2.1
	9	3.2	2.9	2.6	2.4	2.1
	10	3.2	2.9	2.6	2.4	2.1
	11	3.2	2.9	2.7	2.4	2.1
	12	3.2	2.9	2.6	2.4	2.1
2014	1	3.2	2.9	2.6	2.4	2.2
	2	3.2	2.9	2.6	2.4	2.1
	3	3.2	2.9	2.6	2.4	2.2
	4	3.2	2.9	2.7	2.5	2.2
	5	3.2	2.9	2.7	2.5	2.2
	6	3.1	2.8	2.7	2.4	2.2
	7	3.1	2.8	2.7	2.4	2.2
	8	3.1	2.8	2.7	2.4	2.2
	9	3.0	2.8	2.6	2.4	2.2
	10	3.0	2.8	2.6	2.4	2.2
	11 *	3.0	2.7	2.6	2.4	2.2
	12 *	3.0	2.7	2.6	2.4	2.2

* 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
2005		3.9	4.5	8.3	4.9
2006		4.6	5.0	7.2	4.8
2007		3.9	4.6	6.2	4.6
2008		3.9	4.6	5.7	4.2
2009		3.8	4.2	5.5	3.9
2010		3.2	3.8	4.7	3.4
2011		3.1	3.4	3.9	3.0
2012		3.1	3.1	3.3	2.5
2013		2.8	2.9	2.8	2.4
2014 *		2.9	3.0	2.9	2.4
2013	7 - 9	2.9	2.9	2.7	2.4
	10 - 12	2.9	2.9	2.8	2.4
2014	1 - 3	2.9	2.9	2.8	2.4
	4 - 6	2.9	3.0	2.9	2.4
	7 - 9 *	2.9	3.0	2.9	2.4
	10 - 12 *	2.9	2.9	2.9	2.4
2013	7	2.8	2.9	2.7	2.3
	8	2.9	2.9	2.7	2.4
	9	2.9	2.9	2.8	2.4
	10	2.9	2.9	2.7	2.4
	11	2.9	2.9	2.8	2.4
	12	2.9	2.9	2.8	2.4
2014	1	2.9	2.9	2.8	2.4
	2	2.9	2.9	2.8	2.4
	3	2.9	3.0	2.9	2.4
	4	2.8	3.0	2.9	2.4
	5	2.9	3.0	2.9	2.4
	6	2.9	3.0	2.9	2.4
	7	2.9	3.0	2.9	2.4
	8 *	2.9	3.0	2.9	2.4
	9 *	2.9	3.0	2.9	2.4
	10 *	2.9	3.0	2.9	2.4
	11 *	2.9	2.9	2.9	2.3
	12 *	2.9	2.9	2.9	2.4

* 臨時數字
** 此欄數字只就樓上單位計算。

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

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

年 / 月 Year / Month		數目 No.	總值（百萬元） Consideration ($ million)
2012		81 333	452 275
2013		50 676	298 942
2014		63 807	433 418
2013	1 - 3	16 271	94 276
	4 - 6	11 443	61 440
	7 - 9	11 079	59 524
	10 - 12	11 883	83 702
2014	1 - 3	10 788	68 894
	4 - 6	16 011	94 856
	7 - 9	19 962	141 312
	10 - 12	17 046	128 356
2014	1	4 488	27 258
	2	3 159	21 079
	3	3 141	20 557
	4	4 781	29 117
	5	5 270	31 862
	6	5 960	33 877
	7	7 792	57 113
	8	6 212	42 035
	9	5 958	42 164
	10	6 189	49 704
	11	4 848	34 821
	12	6 009	43 831

