

香港物業報告 1998

HONG KONG PROPERTY REVIEW



差餉物業估價署
Rating and Valuation Department

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本報告回顧1997年香港物業市場的活動
並預測1998及1999年的樓宇落成量

A review of the Hong Kong property market for the year 1997
with forecasts of completions for 1998 and 1999

差餉物業估價署署長胡道輝
1998年4月

BJC WOODROFFE, ISO, JP, FRICS, FHKIS
COMMISSIONER OF RATING AND VALUATION
APRIL 1998



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、吸納量、空置量、售價及租金的資料，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，瞭解發展進度及蒐集有關資料，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，因而或會與財政年度的數字有所差異，其中包括政府長遠房屋策略檢討中所引用的數字。

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。

為了編製本報告，本署共視察接近 2 000 個位於市區及鄉鎮地段的建築地盤，以及約 4 400 個位於新界鄉村地段的小型發展項目。1997 年內共有超逾 1 300 個發展項目落成(包括村屋)，而在 1998 及 1999 這兩年內則將約有 2 600 個發展項目落成(包括村屋)。

請讀者在參閱 1997 年非住宅物業的空置量及吸納量時留意，計算空置量的方法與往年不同。在 1997 年底本署調查所有非住宅樓宇及綜合用途樓宇內的非住宅部分，包括向管理處收集空置物業數據，及派員實地視察。由於以往的統計是根據申請退還空置

The Hong Kong Property Review presents property data compiled by the 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, such as the figures quoted in the Government Long Term Housing Strategy Review.

It should be borne in mind that many factors affect the time-table 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.

For the purposes of this Review, close to 2 000 development sites on urban and rural town lots, and around 4 400 small scale developments on New Territories village lots have been looked at. Over 1 300 developments (including village houses) were completed in 1997, and some 2 600 developments (including village houses) are likely to be completed in 1998 and 1999.

In reading the 1997 vacancy and take-up figures for non-domestic sectors, readers should note that there is a change in the method of compiling vacancies. A full survey was conducted at the year end on all non-domestic buildings and the non-domestic parts of composite buildings to obtain vacancy data from the management offices

物業的差餉或抽樣調查推算，所以未必能與1997年的空置量及吸納量直接比較。詳情請參閱技術附註第10.3至10.5及11.3段。就物業管理公司/人士提供的協助，本署謹致衷心謝忱。

報告內的第三及第四季租金指數及第二、三、四季售價指數均屬臨時數字，有待收到進一步資料時再作分析。較受歡迎屋苑最後兩個月的每月售價指數亦是臨時數字。

市民可由本署的網頁 <http://www.info.gov.hk/rvd/>，或經24小時電話資訊服務附設的資料傳真設施(2881 1033)，免費取得各項最新指數。

『香港物業報告』所載的住宅單位總存量可能跟其他政府刊物所提供的有關數字不同，因為各自採用的定義有別。這裏特別澄清一點，本報告所載的私人住宅單位總存量基本上包括所有設有廚房、浴室和廁所的獨立居住單位，但並不包括部分較傳統的村屋、解放軍轄下宿舍、公用事業機構物業的附屬宿舍、私營機構宿舍(包括教育學院的學生宿舍)、醫院管理局轄下的宿舍、酒店及旅舍。有關資助住屋、公共租住屋邨及政府宿舍的統計數字則另表詳列。

報告所用詞彙的定義及各項數字的計算方法詳載於第39至51頁。

or by inspection. In previous years, such statistics were based on vacancy refund applications or a sample survey. As a result, the 1997 vacancy and take-up figures may not be strictly comparable to those in previous years. Further details are set out in Paragraphs 10.3 - 10.5 and 11.3 of the Technical Notes. The assistance given by the building management companies/personnel is gratefully acknowledged.

In relation to the quarterly indices, readers should note that for rents, the figures for the third and fourth quarters, and for prices, those for the second, third and fourth quarters, are provisional, pending receipt of further data for analysis. For the monthly price indices for selected popular developments, the figures for the last two months are also provisional.

Updated indices can be obtained free of charge on the Department's homepage at <http://www.info.gov.hk/rvd/> or by using the fax-on-demand facility of the 24-hour automatic telephone hotline at 2881 1033.

The stock figures for domestic units in the Hong Kong Property Review may differ from the figures presented in other Government publications due to the adoption of different definitions. To clarify the position, 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 some of the more traditional village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational

序言

FOREWORD

如有查詢，市民可聯絡本署技術秘書(物業資料)：

地址： 香港銅鑼灣軒尼詩道
500 號興利中心
電話： 2805 7614
圖文傳真： 2504 4778

各界人士均可轉載本報告，但在轉載時須註明資料是來自香港特別行政區政府差餉物業估價署。

institutes), quarters held by the Hospital Authority, hotels and hostels. Statistics of subsidised domestic properties, public rental estates and Government owned quarters are separately tabulated.

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 39 to 51.

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

Address : Hennessy Centre,
500 Hennessy Road,
Causeway Bay,
Hong Kong.
Telephone : 2805 7614
Facsimile : 2504 4778

There is no objection to the reproduction of this Review provided that the source of the data is acknowledged as being Rating and Valuation Department, the Government of the Hong Kong Special Administrative Region.

物業市場在1997年經歷的波動頗大。在首六個月，市場氣氛樂觀，行情一般看漲。在第三季，物業價格進入鞏固期，到了年底，價格大幅地向下調整。踏入1998年後，這個向下調整的過程仍然持續。自1997年底以來，沒收訂金及違約個案時有所聞。

住宅市場在1997年初持續上升，物業價格在上半年錄得約30%的升幅。這熾熱的現象除了是受強勁的用家和投資需求帶動外，還有多項原因，包括活躍的市場投機活動、銀行為加強競爭而推出優惠的按揭借貸條款以及供應量於短期內趨於緊張引致的。成交量在這時期刷新了記錄。

隨着政府公布穩定住宅市場政策和大量增加長遠的住宅供應量，市場活動到了第三季開始放緩，物業價格亦逐漸鞏固。10月內發生的亞洲金融風暴，促使銀行收緊按揭借貸政策和大幅調高利率，物業市場因此而飽受向下調整的壓力。結果價格急促下滑，成交量亦顯著萎縮。在短短不足兩個月時間內，若干較受歡迎屋苑的價格下跌了14%。

租賃市場的走勢大致跟銷售市場相同，不過，下調速度則較為溫和。儘管價格回落較租金快，但住宅物業的回報率於1997年底仍屬於低水平，約為3.8%。

在1997年內共有18 200個住宅單位落成，是自1976年以來錄得的最低水平。罕見

The property market underwent a turbulent year in 1997. The first half of the year was buoyant with optimistic sentiment, followed by consolidation in the 3rd quarter and a sharp downturn at the end of the year. The downward adjustment process has continued into 1998. Forfeiture and default cases have been widely reported since the end of 1997.

The *residential* market continued its upward trend at the beginning of the year. Fuelled by strong end user and investment demand, hectic speculative activities, attractive mortgage loan terms offered by competing banks, against a short-term tight supply, prices rocketed some 30% during the first half of the year. The volume of transactions hit a record high.

Market activity began to ease in the 3rd quarter, with prices consolidating, following the statement of Government policy of stabilising the residential market and increasing residential supply substantially in the longer term. Consequent upon the regional financial turmoil in October, banks tightened their mortgage loan policy and increased interest rates substantially. As a result, the market came under substantial downward pressure. Prices dropped sharply and the volume of transactions dwindled. Within less than 2 months, prices of selected developments dropped by about 14%.

The rental market followed the sales market, but the movements were more moderate. Although prices were falling faster than rents, yields from residential properties at about 3.8% at the end of 1997 were still low.

的連場豪雨是導致去年落成量偏低的原因之一，以致本來預計於去年完成的約2 500個單位要到1998年第一季才落成。吸納量則僅逾15 000個單位，亦屬偏低水平。

預測1998及1999年的住宅落成量可分別達到24 800個和33 600個，後者大致接近政府所訂的35 000個建屋目標。

在1997年上半年，寫字樓物業的銷售市場活躍。然而，在經濟增長放緩和預見有大量供應的情況下，市場活動在下半年開始變得遲滯起來。年底發生的金融風暴帶動售價向下調整。雖然年內的租金水平變化不大，但至年底，業主在洽談租務條款時較有彈性，並提供較長的免租期。租金自1998年初進一步下調。

在1997年落成的寫字樓達456 000平方米。預測1998年的落成量將升至創記錄的733 000平方米，到了1999年則會稍為回落至510 000平方米，但仍處於相當高的水平。由於供應量頗大和截至1997年底錄得仍有905 000平方米的空置面積，預計在未來兩年，寫字樓的售價與租金均會面臨壓力。

至於零售業樓宇方面，由於成為投資者和投機者的目標，銷售市場在本年首三季均顯得活躍。儘管價格自10月後開始放緩，但以全年計仍上升了33%，至於租金則微升4%。然而，隨着年底整體經濟放緩，售價及租金均受到很大壓力，下調的趨勢持續至1998年。

Completions in 1997 were 18 200 units, the lowest level recorded since 1976. The low completions were partly due to the unusual prolonged heavy rains and some 2 500 units estimated to be completed in 1997 were actually completed in the 1st quarter of 1998. Take-up of just over 15 000 units was also low.

Residential completions in 1998 are expected to increase to 24 800 units and to 33 600 units in 1999 which is close to the Government target of 35 000 units.

On *offices*, the sales market was active in the first half of 1997. Market activity slackened in the second half of the year, as economic growth moderated and abundant supply was seen to be in the pipeline. The financial turmoil at the end of the year brought prices down. Whilst rental levels showed little change over the year, landlords were more flexible in the lease terms and offered longer rent-free periods at the end of the year. Rents have fallen further in the early part of 1998.

Office completions in 1997 amounted to 456 000 m² and the forecast for 1998 is for a surge to a record high of 733 000 m², but back to a still high level of 510 000 m² in 1999. With this abundant supply coupled with some 905 000 m² vacant space at the end of 1997, prices and rents are likely to come under pressure in the coming 2 years.

As regards *retail* premises, the sales market was active during the first 3 quarters of the year, as investors and speculators targeted this type of property. Despite a downturn from October onwards, prices registered an increase of 33%

1997年落成的商用面積共249 000平方米，其中約20%為香港會議展覽中心的擴建部分。預計1998年的落成量將減少8%至228 000平方米，而在1999年更會下降至163 000平方米。

去年工業樓宇市場仍大致疲弱，售價和租金沒有多大變化。

1997年落成量為181 000平方米。由於前景欠佳，多項工業樓宇的發展計劃改作其他用途，導致1998年的預測落成量較去年估計的大幅下跌85%，只得約54 000平方米。預計1999年的落成量將回升至137 000平方米左右，但部分可能會轉為其他用途。

工業/寫字樓綜合樓宇的吸納量在1997年大幅上升，以致年底空置量佔總存量的百分率由1996年的46%下降至26%。

whilst rents only edged up 4%. However, both prices and rents were under substantial downward pressure at the end of the year as the economy slowed down and both have continued to fall in 1998.

Completions of commercial space in 1997 were 249 000 m², of which some 20% was in the Hong Kong Convention and Exhibition Centre extension. Completions in 1998 are expected to reduce 8% to 228 000 m² and to further reduce to 163 000 m² in 1999.

The *industrial* property market remained generally slack throughout 1997. Nevertheless, prices and rents showed little change.

Completions in 1997 were 181 000 m². With poor prospects ahead, many proposed industrial projects have been changed to other types of development, resulting in a substantial reduction of 85% in the forecast completions in 1998 (54 000 m²), although completions in 1999 are expected to rise to around 137 000 m². Some of these could however end up being reclassified for other uses.

There had been a large increase in take-up of *industrial/office* accommodation, resulting in a drop in the vacancy at the end of the year, from 46% to 26% of stock.

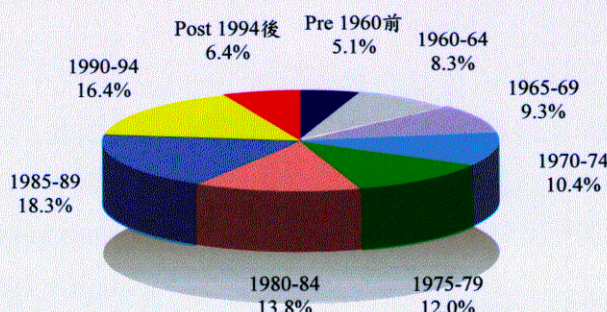
私人住宅

(整體)

PRIVATE DOMESTIC

(Overall)

這類別包括設有廚房、浴室及廁所的獨立居住單位，但不包括部分較傳統的村屋、解放軍轄下的宿舍、公用事業機構物業的附屬宿舍、私營機構宿舍(包括教育學院的學生宿舍)、醫院管理局轄下的宿舍、酒店及旅舍。1997年底此類物業的總存量為940 128個單位。上圖顯示按樓齡分類的總存量。



1997年的落成量為18 200個單位，其中35%於12月落成。這是自1976年以來錄得最低的落成量。位於新界的單位約佔總落成量88%，並以元朗的數量最大。

1997年的吸納量下降至15 090個單位，低於全年的落成量。年底空置量為35 980個單位，佔總存量3.8%，較1996年底3.7%的空置量輕微上升。

預測1998年落成量將增至24 790個單位，並於1999年大幅上升至33 560個。大部分新單位會在新界落成。

以財政年度計算，1997/1998年度的落成量為24 000個單位，預測1998/1999及1999/2000年度的落成量分別為22 000及33 000個。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include some of the more traditional 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. Stock in this sector was 940 128 units at the end of 1997. The above chart shows stock distribution by age.

Completions in 1997 amounted to 18 200 units, 35% of which was completed in December. This was the lowest level of completions recorded since 1976. The New Territories accounted for about 88% of the total, with the largest concentration in Yuen Long.

Take-up fell to 15 090 units, below the completions in 1997. The year end vacancy at 35 980 units, was up slightly to 3.8% of stock from 3.7% of stock at the end of 1996.

Completions are expected to rise to 24 790 units in 1998 and to increase significantly in 1999 to 33 560 units. The majority of the new units will be provided in the New Territories.

私人住宅

(整體)

PRIVATE DOMESTIC

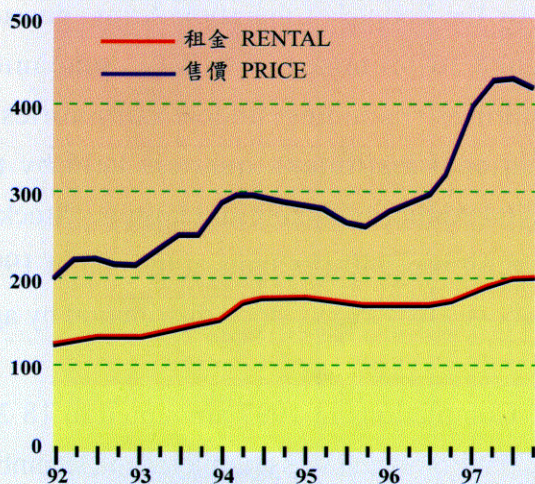
(Overall)

1997年第四季全港私人住宅單位的臨時整體售價指數，較一年前上升了28%，但同期租金指數則只有14%的增長。售價及租金均於1997年底開始下降，這趨勢並持續至1998年。

On a financial year basis, completions in 1997/1998 were 24 000 units. Forecasts indicate 22 000 and 33 000 units for 1998/1999 and 1999/2000 respectively.

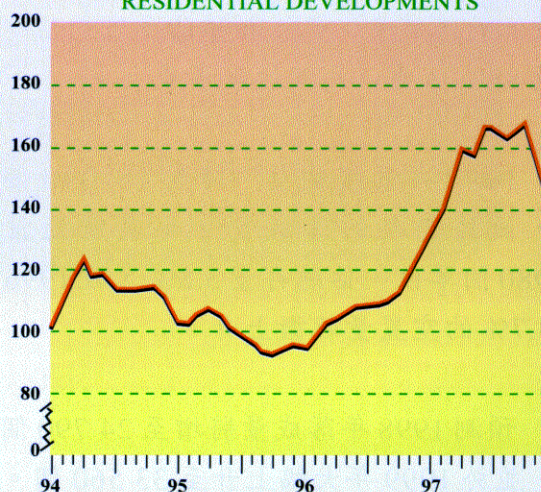
The provisional territory-wide price index for the 4th quarter 1997 shows an overall increase of 28% over a year earlier while the rental index indicates a lesser increase of 14%. Both prices and rents started to fall towards the end of 1997 and the downward trend has continued into 1998.

租金和售價指數
RENTAL AND PRICE INDICES



較受歡迎屋苑的每月售價指數顯示1997年12月的售價較一年前上升16%，但比1997年10月高峰期下跌13%。1998年初的成交記錄顯示樓價進一步下調。

較受歡迎屋苑售價指數
PRICE INDICES FOR SELECTED
RESIDENTIAL DEVELOPMENTS



Monthly price indices for selected popular residential developments indicate prices in December 1997 being 16% higher than a year earlier but 13% below the peak in October 1997. A further drop has been recorded in early 1998.

落成量、吸納量及空置量
COMPLETIONS, TAKE-UP AND VACANCY

(單位數目 No. of units)

	1993	1994	1995	1996	1997	1998	1999
落成量 Completions	27 670	34 170	22 620	19 870	18 200	[24 790]	[33 560]
吸納量 Take-up	27 320	23 250	24 710	20 480	15 090		
空置量 Vacancy	32 240	40 710	36 200	34 050	35 980		
%*	3.9	4.7	4.1	3.7	3.8		

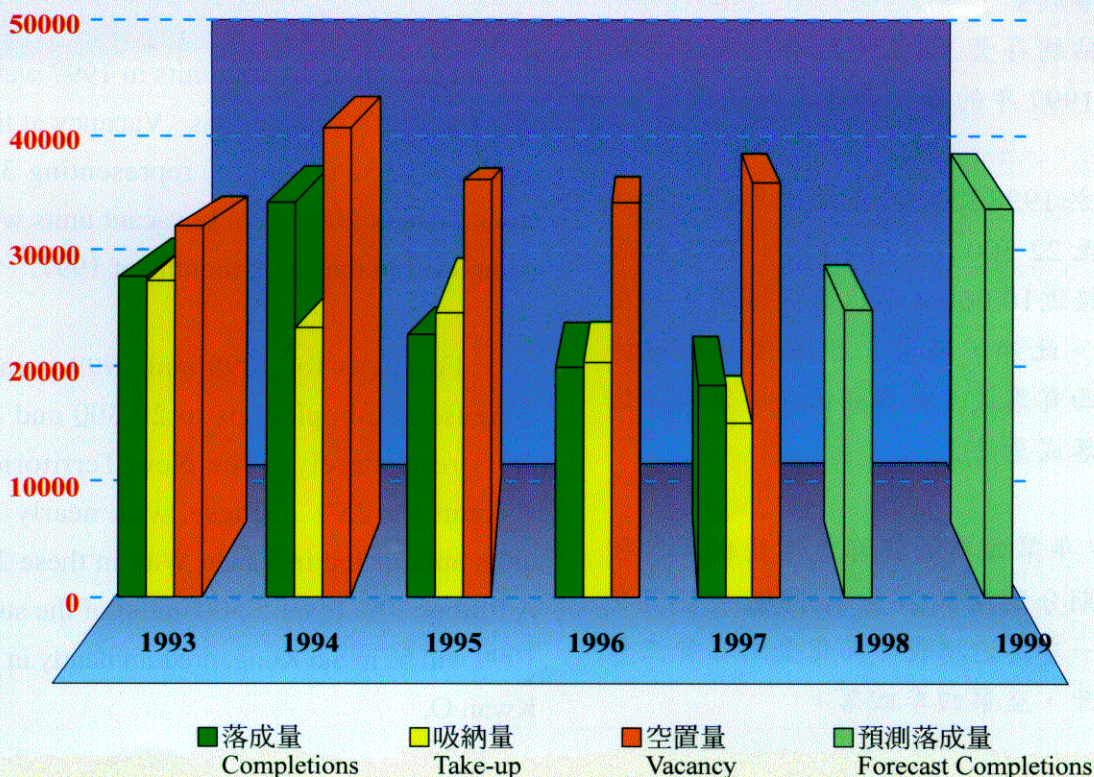
* 年底空置量佔總存量的百分率
Vacancy at the end of the year as a percentage of stock

[] 預測數字
Forecast figures

1997/1998財政年度的落成量為24 000個單位。
預測1998/1999及1999/2000年度的落成量分別為
22 000及33 000個。

On a financial year basis, 24 000 units were completed
in 1997/1998. Forecast completions for 1998/1999
and 1999/2000 are 22 000 and 33 000 respectively.

單位數目 No. of units



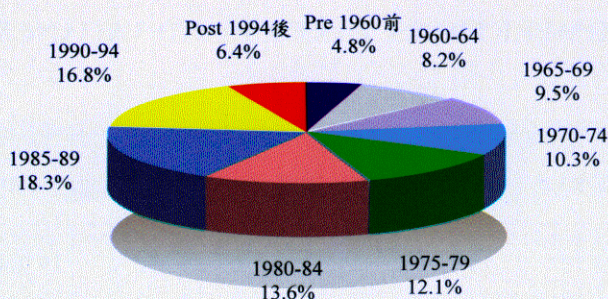
私人住宅

(中小型單位)

PRIVATE DOMESTIC

(Small/Medium Units)

此分類包括實用面積為100平方米以下的單位。1997年底的總存量為870 333個單位，佔所有私人住宅總存量的93%。右圖顯示按樓齡分類的總存量。



This sub-sector comprises units of a saleable area of less than 100 m². Stock at the end of 1997 was 870 333 units which accounted for about 93% of the total private domestic stock. The above chart shows stock distribution by age.

1997年落成的單位約有17 420個，其中90%位於新界，而元朗則佔全年落成量的三分之一。B類單位佔此分類落成量近80%，如以私人住宅總落成量計，則為75%。

1997年的吸納量為14 760個單位，低於該年的落成量。年底空置量上升至32 600個單位，佔總存量3.8%。約有兩成的空置單位是於1997年的最後兩個月內始落成。

預測於1998及1999年落成單位的數目分別上升至22 300及29 680個，75%座落新界，而接近10 000個單位將於這兩年內在荃灣落成。此外，超過5 500個單位將於1999年在西貢落成，大部分位於將軍澳，佔該年預測落成量約20%。

1997年第四季的臨時售價及租金指數較上年同期分別增加28%及13%。售價在1997年第一季迅速增長，而租金則在首三季均穩定上升，至第四季回落。

Around 17 420 units were completed in 1997. The New Territories accounted for 90% of the year's completions, with one-third of these provided in Yuen Long. Class B units represented nearly 80% of the completions in the sub-sector and 75% in terms of the total private domestic supply.

Take-up of 14 760 units in 1997 was lower than the year's completions. Vacancy at the year end rose to 32 600 units, representing 3.8% of stock. About 20% of these vacant units was only completed in the last 2 months of 1997.

Forecasts for 1998 and 1999 point to an increase in completions to 22 300 and 29 680 units respectively. The New Territories will account for 75% of these, with nearly 10 000 units anticipated in Tsuen Wan in these 2 years. A further 20% (over 5 500 units) of the supply in 1999 will be in Sai Kung, predominantly in Tseung Kwan O.