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

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

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

買賣合約數目 No. of Agreements

年 / 月 Year / Month		成交金額（百萬元）Range of Consideration ($ million)												
		少於 1 Less than 1		1 至少於 2 1 to less than 2		2 至少於 3 2 to less than 3		3 至少於 5 3 to less than 5		5 至少於 10 5 to less than 10		10 或以上 10 or over		總數 Total
		數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	
2012		1 010	1	9 948	12	20 068	25	25 112	31	17 757	22	7 438	9	81 333
2013		569	1	3 168	6	10 179	20	19 505	38	12 021	24	5 234	10	50 676
2014		378	1	2 491	4	8 874	14	23 056	36	21 230	33	7 778	12	63 807
2013	1 - 3	179	1	1 098	7	3 135	19	5 968	37	4 151	26	1 740	11	16 271
	4 - 6	131	1	764	7	2 493	22	4 949	43	2 147	19	959	8	11 443
	7 - 9	143	1	656	6	2 465	22	4 553	41	2 470	22	792	7	11 079
	10 - 12	116	1	650	5	2 086	18	4 035	34	3 253	27	1 743	15	11 883
2014	1 - 3	101	1	519	5	1 673	16	3 982	37	3 388	31	1 125	10	10 788
	4 - 6	89	1	738	5	2 727	17	6 104	38	4 933	31	1 420	9	16 011
	7 - 9	96	0	673	3	2 616	13	6 971	35	6 827	34	2 779	14	19 962
	10 - 12	92	1	561	3	1 858	11	5 999	35	6 082	36	2 454	14	17 046
2014	1	45	1	207	5	647	14	1 793	40	1 336	30	460	10	4 488
	2	30	1	157	5	448	14	1 032	33	1 158	37	334	11	3 159
	3	26	1	155	5	578	18	1 157	37	894	28	331	11	3 141
	4	32	1	221	5	804	17	1 842	39	1 449	30	433	9	4 781
	5	30	1	259	5	975	19	2 112	40	1 389	26	505	10	5 270
	6	27	0	258	4	948	16	2 150	36	2 095	35	482	8	5 960
	7	38	0	232	3	1 000	13	2 534	33	2 671	34	1 317	17	7 792
	8	30	0	221	4	789	13	2 158	35	2 306	37	708	11	6 212
	9	28	0	220	4	827	14	2 279	38	1 850	31	754	13	5 958
	10	34	1	196	3	726	12	2 089	34	2 051	33	1 093	18	6 189
	11	32	1	185	4	563	12	1 802	37	1 657	34	609	13	4 848
	12	26	0	180	3	569	9	2 108	35	2 374	40	752	13	6 009

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.
2012		12 968	16	130 968	68 365	84	321 308	81 333
2013		11 046	22	95 872	39 630	78	203 070	50 676
2014		16 857	26	176 157	46 950	74	257 260	63 807
2013	1 - 3	2 924	18	24 982	13 347	82	69 295	16 271
	4 - 6	2 508	22	18 220	8 935	78	43 219	11 443
	7 - 9	1 628	15	11 325	9 451	85	48 200	11 079
	10 - 12	3 986	34	41 345	7 897	66	42 356	11 883
2014	1 - 3	3 595	33	32 041	7 193	67	36 853	10 788
	4 - 6	3 352	21	30 627	12 659	79	64 229	16 011
	7 - 9	5 295	27	60 274	14 667	73	81 037	19 962
	10 - 12	4 615	27	53 215	12 431	73	75 141	17 046
2014	1	1 760	39	14 007	2 728	61	13 252	4 488
	2	1 142	36	9 983	2 017	64	11 096	3 159
	3	693	22	8 051	2 448	78	12 505	3 141
	4	1 136	24	11 005	3 645	76	18 112	4 781
	5	841	16	8 544	4 429	84	23 318	5 270
	6	1 375	23	11 078	4 585	77	22 799	5 960
	7	2 507	32	29 291	5 285	68	27 822	7 792
	8	1 606	26	16 207	4 606	74	25 828	6 212
	9	1 182	20	14 776	4 776	80	27 387	5 958
	10	1 723	28	23 258	4 466	72	26 446	6 189
	11	1 119	23	13 459	3 729	77	21 362	4 848
	12	1 773	30	16 498	4 236	70	27 333	6 009