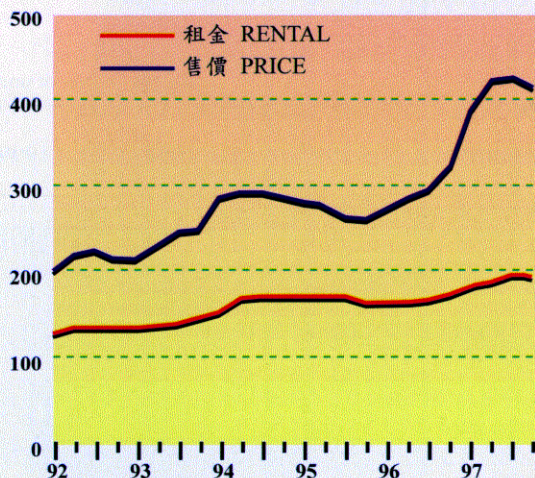
私人住宅

(中小型單位)

PRIVATE DOMESTIC

(Small/Medium Units)

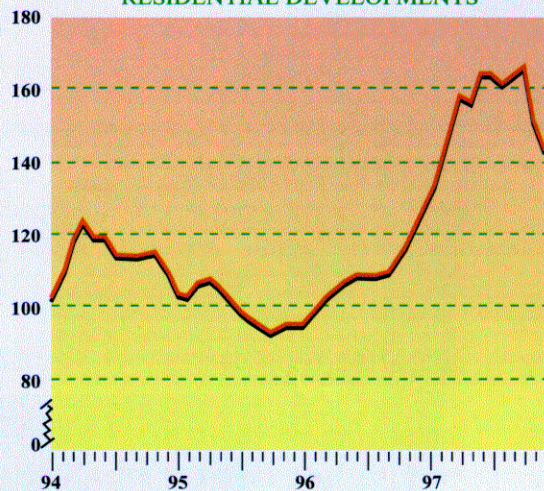
租金和售價指數
RENTAL AND PRICE INDICES



較受歡迎屋苑在1997年12月的每月售價指數較1996年12月增加16%，但比1997年10月的高峰下降13%。在1998年初更錄得進一步的跌幅。

The provisional quarterly price and rental indices for the 4th quarter 1997 show increases of 28% and 13% respectively from the same quarter a year earlier. Prices escalated in the 1st quarter whereas rents rose steadily throughout the first 3 quarters of 1997 before the downturn in the last quarter.

較受歡迎屋苑售價指數
PRICE INDICES FOR SELECTED
RESIDENTIAL DEVELOPMENTS



Monthly price indices for selected popular residential developments in December 1997 show an increase of 16% from December 1996, but a drop of 13% from the peak in October 1997. Further reductions were recorded in early 1998.

落成量、吸納量及空置量
COMPLETIONS, TAKE-UP AND VACANCY

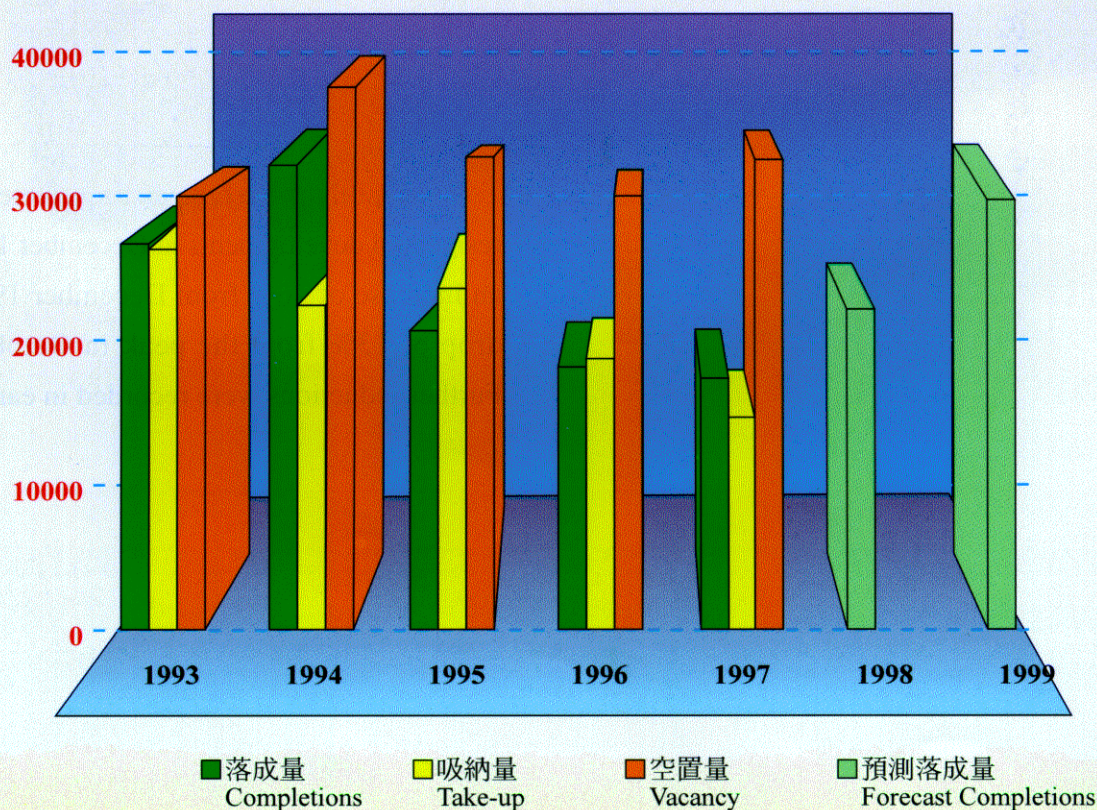
(單位數目 No. of units)

	1993	1994	1995	1996	1997	1998	1999
落成量 Completions	26 690	32 170	20 660	18 160	17 420	[22 300]	[29 680]
吸納量 Take-up	26 360	22 430	23 490	18 810	14 760		
空置量 Vacancy	29 850	37 490	32 740	30 830	32 600		
%*	3.9	4.7	4.0	3.7	3.8		

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

[] 預測數字
Forecast figures

單位數目 No. of units



私人住宅

(大型單位)

PRIVATE DOMESTIC

(Large Units)

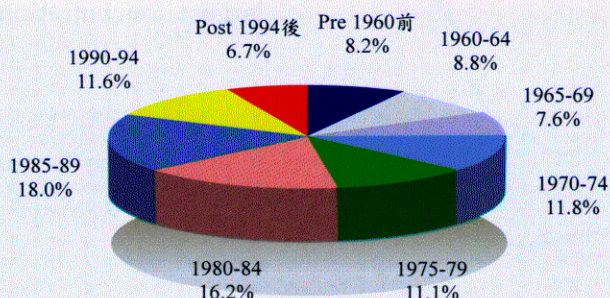
此分類包括實用面積為100平方米及以上的單位。1997年底總存量為69 795個，佔所有私人住宅總存量7%。右圖為按樓齡分類的總存量。

1997年大型單位的落成量剛超過780個，較1996年的水平低54%。1997年的落成量約有60%是來自新界，而最多大型單位落成的地區為半山、荃灣及大埔，合共佔總落成量40%以上。

1997年的吸納量只有330個單位，相等於全年落成量42%，這數字反映用家在這段期間對此類物業的需求偏低。年終空置量為3 380個單位，佔總存量4.9%，較前一年的4.8%輕微上升。

預測未來兩年的落成量有顯著的增幅。在1998年內預計落成的2 490個單位中，約有77%位於新界，大部分來自大埔(佔總預測落成量51%)。在1999年，發展重點又會轉移到市區，預期在該年落成的3 880個單位中，有71%將位於市區，並集中在油麻地(佔總預測落成量36%)。

1997年第四季的臨時售價及租金指數較上年同期分別上升31%及15%。



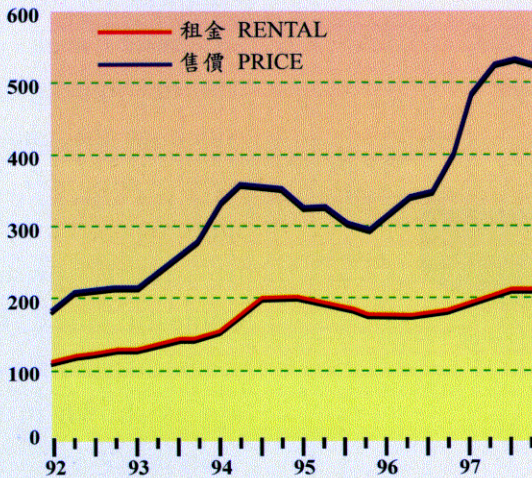
This sub-sector comprises units of a saleable area of 100 m² and above. Stock at the end of 1997 was 69 795 units, representing 7% of total private domestic stock. The stock distribution by age is shown in the chart on the left.

Just over 780 large units were completed in 1997, amounting to a reduction of 54% from the 1996 level. Around 60% of the 1997 completions was in the New Territories. The largest concentrations were in Mid-levels, Tsuen Wan and Tai Po, which together accounted for more than 40% of the total.

Take-up in 1997 was only 330 units, equivalent to 42% of the year's completions and reflected low end user demand during the period. The year end vacancy at 3 380 units, increased slightly to 4.9% of stock from 4.8% of stock a year earlier.

Completions are forecast to increase significantly in the next 2 years. Of the 2 490 units anticipated in 1998, about 77% will be provided in the New Territories, largely in Tai Po (accounting for 51% of the total). In 1999,

租金和售價指數
RENTAL AND PRICE INDICES

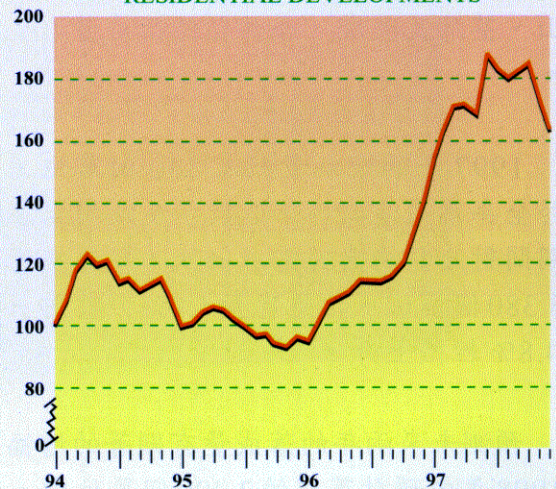


較受歡迎屋苑在1997年12月的每月售價指數較1996年12月上升約15%，但與1997年6月的高位比較則下降15%。售價下調的速度，在1997年最後兩個月加快。

emphasis will shift back to the urban districts which are expected to account for 71% of the 3 880 units to be completed in the year, with the largest concentration in Yau Ma Tei (36%).

The provisional quarterly price and rental indices for the 4th quarter 1997 show increases of 31% and 15% respectively from the levels a year earlier.

較受歡迎屋苑售價指數
PRICE INDICES FOR SELECTED RESIDENTIAL DEVELOPMENTS



Monthly price indices for selected popular residential developments in December 1997 show increases of about 15% from December 1996, but 15% down from the previous high in June 1997. Price reduction accelerated during the last 2 months of the year.

落成量、吸納量及空置量

COMPLETIONS, TAKE-UP AND VACANCY

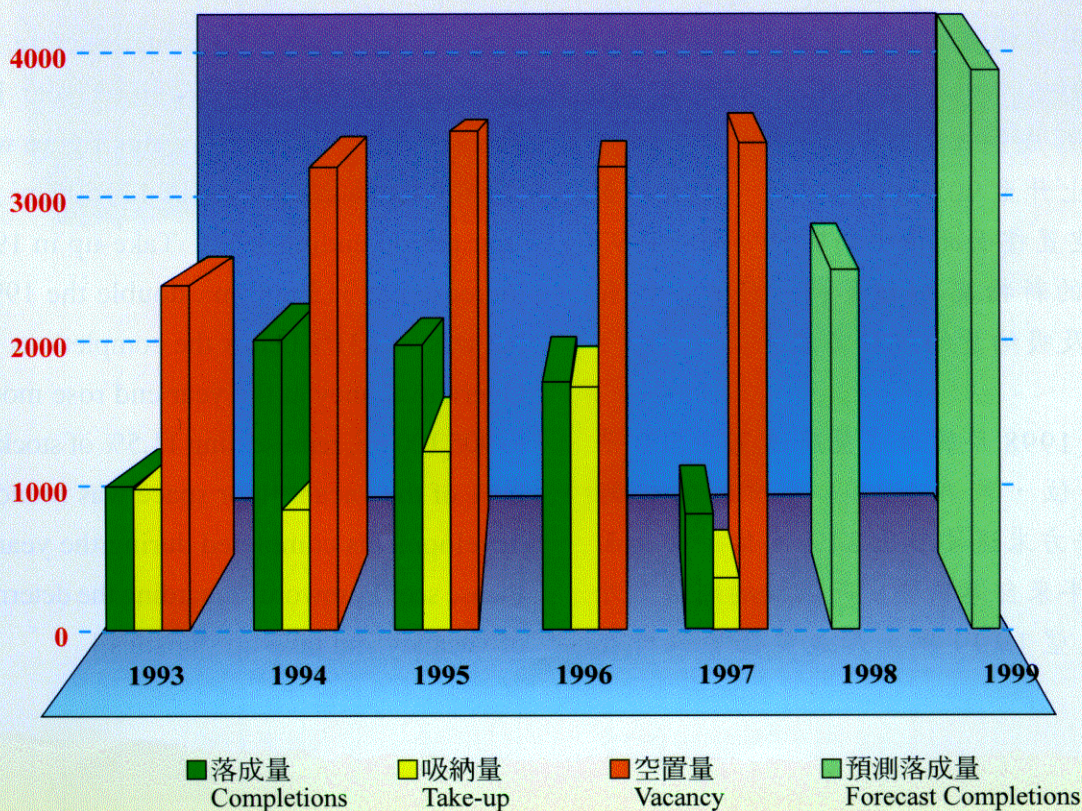
(單位數目 No. of units)

	1993	1994	1995	1996	1997	1998	1999
落成量 Completions	980	2 000	1 960	1 710	780	[2 490]	[3 880]
吸納量 Take-up	960	820	1 220	1 670	330		
空置量 Vacancy	2 390	3 220	3 460	3 220	3 380		
%*	3.9	5.1	5.3	4.8	4.9		

* 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

單位數目 No. of units



私人寫字樓

(整體)

PRIVATE OFFICE

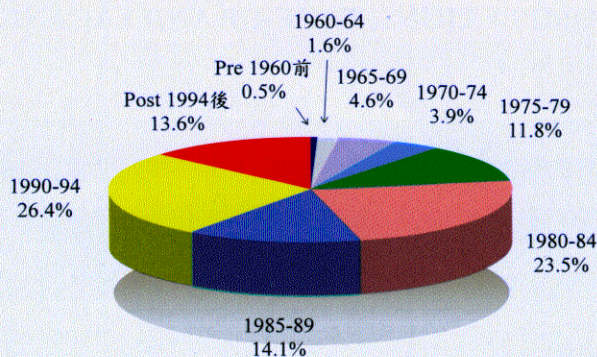
(Overall)

1997 年底私人寫字樓的總存量達到 7 882 100 平方米，甲級、乙級與丙級寫字樓分佔其中的 58%、24% 及 18%。核心寫字樓地區是指上環、中區、灣仔、銅鑼灣與尖沙咀，這些地區的寫字樓在

1997 年底約佔總存量的 71%。有關存量的詳細數字請參閱表 21。上圖顯示按樓齡分類的的所有級別寫字樓總存量。

1997 年整體落成量上升至 456 100 平方米，較 1996 年的落成量增加近 70%。然而，與截至 1996 年底的 5 年平均數即 420 500 平方米相比，1997 年落成量只是輕微上升。同年的吸納量亦增至 313 800 平方米，比 1996 年的水平高出一倍，但仍較 1997 年的落成量低 31%。1997 年底整體空置量溫和上升至 905 100 平方米，佔總存量 11.5%。空置樓面面積中約有 29% 屬於 1997 年內落成的新物業。[請參閱「序言」內有關空置量及吸納量的統計方法。]

預測 1998 年的落成量將達 733 500 平方米的高位，較在 1983 年所創的記錄 590 700 平方米還要多出 24%。估計樓面面積會有一半來自港島區，而新機場則佔另外 15%。展望 1999 年，落成量仍會維持在



The total stock of private offices at the end of 1997 amounted to 7 882 100 m². Grades A, B and C offices constitute 58%, 24% and 18% respectively. The core office districts are *Sheung*

Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui. Office space in these districts accounted for 71% of total stock at the end of 1997. Detailed stock figures can be found in Table 21. The above chart shows the total stock of all offices by age.

Overall completions increased in 1997 by almost 70% over the previous year level to 456 100 m². Nevertheless, this figure was only slightly above the average of 420 500 m² for the 5 year period ending 1996. Take-up in 1997 also increased to 313 800 m², double the 1996 level but was still 31% below the completions in 1997. Overall vacancy at the year end rose moderately to 905 100 m², representing 11.5% of stock. About 29% of the vacant floor space was found in new developments completed during the year. [N.B. Please see "Foreword" regarding the determination of vacancy and take-up statistics.]

私人寫字樓

(整體)

PRIVATE OFFICE

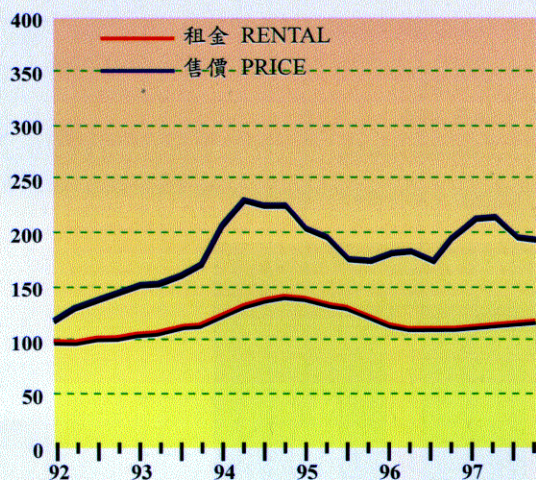
(Overall)

510 100 平方米的高水平，其中 60% 位於港島區。在 1998 及 1999 年落成的總面積中各有約 80% 屬於甲級寫字樓。

所有級別寫字樓於 1997 年第四季的臨時指數與 1996 年同期比較，售價下降 2%，但租金卻上升 6%。在接近年底前售價及租金均逐漸下調，這趨勢到 1998 年仍然持續。

Forecast for 1998 supply points to a very high level at 733 500 m², 24% more than the previous record of 590 700 m² in 1983. Half of the anticipated floor space will be provided in the Hong Kong districts and a further 15% in the new airport. Looking ahead to 1999, completions are expected to remain high at 510 100 m², 60% of which will be found in the Hong Kong districts. Around 80% of the total space to be built each year will be Grade A accommodation.

租金和售價指數
RENTAL AND PRICE INDICES



Provisional indices for all offices for the 4th quarter 1997 show that prices were down by 2% but rents were up by 6% compared with the same quarter in 1996. Both prices and rents have weakened towards the end of the year and this weakness has continued into 1998.

落成量、吸納量及空置量

COMPLETIONS, TAKE-UP AND VACANCY

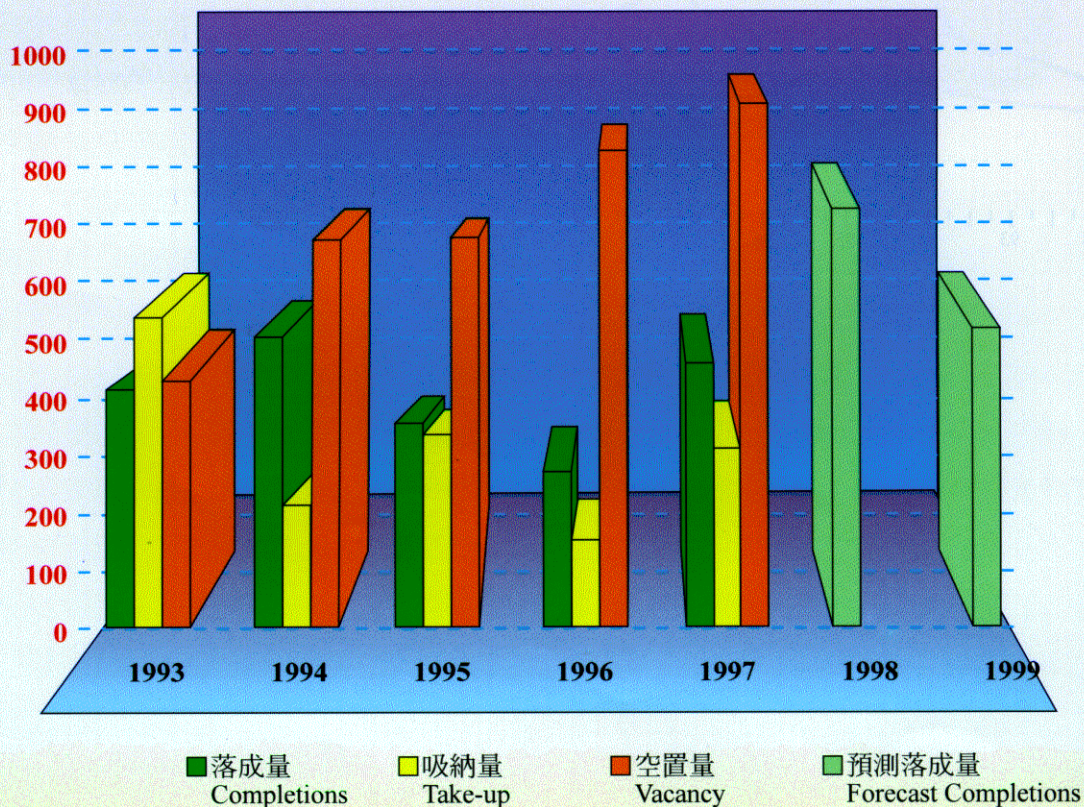
(千平方米 '000m²)

	1993	1994	1995	1996	1997	1998	1999
落成量 Completions	413	502	355	269	456	[733]	[510]
吸納量 Take-up	537	214	338	156*	314*		
空置量 Vacancy	429	673	677	824	905		
%**	6.7	9.8	9.4	11.2	11.5		

* 根據1996年已調整的空置量計算出來的吸納量，詳情請參閱技術附註第11.3段。
Take-up calculated from the adjusted vacancy for 1996 as explained in paragraph 11.3 of the Technical Notes.

** 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

樓面面積(千平方米) Floor Area ('000 m²)



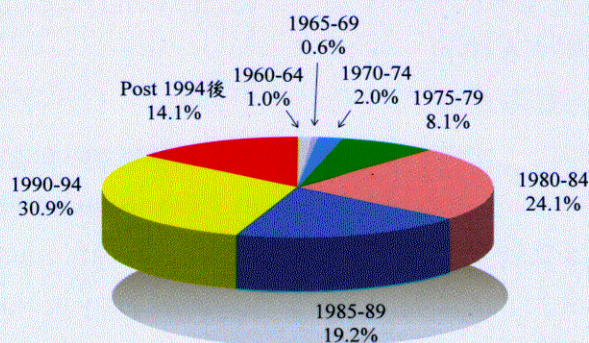
私人寫字樓

(甲級)

PRIVATE OFFICE

(Grade A)

1997 年底甲級寫字樓總存量達到 4 621 600 平方米，佔所有級別寫字樓總存量 58%。右圖顯示按樓齡分類的甲級寫字樓總存量。



甲級寫字樓總存量中有 65% 位於港島，至於九龍、新九龍及新界則分佔 22%、7% 及 6%。

1997 年甲級寫字樓落成量為 337 800 平方米，是 1996 年的 259%。超過半數的新建物業位於核心寫字樓地區，而北角則佔 1997 年落成量的 33%。去年落成的大規模發展項目計有中遠大廈 (58 700 平方米) 及宏利保險大廈 (51 900 平方米)。

1997 年的吸納量為 262 900 平方米，較 1996 年增逾一倍以上，但仍比 1997 年的落成量低約 22%。已吸納的面積中約有 64% 位於銅鑼灣、北角、旺角及觀塘。年底空置量溫和上升至 408 200 平方米，佔總存量 8.8%，其中 60% 以上位於核心寫字樓地區。[請參閱「序言」內有關空置量及吸納量的統計方法。]

預測 1998 年的落成量將達 602 300 平方米，升幅超過一倍以上。這些新建物業大部

The stock of Grade A office space at the end of 1997 amounted to 4 621 600 m², representing 58% of the total office stock. The chart on the left shows the distribution of stock in this grade by age.

Hong Kong Island accounted for 65% of stock in the grade. Kowloon, New Kowloon and the New Territories constitute 22%, 7% and 6% respectively.