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.	寫字樓 Offices 總值 (百萬元) Consideration ($ million)	商業樓宇 Commercial 宗數 No.	商業樓宇 Commercial 總值 (百萬元) Consideration ($ million)	分層工廠大廈 Flatted Factories 宗數 No.	分層工廠大廈 Flatted Factories 總值 (百萬元) Consideration ($ million)
2012		3 269	36 625	7 282	101 273	9 731	43 974
2013		1 685	22 545	4 305	47 080	4 271	28 286
2014 *		1 273	16 432	3 096	35 434	2 997	19 202
2013	7 - 9	273	3 772	596	6 512	697	5 833
	10 - 12	263	3 576	808	7 675	619	4 247
2014	1 - 3	205	2 715	671	9 773	596	4 035
	4 - 6	276	3 595	838	9 209	683	4 160
	7 - 9 *	467	5 860	889	8 614	903	5 916
	10 - 12 *	325	4 262	698	7 838	815	5 092
2013	7	90	752	247	3 193	228	2 076
	8	99	1 793	210	1 947	192	1 167
	9	84	1 226	139	1 372	277	2 590
	10	79	921	367	3 104	202	1 378
	11	94	1 207	240	2 753	178	1 139
	12	90	1 449	201	1 818	239	1 729
2014	1	89	1 374	153	1 991	195	1 121
	2	53	458	127	3 710	115	798
	3	63	883	391	4 072	286	2 116
	4	71	667	387	3 041	210	1 261
	5	110	1 825	193	3 167	228	1 396
	6	95	1 102	258	3 000	245	1 503
	7	141	2 133	194	2 740	270	1 754
	8 *	217	2 151	224	2 521	290	1 852
	9 *	109	1 576	471	3 353	343	2 310
	10 *	110	1 033	178	1 564	223	1 318
	11 *	90	1 157	311	3 429	266	1 844
	12 *	125	2 071	209	2 845	326	1 930

* 臨時數字

這些數字是根據買賣合約的簽署**日期**(如沒有買賣合約，則根據轉讓契約簽署日期)，而**並非**送交土地註冊處登記的日期，應與土地註冊處編制的住宅買賣數據有所區別。

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

* Provisional figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the **date** on which an Agreement for Sale and Purchase is signed (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and **not** the date on which the document is submitted for registration.

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

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
港島 HONG KONG	中西區 Central and Western	堅尼地城、石塘咀、西營盤、上環、中環、金鐘、半山區、山頂	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111, 112, 113, 114, 115, 116, 121, 122, 123, 124, 141, 142, 143, 181, 182
	灣仔 Wan Chai	灣仔、銅鑼灣、跑馬地、大坑、掃桿埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	131, 132, 133, 134, 135, 140, 144, 145, 146, 149, 183, 184, 190
	東區 Eastern	天后、寶馬山、北角、鰂魚涌、西灣河、筲箕灣、柴灣、小西灣	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	147, 148, 151, 152, 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
	南區 Southern	薄扶林、香港仔、鴨脷洲、黃竹坑、壽臣山、淺水灣、舂磡角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	171, 172, 173, 174, 175, 176, 191, 192, 193, 194, 195, 196, 197, 198
九龍 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、西九龍填海區、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256

各 區 域 及 地 區
AREAS AND DISTRICTS

區 域 Area	地 區 District	地 區 內 的 分 區 名 稱	Names of Sub-districts within District Boundaries	規 劃 統 計 小 區 Tertiary Planning Units
九 龍 KOWLOON	深 水 埗 Sham Shui Po	美 孚 、 荔 枝 角 、 長 沙 灣 、 深 水 埗 、 石 硤 尾 、 又 一 村 、 大 窩 坪 、 昂 船 洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen,Tai Wo Ping, Stonecutters Island	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
	九 龍 城 Kowloon City	紅 磡 、 土 瓜 灣 、 馬 頭 角 、 馬 頭 圍 、 啟 德 、 九 龍 城 、 何 文 田 、 九 龍 塘 、 筆 架 山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286
	黃 大 仙 Wong Tai Sin	新 蒲 崗 、 黃 大 仙 、 東 頭 、 橫 頭 磡 、 樂 富 、 鑽 石 山 、 慈 雲 山 、 牛 池 灣	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282, 283, 284, 287, 288, 289
	觀 塘 Kwun Tong	坪 石 、 九 龍 灣 、 牛 頭 角 、 佐 敦 谷 、 觀 塘 、 秀 茂 坪 、 藍 田 、 油 塘 、 鯉 魚 門	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	280, 290, 291, 292, 293, 294, 295, 297, 298
新 界 NEW TERRITORIES	葵 青 Kwai Tsing	葵 涌 、 青 衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
	荃 灣 Tsuen Wan	荃 灣 、 梨 木 樹 、 汀 九 、 深 井 、 青 龍 頭 、 馬 灣 、 欣 澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 973(p), 974, 975