Completions of Grade A offices in 1997 were 337 800 m², 259% up on the 1996 level. Just over half of the space was provided in core office districts, with North Point accounting for another 33% of the year's completions. Large-scale developments included Cosco Tower (58 700 m²) and Manulife Plaza (51 900 m²).

Take-up in 1997 was 262 900 m², more than double the 1996 level but still some 22% below the completions in 1997. Around 64% of the space taken up was in Causeway Bay, North Point, Mong Kok and Kwun Tong. Vacancy at the year end increased moderately to 408 200 m², or 8.8% of stock, with core office districts accounting for over 60% of the vacancy in this grade. [N.B. Please

私人寫字樓

(甲級)

PRIVATE OFFICE

(Grade A)

分位於非核心寫字樓地區，以北角、觀塘及新機場佔的數量最多。估計1999年的落成量約為402 800平方米，集中在中區、尖沙咀及北角，這三個地區分別佔總落成量的27%、23%及22%。

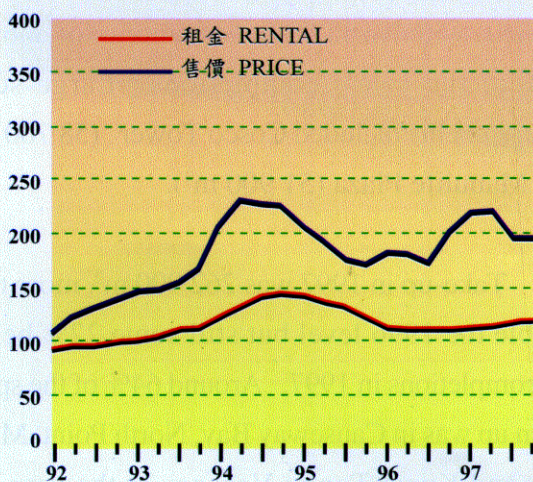
1997年第四季臨時指數顯示售價較前一年下降3%，但同期租金則上升8%。售價於1996年第四季及1997年第一季急速上升，並於1997年第二季達到高峰。到了年底下調趨勢開始加快，並於1998年初錄得較大的減幅。另一方面，租金在1997年內穩定上升，但由於時間差距及缺乏第四季數據，所以租金指數於年底前仍有輕微增長。然而，已有證據顯示租金在最後一季開始回落，至1998年這情況仍持續。

see "Foreword" regarding the determination of vacancy and take-up statistics.]

Forecast completions will more than double in 1998 to 602 300 m². Most of these will be provided in non-core office districts, predominantly in North Point, Kwun Tong and the new airport. Around 402 800 m² is anticipated in 1999, with the emphasis on Central, Tsim Sha Tsui and North Point, which will account for 27%, 23% and 22% respectively of the total.

Provisional indices for the 4th quarter 1997 point to a price reduction of 3% from the corresponding quarter in 1996 but a rise in rents by 8%. Prices increased rapidly in the 4th quarter 1996 and 1st quarter 1997 and peaked in the 2nd quarter. The downward trend accelerated at the end of the year and greater reductions were reported in early 1998. On the other hand, rents rose steadily throughout the review year but because of time lags and thus a lack of data for the 4th quarter, the rental indices continued to show a slight increase towards the year end. However, there is evidence that rents had begun to decline in the last quarter and this decline has continued into 1998.

租金和售價指數
RENTAL AND PRICE INDICES



落成量、吸納量及空置量

COMPLETIONS, TAKE-UP AND VACANCY

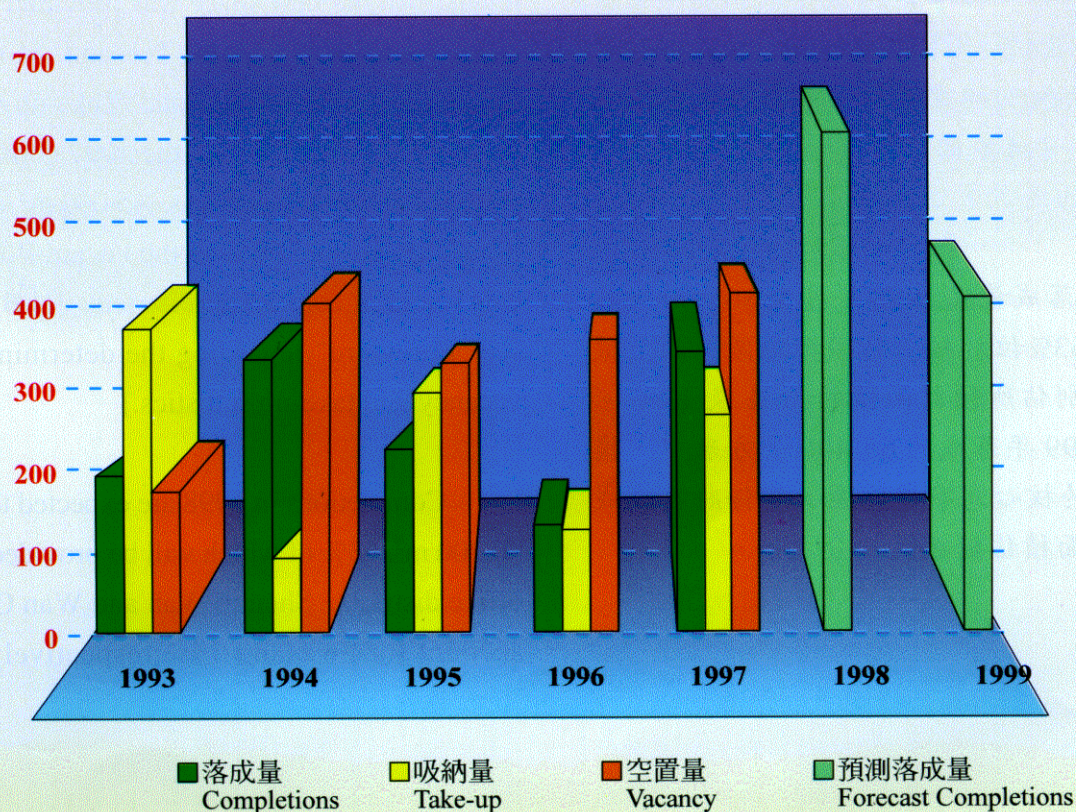
(千平方米 '000m²)

	1993	1994	1995	1996	1997	1998	1999
落成量 Completions	190	330	222	131	338	[602]	[403]
吸納量 Take-up	367	90	291	124*	263*		
空置量 Vacancy	170	397	327	353	408		
%**	4.8	10.3	7.9	8.3	8.8		

* 根據1996年已調整的空置量計算出來的吸納量，詳情請參閱技術附註第11.3段。
Take-up calculated from the adjusted vacancy for 1996 as explained in paragraph 11.3 of the Technical Notes.

** 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

樓面面積(千平方米) Floor Area ('000 m²)



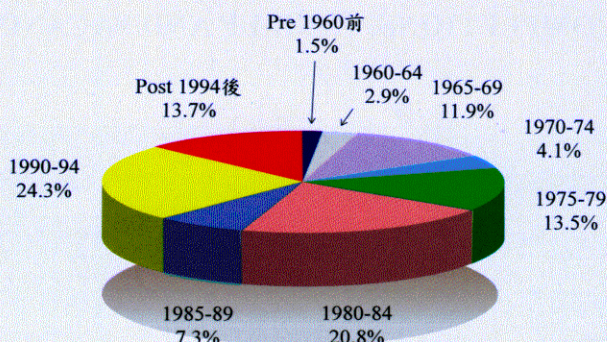
私人寫字樓

(乙級)

PRIVATE OFFICE

(Grade B)

1997 年底乙級寫字樓的總存量為 1 863 800 平方米，佔所有寫字樓總存量 24%。右圖顯示按樓齡分類的乙級寫字樓總存量。



乙級寫字樓總存量的 67% 位於港島，而分布於九龍、新九龍及新界的數量則分別佔 27%、3% 及 3%。

1997 年乙級寫字樓的落成量為 48 400 平方米，較 1996 年的水平下跌 46%。所有新落成的面積均位於市區，其中油麻地及旺角佔總面積 40%。1997 年吸納量增至 43 000 平方米，較年內落成量低 11%。年底空置量為 245 000 平方米，佔總存量 13.1%。約 56% 的空置樓面面積位於核心寫字樓地區。[請參閱「序言」內有關空置量及吸納量的統計方法。]

預料落成量在 1998 年增至 80 300 平方米，其中 63% 位於核心寫字樓地區，而上環及灣仔分別佔所預計面積的 36% 及 17%。預測於 1999 年落成的 65 400 平方米中，接近 70% 位於核心寫字樓地區。灣仔將再度成為重點，面積佔總數約三分之一。

At the end of 1997, stock of Grade B offices was 1 863 800 m² representing 24% of the total office stock. The chart on the left shows the distribution of stock in this grade by age.

Hong Kong Island accounted for 67% of stock in the grade, the shares for Kowloon, New Kowloon and the New Territories being 27%, 3% and 3% respectively.

Grade B offices completed in 1997 amounted to 48 400 m², 46% down from 1996 levels. All the new space was provided in urban districts, with Yau Ma Tei and Mong Kok accounting for 40% of the total. Take-up increased to 43 000 m², 11% below the 1997 completions. Vacancy at the year end was 245 000 m², or 13.1% of stock. Around 56% of the vacant floor space was found in core office districts. [N.B. Please see "Foreword" regarding the determination of vacancy and take-up statistics.]

Completions in 1998 are expected to rise to 80 300 m², 63% of which will be provided in core office districts. Sheung Wan and Wan Chai will account for 36% and 17% respectively of the

私人寫字樓

(乙級)

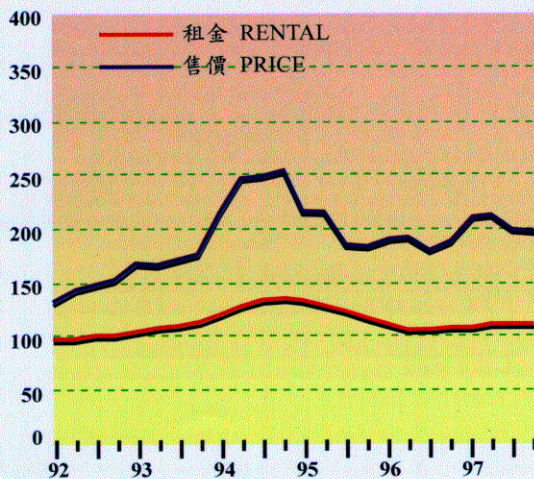
PRIVATE OFFICE

(Grade B)

1997年第四季的臨時指數顯示，售價及租金均在年內微升4%。售價上升至第二季為止，到年底時較年中下跌8%。租金亦在上半年上升，而下半年則仍停留在年中水平。自年底起，售價及租金均進一步回軟。

anticipated space. Close to 70% of the 65 400 m² to be completed in 1999 will be in core office districts. The emphasis will again be on Wan Chai, providing approximately one-third of the total.

租金和售價指數
RENTAL AND PRICE INDICES



Provisional indices for the 4th quarter 1997 suggest that prices and rents rose slightly by 4% during the review year. Prices increased up to the 2nd quarter and then turned to end the year 8% down from the mid-year point, whereas rental increases halted mid-year. Both prices and rents have softened further since the year end.

落成量、吸納量及空置量

COMPLETIONS, TAKE-UP AND VACANCY

(千平方米 '000m²)

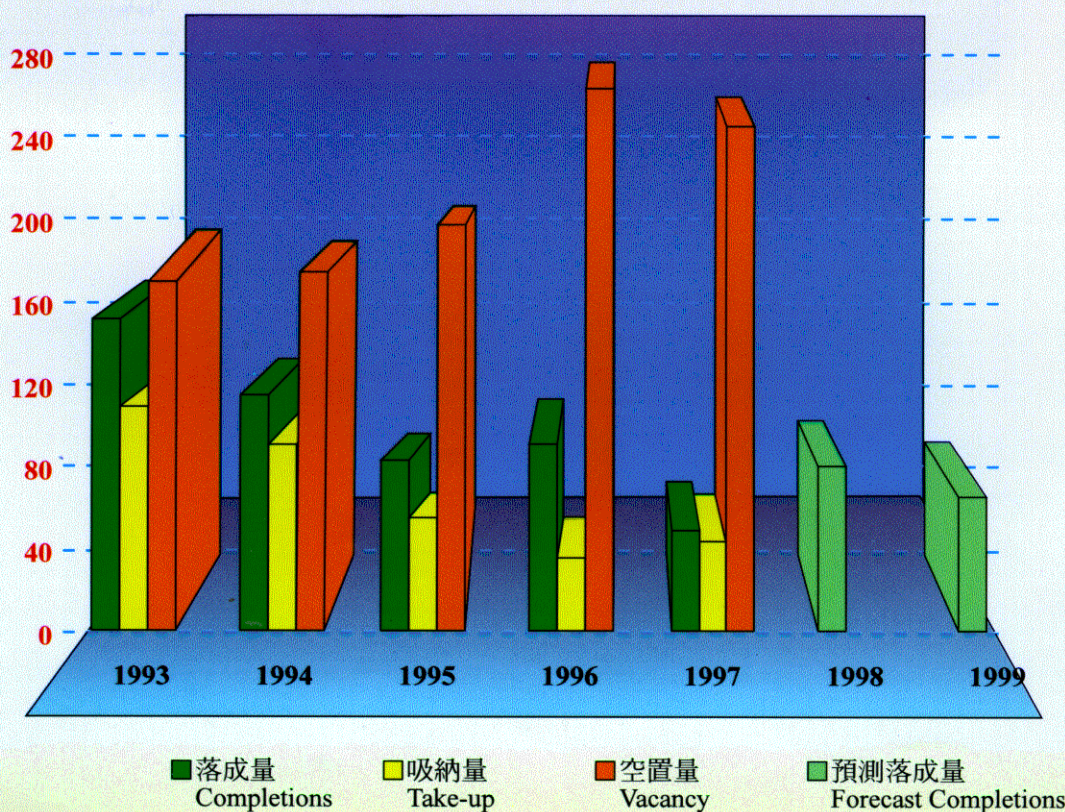
	1993	1994	1995	1996	1997	1998	1999
落成量 Completions	151	114	82	90	48	[80]	[65]
吸納量 Take-up	109	91	55	35*	43*		
空置量 Vacancy	170	174	197	263	245		
%**	10.3	10.2	11.2	14.6	13.1		

* 根據1996年已調整的空置量計算出來的吸納量，詳情請參閱技術附註第11.3段。
Take-up calculated from the adjusted vacancy for 1996 as explained in paragraph 11.3 of the Technical Notes.

** 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

樓面面積(千平方米) Floor Area ('000 m²)



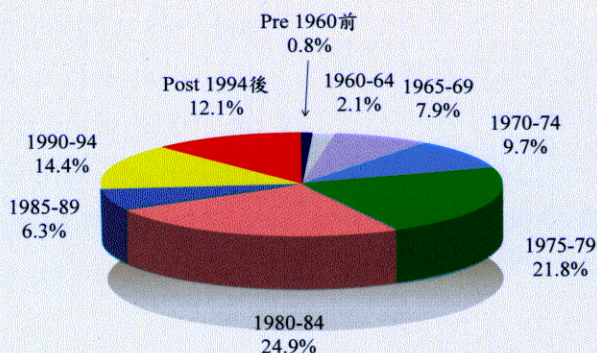
私人寫字樓

(丙級)

PRIVATE OFFICE

(Grade C)

1997 年底丙級寫字樓的總存量為 1 396 700 平方米，佔所有級別寫字樓總存量 18%。右圖顯示按樓齡分類的丙級寫字樓總存量。



Stock of Grade C offices at the end of 1997 was 1 396 700 m², representing 18% of total office stock. The chart on the left shows the distribution of stock in this grade by age.

丙級寫字樓總

存量近 64% 位於港島，而分布於九龍、新九龍及新界的數量則分別佔 31%、3% 及 2%。

1997 年丙級寫字樓落成量為 69 900 平方米，全部在市區，較 1996 年的水平上升 44%。新落成面積平均分布於核心與非核心寫字樓地區，上環、灣仔及北角各佔總數 15%。

1997 年吸納量回復至正數，為 7 900 平方米，但仍屬低水平，僅佔全年落成量 11%。年底空置量因而上升至 251 900 平方米，佔總存量 18%，其中 63% 位於核心寫字樓地區。[請參閱「序言」內有關空置量及吸納量的統計方法。]

預計 1998 及 1999 年的落成量較低，分別為 50 900 平方米及 41 900 平方米，其中絕大部分來自市區。預計 1998 及 1999 年的落成量分別約有 77% 及 63% 位於核心寫字樓地區。另有 15% 將於 1999 年在油麻地落成。

Hong Kong Island accounted for nearly 64% of stock in the grade. Kowloon, New Kowloon and the New Territories accounted for 31%, 3% and 2% respectively.

Around 69 900 m² of Grade C space was completed in 1997, all in urban districts and up by 44% on the 1996 level. The new space was distributed evenly between the core and non-core office districts with Sheung Wan, Wan Chai and North Point each accounting for about 15% of the total.

Take-up in 1997 returned to a small positive level at 7 900 m² and amounted to only 11% of the year's completions. Vacancy at the year end therefore rose to 251 900 m², representing 18% of stock. Core office districts accounted for 63% of the vacancy in this grade. [N.B. Please see "Foreword" regarding the determination of vacancy and take-up statistics.]

私人寫字樓

(丙級)

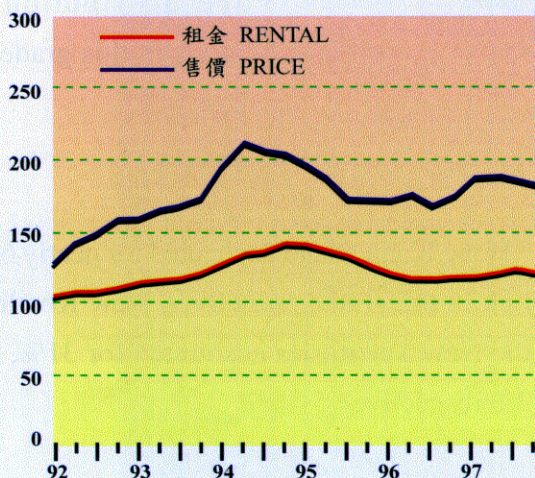
PRIVATE OFFICE

(Grade C)

1997年第四季的臨時售價及租金指數較1996年同期的水平分別微升5%及3%。售價及租金同在年底時下調，而這趨勢延續至1998年。

Lower completions are anticipated in 1998 and 1999 at 50 900 m² and 41 900 m² respectively, almost entirely in urban districts. Around 77% and 63% of the floor space in 1998 and 1999 respectively will be built in core office districts. A further 15% of the 1999 completions will be in Yau Ma Tei.

租金和售價指數
RENTAL AND PRICE INDICES



Provisional price and rental indices for the 4th quarter 1997 indicate small increases of 5% and 3% respectively from the same quarter in 1996. Both prices and rents declined towards the year end and this trend has continued into 1998.

落成量、吸納量及空置量

COMPLETIONS, TAKE-UP AND VACANCY

(千平方米 '000m²)

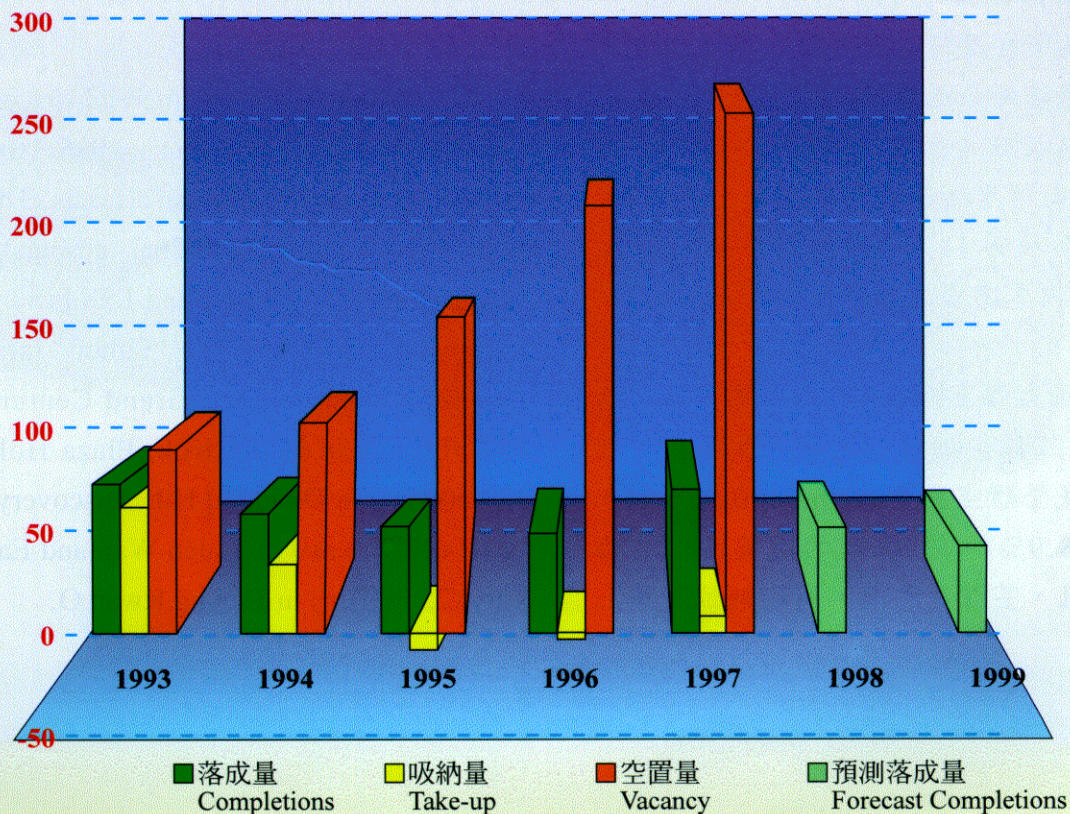
	1993	1994	1995	1996	1997	1998	1999
落成量 Completions	72	58	51	48	70	[51]	[42]
吸納量 Take-up	61	33	-8	-3*	8*		
空置量 Vacancy	89	102	153	208	252		
%**	7.2	8.0	11.6	15.8	18.0		

* 根據1996年已調整的空置量計算出來的吸納量，詳情請參閱技術附註第11.3段。
Take-up calculated from the adjusted vacancy for 1996 as explained in paragraph 11.3 of the Technical Notes.

** 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

樓面面積(千平方米) Floor Area ('000 m²)



私人商業樓宇

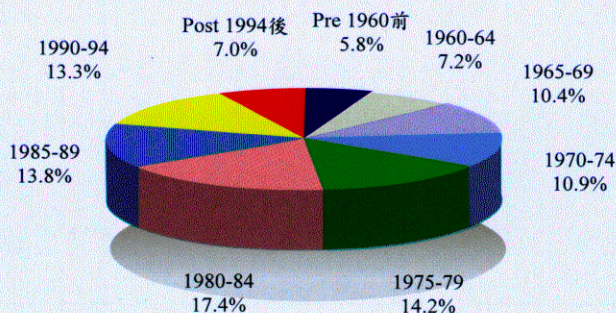
(包括零售業樓宇)

PRIVATE COMMERCIAL

(Including Retail)

這類別包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括正式的寫字樓。

這類別物業在1997年底的總存量為8 530 800平方米，其中34%的樓面面積分布於港島、26%位於九龍、16%在新九龍、24%位於新界。右圖顯示按樓齡分類的總存量。



1997年商業樓

宇的落成量為248 800平方米，較1996年上升一倍。新落成樓宇中，約有70%位於市區，主要集中在灣仔，因為區內的香港會議展覽中心擴建部分已達56 500平方米。其他大型物業包括旺角新世紀廣場(32 400平方米)、鑽石山荷里活廣場(29 500平方米)、荃灣愉景新城第II及III期(27 900平方米)，以及將軍澳東港城(25 300平方米)。

吸納量大幅上升至147 000平方米，為1996年的三倍，但僅佔1997年落成量近60%。年底整體空置量為763 100平方米，佔總存量8.9%。約37%的空置量位於西環、尖沙咀、荃灣及元朗。商場舖位及樓上

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 1997 was 8 530 800 m², with 34% of total space on Hong Kong Island, 26% in Kowloon, 16% in New Kowloon and 24% in the New Territories. Distribution of total

stock by age is shown in the above chart.

Completions of commercial space in 1997 were 248 800 m², double that in 1996. About 70% of the new space was in urban districts. The largest concentration was in Wan Chai, attributable to the Hong Kong Convention and Exhibition Centre extension (56 500 m²). Other large-scale developments included Grand Century Place (32 400 m²) in Mong Kok, Plaza Hollywood (29 500 m²) in Diamond Hill, Discovery Park II & III (27 900 m²) in Tsuen Wan and East Point City (25 300 m²) in Tseung Kwan O.

私人商業樓宇

(包括零售業樓宇)

PRIVATE COMMERCIAL

(Including Retail)

商業單位佔整體空置量接近 60%。[請參閱「序言」內有關空置量及吸納量的統計方法。]

預測 1998 年的落成量與去年相若，達 228 000 平方米。由於將有數個大型發展項目在尖沙咀、石硤尾、青衣及天水圍完成，該等地區佔 1998 年樓面面積的 60%。另有 10% 的面積是為私營機構在新機場提供的。預計 1999 年的落成量會進一步下跌至 162 900 平方米。約有 68% 的面積將位於九龍及新界，主要集中在油麻地、將軍澳及新機場。

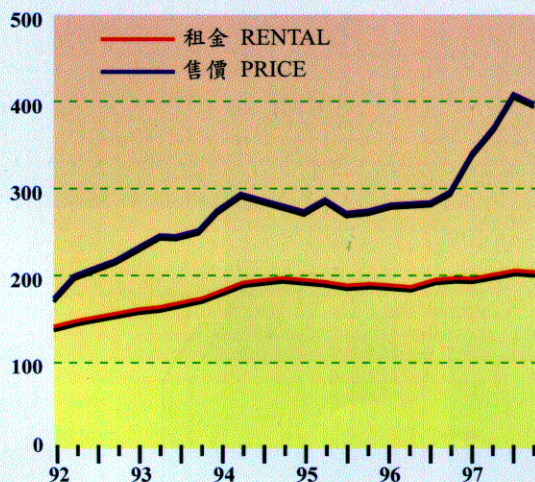
1997 年第四季臨時零售指數顯示，售價較一年前上升 33%，而租金僅微升 4%。自第四季以來，售價及租金均下跌。

Take-up rose substantially to 147 000 m², triple the 1996 level but represented just below 60% of the year's completions. Overall vacancy at the year end amounted to 763 100 m², or 8.9% of stock. Around 37% of the vacant floor space was found in the West district, Tsim Sha Tsui, Tsuen Wan and Yuen Long. Arcade shops and upper floor commercial units accounted for nearly 60% of the total vacancy. [N.B. Please see "Foreword" regarding the determination of vacancy and take-up statistics.]

Forecast completions for 1998 indicate a similar level at 228 000 m². Almost 60% of the anticipated floor space will be in Tsim Sha Tsui, Shek Kip Mei, Tsing Yi and Tin Shui Wai, attributable to a few large-scale developments. A further 10% of the total will be provided for the private sector in the new airport. Completions in 1999 are expected to drop further to 162 900 m². About 68% of the space will be in Kowloon and the New Territories, predominantly in Yau Ma Tei, Tseung Kwan O and the new airport.

Provisional retail indices for the 4th quarter 1997 show that prices increased by 33% whereas rents were only up slightly by 4% on a year earlier. Both prices and rents have dropped since the 4th quarter.

租金和售價指數
RENTAL AND PRICE INDICES



落成量、吸納量及空置量

COMPLETIONS, TAKE-UP AND VACANCY

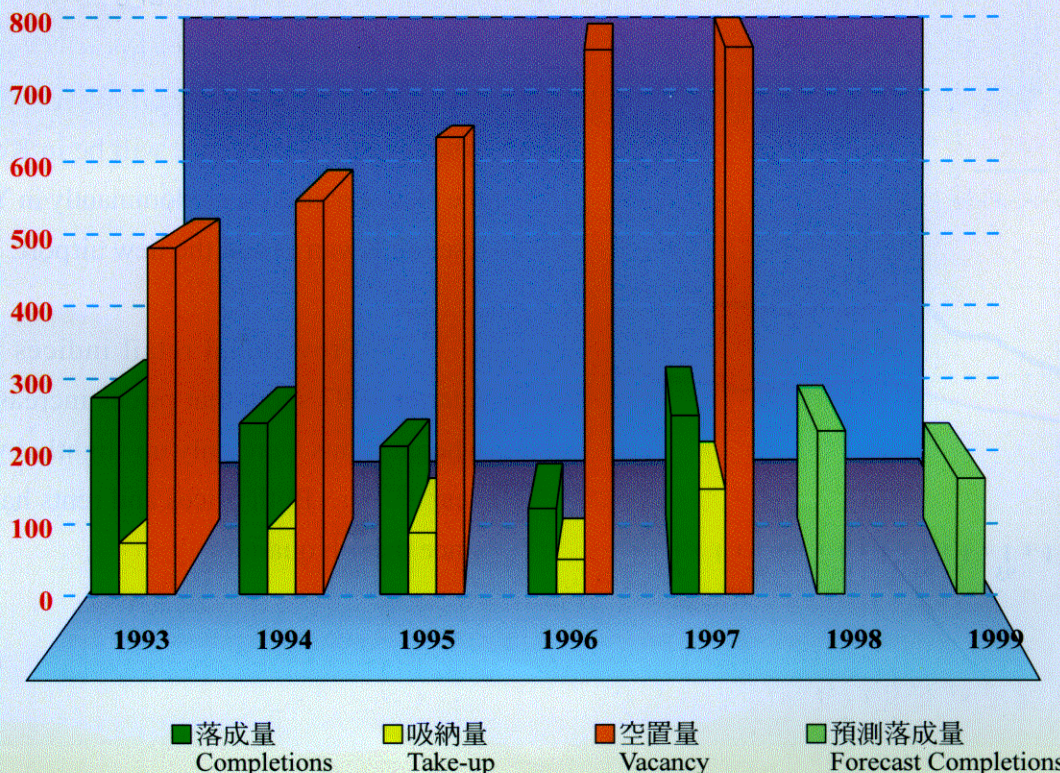
(千平方米 '000m²)

	1993	1994	1995	1996	1997	1998	1999
落成量 Completions	273	240	207	121	249	[228]	[163]
吸納量 Take-up	71	93	88	49*	147*		
空置量 Vacancy	481	546	633	754	763		
%**	6.1	6.8	7.8	9.1	8.9		

* 根據1996年已調整的空置量計算出來的吸納量，詳情請參閱技術附註第11.3段。
Take-up calculated from the adjusted vacancy for 1996 as explained in paragraph 11.3 of the Technical Notes.

** 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

樓面面積(千平方米) Floor Area ('000 m²)



此類別包括分層工廠大廈及其附屬寫字樓，亦包括已獲得規劃許可作工業/寫字樓綜合用途，但尚未申請修訂政府土地契約的分層工廠面積。獲得臨時規劃許可作工業/寫字樓綜合用途，並獲短期豁免政府土地契約條款限制的個別工廠單位亦屬於這個類別。近年建成的分層工廠大廈不少是質素良好、裝修完善的。雖然現時有很多工廠大廈混合了寫字樓、陳列室及輕工業用途，但它們並不屬於正式的工業/寫字樓綜合樓宇。

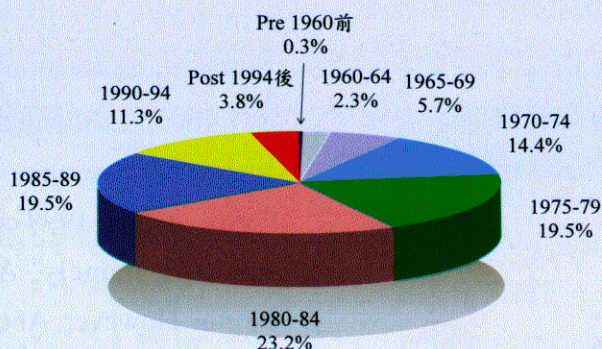
1997年底此類單位的總存量為17 930 900平方米，其中80%分布在新九龍及新界。下圖顯示按樓齡分類的總存量。

1997年的落成量進一步減至180 900平方米，較1996年下調25%。約88%的新落成樓面面積位於新九龍及新界，其中荃灣佔總數四分之一。沙田及上水亦有相當大的落成量。

1997年吸納量回復至正數，達173 300平方米，僅較年內落成量低4%。年底整體空置量因而下降至1 801 900平方米，約佔總存量10%。半數空置面積位於觀塘及荃灣，而香港仔、紅磡、屯門及沙田則共佔31%。約93%的總空置量屬於1997年前落成的樓宇。[請參閱「序言」有關空置量及吸納量的統計方法。]

This category comprises flatted factories and ancillary office accommodation. This includes flatted factory space with planning permission for industrial/office use, but for which no Government lease modification has yet been instituted. Also included in this category is strata-title floor space with temporary planning permission for industrial/office use and short-term waivers of Government lease restrictions. It should also be noted that much of the flatted factory space provided in recent years has been built to a good standard with good finishes. Although many factory buildings are occupied as offices, showrooms, or a mix of these and light industrial uses, they should be distinguished from buildings with proper industrial/office status.

Stock in this sector at the end of 1997 was 17 930 900 m². New Kowloon and the New Territories accounted for 80% of the total stock. Distribution of the total stock by age is shown in the chart on the left.



Completions in 1997 were further reduced to 180 900 m², 25% down from the 1996 level. About 88% of the floor space was in New Kowloon and the New Territories, with Tsuen Wan accounting for one-quarter of the total. Significant amounts were also provided in Sha Tin and Sheung Shui.

由於約有170 000平方米的面積經修改土地契約後改變用途成為工業/寫字樓綜合樓宇或寫字樓，預計1998年的落成量大幅下跌至53 900平方米，全部座落於新九龍及新界，其中62%位於觀塘。1999年的落成量將再度上升至137 400平方米，但這數字仍遠較1992至1996這5年的平均面積324 600平方米為少。預計1999年所有落成樓宇僅位於3區，即香港仔、荃灣及北區，而香港仔將佔總數的85%。

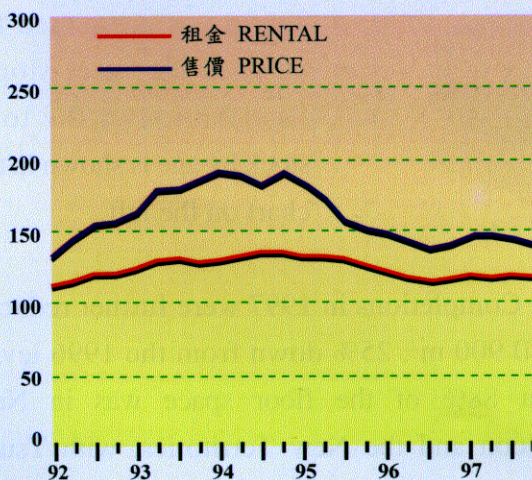
1997年第4季臨時售價指數維持在前一年的水平，而租金指數則輕微上升2%。售價與租金均大致疲弱，在1998年初更進一步下跌。

Take-up in 1997 rebounded to a positive level at 173 300 m², just 4% lower than the year's completions. Overall vacancy at the year end fell as a result to 1 801 900 m² which was about 10% of stock. Half of the vacant space was in Kwun Tong and Tsuen Wan, while Aberdeen, Hung Hom, Tuen Mun and Sha Tin accounted for another 31%. Around 93% of the total vacancy was found in buildings completed before 1997. [N.B. Please see "Foreword" regarding the determination of vacancy and take-up statistics.]

Completions in 1998 are expected to fall substantially to 53 900 m² owing to lease modification of some 170 000 m² to industrial/office or office use. All the new space will be built in New Kowloon and the New Territories, with 62% in Kwun Tong. The following year, 1999, should see completions rising again to 137 400 m², although this is still much lower than the 5-year average of 324 600 m² from 1992 to 1996. All the 1999 completions will be in only 3 districts, namely, Aberdeen, Tsuen Wan and North. However, Aberdeen is expected to account for 85% of the total.

The provisional price index for the 4th quarter 1997 remains at the same level as a year earlier, whereas the rental index shows a small increase of 2%. Both prices and rents are generally weak and further falls have occurred in early 1998.

租金和售價指數
RENTAL AND PRICE INDICES



落成量、吸納量及空置量

COMPLETIONS, TAKE-UP AND VACANCY

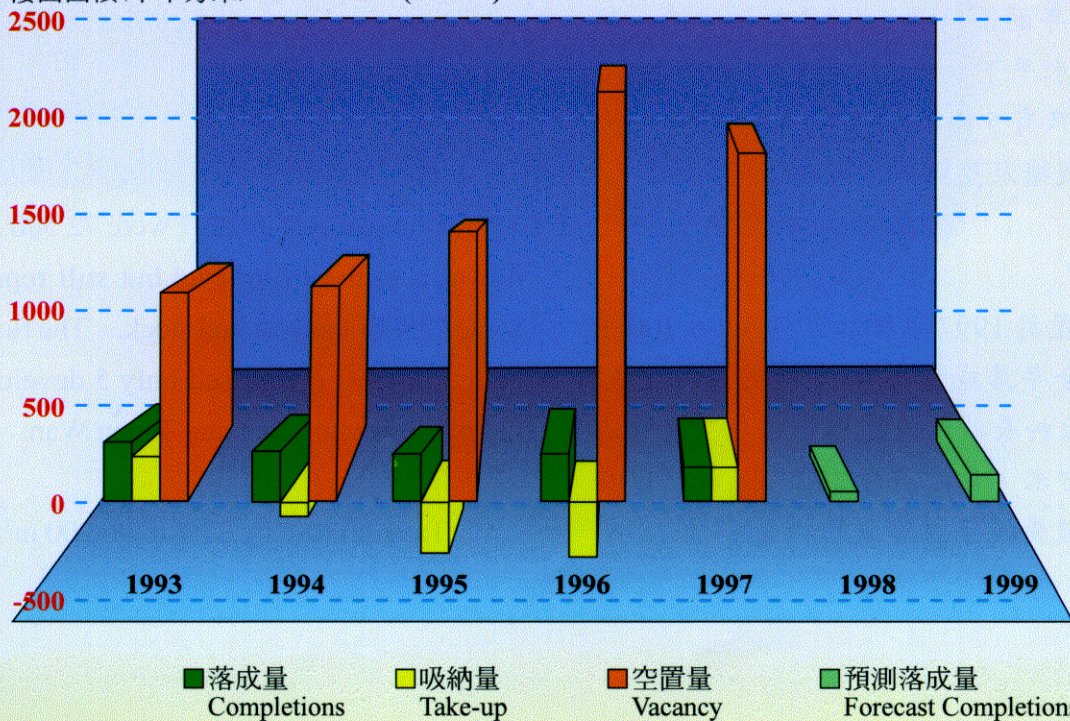
(千平方米 '000m²)

	1993	1994	1995	1996	1997	1998	1999
落成量 Completions	311	266	249	242	181	[54]	[137]
吸納量 Take-up	227	-73	-266	-273 *	173 *		
空置量 Vacancy	1 069	1 108	1 401	2 125	1 802		
%**	6.1	6.3	7.9	11.9	10.0		

* 根據1996年已調整的空置量計算出來的吸納量，詳情請參閱技術附註第11.3段。
Take-up calculated from the adjusted vacancy for 1996 as explained in paragraph 11.3 of the Technical Notes.

** 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

樓面面積(千平方米) Floor Area ('000 m²)



這個類別包括已獲規劃許可及完成修訂地契程序，並且取得入伙紙作工業／寫字樓綜合用途的樓面面積。

1997年的總存量增加了接近40%，達319 800平方米，當中95%來自年內落成的物業，而餘下5%則因修訂地契而更改為工業／寫字樓綜合用途。1997年底總存量分布全港9區，其中以新九龍佔最多，達總數的三分之二。

落成量的多寡取決於發展商是否能獲准修訂政府土地契約的條款。若不能修訂條款，則在本報告中有關物業仍舊納入分層工廠大廈的類別。

1997年的落成量為72 500平方米，較1996年的水平下跌37%，但仍佔年底總存量23%。只有5個物業在1997年落成，大部分位於觀塘及荃灣。

吸納量於1997年增加27%至96 200平方米，較全年落成量高33%。約80%已吸納的面積位於長沙灣及觀塘。年底空置量為82 700平方米，佔總存量25.9%。接近60%的空置面積屬於年內落成的物業。

This category comprises floor space in developments with planning permission and lease modification for industrial/office use, and certified for occupation as such.

Stock grew in 1997 by nearly 40% to 319 800 m², of which 95% was due to completions during the year and the remaining 5% was due to reclassification. The stock at the end of 1997 was distributed in 9 districts throughout the territory, with the bulk in New Kowloon accounting for two-thirds of the total.

Completion figures depend on whether developers can arrange for Government lease conditions to be modified. Those developments for which such modification is not obtained are still classified as flatted factories for the purpose of this Review.

Completions in 1997 were 72 500 m², 37% down from the 1996 level but still represented some 23% of the year end stock. The floor space added in 1997 comprised only 5 developments, mainly in Kwun Tong and Tsuen Wan.

Take-up rose by 27% to 96 200 m² and was

預計1998年的落成量高達172 500平方米，主要位於長沙灣、觀塘及荃灣。展望1999年，落成量會下降至47 800平方米，逾70%的新建物業將位於觀塘，其餘則分布在長沙灣及荃灣。

33% higher than the year's completions. Around 80% of the space taken up was in Cheung Sha Wan and Kwun Tong. The year end vacancy was 82 700 m², representing 25.9% of stock. Almost 60% of the vacant space was found in the developments completed during the year.

Forecast completions for 1998 point to a high level of 172 500 m², largely in Cheung Sha Wan, Kwun Tong and Tsuen Wan. Completions are expected to fall again in 1999 to 47 800 m². Over 70% of the anticipated floor space will be in Kwun Tong, with the remainder in Cheung Sha Wan and Tsuen Wan.

落成量、吸納量及空置量
COMPLETIONS, TAKE-UP AND VACANCY

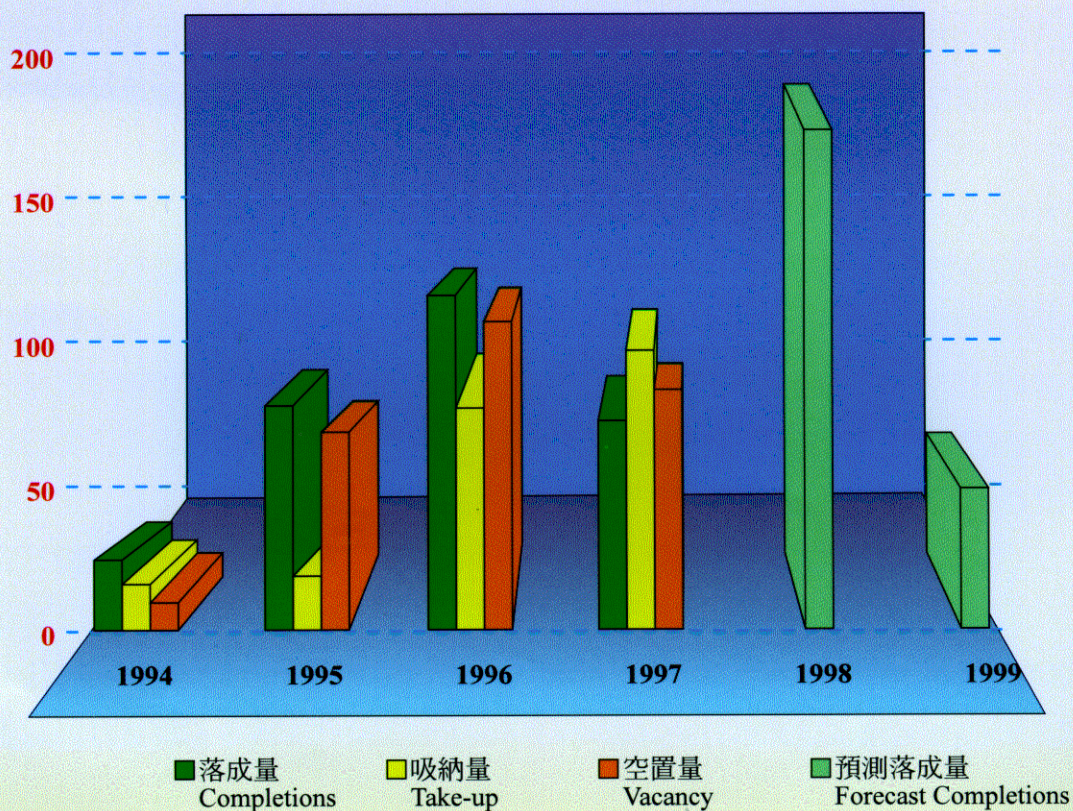
(千平方米 '000m²)

	1994	1995	1996	1997	1998	1999
落成量 Completions	24	77	115	73	[173]	[48]
吸納量 Take-up	16	18	76	96		
空置量 Vacancy	9	68	106	83		
%*	21.9	58.4	46.1	25.9		

* 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

樓面面積(千平方米) Floor Area ('000 m²)



私人專業廠房

PRIVATE SPECIALISED FACTORIES

這個類別包括所有其他廠房，並以供應專門製造業工序而建的廠房為主，每間廠房通常由一位廠東使用。

這個類別在1997年底的總存量為2 913 300平方米，其中大部分來自新界，佔總存量79%。

1997年的落成量為75 200平方米，主要來自將軍澳工業邨。

在1998年將有大量新物業落成，達175 400平方米，全部位於新界，其中將軍澳工業邨及新機場的食品工場分別佔總面積的45%及35%。預計1999年的落成量仍然高企於139 500平方米的水平，幾乎全部位於新界，並主要由將軍澳及元朗兩個工業邨提供。

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

The stock in this sector was 2 913 300 m² at the end of 1997. The bulk was found in New Territories districts which accounted for 79% of the total stock.

Completions in 1997 were 75 200 m², mainly comprising space in Tseung Kwan O Industrial Estate.

A large amount of new space, 175 400 m², is to be completed in 1998, all in New Territories districts with Tseung Kwan O Industrial Estate and the catering buildings in the new airport accounting for 45% and 35% of the total respectively. Forecast completions for 1999 will remain high at 139 500 m², almost entirely in the New Territories. The anticipated floor space will be dominated by the provisions in Tseung Kwan O and Yuen Long Industrial Estates.

這個類別包括設計或改建作倉庫或冷藏庫的樓宇及其附屬寫字樓。貨櫃碼頭內的樓宇也包括在內。

1997年底總存量達3 290 500平方米，其中76%來自新界。荃灣佔總存量約53%。

1997年的落成量為90 000平方米，較1996年的水平輕微上升。在荃灣落成的物業佔1997年總面積60%。

展望1998及1999年，落成量將分別為310 600平方米及110 400平方米，全部位於新界。荃灣會佔這兩年大部分的落成量。此外，在1998年落成的總樓面面積中，32%是由新機場提供的。

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.

Stock at the end of 1997 amounted to 3 290 500 m², 76% of which was in the New Territories. About 53% of the total stock was in Tsuen Wan.

Completions in 1997 were 90 000 m², slightly up on the 1996 level. Tsuen Wan accounted for 60% of the floor space provided in the review year.

Completions are expected to rise to 310 600 m² and 110 400 m² in 1998 and 1999 respectively, all in the New Territories. Tsuen Wan will account for the majority of the completions in these 2 years. A further 32% of the total space for 1998 will be provided in the new airport.