(p) = part 部 分

各區域及地區
AREAS AND DISTRICTS

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

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

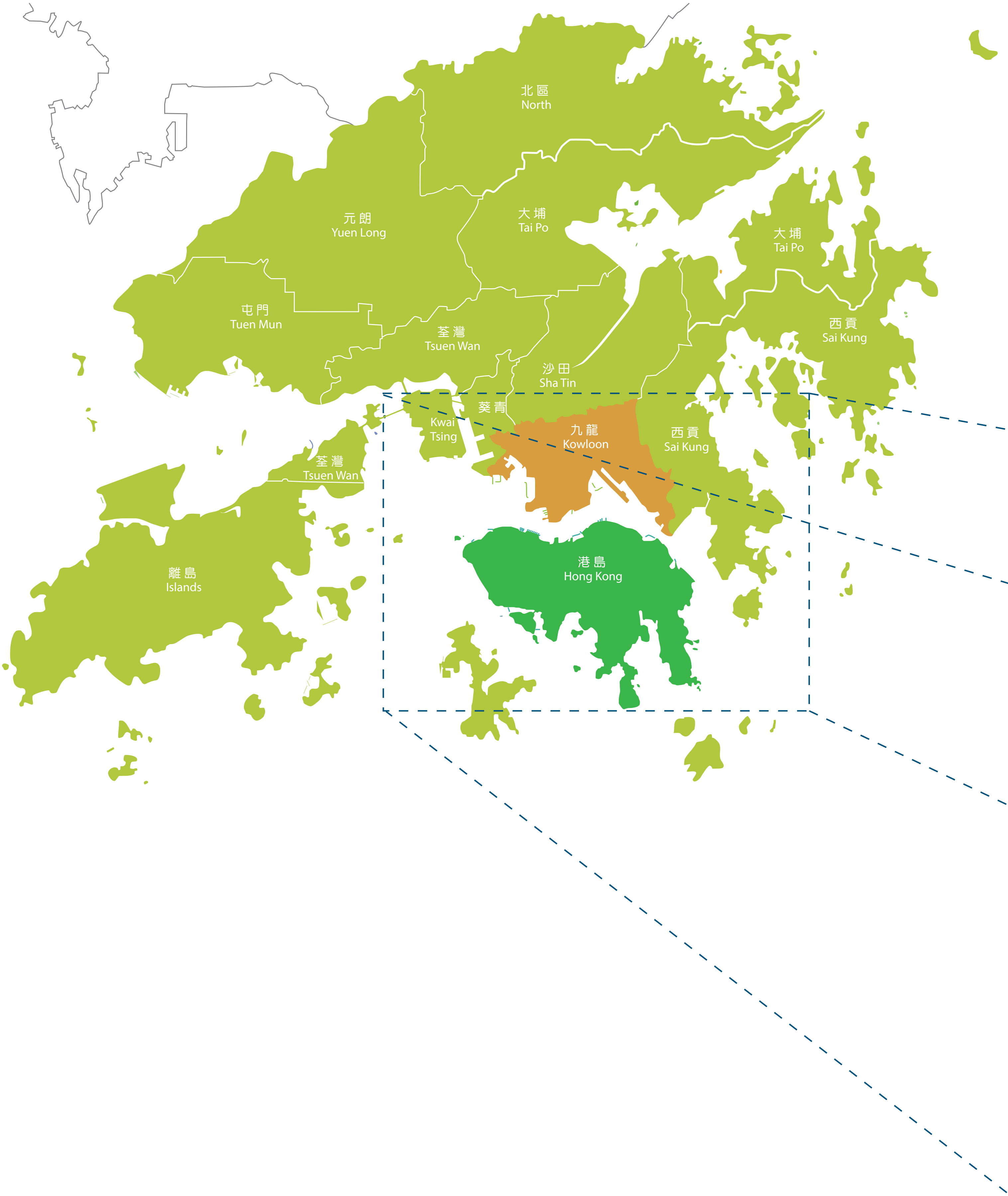
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 Sai Kung	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	離島 Islands	長洲、坪洲、大嶼山（包括東涌）、南丫島	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 973(p), 976