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1. 報告年度

每年出版的『香港物業報告』回顧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

本報告調查的對象主要是全港私人樓宇，但不包括新界一些較為傳統的村屋。不過，為更充份地反映物業市場的整體情況，若干公共房屋的資料也包括在內。

3. 地區

報告把港島、九龍、新九龍及新界細分為多個地區，詳情見於附錄以及圖 1 和圖 2。

4. 物業類別

4.1 樓宇是按佔用許可證（俗稱入伙紙）上註明的用途分類，但本署得悉樓宇其後在結構上有所更改則除外。本署沒有特別調查樓宇現時的用途，也沒有嘗試辨別那些住宅樓宇是用作非住宅用途，或那些非住宅樓宇是用作住宅用途。

4.2 私人住宅單位，是指設有廚房和浴室（及/或廁所）的獨立居住單位，並按樓面面積細分如下：

1. Review Period

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

2. Scope of the Review

The Review is principally concerned with private building developments throughout the territory, excluding some of the more traditional village houses in the New Territories. It does however include certain public sector developments to provide a better overall picture of the property market.

3. Areas and Districts

The areas of Hong Kong, Kowloon, New Kowloon and New Territories are subdivided into districts as shown in the Appendix and on Plans 1 and 2.

4. Property Classes

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

- A 類單位 - 實用面積不超過 39.9 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 - 實用面積不少於 160 平方米

- Class A - saleable area not exceeding 39.9 m²
- Class B - saleable area of 40 m² to 69.9 m²
- Class C - saleable area of 70 m² to 99.9 m²
- Class D - saleable area of 100 m² to 159.9 m²
- Class E - saleable area of at least 160 m²

4.3 私人機構參建居屋計劃的住宅單位，居者有其屋計劃、夾心階層房屋計劃、市區改善計劃和住宅發售計劃的全部單位，未有包括在私人樓宇的統計數字內，但已另外設表詳列。有關房屋委員會與房屋協會興建的出租屋邨，以及政府所擁有的宿舍資料，亦已另外設表詳列。

4.3 Domestic units built under the Private Sector Participation Scheme, and all units built under the Home Ownership, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes are not included in statistics for the private sector, but are separately tabulated. Data relating to rental estates built by the Housing Authority and Housing Society, and Government owned quarters are also separately tabulated.

4.4 私人寫字樓包括商用樓宇內的物業，但不包括綜合用途樓宇內的非住宅用途單位。寫字樓分以下各級：

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

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；管理妥善；普遍有泊車設施。

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

乙級 - 設計屬一般水平但裝修質素良好；間隔彈性較少；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；管理服務屬一般水平或高於一般水平；不一定有泊車設施。

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

丙級 - 設計簡單及有基本裝修；間隔頗受限制；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；升降機僅足使用或不敷應用；管理服務屬最低至一般水平；並無泊車設施。

樓宇的所在地點並不影響等級。政府產業處所管理由香港特別行政區政府擁有的寫字樓則另外設表詳列。

4.5 近年有少量名為「智慧型」大廈落成，但目前並未有足夠證據顯示這類物業會形成另一個級別的市場。面對未來兩年寫字樓供應不虞缺乏的情況下，這類樓宇如仍可以吸引租客多付租金以換取較方便及先進的設備，本署會在編製日後的報告時，研究是否需要設立一個規格較現時甲級寫字樓還要高的新級別。

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建商業樓宇的資料，則另外設表詳列。

4.7 私人分層工廠大廈包括為一般製造業工序及有關用途而建設的樓宇，並通常由地產商出售或出租。一般而言，附屬寫字樓或附屬陳列室的面積最高可分別佔總可用樓面面積的 50% 及 20%。這類別同時包括已獲得規劃許可作工業 / 寫字樓綜合用途，但尚未

Grade C - plain with basic finishes; restricted layout; small floor plates; basic lobbies; generally without central air-conditioning; barely adequate or inadequate lift services; minimal to average management; no parking facilities.

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 separately tabulated.

4.5 A small number of so-called "intelligent" buildings has been completed in recent years, although there is currently no conclusive evidence that these form a separate tier of the market. If these buildings are found to attract tenants prepared to pay a premium for the additional convenience especially in the over supply situation likely to arise over the next year or two, we may consider adopting an additional grade with a higher specification than the existing Grade A for future Reviews.

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. Data relating to commercial premises built by the Housing Authority and Housing Society are separately tabulated.

4.7 Private Flatted Factories comprise premises designed for general manufacturing processes and uses directly related to such processes, and normally intended for sale or letting by the developers. Ancillary office space of up to 50% or ancillary showrooms of up to 20% of the total usable floor area is normally permitted. Also

申請修訂政府土地契約的樓面面積，以及獲得臨時規劃許可作工業/寫字樓綜合用途，並獲准在有關期限豁免地契條款限制的個別工廠單位。此類物業並不包括下述的專業廠房。房屋委員會興建的工廠樓宇的資料，則另外設表詳列。

4.8 私人工業/寫字樓綜合樓宇包括既獲得規劃許可作工業/寫字樓綜合用途，並取得政府新批出的工業/寫字樓綜合用途土地契約或是已完成或正在進行修訂政府土地契約程序的樓面面積，但並不包括上述個別工廠單位面積。

4.9 私人專業廠房包括所有其他廠房，並以供應專門製造業工序而建的廠房為主，每間廠房通常由一位廠東使用。

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。

5. 樓面面積

5.1 住宅單位的樓面面積即該單位的「實用面積」。「實用面積」是指單位獨佔的樓面面積，這包括露台及走廊，但不包括樓梯、升降機槽、渠管、大堂及公用廁所等公用地方。量度「實用面積」時，是從圍繞該單位的外牆向外的一面或該單位與毗連單位的共用牆的中間點起計。窗台、天井、花園、庭院、平台、車位等地方則不包括在內。

included in this sector is floor space with planning permission for industrial/office use, but for which no Government lease modification has been instituted, and strata-title flatted factories with temporary planning permission for industrial/office use and corresponding short term waivers of lease conditions. Specialised factories, as described below, are excluded. Data on similar premises built by the Housing Authority are separately tabulated.

4.8 Private Industrial / Office premises comprise floor space which has planning permission for industrial/office use and is the subject of a Government New Grant for industrial/office use or a Government lease modification, either completed or in progress. Excluded is the strata-title floor space described above.

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

5. Floor Areas

5.1 The floor area for a domestic unit is its 'saleable area'. 'Saleable area' is defined as the floor area exclusively allocated to the unit including balconies and verandahs but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured from the outside of the exterior enclosing walls of the unit and the middle of the party walls between two units. Bay windows, yards, gardens, terraces, flat

5.2 非住宅樓宇的面積是指其「內部樓面面積」，量度範圍是有關單位牆壁(或與毗連單位的共用牆)圍繞的全部面積。

6. 樓宇總存量

6.1 私人住宅和非住宅樓宇的總存量，都是以某一指定日期的差餉估價記錄為根據，再就其後落成樓宇和拆卸樓宇的數量而作調整。

6.2 自1993年起，本署每年均按差餉估價記錄來全面調算樓宇總存量記錄。因更改結構、轉變用途或周界、及謬誤而產生的差異，均已調整。

6.3 公共房屋的數字由有關機構提供。房屋委員會租住屋邨單位的總存量，是指屋邨辦事處在報告年度截至12月31日為止所管理單位的數量。

6.4 居者有其屋計劃及私人機構參建居屋計劃住宅單位的總存量，是指截至報告年度的12月31日獲發竣工證明書/佔用許可證單位的數量，當中包括不再受業權轉讓限制的單位。

7. 落成量

7.1 私人樓宇的落成量是指獲發臨時或正式佔用許可證(在村屋來說則是完工證或不反對佔用的函件)的樓宇數量。

roofs, carports and the like are excluded from the area.

5.2 The floor area for non-domestic accommodation is its 'internal floor area'. 'Internal floor area' is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

6. Stock

6.1 Both private domestic and non-domestic stock figures are based on rating records at a given date, and are subsequently adjusted to reflect completions and demolitions.

6.2 Since 1993, an exercise has been carried out on an annual basis to reconcile the stock records with rating records. Adjustments were made to take account of discrepancies which came to light as a result of structural alterations, changes of use, boundary changes and errors.

6.3 Public sector figures are provided by the bodies concerned. Stock figures for domestic rental estates built by the Housing Authority represent the number of units in the hands of the estate offices as at 31 December in the year under review.

6.4 Stock figures for domestic units built under the Home Ownership and Private Sector Participation Schemes represent the number of units with completion/occupation certificates issued as at 31 December in the year under review. They include those units which are no longer subject to restrictions on transfer of ownership.

7. Completions

7.1 Completions of private sector premises

7.2 由於較早前獲發臨時佔用許可證的樓宇經列入已發表的報告內，所以即使這些樓宇其後獲發正式佔用許可證，亦不會包括在今年的報告內。

7.3 公共房屋落成量的數字是由有關機構提供的。房屋委員會興建的租住屋邨單位及居者有其屋計劃所建單位的落成量，是指在報告年度內完工的單位數量，這些數字由房屋署統計組提供。至於私人機構參建居屋計劃、市區改善計劃及住宅發售計劃單位的供應量，則包括那些在報告年度內獲發佔用許可證的單位。

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價記錄刪除的私人樓宇數量。

9. 預測數量

9.1 包括在報告年份內及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；而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、專業人士的估計數字及/或實地視察所得的資料，就全港各已知的物業發展及重建地盤計算預測落成量。

comprise those premises deemed completed by virtue of the issue of either a temporary or full occupation permit or, in the case of village houses, a certificate of compliance or a letter of no objection to occupy.

7.2 Premises with temporary occupation permits issued in earlier years, and hence included in the earlier Reviews have been excluded notwithstanding that full occupation permits have subsequently been issued in the year under review.

7.3 Public sector completion figures are provided by the bodies concerned. Completion figures for domestic rental estates built by the Housing Authority and domestic units built under the Home Ownership Scheme represent the number of units produced during the year under review as advised by the Statistics Section of Housing Department. The completions of premises built under the Private Sector Participation, Urban Improvement, Flat-for-Sale and Sandwich Class Housing Schemes comprise those with occupation permits issued during the year under review.

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 and presented as, in the case of domestic premises, the number of units, and in the case of non-domestic premises, the total internal floor area expected to come on stream in the respective years.

10. 空置量

10.1 在報告年份內落成的私人樓宇空置量，以及在較早前落成但未評估差餉的私人樓宇的空置量，是在年底時經視察而計算出來的。

10.2 在報告年份前落成並已評估差餉的住宅樓宇的空置量是根據抽樣調查該等樓宇3%的單位所得的結果來推算的。

10.3 在報告年份前落成並已評估差餉的非住宅樓宇的空置量是根據年底普查，包括向大廈管理處收集空置物業數據及派員視察，而計算出來的。

10.4 在1997年的報告內發表有關1996年前落成並已評估差餉的非住宅樓宇的空置量，是根據一項特別安排計算出來的，詳情見該報告技術附註第10.3段。

10.5 在1997年前的報告中，於報告年份前已落成並評估差餉的非住宅樓宇的空置量乃根據申請退還空置物業差餉及經視察核實的個案計算出來。

10.6 公共房屋的空置數字，是由有關機構提供。

11. 吸納量

11.1 住宅樓宇的吸納量，是指在報告年度

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

10. Vacancies

10.1 Vacancies in respect of all private premises completed during the review year, and those completed earlier but not yet assessed for rating purposes, are determined by inspection at the end of the year.

10.2 An estimate of vacancies in rated domestic premises completed prior to the review year is made by inspecting a 3% random sample of such units.

10.3 A full survey is conducted on all rated non-domestic premises completed prior to the review year to obtain vacancy data from management offices or by inspection.

10.4 For the 1997 edition, vacancies for rated non-domestic premises completed prior to 1996 were determined using a special arrangement which was explained in paragraph 10.3 of the Technical Notes thereof.

10.5 In earlier Reviews, non-domestic vacancy figures for rated premises completed prior to the year under review were based on applications for refund of rates on account of vacancy and confirmed by inspection.

10.6 Vacancies in respect of public sector premises are provided by the bodies concerned.

內入住的單位數目淨增長額；非住宅樓宇的吸納量，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，然後減除年內拆卸量及年終空置量。

11.3 為能與過往的統計作更佳比較，吸納量是根據已調整的1996年空置量來計算。詳情見1997年版的技術附註第11.3段。

12. 平均租金和售價(每季)

12.1 本署將每個季度內生效的新訂租金資料記錄加以分析，來計算該季度的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金。生效日期以租賃協議的生效日期為準。不過，租金一般是在較早的日期議定(新訂租約是2至4周前，續訂租約是1至3個月前)。

12.2 本署從多個不同的來源獲得租金資料，這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所得資料。

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。

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 to the vacancy figures at the beginning of the year, the completions in that year, then subtracting the year's demolition and the year end vacancy figures.

11.3 The 1996 vacancy figures were adjusted for calculating the take-up to provide better comparability with previous statistics as explained in paragraph 11.3 of the Technical Notes for the 1997 edition.

12. Average Rents and Prices (Quarterly)

12.1 Quarterly average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the quarter being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is taken as the commencement date of a tenancy agreement. However, rents are normally agreed earlier (2-4 weeks earlier for fresh lettings, and 1-3 months for lease renewals).

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

12.4 計算每季平均售價時，本署將曾經審查以釐定印花稅的樓宇交易資料加以分析。凡列為「可接納」類別的樓宇交易，都會用作分析。不過，假若買賣日期較審查時間早12個月以上，或有關買賣包括不同類別的物業，或有關樓宇仍未評估差餉，又或有關住宅單位是不交吉出售，便不會用作分析。買賣日期以簽署買賣合約的日期為準，通常是達成臨時協議後2至3周。

12.5 報告年度第三及第四季的租金（和租金指數）數字，以及報告年度第二、第三及第四季的售價（和售價指數）數字，均屬臨時數字，有待取得進一步資料時再作分析。由於未能即時取得資料，所以報告年度內第四季的臨時數字主要反映該季季初的市場情況。

13. 租金和售價指數(每季)

13.1 不同時期的每季平均租金及售價會有差異，這不單因價值有變，也由於樓宇的質素有所不同。不過，每季租金及售價指數的制訂，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，指數的轉變也會跟平均租金及售價的轉變有差異。

13.2 計算每季租金和售價指數所根據的數據，跟用以編製每季平均租金和售價的數據相同。以指數來衡量價值的轉變時，是根據

and tenants and site visits made by officers of the Department.

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

12.4 Quarterly average prices are based on an analysis made of transactions scrutinized by the Department for stamp duty purposes. Transactions which are considered 'acceptable' are included in the analysis. However, those transactions, the date of sale of which is more than 12 months prior to the date of scrutiny, are excluded. Also excluded from the analysis are those transactions involving a mix of property classes, premises which have not yet been assessed to rates and domestic premises sold subject to existing tenancies. Date of sale is the date on which an Agreement for Sale and Purchase is signed. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier.

12.5 The quarterly rental (and rental index) figures for the 3rd and 4th quarters of the year under review, and price (and price index) figures for the 2nd, 3rd and 4th quarters of the year under review are provisional, pending the availability of further data for analysis. Because of time lags the provisional figures for the 4th quarter of the year under review principally reflect market conditions towards the beginning of that quarter.

13. Rental and Price Indices (Quarterly)

13.1 Quarterly average rents and prices may change from one period to another not only because of value changes but also because of shifts in quality. The quarterly rental and price indices, on the other hand, are designed to measure rental

租金或售價除以有關物業的應課差餉租值所得的商計算，而不是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，也考慮到各物業其他質素上的差別。

13.3 應課差餉租值在全面重估後有所變更，因此，新應課差餉租值已調算至舊應課差餉租值的水平，使指數數列得以連貫。

13.4 成分季度指數（即某類別或級別物業的指數）是從分析所有在某指定季度內交易的結果計算出來的。各類樓宇的綜合季度指數，是將成分指數按加權平均法計算而得出。編製各類非住宅樓宇綜合季度指數所使用的權數，是根據該季度及前三季內有關類型樓宇的總樓面面積計算的。至於住宅樓宇，租金和售價指數的權數是根據該季及前三季內進行的交易數目計算出來。

13.5 本報告並提供每年指數，每年指數是該年四個季度指數的平均數。

13.6 指數（尤其是租金指數）未必能充分顯示出市場的趨勢。雖然所有租金都是按淨額分析（參考上文第12.3段），但本署不知道的其他「等同租值」租約條件則不會計算在內。例如在供過於求時，業主通常都準備給予租戶一些優惠，如整修樓宇或延長免租期等。如果按租約的標準條款把租金調整，在指數下降時，經調整的租金很可能較所報

and price changes with quality kept at a constant. Movement of the indices may therefore differ from changes in the average rents and prices for the same period.

13.2 The quarterly rental and price indices are derived from the same data that are used to compile quarterly 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 utilizing rateable value, allowance is made not only for floor area but also other qualitative differences between properties.

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

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

13.5 Annual indices are also shown. The annual index is the simple average of the four quarterly indices in respect of the year.

的租金為低。但指數上升時，情況則相反。

14. 較受歡迎屋苑的每月售價指數

14.1 這指數是根據已落成單位的買賣合約所載的售價來分析計算。A、B及C類單位屬中小型住宅單位，而D及E類單位屬大型住宅單位。

14.2 選擇作為分析的樓宇包括碧瑤灣、比華利山、賽西湖大廈、嘉雲臺、置富花園、城市花園、帝景園、嘉苑、杏花邨、曉峰閣、陽明山莊、康怡花園、寶馬山花園、浪琴園、寶威閣、紅山半島、雍景臺、海怡半島、太古城、嘉兆臺、樂陶苑、樂翠台、畢架山花園、碧華花園、麗港城、美孚新邨、又一居、匯景花園、德福花園、又一邨花園、黃埔花園、海濱花園、華景山莊、麗城花園、綠楊新邨、浪翠園、慧豐園、新屯門中心、沙田第一城、駿景園、新港城、康樂園、太湖花園、新達廣場、錦繡花園、嘉湖山莊、碧湖花園、粉嶺中心、上水中心及愉景灣。

14.3 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商計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而權數是根據基準期內的交易次數釐定。

15. 落成後使用方式

此項分析只包括在報告年份內評定差

13.6 The indices, especially the rental indices, will tend to understate market trends. Although all rentals 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. Monthly Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for COMPLETED flats as recorded in Sale and Purchase Agreements. Classes A, B and C flats are grouped as small/medium domestic and Classes D and E flats are grouped as large domestic.

14.2 Developments selected for analysis are Baguio Villa, Beverly Hill, Braemar Hill Mansions, Cavendish Heights, Chi Fu Fa Yuen, City Garden, Dynasty Court, Greenville Gardens, Heng Fa Chuen, Hillsborough Court, Hong Kong Parkview, Kornhill, Pacific Palisades, Pacific View, Parkway Court, Redhill Peninsula, Robinson Place, South Horizons, Taikoo Shing, The Grand Panorama, Villa Lotto, Villa Rocha, Beacon Heights, Beverly Villa, Laguna City, Mei Foo Sun Chuen, Parc Oasis, Sceneway Garden, Telford Gardens, Village Gardens, Whampoa Garden, Riviera Gardens, Wonderland Villas, Belvedere Garden, Luk Yeung Sun Chuen, Sea Crest Villa, Marina Garden, Sun Tuen Mun Centre, City One Shatin, Royal Ascot, Sunshine City, Hong Lok Yuen, Serenity Park, Uptown Plaza,

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。

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。用以分析租金及售價而選取的物業大致相同，但未必是同一物業。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。

Fairview Park, Kingswood Villas, Avon Park, Fanling Centre, Sheung Shui Centre and Discovery Bay.

14.3 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. The weights are based on the number of transactions effected during the base period.

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. Property Market Yields

The yields have been derived by comparing the average rent/rateable value and price/rateable value factors. The properties featuring in the rental analysis are similar to those in the price analysis, but are not one and the same. The figures should therefore only be regarded as providing a broad indication of market yields and trends.

私人住宅

- 1 各類單位總存量及空置量
- 2 各區總存量、落成量及空置量
- 3 拆卸量、落成量及各類單位總存量
- 4 各類單位拆卸量及落成量
- 5 各類單位落成量
- 6 不同面積單位落成量
- 7 各區落成量及預測落成量
- 8 各區不同類別單位預測落成量
- 9 各區空置量
- 10 整體空置趨勢
- 11 各類單位落成後使用方式
- 12 各類單位平均租金
- 13 各類單位平均售價
- 14 各類單位租金指數
- 15 各類單位售價指數
- 16 較受歡迎屋苑
- 每月售價指數

住宅樓宇

- 17 居者有其屋計劃及
私人機構參建居屋計劃
- 各區總存量、落成量及
預測落成量
- 18 市區改善計劃、住宅發售計劃及
夾心階層住屋計劃
- 各區總存量、落成量及
預測落成量
- 19 公共租住屋邨
- 各區總存量、落成量及
預測落成量
- 20 政府所擁有的宿舍
- 各類單位總存量、落成量及
預測落成量

Private Domestic

- Stock and Vacancy by Class
Stock, Completions and Vacancy by District
Demolition, Completions and Stock by Class
Demolition and Completions by Class
Completions by Class
Completions by Size
Completions and Forecast Completions by District
Forecast Completions by Class and District
Vacancy by District
Overall Vacancy Trends
Mode of Occupation after Completion by Class
Average Rents by Class
Average Prices by Class
Rental Indices by Class
Price Indices by Class
Selected Popular Developments
- Monthly Price Indices

Domestic

- Home Ownership and Private Sector
Participation Schemes
- Stock, Completions and
Forecast Completions by District
Urban Improvement, Flat-for-sale and
Sandwich Class Housing Schemes
- Stock, Completions and
Forecast Completions by District
Public Rental Estates
- Stock, Completions and
Forecast Completions by District
Government Owned Quarters
- Stock, Completions and
Forecast Completions by Class

私人寫字樓

- 21 各區不同級別總存量及空置量
 22 各區總存量、落成量及空置量
 23 各級別拆卸量、落成量及總存量
 24 各區落成量及預測落成量
 25 各區不同級別預測落成量
 26 各區空置量
 27 整體空置趨勢
 28 各區不同級別平均租金
 29 各區不同級別平均售價
 30 各級別租金及售價指數
 31 核心地區甲級寫字樓
 - 租金及售價指數

政府所擁有的寫字樓

- 32 各級別總存量及預測落成量

私人商業樓宇

- 33 各區總存量、落成量及空置量
 34 拆卸量、落成量及總存量
 35 各區落成量及預測落成量
 36 各區空置量
 37 整體空置趨勢
 38 零售業樓宇
 - 平均租金
 39 零售業樓宇
 - 平均售價
 40 零售業樓宇
 - 租金及售價指數

Private Office

- Stock and Vacancy by Grade and District
 Stock, Completions and Vacancy by District
 Demolition, Completions and Stock by Grade
 Completions and Forecast Completions by District
 Forecast Completions by Grade and District
 Vacancy by District
 Overall Vacancy Trends
 Average Rents by Grade and District
 Average Prices by Grade and District
 Rental and Price Indices by Grade
 Grade A in Core Districts
 - Rental and Price Indices

Government Owned Office

- Stock and Forecast Completions by Grade

Private Commercial

- Stock, Completions and Vacancy by District
 Demolition, Completions and Stock
 Completions and Forecast Completions by District
 Vacancy by District
 Overall Vacancy Trends
 Private Retail Premises
 - Average Rents
 Private Retail Premises
 - Average Prices
 Private Retail Premises
 - Rental and Price Indices

商業樓宇

- 41 房屋委員會
- 各區總存量、空置量、落成量及
預測落成量
- 42 房屋協會
- 各區總存量、空置量、落成量及
預測落成量

私人分層工廠大廈

- 43 各區總存量、落成量及空置量
- 44 拆卸量、落成量及總存量
- 45 各區落成量及預測落成量
- 46 各區不同面積單位落成量
- 47 各區空置量
- 48 各區不同面積單位空置量
- 49 整體空置趨勢
- 50 平均租金
- 51 平均售價
- 52 租金及售價指數
- 53 選定地區的高質素樓宇
- 平均售價