寫字樓分區
OFFICE SUB-DISTRICTS

寫字樓的分區	Sub-districts for Offices	規劃統計小區 Tertiary Planning Units
上環	Sheung Wan	113, 114, 115
中區	Central	121, 122, 123, 124
灣仔／銅鑼灣	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角／鰂魚涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157, 158
尖沙咀	Tsim Sha Tsui	211, 212, 214, 215, 216
油麻地／旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254

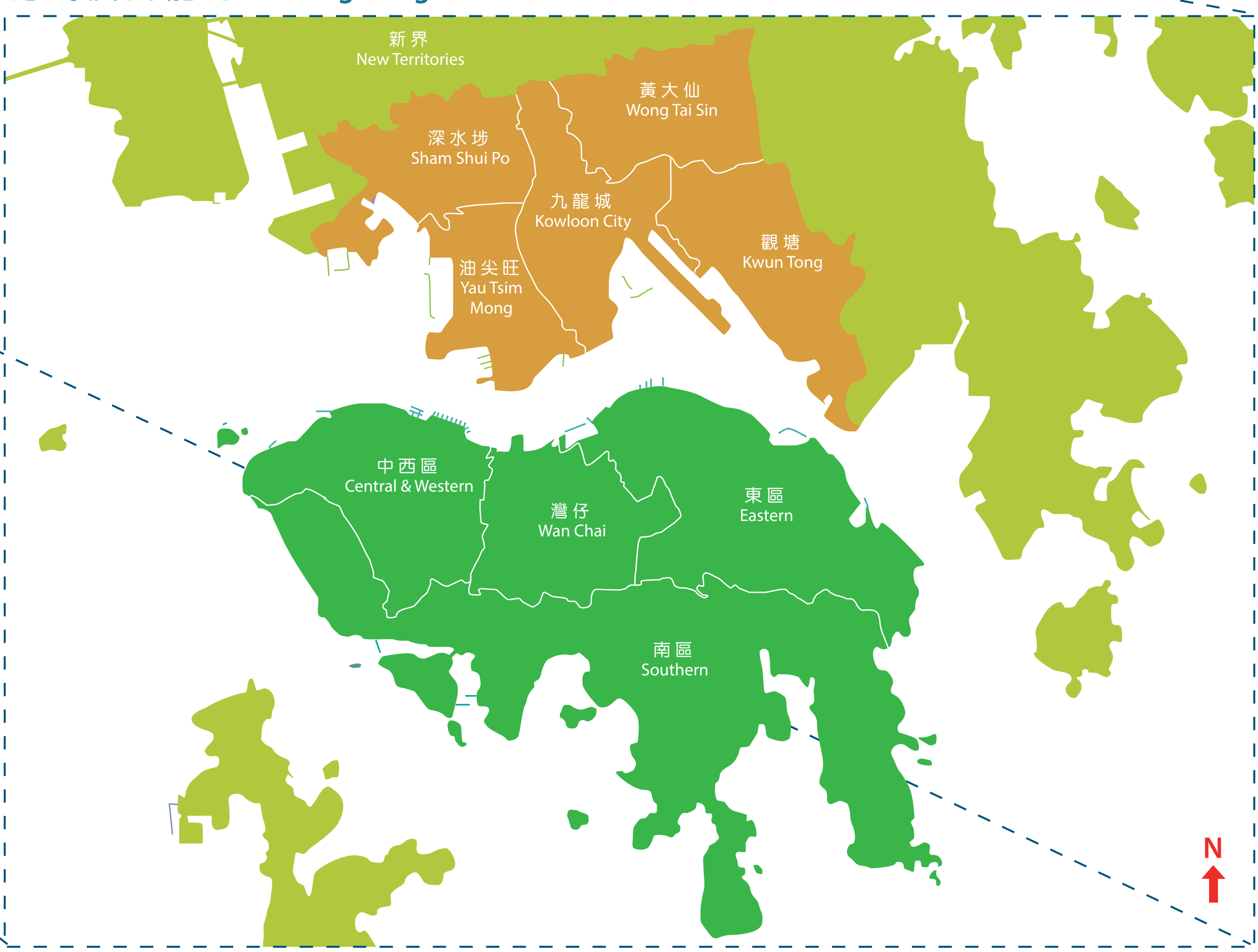
(p) = part部分

新界地區 New Territories Districts



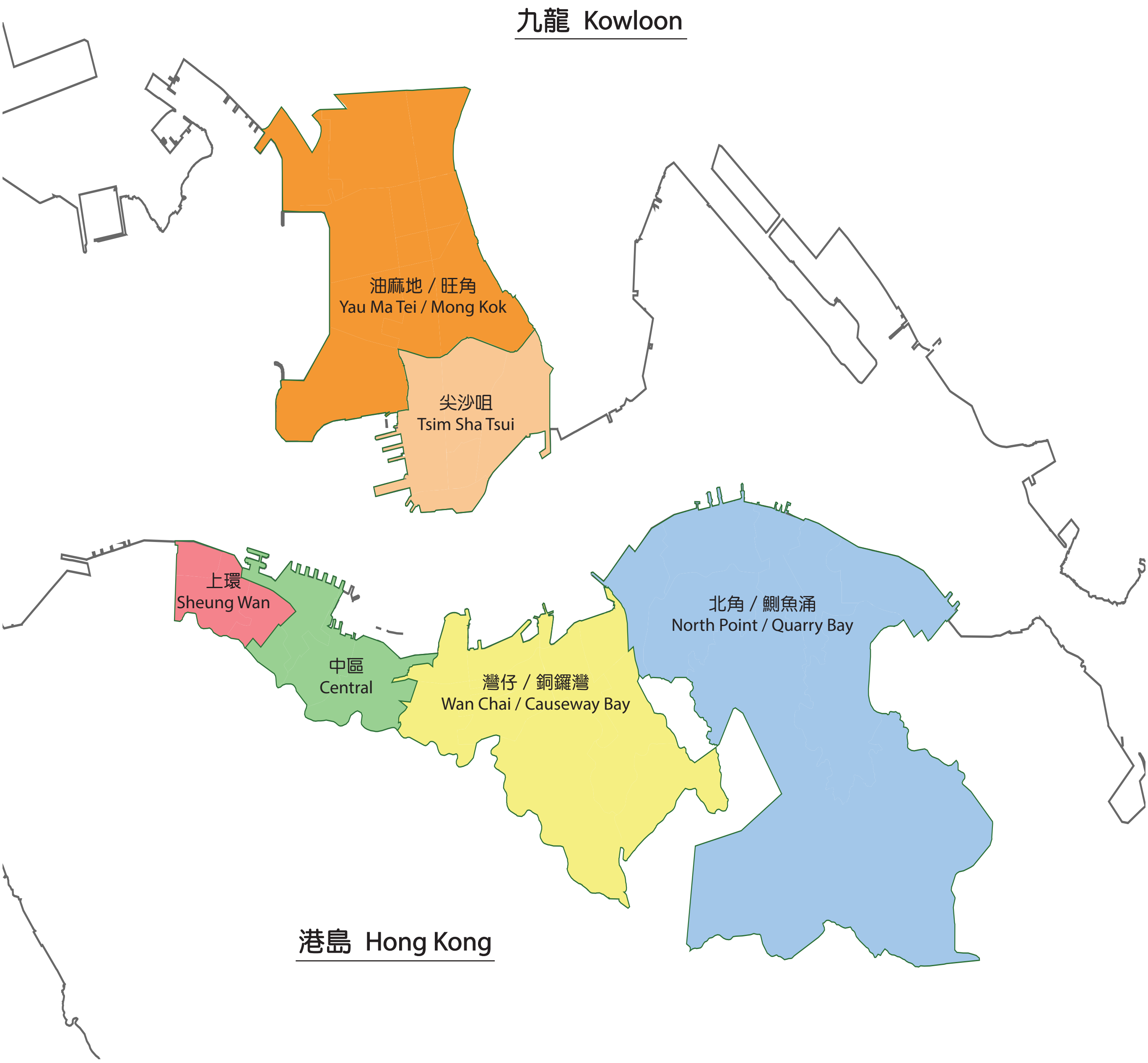
分區圖
Plans

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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