分層工廠大廈

- 54 房屋委員會
- 各區總存量及空置量

私人工業／寫字樓綜合樓宇

- 55 各區總存量、落成量及空置量
- 56 各區落成量及預測落成量
- 57 整體空置趨勢

Commercial

- Housing Authority
- Stock, Vacancy, Completions and
Forecast Completions by District
- Housing Society
- Stock, Vacancy, Completions and
Forecast Completions by District

Private Flatted Factories

- Stock, Completions and Vacancy by District
- Demolition, Completions and Stock
- Completions and Forecast Completions by District
- Completions by Size and District
- Vacancy by District
- Vacancy by Size and District
- Overall Vacancy Trends
- Average Rents
- Average Prices
- Rental and Price Indices
- High Quality Developments in Selected Districts
- Average Prices

Flatted Factories

- Housing Authority
- Stock and Vacancy by District

Private Industrial / Office

- Stock, Completions and Vacancy by District
- Completions and Forecast Completions by District
- Overall Vacancy Trends

私人專業廠房

- 58 各區總存量及落成量
59 各區落成量及預測落成量

Private Specialised Factories

- Stock and Completions by District
Completions and Forecast Completions by District

私人貨倉

- 60 各區總存量、落成量及空置量
61 各區落成量及預測落成量
62 各區空置量
63 整體空置趨勢

Private Storage

- Stock, Completions and Vacancy by District
Completions and Forecast Completions by District
Vacancy by District
Overall Vacancy Trends

私人物業的市場回報率

- 64 住宅、寫字樓、分層工廠大廈及
零售業樓宇的市場回報率

Private Property Market Yields

- Market Yields for Domestic, Office,
Flatted Factories and Retail Premises

TABLE 表 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)	1997 年底總存量 Stock (at year end)		1997 年底空置數目 No. Vacant (at year end)	空置百分率 % Vacant
A	< 20.0	12 578		8 186	2.4
	20 - 29.9	117 647	347 926		
	30 - 39.9	217 701			
B	40 - 49.9	188 460		18 934	4.4
	50 - 59.9	136 271	428 911		
	60 - 69.9	104 180			
C	70 - 79.9	44 904		5 477	5.9
	80 - 89.9	28 531	93 496		
	90 - 99.9	20 061			
D	100 - 119.9	23 962		2 296	4.8
	120 - 139.9	14 877	47 646		
	140 - 159.9	8 807			
E	160 - 199.9	10 362		1 090	4.9
	200 - 239.9	7 394	22 149		
	240 - 279.9	2 249			
	> 279.9	2 144			
所有類別	ALL CLASSES	940 128	940 128	35 983	3.8

TABLE 表 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	1996 年底總存量 Stock (at year end)	1997 落成量 Completions	落成量佔 1996 年總存量的百分率 Completions as a % of 1996 Stock	1997 年底總存量 Stock (at year end)	1997 年底空置數目 No. Vacant (at year end)	空置百分率 % Vacant
西區 West	40 769	209	0.5	40 681	594	1.5
上環 Sheung Wan	12 695	48	0.4	12 649	443	3.5
中區 Central	4 433	68	1.5	4 165	334	8.0
灣仔 Wan Chai	27 898	54	0.2	27 837	925	3.3
半山區 Mid-levels	29 085	322	1.1	29 446	1 202	4.1
山頂 Peak	2 315	7	0.3	2 274	161	7.1
銅鑼灣 Causeway Bay	27 252	76	0.3	27 321	492	1.8
北角 North Point	90 010	214	0.2	90 195	1 103	1.2
筲箕灣 Shau Kei Wan	28 505	121	0.4	28 604	253	0.9
香港仔 Aberdeen	25 359	54	0.2	25 413	430	1.7
南區 South	7 768	76	1.0	7 826	428	5.5
港島 HONG KONG	296 089	1 249	0.4	296 411	6 365	2.1
尖沙咀 Tsim Sha Tsui	15 905	195	1.2	16 019	314	2.0
油麻地 Yau Ma Tei	33 848	218	0.6	34 055	1 317	3.9
旺角 Mong Kok	34 838	106	0.3	34 943	638	1.8
紅磡 Hung Hom	53 468	61	0.1	53 445	1 000	1.9
何文田 Ho Man Tin	15 881	27	0.2	15 893	311	2.0
九龍 KOWLOON	153 940	607	0.4	154 355	3 580	2.3
長沙灣 Cheung Sha Wan	53 235	188	0.4	53 359	848	1.6
石硤尾 Shek Kip Mei	5 758	46	0.8	5 804	202	3.5
九龍塘 Kowloon Tong	6 397	20	0.3	6 441	227	3.5
黃大仙 Wong Tai Sin	18 067	-	-	18 057	419	2.3
觀塘 Kwun Tong	46 983	-	-	46 983	900	1.9
新九龍 NEW KOWLOON	130 440	254	0.2	130 644	2 596	2.0
荃灣 Tsuen Wan	78 959	2 462	3.1	81 423	2 591	3.2
屯門 Tuen Mun	45 055	1 153	2.6	46 192	819	1.8
元朗 Yuen Long	58 180	5 186	8.9	63 332	6 552	10.3
北區 North	25 293	682	2.7	25 971	1 080	4.2
大埔 Tai Po	30 635	2 020	6.6	32 651	2 799	8.6
沙田 Sha Tin	59 251	1 378	2.3	60 621	4 311	7.1
西貢 Sai Kung	20 159	2 577	12.8	22 725	3 384	14.9
離島 Outlying Islands	25 186	634	2.5	25 803	1 906	7.4
新界 NEW TERRITORIES	342 718	16 092	4.7	358 718	23 442	6.5
全港 OVERALL	923 187	18 202	2.0	940 128	35 983	3.8

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	各類單位總存量 (年底計算) Stock by Class (at year end)					總數 Total
					A	B	C	D	E	
1993	港島	Hong Kong	1 153	8 862	99 250 *	118 492 *	31 712 *	21 842 *	13 352 *	284 648 *
	九龍	Kowloon	522	1 407	64 470 *	64 618 *	17 643 *	5 302 *	1 176 *	153 209 *
	新九龍	New Kowloon	288	965	52 398 *	59 793 *	9 794 *	4 489 *	956 *	127 430 *
	新界	New Territories	216	16 439	106 630 *	127 383 *	19 070 *	9 039 *	5 198 *	267 320 *
	全港	OVERALL	2 179	27 673	322 748 *	370 286 *	78 219 *	40 672 *	20 682 *	832 607 *
1994	港島	Hong Kong	1 411	6 986	100 265 *	120 952 *	32 977 *	22 739 *	13 458 *	290 391 *
	九龍	Kowloon	543	1 091	64 573 *	64 067 *	17 583 *	5 263 *	1 161 *	152 647 *
	新九龍	New Kowloon	267	2 778	51 798 *	60 991 *	10 105 *	4 614 *	958 *	128 466 *
	新界	New Territories	242	23 318	114 962 *	142 490 *	21 612 *	10 149 *	5 292 *	294 505 *
	全港	OVERALL	2 463	34 173	331 598 *	388 500 *	82 277 *	42 765 *	20 869 *	866 009 *
1995	港島	Hong Kong	1 319	5 068	101 138 *	122 248 *	33 930 *	22 647 *	13 479 *	293 442 *
	九龍	Kowloon	603	1 759	65 198 *	64 257 *	17 822 *	5 352 *	943 *	153 572 *
	新九龍	New Kowloon	178	1 033	52 079 *	61 408 *	10 161 *	4 649 *	945 *	129 242 *
	新界	New Territories	316	14 761	119 824 *	154 756 *	24 485 *	11 928 *	5 551 *	316 544 *+
	全港	OVERALL	2 416	22 621	338 239 *	402 669 *	86 398 *	44 576 *	20 918 *	892 800 *
1996	港島	Hong Kong	788	3 596	101 774 *	123 523 *	34 445 *	22 719 *	13 628 *	296 089 *
	九龍	Kowloon	456	833	65 379 *	64 179 *	17 922 *	5 510 *	950 *	153 940 *
	新九龍	New Kowloon	81	1 258	52 748 *	62 352 *	9 755 *	4 652 *	933 *	130 440 *
	新界	New Territories	227	14 188	126 937 *	165 869 *	29 226 *	14 361 *	6 325 *	342 718 *+
	全港	OVERALL	1 552	19 875	346 838 *	415 923 *	91 348 *	47 242 *	21 836 *	923 187 *
1997	港島	Hong Kong	724	1 249	102 055	123 471	34 428	22 705	13 752	296 411
	九龍	Kowloon	236	607	65 718	64 080	18 036	5 560	961	154 355
	新九龍	New Kowloon	118	254	52 882	62 351	9 746	4 667	998	130 644
	新界	New Territories	100	16 092	127 271	179 009	31 286	14 714	6 438	358 718
	全港	OVERALL	1 178	18 202	347 926	428 911	93 496	47 646	22 149	940 128

* 總存量已經調整，以配合差餉估價紀錄。

+ 出現差異的主要原因，是對下列單位進行差餉估價：

- (1) 解除指定鄉村區內曾獲豁免評估差餉的村屋及
- (2) 根據中英聯合聲明附件三徵收地租的物業。

* Stock has been adjusted in order to reconcile it with the rating record.

+ Discrepancy is mainly due to assessments raised in connection with (1) de-designated village areas where village type houses were formerly exempted from assessment to rates and (2) Annex III to the Sino-British Joint Declaration for charging Government rent.

私人住宅 - 各類單位拆卸量及落成量
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

(單位數目 No. of units)

年 Year	區域 Area	拆卸量 Demolition						落成量 Completions						
		A	B	C	D	E	總數 Total	A	B	C	D	E	總數 Total	
1993	港島	Hong Kong	205	580	149	146	73	1 153	2 956	3 652	1 611	474	169	8 862
	九龍	Kowloon	39	342	112	26	3	522	965	420	18	-	4	1 407
	新九龍	New Kowloon	48	159	45	28	8	288	440	477	22	12	14	965
	新界	New Territories	54	72	15	52	23	216	3 695	11 114	1 324	251	55	16 439
	全港	OVERALL	346	1 153	321	252	107	2 179	8 056	15 663	2 975	737	242	27 673
1994	港島	Hong Kong	669	393	81	74	194	1 411	1 822	2 853	1 395	686	230	6 986
	九龍	Kowloon	89	375	61	15	3	543	774	268	46	3	-	1 091
	新九龍	New Kowloon	7	155	97	7	1	267	650	1 688	428	6	6	2 778
	新界	New Territories	66	81	36	36	23	242	6 247	13 840	2 164	1 024	43	23 318
	全港	OVERALL	831	1 004	275	132	221	2 463	9 493	18 649	4 033	1 719	279	34 173
1995	港島	Hong Kong	433	579	191	45	71	1 319	1 240	2 326	1 294	27	181	5 068
	九龍	Kowloon	58	176	90	29	250	603	568	633	326	202	30	1 759
	新九龍	New Kowloon	91	49	20	12	6	178	261	593	120	54	5	1 033
	新界	New Territories	94	103	39	68	12	316	2 027	9 138	2 137	1 306	153	14 761
	全港	OVERALL	676	907	340	154	339	2 416	4 096	12 690	3 877	1 589	369	22 621
1996	港島	Hong Kong	54	332	201	106	95	788	918	1 125	1 095	275	183	3 596
	九龍	Kowloon	92	247	98	17	2	456	255	177	285	95	21	833
	新九龍	New Kowloon	12	41	4	7	17	81	692	544	6	10	6	1 258
	新界	New Territories	39	94	51	19	24	227	687	8 654	3 726	814	307	14 188
	全港	OVERALL	197	714	354	149	138	1 552	2 552	10 500	5 112	1 194	517	19 875
1997	港島	Hong Kong	118	264	141	111	90	724	399	422	214	74	140	1 249
	九龍	Kowloon	21	141	41	33	-	236	360	42	155	49	1	607
	新九龍	New Kowloon	18	43	23	26	8	118	152	42	14	9	37	254
	新界	New Territories	33	38	7	10	12	100	367	13 186	2 066	356	117	16 092
	全港	OVERALL	190	486	212	180	110	1 178	1 278	13 692	2 449	488	295	18 202

TABLE 表 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	所有類別 All Classes
1988	10 880	16 630	3 805	2 375	780	34 470
1989	6 930	22 315	4 565	1 790	885	36 485
1990	7 200	17 525	2 695	1 425	555	29 400
1991	4 665	23 600	3 380	1 155	580	33 380
1992	8 557	14 267	2 318	713	367	26 222
1993	8 056	15 663	2 975	737	242	27 673
1994	9 493	18 649	4 033	1 719	279	34 173
1995	4 096	12 690	3 877	1 589	369	22 621
1996	2 552	10 500	5 112	1 194	517	19 875
1997	1 278	13 692	2 449	488	295	18 202
平均數 AVERAGE 1988 - 1997	6 371	16 553	3 521	1 319	487	28 250

TABLE 表 6

私人住宅 - 不同面積單位落成量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

(單位數目 No. of units)

類別 Class	面積 Size Range (平方米 m ²)	1993	1994	1995	1996	1997				總數 Total
						港島 Hong Kong	九龍 Kowloon	新九龍 New Kowloon	新界 New Territories	
A	< 20.0	56	163	112	121	71	75	10	25	181
	20 - 29.9	1 538	1 600	1 033	665	118	219	39	98	474
	30 - 39.9	6 462	7 730	2 951	1 766	210	66	103	244	623
B	40 - 49.9	5 671	7 412	4 602	3 134	229	21	42	3 873	4 165
	50 - 59.9	5 493	5 868	3 131	2 615	38	21	-	3 805	3 864
	60 - 69.9	4 499	5 369	4 957	4 751	155	-	-	5 508	5 663
C	70 - 79.9	1 449	2 050	1 973	1 370	61	38	7	874	980
	80 - 89.9	1 260	1 365	1 213	2 048	122	41	7	846	1 016
	90 - 99.9	266	618	691	1 694	31	76	-	346	453
D	100 - 119.9	508	741	661	400	24	40	-	246	310
	120 - 139.9	145	770	751	434	13	4	1	50	68
	140 - 159.9	84	208	177	360	37	5	8	60	110
E	160 - 199.9	52	129	138	407	111	-	18	108	237
	200 - 239.9	89	90	65	31	13	-	2	7	22
	240 - 279.9	54	37	104	42	8	-	3	2	13
	> 279.9	47	23	62	37	8	1	14	-	23
所有類別 OVERALL		27 673	34 173	22 621	19 875	1 249	607	254	16 092	18 202

TABLE 表 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	1993-1996				各類單位落成量 1997 by Class						平均落成量 Average 1993-1997	預測落成量 Forecast	
		1993	1994	1995	1996	A	B	C	D	E	總數 Total		[1998]	[1999]
西區	West	1 556	1 281	545	538	184	25	-	-	-	209	826	117	860
上環	Sheung Wan	315	155	152	261	-	48	-	-	-	48	186	81	233
中區	Central	154	80	48	7	68	-	-	-	-	68	-	102	69
灣仔	Wan Chai	123	379	328	283	32	22	-	-	-	54	233	-	418
半山區	Mid-levels	2 126	2 009	916	1 187	38	119	41	54	70	322	1 312	437	731
山頂	Peak	10	1	56	19	-	-	-	-	7	7	19	70	189
銅鑼灣	Causeway Bay	1 162	85	306	160	-	72	-	3	1	76	358	188	345
北角	North Point	1 116	261	504	824	-	39	172	3	-	214	584	24	98
筲箕灣	Shau Kei Wan	223	69	92	163	23	97	1	-	-	121	134	88	644
香港仔	Aberdeen	1 972	2 376	2 009	46	54	-	-	-	-	54	1 291	-	240
南區	South	105	290	112	108	-	-	-	14	62	76	138	116	163
港島	HONG KONG	8 862	6 986	5 068	3 596	399	422	214	74	140	1 249	5 152	1 223	3 990
尖沙咀	Tsim Sha Tsui	-	-	155	-	5	-	152	38	-	195	70	36	541
油麻地	Yau Ma Tei	160	400	404	411	218	-	-	-	-	218	319	67	1 564
旺角	Mong Kok	339	74	84	136	62	42	2	-	-	106	148	20	84
紅磡	Hung Hom	847	397	605	247	61	-	-	-	-	61	431	1 228	2 018
何文田	Ho Man Tin	61	220	511	39	14	-	1	11	1	27	172	971	58
九龍	KOWLOON	1 407	1 091	1 759	833	360	42	155	49	1	607	1 140 *	2 322	4 265
長沙灣	Cheung Sha Wan	372	508	161	646	152	36	-	-	-	188	375	335	1 476
石硤尾	Shek Kip Mei	64	263	441	18	-	6	14	8	18	46	166	377	260
九龍塘	Kowloon Tong	11	9	8	10	-	-	-	1	19	20	12	40	22
黃大仙	Wong Tai Sin	102	225	423	584	-	-	-	-	-	-	267	1 734	215
觀塘	Kwun Tong	416	1 773	-	-	-	-	-	-	-	-	438	40	-
新九龍	NEW KOWLOON	965	2 778	1 033	1 258	152	42	14	9	37	254	1 258	2 526	1 973
荃灣	Tsuen Wan	220	1 331	1 154	278	13	2 250	95	103	1	2 462	1 089	5 020	4 908
屯門	Tuen Mun	3 606	3 383	762	641	-	1 123	10	6	14	1 153	1 909	2 428	1 150
元朗	Yuen Long	5 588	3 615	4 179	4 619	84	4 383	636	45	38	5 186	4 637	1 548	1 841
北區	North	3 297	2 628	3 178	1 028	13	559	28	51	31	682	2 163	2 555	3 292
大埔	Tai Po	281	1 299	1 356	2 202	21	1 269	618	90	22	2 020	1 432	2 746	840
沙田	Sha Tin	2 461	7 395	2 622	2 212	18	727	618	12	3	1 378	3 214	1 764	3 950
西貢	Sai Kung	539	2 353	480	2 607	41	2 448	32	49	7	2 577	1 711	1 297	5 563
離島	Outlying Islands	447	1 314	1 030	601	177	427	29	-	1	634	805	1 363	1 784
新界	NEW TERRITORIES	16 439	23 318	14 761	14 188	367	13 186	2 066	356	117	16 092	16 960	18 721	23 328
全港	OVERALL	27 673	34 173	22 621	19 875	1 278	13 692	2 449	488	295	18 202	24 510 *	24 792	33 556

* 由於以四捨五入計算，所以表面上看來出現誤差。

* Apparent error due to rounding.

TABLE 表 8

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

(單位數目 No. of units)

地區 District	[1998]						[1999]					
	A	B	C	D	E	所有類別 All Classes	A	B	C	D	E	所有類別 All Classes
西區 West	95	22	-	-	-	117	229	607	11	12	1	860
上環 Sheung Wan	81	-	-	-	-	81	231	2	-	-	-	233
中區 Central	98	4	-	-	-	102	-	46	23	-	-	69
灣仔 Wan Chai	-	-	-	-	-	-	53	77	288	-	-	418
半山區 Mid-levels	-	259	113	40	25	437	-	156	204	187	184	731
山頂 Peak	-	-	-	7	63	70	-	-	-	7	182	189
銅鑼灣 Causeway Bay	62	28	56	1	41	188	182	100	30	12	21	345
北角 North Point	24	-	-	-	-	24	46	52	-	-	-	98
筲箕灣 Shau Kei Wan	88	-	-	-	-	88	288	350	6	-	-	644
香港仔 Aberdeen	-	-	-	-	-	-	-	240	-	-	-	240
南區 South	-	-	30	20	66	116	-	-	-	46	117	163
港島 HONG KONG	448	313	199	68	195	1 223	1 029	1 630	562	264	505	3 990
尖沙咀 Tsim Sha Tsui	36	-	-	-	-	36	-	286	143	106	6	541
油麻地 Yau Ma Tei	67	-	-	-	-	67	95	56	4	1 367	42	1 564
旺角 Mong Kok	20	-	-	-	-	20	40	40	2	2	-	84
紅磡 Hung Hom	351	632	150	95	-	1 228	144	981	709	184	-	2 018
何文田 Ho Man Tin	93	446	398	33	1	971	34	-	24	-	-	58
九龍 KOWLOON	567	1 078	548	128	1	2 322	313	1 363	882	1 659	48	4 265
長沙灣 Cheung Sha Wan	278	50	5	2	-	335	202	1 148	7	119	-	1 476
石硤尾 Shek Kip Mei	8	157	114	25	73	377	36	85	-	120	19	260
九龍塘 Kowloon Tong	-	-	-	-	40	40	5	11	-	-	6	22
黃大仙 Wong Tai Sin	50	1 624	20	40	-	1 734	193	22	-	-	-	215
觀塘 Kwun Tong	-	38	-	2	-	40	-	-	-	-	-	-
新九龍 NEW KOWLOON	336	1 869	139	69	113	2 526	436	1 266	7	239	25	1 973
荃灣 Tsuen Wan	48	3 768	1 152	52	-	5 020	585	2 400	1 911	-	12	4 908
屯門 Tuen Mun	-	2 317	83	28	-	2 428	-	352	310	460	28	1 150
元朗 Yuen Long	12	1 420	109	7	-	1 548	-	1 805	24	8	4	1 841
北區 North	8	2 367	32	46	102	2 555	1 941	932	149	102	168	3 292
大埔 Tai Po	127	905	446	1 058	210	2 746	-	682	12	30	116	840
沙田 Sha Tin	-	508	1 091	115	50	1 764	-	2 306	1 483	158	3	3 950
西貢 Sai Kung	-	1 083	33	90	91	1 297	1 394	4 076	85	-	8	5 563
離島 Outlying Islands	32	1 006	261	64	-	1 363	-	1 036	704	30	14	1 784
新界 NEW TERRITORIES	227	13 374	3 207	1 460	453	18 721	3 920	13 589	4 678	788	353	23 328
全港 OVERALL	1 578	16 634	4 093	1 725	762	24 792	5 698	17 848	6 129	2 950	931	33 556

TABLE 表 9

私人住宅 - 各區空置量
PRIVATE DOMESTIC - VACANCY BY DISTRICT

(單位數目 No. of units)

地區	District	1993	1994	1995	1996	1997	佔年底總存量的百分率 As a % of Year End Stock
西區	West	1 371	903	992	489	594	1.5
上環	Sheung Wan	309	608	435	538	443	3.5
中區	Central	198	381	215	122	334	8.0
灣仔	Wan Chai	557	1 305	758	513	925	3.3
半山區	Mid-levels	1 865	2 136	1 377	903	1 202	4.1
山頂	Peak	128	5	58	83	161	7.1
銅鑼灣	Causeway Bay	573	268	694	605	492	1.8
北角	North Point	894	1 156	983	1 044	1 103	1.2
筲箕灣	Shau Kei Wan	166	138	55	299	253	0.9
香港仔	Aberdeen	3 419	1 372	845	327	430	1.7
南區	South	325	404	290	282	428	5.5
港島	HONG KONG	9 805	8 676	6 702	5 205	6 365	2.1
尖沙咀	Tsim Sha Tsui	200	196	330	389	314	2.0
油麻地	Yau Ma Tei	492	499	998	1 244	1 317	3.9
旺角	Mong Kok	289	89	145	676	638	1.8
紅磡	Hung Hom	728	611	1 079	576	1 000	1.9
何文田	Ho Man Tin	134	274	678	524	311	2.0
九龍	KOWLOON	1 843	1 669	3 230	3 409	3 580	2.3
長沙灣	Cheung Sha Wan	959	779	885	1 446	848	1.6
石硤尾	Shek Kip Mei	173	164	273	116	202	3.5
九龍塘	Kowloon Tong	134	80	57	92	227	3.5
黃大仙	Wong Tai Sin	177	230	290	699	419	2.3
觀塘	Kwun Tong	476	1 820	817	542	900	1.9
新九龍	NEW KOWLOON	1 919	3 073	2 322	2 895	2 596	2.0
荃灣	Tsuen Wan	1 423	1 824	1 957	894	2 591	3.2
屯門	Tuen Mun	3 303	4 524	2 458	1 399	819	1.8
元朗	Yuen Long	7 225	6 456	6 685	7 386	6 552	10.3
北區	North	3 381	2 962	5 084	2 606	1 080	4.2
大埔	Tai Po	382	1 296	1 165	1 549	2 799	8.6
沙田	Sha Tin	1 364	6 490	4 907	4 477	4 311	7.1
西貢	Sai Kung	498	1 917	919	2 780	3 384	14.9
離島	Outlying Islands	1 104	1 825	773	1 449	1 906	7.4
新界	NEW TERRITORIES	18 680	27 294	23 948	22 540	23 442	6.5
全港	OVERALL	32 247	40 712	36 202	34 049	35 983	3.8

TABLE 表 10

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
1993	27 673	17 878	64.6	802 894	14 369	1.8	32 247	3.9
1994	34 173	22 342	65.4	830 470	18 370	2.2	40 712	4.7
1995	22 621	14 470	64.0	863 056	21 732	2.5	36 202	4.1
1996	19 875	12 496	62.9	891 365	21 553	2.4	34 049	3.7
1997	18 202	13 271	72.9	921 926	22 712	2.5	35 983	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 1997 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 1997 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	297	156	52.5	141	47.5
	九龍	Kowloon	204	185	90.7	19	9.3
	新九龍	New Kowloon	348	304	87.4	44	12.6
	新界	New Territories	1 499	1 239	82.7	260	17.3
	全港	OVERALL	2 348	1 884	80.2	464	19.8
B	港島	Hong Kong	492	283	57.5	209	42.5
	九龍	Kowloon	10	10	100.0	-	-
	新九龍	New Kowloon	248	228	91.9	20	8.1
	新界	New Territories	5 341	4 837	90.6	504	9.4
	全港	OVERALL	6 091	5 358	88.0	733	12.0
C	港島	Hong Kong	235	130	55.3	105	44.7
	九龍	Kowloon	42	38	90.5	4	9.5
	新九龍	New Kowloon	3	2	66.7	1	33.3
	新界	New Territories	1 375	1 244	90.5	131	9.5
	全港	OVERALL	1 655	1 414	85.4	241	14.6
D	港島	Hong Kong	71	38	53.5	33	46.5
	九龍	Kowloon	36	30	83.3	6	16.7
	新九龍	New Kowloon	2	2	100.0	-	-
	新界	New Territories	657	454	69.1	203	30.9
	全港	OVERALL	766	524	68.4	242	31.6
E	港島	Hong Kong	155	6	3.9	149	96.1
	九龍	Kowloon	1	-	-	1	100.0
	新九龍	New Kowloon	2	2	100.0	-	-
	新界	New Territories	36	8	22.2	28	77.8
	全港	OVERALL	194	16	8.2	178	91.8
所有類別 All Classes	港島	Hong Kong	1 250	613	49.0	637	51.0
	九龍	Kowloon	293	263	89.8	30	10.2
	新九龍	New Kowloon	603	538	89.2	65	10.8
	新界	New Territories	8 908	7 782	87.4	1 126	12.6
	全港	OVERALL	11 054	9 196	83.2	1 858	16.8

TABLE 表 12

私人住宅 - 各類單位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

(每平方米月租 \$ / m² per month)

類別 Class	區域 Area	1996					1997				
		第一季 1st Quarter	第二季 2nd Quarter	第三季 3rd Quarter	第四季 4th Quarter	全年 Whole Year	第一季 1st Quarter	第二季 2nd Quarter	第三季 3rd * Quarter	第四季 4th * Quarter	全年 Whole * Year
A	港島 Hong Kong	227.7	232.2	228.3	231.4	230.1	249.7	249.2	260.8	261.0	254.1
	九龍 Kowloon	216.0	200.6	200.0	210.0	205.4	221.3	220.6	229.4	229.9	224.6
	新九龍 New Kowloon	172.7	183.7	187.6	190.1	184.7	195.0	201.3	225.6	212.1	209.1
	新界 New Territories	136.3	141.4	142.2	149.2	142.2	152.3	172.0	180.8	173.7	169.0
B	港島 Hong Kong	240.4	238.4	248.6	251.4	244.8	266.2	276.5	283.3	283.8	276.8
	九龍 Kowloon	181.1	169.8	166.5	182.2	174.2	182.5	196.5	203.9	196.9	195.0
	新九龍 New Kowloon	171.8	173.0	186.6	193.5	181.6	197.6	197.6	217.1	193.5	203.3
	新界 New Territories	130.5	120.5	132.0	142.4	129.4	141.7	160.9	149.1	155.5	152.1
C	港島 Hong Kong	300.6	303.7	302.2	309.5	304.0	344.6	369.4	371.1	344.0	359.6
	九龍 Kowloon	208.0	192.3	213.1	204.1	203.6	214.0	243.0	269.3	252.9	245.8
	新九龍 New Kowloon	(225.5)	169.6	203.5	(204.3)	197.0	(224.0)	(229.4)	(226.6)	(253.0)	228.2
	新界 New Territories	191.3	167.5	148.1	197.1	176.0	214.0	201.2	202.8	(220.0)	206.9
D	港島 Hong Kong	365.5	359.6	367.3	368.2	365.2	375.7	395.0	411.5	390.7	393.6
	九龍 Kowloon	(205.6)	186.6	228.7	215.3	211.8	(255.4)	233.9	(271.0)	(266.9)	251.6
	新九龍 New Kowloon	(235.9)	(223.6)	(231.9)	(231.9)	230.3	(252.0)	(246.2)	(274.2)	(337.6)	262.1
	新界 New Territories	235.6	220.9	201.5	220.2	218.7	237.8	271.3	246.9	(266.5)	254.7
E	港島 Hong Kong	360.5	375.1	390.6	395.6	381.8	403.4	422.1	439.0	426.4	421.2
	九龍 Kowloon	(234.3)	226.9	(224.5)	(232.3)	229.1	(241.5)	(242.2)	(254.7)	(258.2)	247.2
	新九龍 New Kowloon	(184.0)	(146.7)	(185.7)	(201.5)	(187.2)	(209.7)	(230.8)	(234.1)	(217.8)	(225.7)
	新界 New Territories	203.6	206.9	205.0	188.7	202.1	228.3	227.2	273.5	(227.7)	239.3

* 臨時數字

() 表示少於 20 宗交易。

* Provisional

() Indicates fewer than 20 transactions.

TABLE 表 13

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

(每平方米售價 \$/m²)

類別 Class	區域 Area	1996					1997				
		第一季 1st Quarter	第二季 2nd Quarter	第三季 3rd Quarter	第四季 4th Quarter	全年 Whole Year	第一季 1st Quarter	第二季 2nd * Quarter	第三季 3rd * Quarter	第四季 4th * Quarter	全年 Whole * Year
A	港島 Hong Kong	48 676	50 738	51 356	55 798	52 369	63 619	70 772	73 657	72 765	69 304
	九龍 Kowloon	41 821	42 835	42 446	45 977	43 721	53 139	57 880	59 150	57 387	56 537
	新九龍 New Kowloon	39 708	41 851	42 657	46 449	43 193	53 784	59 297	60 181	59 115	57 606
	新界 New Territories	39 046	39 801	40 554	44 937	41 713	54 229	62 377	63 083	64 171	59 481
B	港島 Hong Kong	56 648	58 885	60 512	68 055	62 125	78 872	86 258	86 151	85 716	83 568
	九龍 Kowloon	40 221	40 514	41 698	46 329	42 836	54 256	58 106	52 739	51 793	54 983
	新九龍 New Kowloon	52 321	49 821	49 893	55 994	52 297	67 065	73 577	71 800	70 082	70 427
	新界 New Territories	39 788	41 703	42 005	46 784	43 230	56 308	61 974	60 834	64 095	59 606
C	港島 Hong Kong	65 905	69 884	70 251	83 968	74 573	100 381	108 287	103 570	106 066	104 374
	九龍 Kowloon	52 610	53 930	52 005	59 488	55 321	72 241	77 629	76 034	85 250	76 248
	新九龍 New Kowloon	50 220	48 525	54 247	62 328	54 927	78 724	87 612	79 947	79 734	81 892
	新界 New Territories	40 874	42 534	43 932	51 942	46 601	64 522	71 003	71 223	75 500	68 305
D	港島 Hong Kong	70 292	74 198	77 673	94 365	82 364	112 217	121 156	113 061	116 492	115 910
	九龍 Kowloon	50 830	52 513	52 032	55 164	52 923	66 434	70 451	97 155	109 963	79 530
	新九龍 New Kowloon	57 518	58 133	58 882	65 318	60 582	81 054	88 639	85 942	86 990	84 892
	新界 New Territories	51 575	45 607	55 318	61 726	54 889	77 199	84 274	81 341	86 203	80 414
E	港島 Hong Kong	78 030	86 575	85 008	107 259	93 657	126 770	143 932	136 631	136 409	136 138
	九龍 Kowloon	(65 402)	(73 218)	(70 459)	(84 494)	74 247	(79 325)	(95 096)	(135 677)	(183 797)	136 322
	新九龍 New Kowloon	(71 390)	(81 699)	(79 945)	(84 975)	80 924	(116 506)	(121 783)	(111 080)	(153 310)	122 227
	新界 New Territories	54 576	54 535	55 652	62 776	58 670	78 040	85 488	73 954	(77 260)	80 039

* 臨時數字

() 表示少於 20 宗交易。

* Provisional

() Indicates fewer than 20 transactions.

私人住宅 - 各類單位租金指數
 PRIVATE DOMESTIC - RENTAL INDICES BY CLASS
 (1989 = 100)

年份 / 季度 Year / Quarter		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
1988		79	78	80	81	81	79	81	79
1989		100	100	100	100	100	100	100	100
1990		116	113	112	103	98	114	101	110
1991		125	123	122	110	99	124	104	119
1992		134	133	138	127	114	134	120	130
1993		140	140	148	142	133	142	137	140
1994		161	167	183	184	181	167	183	170
1995		165	170	186	187	188	171	188	174
1996		165	170	181	177	179	169	178	171
1997 *		185	194	205	202	204	192	203	194
1994	1	151	153	159	154	150	153	152	153
	2	162	169	185	182	175	168	179	171
	3	164	172	193	200	200	172	200	178
	4	166	173	195	201	200	173	201	178
1995	1	165	171	192	199	196	172	198	177
	2	167	172	187	191	191	172	191	176
	3	166	171	184	184	187	171	185	174
	4	162	167	181	174	179	167	176	169
1996	1	163	165	179	175	173	166	174	168
	2	164	167	178	172	176	167	174	169
	3	166	171	182	178	182	170	180	172
	4	167	176	185	183	183	174	183	175
1997	1	177	184	197	193	191	183	192	185
	2	183	193	204	199	203	190	201	193
	3 *	190	199	210	208	211	197	210	200
	4 *	189	199	207	209	211	196	210	199

* 臨時數字

* Provisional

TABLE 表 15

私人住宅 - 各類單位售價指數
 PRIVATE DOMESTIC - PRICE INDICES BY CLASS
 (1989 = 100)

年份 / 季度 Year / Quarter	A	B	C	A, B & C	D & E	所有類別 All Classes	
1988	80	78	78	79	80	79	
1989	100	100	100	100	100	100	
1990	112	111	113	112	105	111	
1991	153	155	156	154	135	153	
1992	210	219	229	216	205	215	
1993	223	244	261	237	250	237	
1994	263	306	341	290	351	293	
1995	252	282	306	270	314	272	
1996	269	310	334	295	352	298	
1997 *	375	434	482	413	517	419	
1994	1	254	305	330	286	337	288
	2	267	310	353	294	359	298
	3	266	306	347	292	357	295
	4	264	301	335	287	352	290
1995	1	261	297	320	282	325	284
	2	258	289	318	277	329	280
	3	247	271	296	263	305	264
	4	242	269	289	259	295	261
1996	1	252	289	304	275	319	277
	2	261	300	326	286	340	289
	3	270	310	332	295	350	298
	4	294	341	372	324	400	329
1997	1	350	410	457	389	486	395
	2 *	382	446	489	422	525	428
	3 *	390	445	494	425	531	432
	4 *	379	435	489	415	524	420

* 臨時數字

* Provisional

私人住宅(較受歡迎屋苑) - 每月售價指數
PRIVATE DOMESTIC (SELECTED POPULAR DEVELOPMENTS) - MONTHLY PRICE INDICES
 (1995 = 100)

年 / 月 Year / Month	中小型單位 Small & Medium			大型單位 Large			整體 Overall			
	市區 Urban	新界 N.T.	全港 All	市區 Urban	新界 N.T.	全港 All	市區 Urban	新界 N.T.	全港 All	
1994	1	103.4	100.7	102.2	99.8	103.5	100.9	103.0	100.8	102.1
	4	126.7	120.6	124.1	124.9	121.7	124.0	126.5	120.7	124.1
	7	114.1	114.7	114.4	113.4	118.4	114.9	114.0	114.9	114.4
	10	114.3	114.7	114.5	114.9	112.6	114.2	114.3	114.6	114.5
1995	1	103.8	102.9	103.4	100.4	100.3	100.4	103.5	102.8	103.2
	4	108.3	106.5	107.4	106.6	106.0	106.5	108.1	106.5	107.4
	7	98.9	99.6	99.2	99.4	103.3	100.3	98.9	99.7	99.3
	10	91.6	93.4	92.5	94.4	94.7	94.5	91.9	93.4	92.6
1996	1	94.6	94.9	94.7	96.8	91.3	95.5	94.8	94.8	94.8
	2	99.7	97.9	98.8	103.0	99.8	102.3	100.0	98.0	99.1
	3	103.9	100.0	102.0	110.1	102.6	108.4	104.5	100.1	102.5
	4	105.1	103.7	104.4	110.9	106.4	109.9	105.7	103.8	104.8
	5	108.4	105.2	106.9	112.9	107.1	111.6	108.8	105.3	107.2
	6	109.0	107.2	108.1	117.1	110.4	115.6	109.8	107.3	108.7
	7	109.7	107.0	108.4	116.9	109.8	115.3	110.4	107.1	108.9
	8	109.7	107.1	108.5	116.7	109.7	115.1	110.4	107.2	108.9
	9	110.9	109.1	110.0	119.4	107.3	116.6	111.7	109.0	110.5
	10	114.0	112.0	113.0	122.5	112.6	120.2	114.8	112.0	113.5
	11	119.4	116.0	117.8	133.4	125.3	131.5	120.8	116.3	118.7
	12	126.4	120.6	123.6	143.3	134.3	141.2	128.1	121.1	124.9
1997	1	132.2	127.6	130.0	156.3	150.7	155.0	134.6	128.4	131.7
	2	139.1	134.7	137.0	165.8	159.4	164.3	141.8	135.6	138.9
	3	149.6	147.3	148.5	172.5	170.6	172.1	151.9	148.1	150.2
	4	153.5	164.0	158.5	171.2	176.7	172.5	155.3	164.4	159.5
	5	153.2	160.1	156.5	168.4	171.6	169.1	154.7	160.5	157.4
	6	163.2	165.4	164.2	188.7	193.0	189.7	165.7	166.4	166.0
	7	163.1	165.8	164.4	181.7	190.3	183.7	165.0	166.7	165.8
	8	160.9	162.9	161.9	181.8	178.0	180.9	163.0	163.4	163.2
	9	162.3	164.4	163.3	184.2	182.5	183.8	164.5	165.0	164.7
	10	164.9	167.6	166.2	184.4	190.4	185.8	166.8	168.4	167.5
	11 *	149.9	155.0	152.3	170.2	181.8	172.9	151.9	155.9	153.7
	12 *	142.3	145.5	143.8	162.3	167.9	163.6	144.3	146.3	145.2

* 臨時數字

技術附註第 14 段對「較受歡迎屋苑」有詳細說明。

* Provisional

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

住宅 - 「居者有其屋」及「私人機構參建居屋」計劃
各區總存量、落成量及預測落成量

DOMESTIC - HOME OWNERSHIP AND PRIVATE SECTOR PARTICIPATION SCHEMES
STOCK, COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(單位數目 No. of units)

地區 District	1997 年底總存量 Stock (at year end)			落成量 Completions 1997	預測落成量 Forecast Completions	
	NR*	R#	合計 Total		[1998]	[1999]
北角 North Point	2 182	-	2 182	-	-	-
筲箕灣 Shau Kei Wan	5 642	16 501	22 143	3 711	1 404	-
香港仔 Aberdeen	1 320	5 101	6 421	700	-	550
南區 South	-	360	360	-	-	-
港島 HONG KONG	9 144	21 962	31 106	4 411	1 404	550
油麻地 Yau Ma Tei	-	-	-	-	3 908	-
何文田 Ho Man Tin	1 801	-	1 801	-	-	-
九龍 KOWLOON	1 801	-	1 801	-	3 908	-
長沙灣 Cheung Sha Wan	2 042	672	2 714	-	-	-
石硤尾 Shek Kip Mei	-	390	390	-	-	-
黃大仙 Wong Tai Sin	8 324	12 371	20 695	3 762	240	640
觀塘 Kwun Tong	14 884	13 512	28 396	4 864	-	350
新九龍 NEW KOWLOON	25 250	26 945	52 195	8 626	240	990
荃灣 Tsuen Wan	4 256	6 847	11 103	-	-	700
屯門 Tuen Mun	14 797	18 380	33 177 +	-	5 446	1 380
元朗 Yuen Long	-	3 795	3 795	756	-	12 660
北區 North	3 360	13 801	17 161	-	-	1 280
大埔 Tai Po	6 863	10 038	16 901 +	-	-	-
沙田 Sha Tin	15 661	26 210	41 871	1 824	-	-
西貢 Sai Kung	-	17 517	17 517	-	10 142	1 640
離島 Outlying Islands	-	2 787	2 787	2 640	-	-
新界 NEW TERRITORIES	44 937	99 375	144 312 +	5 220	15 588	17 660
全港 OVERALL	81 132	148 282	229 414 +	18 257	21 140	19 200

* NR : 不受業權轉讓限制。

R : 須受業權轉讓限制。

+ : 不包括政府宿舍：屯門區的 550 個單位及大埔區的 72 個單位。

資料來源：房屋署

* NR : Not subject to restriction on transfer of ownership.

R : Subject to restriction on transfer of ownership.

+ : Excluding government quarters : 550 units in Tuen Mun & 72 units in Tai Po.

Source : Housing Department

住宅 - 「市區改善」、「住宅發售」及「夾心階層住屋」計劃
各區總存量、落成量及預測落成量

DOMESTIC - URBAN IMPROVEMENT, FLAT-FOR-SALE AND SANDWICH CLASS HOUSING SCHEMES
STOCK, COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(單位數目 No. of units)

地區 District	1997 年底總存量 Stock (at year end)	1997 年底總存量 Stock (at year end)						落成量 Completions 1997	預測落成量 Forecast Completions		
		市區改善計劃 Urban Improvement Scheme		住宅發售計劃 Flat-for-Sale Scheme		夾心階層住屋計劃 Sandwich Class Housing Scheme			合計 Overall	[1998]	[1999]
		NR*	R#	NR*	R#	NR*	R#				
西區 West	1 227	129	-	-	-	-	1 356	-	-	-	
上環 Sheung Wan	325	66	-	-	-	-	391	-	-	550	
中區 Central	10	-	-	-	-	-	10	-	-	-	
灣仔 Wan Chai	207	-	-	-	-	-	207	-	-	-	
銅鑼灣 Causeway Bay	202	190	-	-	-	-	392	-	-	-	
北角 North Point	-	-	-	1 048	-	-	1 048	648	-	-	
筲箕灣 Shau Kei Wan	10	-	-	-	-	-	10	-	-	-	
香港仔 Aberdeen	160	17	-	-	-	-	177	-	992	-	
港島 HONG KONG	2 141	402	-	1 048	-	-	3 591	648	992	550	
油麻地 Yau Ma Tei	779	122	-	-	-	-	901	-	-	-	
旺角 Mong Kok	455	25	-	-	-	-	480	-	-	-	
紅磡 Hung Hom	-	-	-	892	-	-	892	-	900	-	
何文田 Ho Man Tin	-	-	-	-	-	-	-	-	-	-	
九龍 KOWLOON	1 234	147	-	892	-	-	2 273	-	900	-	
長沙灣 Cheung Sha Wan	193	-	-	-	-	-	193	-	-	-	
石硤尾 Shek Kip Mei	-	-	-	728	-	-	728	-	-	-	
黃大仙 Wong Tai Sin	-	-	-	-	-	-	-	-	1 582	-	
觀塘 Kwun Tong	-	-	-	-	-	-	-	-	712	-	
新九龍 NEW KOWLOON	193	-	-	728	-	-	921	-	2 294	-	
荃灣 Tsuen Wan	-	-	-	2 254	-	1 024	3 278	-	1 876	-	
沙田 Sha Tin	-	-	-	-	-	-	-	-	1 390	-	
西貢 Sai Kung	-	-	-	2 630	-	-	2 630	2 630	3 654	-	
新界 NEW TERRITORIES	-	-	-	4 884	-	1 024	5 908	2 630	6 920	-	
全港 OVERALL	3 568	549	-	7 552	-	1 024	12 693	3 278	11 106	550	

* NR : 不受業權轉讓限制。

R : 須受業權轉讓限制。

資料來源 : 房屋協會

* NR : Not subject to restriction on transfer of ownership.

R : Subject to restriction on transfer of ownership.

Source : Housing Society

住宅 - 公共租住屋邨
各區總存量、落成量及預測落成量

DOMESTIC - PUBLIC RENTAL ESTATES
STOCK, COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(單位數目 No. of units)

地區 District	房屋委員會 HOUSING AUTHORITY				房屋協會 HOUSING SOCIETY			
	年底總存量	落成量	預測落成量		年底總存量	落成量	預測落成量	
	Stock (at year end) 1997	Completions 1997	Forecast Completions [1998]	[1999]	Stock (at year end) 1997	Completions 1997	Forecast Completions [1998]	[1999]
西區 West	638	-	-	-	2 073	-	-	-
銅鑼灣 Causeway Bay	-	-	-	-	2 677	-	-	-
北角 North Point	2 623	-	-	-	2 058	-	-	-
筲箕灣 Shau Kei Wan	31 443	105	656	2 597	3 167	-	-	-
香港仔 Aberdeen	36 101	3 036	573	-	1 175	-	-	-
南區 South	658	-	-	1 240	-	-	-	-
港島 HONG KONG	71 463	3 141	1 229	3 837	11 150	-	-	-
油麻地 Yau Ma Tei	-	-	-	2 688	673	-	-	-
紅磡 Hung Hom	645	-	-	835	5 352	-	-	-
何文田 Ho Man Tin	15 550	-	1 441	4 714	1 027	-	-	-
九龍 KOWLOON	16 195	-	1 441	8 237	7 052	-	-	-
長沙灣 Cheung Sha Wan	11 395	-	197	2 594	-	-	-	-
石硤尾 Shek Kip Mei	31 374	638	347	1 886	-	-	-	-
黃大仙 Wong Tai Sin	83 561	502	-	4 016	716	-	-	-
觀塘 Kwun Tong	105 785	3 308	4 356	-	4 921	-	-	-
新九龍 NEW KOWLOON	232 115	4 448	4 900	8 496	5 637	-	-	-
荃灣 Tsuen Wan	105 975	2 424	6 497	5 292	4 769	-	-	-
屯門 Tuen Mun	57 990	-	-	-	-	-	-	-
元朗 Yuen Long	33 780	3 395	-	3 978	-	-	-	-
北區 North	26 692	-	-	2 526	662	-	-	-
大埔 Tai Po	32 384	-	-	-	-	-	-	-
沙田 Sha Tin	68 652	737	160	370	3 725	-	-	-
西貢 Sai Kung	21 279	-	7 092	-	1 506	1 205	-	-
離島 Outlying Islands	3 589	1 664	-	-	-	-	-	-
新界 NEW TERRITORIES	350 341	8 220	13 749	12 166	10 662	1 205	-	-
全港 OVERALL	670 114	15 809	21 319	32 736	34 501	1 205	-	-

資料來源：房屋署及房屋協會

Source: Housing Department and Housing Society

政府所擁有的宿舍
各類單位總存量、落成量及預測落成量

GOVERNMENT OWNED QUARTERS
STOCK, COMPLETIONS AND FORECAST COMPLETIONS BY CLASS

(單位數目 No. of units)

類別 Class	1997 年底總存量 Stock (at year end)					落成量 Completions 1997	預測落成量 Forecast Completions	
	港島 Hong Kong	九龍 Kowloon	新九龍 New Kowloon	新界 New Territories	全港 Total		[1998]	[1999]
A	2 723	1 828	2 009	3 713	10 273	-	-	-
B	2 085	371	2 964	4 789	10 209	1 094	60	-
C	432	24	352	607	1 415	210	-	-
D	476	220	226	500	1 422	-	-	-
E	1 493	216	251	335	2 295	-	-	-
所有類別 All Classes	7 209	2 659	5 802	9 944	25 614	1 304	60	-

總存量包括由 1984 年 4 月 1 日起向私人機構購入的單位，以及軍部移交香港特別行政區政府用作宿舍的單位，但不包括出租單位及醫院管理局持有的宿舍。私人住宅的圖表已包括政府出租的單位。預測落成量只包括工務計劃所建成的單位，並不包括向私營機構購買的樓宇。

資料來源：政府產業署

Stock figures include acquisitions from the private sector since 1 April 1984 and units which have been passed from the Military Estates to the HKSAR Government for use as quarters. Excluded are those units put onto the rental market and the quarters held by the Hospital Authority. The units for leasing have been included in the private domestic tables. Forecast completions include only those units to be built under the Public Works Programme but exclude premises, if any, to be purchased from the private sector.

Source : Government Property Agency

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

(平方米 m²)

地區 District	1997 年底總存量 Stock (at year end)				1997 年底空置量 Amount Vacant (at year end)				空置百分率 % Vacant			
	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
西區 West	43 600	35 700	18 800	98 100	2 800	12 900	6 200	21 900	6.4	36.1	33.0	22.3
上環 Sheung Wan	177 500	277 800	415 000	870 300	64 400	24 500	81 900	170 800	36.3	8.8	19.7	19.6
中區 Central	1 287 600	335 400	154 100	1 777 100	100 100	37 400	16 400	153 900	7.8	11.2	10.6	8.7
灣仔 Wan Chai	753 000	372 200	184 200	1 309 400	31 200	34 900	27 300	93 400	4.1	9.4	14.8	7.1
半山區 Mid-levels	-	-	-	-	-	-	-	-	-	-	-	-
銅鑼灣 Causeway Bay	298 200	85 700	51 700	435 600	10 800	5 100	8 300	24 200	3.6	6.0	16.1	5.6
北角 North Point	456 400	76 300	46 400	579 100	82 400	4 400	12 900	99 700	18.1	5.8	27.8	17.2
筲箕灣 Shau Kei Wan	-	24 200	17 800	42 000	-	12 800	2 000	14 800	-	52.9	11.2	35.2
香港仔 Aberdeen	-	37 500	12 000	49 500	-	25 600	7 800	33 400	-	68.3	65.0	67.5
港島 HONG KONG	3 016 300	1 244 800	900 000	5 161 100	291 700	157 600	162 800	612 100	9.7	12.7	18.1	11.9
尖沙咀 Tsim Sha Tsui	761 700	259 700	192 400	1 213 800	48 400	35 000	24 500	107 900	6.4	13.5	12.7	8.9
油麻地 Yau Ma Tei	17 100	159 100	166 300	342 500	-	25 600	40 600	66 200	-	16.1	24.4	19.3
旺角 Mong Kok	65 600	67 000	51 100	183 700	600	14 100	12 800	27 500	0.9	21.0	25.0	15.0
紅磡 Hung Hom	128 300	8 100	17 100	153 500	4 400	5 500	4 200	14 100	3.4	67.9	24.6	9.2
何文田 Ho Man Tin	20 900	5 800	-	26 700	200	-	-	200	1.0	-	-	0.7
九龍 KOWLOON	993 600	499 700	426 900	1 920 200	53 600	80 200	82 100	215 900	5.4	16.0	19.2	11.2
長沙灣 Cheung Sha Wan	56 700	36 900	35 900	129 500	4 800	4 900	3 700	13 400	8.5	13.3	10.3	10.3
石硤尾 Shek Kip Mei	15 600	22 200	-	37 800	700	-	-	700	4.5	-	-	1.9
九龍塘 Kowloon Tong	-	2 000	-	2 000	-	600	-	600	-	30.0	-	30.0
黃大仙 Wong Tai Sin	62 100	-	4 900	67 000	-	-	100	100	-	-	2.0	0.1
觀塘 Kwun Tong	197 100	5 600	1 800	204 500	11 800	-	-	11 800	6.0	-	-	5.8
新九龍 NEW KOWLOON	331 500	66 700	42 600	440 800	17 300	5 500	3 800	26 600	5.2	8.2	8.9	6.0
荃灣 Tsuen Wan	134 200	19 100	2 800	156 100	11 300	1 400	1 600	14 300	8.4	7.3	57.1	9.2
屯門 Tuen Mun	14 700	-	8 400	23 100	14 700	-	1 100	15 800	100.0	-	13.1	68.4
元朗 Yuen Long	-	10 300	13 100	23 400	-	300	500	800	-	2.9	3.8	3.4
北區 North	28 800	500	-	29 300	7 500	-	-	7 500	26.0	-	-	25.6
大埔 Tai Po	-	5 200	600	5 800	-	-	-	-	-	-	-	-
沙田 Sha Tin	95 100	17 500	1 800	114 400	12 100	-	-	12 100	12.7	-	-	10.6
西貢 Sai Kung	7 400	-	-	7 400	-	-	-	-	-	-	-	-
離島 Outlying Islands	-	-	500	500	-	-	-	-	-	-	-	-
新界 NEW TERRITORIES	280 200	52 600	27 200	360 000	45 600	1 700	3 200	50 500	16.3	3.2	11.8	14.0
全港 OVERALL	4 621 600	1 863 800	1 396 700	7 882 100	408 200	245 000	251 900	905 100	8.8	13.1	18.0	11.5

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

TABLE 表 22

私人寫字樓 - 各區總存量、落成量及空置量
 PRIVATE OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

(平方米 m²)

地區	District	1996 年底總存量 Stock (at year end)	1997 落成量 Completions	落成量佔 1996 年總存量的百分率 Completions as a % of 1996 Stock	1997 年底總存量 Stock (at year end)	1997 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
西區	West	92 300	5 800	6.3	98 100	21 900	22.3
上環	Sheung Wan	804 800	69 000	8.6	870 300	170 800	19.6
中區	Central	1 702 200	54 700	3.2	1 777 100	153 900	8.7
灣仔	Wan Chai	1 295 600	13 800	1.1	1 309 400	93 400	7.1
半山區	Mid-levels	-	-	-	-	-	-
銅鑼灣	Causeway Bay	374 600	62 700	16.7	435 600	24 200	5.6
北角	North Point	451 900	127 200	28.1	579 100	99 700	17.2
筲箕灣	Shau Kei Wan	42 000	-	-	42 000	14 800	35.2
香港仔	Aberdeen	45 500	4 000	8.8	49 500	33 400	67.5
港島	HONG KONG	4 808 900	337 200	7.0	5 161 100	612 100	11.9
尖沙咀	Tsim Sha Tsui	1 183 900	30 100	2.5	1 213 800	107 900	8.9
油麻地	Yau Ma Tei	322 400	20 100	6.2	342 500	66 200	19.3
旺角	Mong Kok	145 700	42 000	28.8	183 700	27 500	15.0
紅磡	Hung Hom	153 500	-	-	153 500	14 100	9.2
何文田	Ho Man Tin	26 700	-	-	26 700	200	0.7
九龍	KOWLOON	1 832 200	92 200	5.0	1 920 200	215 900	11.2
長沙灣	Cheung Sha Wan	124 900	4 600	3.7	129 500	13 400	10.3
石硤尾	Shek Kip Mei	37 800	-	-	37 800	700	1.9
九龍塘	Kowloon Tong	2 000	-	-	2 000	600	30.0
黃大仙	Wong Tai Sin	67 000	-	-	67 000	100	0.1
觀塘	Kwun Tong	204 500	-	-	204 500	11 800	5.8
新九龍	NEW KOWLOON	436 200	4 600	1.1	440 800	26 600	6.0
荃灣	Tsuen Wan	156 100	-	-	156 100	14 300	9.2
屯門	Tuen Mun	8 400	14 700	175.0	23 100	15 800	68.4
元朗	Yuen Long	23 400	-	-	23 400	800	3.4
北區	North	29 300	-	-	29 300	7 500	25.6
大埔	Tai Po	5 800	-	-	5 800	-	-
沙田	Sha Tin	116 000	-	-	114 400	12 100	10.6
西貢	Sai Kung	-	7 400	-	7 400	-	-
離島	Outlying Islands	500	-	-	500	-	-
新界	NEW TERRITORIES	339 500	22 100	6.5	360 000	50 500	14.0
全港	OVERALL	7 416 800	456 100	6.1	7 882 100	905 100	11.5

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

TABLE 表 23

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

(平方米 m²)

年 Year	區域 Area		拆卸量 Demolition				落成量 Completions				年底總存量 Stock (at year end)			
			甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
1993	港島	Hong Kong	300	21 700	8 500	30 500	157 700	66 500	39 800	264 000	2 504 600 *	1 085 700 *	783 500 *	4 373 800 *
	九龍	Kowloon	-	3 900	1 700	5 600	32 400	36 900	31 700	101 000	693 100 *	391 600 *	389 200 *	1 473 900 *
	新九龍	New Kowloon	-	-	-	-	-	32 300	-	32 300	219 700 *	65 900 *	41 200 *	326 800 *
	新界	New Territories	-	-	-	-	-	15 500	-	15 500	124 400 *	67 000 *	24 900 *	216 300 *
	全港	OVERALL	300	25 600	10 200	36 100	190 100	151 200	71 500	412 800	3 541 800 *	1 610 200 *	1 238 800 *	6 390 800 *
1994	港島	Hong Kong	-	19 200	8 800	28 000	123 500	82 400	32 000	237 900	2 627 700 *	1 152 600 *	804 600 *	4 584 900 *
	九龍	Kowloon	12 700	-	3 500	16 200	141 100	31 600	23 000	195 700	821 200 *	435 100 *	397 600 *	1 653 900 *
	新九龍	New Kowloon	-	-	-	-	39 100	-	3 000	42 100	290 800 *	40 300 *	44 200 *	375 300 *
	新界	New Territories	-	-	-	-	26 100	-	-	26 100	158 000 *	52 500 *	24 900 *	235 400 *
	全港	OVERALL	12 700	19 200	12 300	44 200	329 800	114 000	58 000	501 800	3 897 700 *	1 680 500 *	1 271 300 *	6 849 500 *
1995	港島	Hong Kong	-	2 500	9 000	11 500	48 200	45 400	40 600	134 200	2 699 500 *	1 166 400 *	811 900 *	4 677 800 *
	九龍	Kowloon	-	1 100	-	1 100	84 000	35 400	10 300	129 700	930 900 *	452 100 *	397 400 *	1 780 400 *
	新九龍	New Kowloon	-	-	-	-	20 800	-	-	20 800	288 500 *	40 000 *	44 500 *	373 000 *
	新界	New Territories	-	-	-	-	68 800	1 000	-	69 800	227 300 *	52 300 *	24 900 *	304 500 *
	全港	OVERALL	-	3 600	9 000	12 600	221 800	81 800	50 900	354 500	4 146 200 *	1 710 800 *	1 278 700 *	7 135 700 *
1996	港島	Hong Kong	-	2 600	9 400	12 000	49 000	63 100	28 100	140 200	2 724 400 *	1 229 400 *	855 100 *	4 808 900 *
	九龍	Kowloon	-	3 000	-	3 000	20 900	22 100	18 900	61 900	946 000 *	476 000 *	410 200 *	1 832 200 *
	新九龍	New Kowloon	-	-	-	-	47 600	2 600	1 400	51 600	331 500 *	64 300 *	40 400 *	436 200 *
	新界	New Territories	-	-	-	-	13 000	2 000	-	15 000	259 700 *	52 600 *	27 200 *	339 500 *
	全港	OVERALL	-	5 600	9 400	15 000	130 500	89 800	48 400	268 700	4 261 600 *	1 822 300 *	1 332 900 *	7 416 800 *
1997	港島	Hong Kong	-	2 700	4 400	7 100	268 100	18 100	51 000	337 200	3 016 300	1 244 800	900 000	5 161 100
	九龍	Kowloon	-	4 200	-	4 200	47 600	27 900	16 700	92 200	993 600	499 700	426 900	1 920 200
	新九龍	New Kowloon	-	-	-	-	-	2 400	2 200	4 600	331 500	66 700	42 600	440 800
	新界	New Territories	-	-	-	-	22 100	-	-	22 100	280 200	52 600	27 200	360 000
	全港	OVERALL	-	6 900	4 400	11 300	337 800	48 400	69 900	456 100	4 621 600	1 863 800	1 396 700	7 882 100

* 總存量已經調整，以配合差餉估價紀錄。

* Stock has been adjusted in order to reconcile it with the rating record.

私人寫字樓 - 各區落成量、及預測落成量
 PRIVATE OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(平方米 m²)

地區	District	1993	1994	1995	1996	1997				平均落成量 Average 1993-1997	預測落成量 Forecast	
						甲級 A	乙級 B	丙級 C	總數 Total		[1998]	[1999]
西區	West	13 000	5 400	8 900	10 200	-	-	5 800	5 800	8 700	24 500	-
上環	Sheung Wan	17 100	57 400	34 400	29 800	58 700	-	10 300	69 000	41 500	139 000	17 000
中區	Central	12 500	24 200	9 400	25 200	46 700	4 800	3 200	54 700	25 200	62 300	114 400
灣仔	Wan Chai	106 400	41 400	26 500	41 700	-	3 200	10 600	13 800	46 000	23 700	45 600
半山區	Mid-levels	-	-	-	-	-	-	-	-	-	-	20 000
銅鑼灣	Causeway Bay	24 300	12 600	3 300	12 200	51 900	5 100	5 700	62 700	23 000	5 100	13 600
北角	North Point	89 100	89 300	10 100	3 800	110 800	5 000	11 400	127 200	63 900	113 400	94 800
筲箕灣	Shau Kei Wan	1 600	7 600	9 600	12 700	-	-	-	-	6 300	3 600	2 100
香港仔	Aberdeen	-	-	32 000	4 600	-	-	4 000	4 000	8 100	-	-
港島	HONG KONG	264 000	237 900	134 200	140 200	268 100	18 100	51 000	337 200	222 700	371 600	307 500
尖沙咀	Tsim Sha Tsui	53 000	174 700	12 300	10 500	16 700	8 300	5 100	30 100	56 100	24 900	102 000
油麻地	Yau Ma Tei	19 200	12 900	11 200	20 500	-	11 700	8 400	20 100	16 800	9 000	24 500
旺角	Mong Kok	4 500	8 100	40 900	1 900	30 900	7 900	3 200	42 000	19 500	70 300	6 700
紅磡	Hung Hom	24 300	-	65 300	8 100	-	-	-	-	19 500	-	-
何文田	Ho Man Tin	-	-	-	20 900	-	-	-	-	4 200	-	-
九龍	KOWLOON	101 000	195 700	129 700	61 900	47 600	27 900	16 700	92 200	116 100	104 200	133 200
長沙灣	Cheung Sha Wan	-	-	-	1 400	-	2 400	2 200	4 600	1 200	-	19 300
石硤尾	Shek Kip Mei	-	17 400	-	2 600	-	-	-	-	4 000	12 900	-
九龍塘	Kowloon Tong	-	-	-	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	3 000	-	-	-	-	-	-	600	23 000	-
觀塘	Kwun Tong	32 300	21 700	20 800	47 600	-	-	-	-	24 500	102 800	-
新九龍	NEW KOWLOON	32 300	42 100	20 800	51 600	-	2 400	2 200	4 600	30 300	138 700	19 300
荃灣	Tsuen Wan	15 500	6 400	1 000	15 000	-	-	-	-	7 600	4 300	2 800
屯門	Tuen Mun	-	-	-	-	14 700	-	-	14 700	2 900	-	17 300
元朗	Yuen Long	-	-	-	-	-	-	-	-	-	4 400	-
北區	North	-	-	27 200	-	-	-	-	-	5 400	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-	-	1 300	300
沙田	Sha Tin	-	19 700	41 600	-	-	-	-	-	12 300	-	-
西貢	Sai Kung	-	-	-	-	7 400	-	-	7 400	1 500	-	-
離島	Outlying Islands	-	-	-	-	-	-	-	-	-	109 000	29 700
新界	NEW TERRITORIES	15 500	26 100	69 800	15 000	22 100	-	-	22 100	29 700	119 000	50 100
全港	OVERALL	412 800	501 800	354 500	268 700	337 800	48 400	69 900	456 100	398 800	733 500	510 100

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

(平方米 m²)

地區 District	[1998]				[1999]			
	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
西區 West	18 400	5 000	1 100	24 500	-	-	-	-
上環 Sheung Wan	101 300	29 300	8 400	139 000	-	9 000	8 000	17 000
中區 Central	54 900	3 800	3 600	62 300	107 400	-	7 000	114 400
灣仔 Wan Chai	-	13 900	9 800	23 700	22 100	21 000	2 500	45 600
半山區 Mid-levels	-	-	-	-	20 000	-	-	20 000
銅鑼灣 Causeway Bay	-	2 800	2 300	5 100	-	7 400	6 200	13 600
北角 North Point	103 800	4 900	4 700	113 400	88 400	4 600	1 800	94 800
筲箕灣 Shau Kei Wan	-	3 600	-	3 600	-	-	2 100	2 100
香港仔 Aberdeen	-	-	-	-	-	-	-	-
港島 HONG KONG	278 400	63 300	29 900	371 600	237 900	42 000	27 600	307 500
尖沙咀 Tsim Sha Tsui	8 900	1 000	15 000	24 900	91 300	7 800	2 900	102 000
油麻地 Yau Ma Tei	-	7 300	1 700	9 000	9 800	8 500	6 200	24 500
旺角 Mong Kok	67 300	-	3 000	70 300	-	4 300	2 400	6 700
紅磡 Hung Hom	-	-	-	-	-	-	-	-
何文田 Ho Man Tin	-	-	-	-	-	-	-	-
九龍 KOWLOON	76 200	8 300	19 700	104 200	101 100	20 600	11 500	133 200
長沙灣 Cheung Sha Wan	-	-	-	-	16 800	-	2 500	19 300
石硤尾 Shek Kip Mei	12 900	-	-	12 900	-	-	-	-
九龍塘 Kowloon Tong	-	-	-	-	-	-	-	-
黃大仙 Wong Tai Sin	23 000	-	-	23 000	-	-	-	-
觀塘 Kwun Tong	102 800	-	-	102 800	-	-	-	-
新九龍 NEW KOWLOON	138 700	-	-	138 700	16 800	-	2 500	19 300
荃灣 Tsuen Wan	-	4 300	-	4 300	-	2 800	-	2 800
屯門 Tuen Mun	-	-	-	-	17 300	-	-	17 300
元朗 Yuen Long	-	4 400	-	4 400	-	-	-	-
北區 North	-	-	-	-	-	-	-	-
大埔 Tai Po	-	-	1 300	1 300	-	-	300	300
沙田 Sha Tin	-	-	-	-	-	-	-	-
西貢 Sai Kung	-	-	-	-	-	-	-	-
離島 Outlying Islands	109 000	-	-	109 000	29 700	-	-	29 700
新界 NEW TERRITORIES	109 000	8 700	1 300	119 000	47 000	2 800	300	50 100
全港 OVERALL	602 300	80 300	50 900	733 500	402 800	65 400	41 900	510 100

TABLE 表 26

私人寫字樓 - 各區空置量
PRIVATE OFFICE - VACANCY BY DISTRICT

(平方米 m²)

地區	District	1993	1994	1995	1996	1997			總數 Total	1997 佔年底總存量的百分率 As a % of Year End Stock
						甲級 A	乙級 B	丙級 C		
西區	West	13 800	6 800	11 500	23 100	2 800	12 900	6 200	21 900	22.3
上環	Sheung Wan	42 800	79 800	105 000	130 100	64 400	24 500	81 900	170 800	19.6
中區	Central	72 200	96 800	96 500	116 300	100 100	37 400	16 400	153 900	8.7
灣仔	Wan Chai	84 000	66 800	79 300	107 900	31 200	34 900	27 300	93 400	7.1
半山區	Mid-levels	-	-	-	-	-	-	-	-	-
銅鑼灣	Causeway Bay	33 400	19 100	15 200	26 100	10 800	5 100	8 300	24 200	5.6
北角	North Point	26 000	102 100	18 600	17 100	82 400	4 400	12 900	99 700	17.2
筲箕灣	Shau Kei Wan	700	7 100	9 100	18 600	-	12 800	2 000	14 800	35.2
香港仔	Aberdeen	200	400	31 600	30 400	-	25 600	7 800	33 400	67.5
港島	HONG KONG	273 100	378 900	366 800	469 600	291 700	157 600	162 800	612 100	11.9
尖沙咀	Tsim Sha Tsui	46 200	151 100	117 300	102 800	48 400	35 000	24 500	107 900	8.9
油麻地	Yau Ma Tei	19 800	25 700	33 700	61 900	-	25 600	40 600	66 200	19.3
旺角	Mong Kok	5 700	15 400	37 000	21 100	600	14 100	12 800	27 500	15.0
紅磡	Hung Hom	14 700	6 000	8 600	16 000	4 400	5 500	4 200	14 100	9.2
何文田	Ho Man Tin	-	-	-	9 900	200	-	-	200	0.7
九龍	KOWLOON	86 400	198 200	196 600	211 700	53 600	80 200	82 100	215 900	11.2
長沙灣	Cheung Sha Wan	900	6 900	11 000	10 800	4 800	4 900	3 700	13 400	10.3°
石硤尾	Shek Kip Mei	-	10 000	400	2 900	700	-	-	700	1.9
九龍塘	Kowloon Tong	-	-	-	1 300	-	600	-	600	30.0
黃大仙	Wong Tai Sin	100	2 200	1 300	500	-	-	100	100	0.1
觀塘	Kwun Tong	36 200	30 400	34 600	66 000	11 800	-	-	11 800	5.8
新九龍	NEW KOWLOON	37 200	49 500	47 300	81 500	17 300	5 500	3 800	26 600	6.0
荃灣	Tsuen Wan	30 000	26 300	16 300	31 600	11 300	1 400	1 600	14 300	9.2
屯門	Tuen Mun	300	500	400	1 000	14 700	-	1 100	15 800	68.4
元朗	Yuen Long	500	300	300	2 100	-	300	500	800	3.4
北區	North	100	100	23 700	15 300	7 500	-	-	7 500	25.6
大埔	Tai Po	600	-	-	200	-	-	-	-	-
沙田	Sha Tin	700	19 500	25 400	11 000	12 100	-	-	12 100	10.6
西貢	Sai Kung	-	-	-	-	-	-	-	-	-
離島	Outlying Islands	-	-	-	-	-	-	-	-	-
新界	NEW TERRITORIES	32 200	46 700	66 100	61 200	45 600	1 700	3 200	50 500	14.0
全港	OVERALL	428 900	673 300	676 800	824 000	408 200	245 000	251 900	905 100	11.5

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

TABLE 表 27

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

(平方米 m²)

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
1993	412 800	187 400	45.4	6 023 300	241 500	4.0	428 900	6.7
1994	501 800	363 400	72.4	6 359 400	309 900	4.9	673 300	9.8
1995	354 500	231 600	65.3	6 834 100	445 200	6.5	676 800	9.4
1996	268 700	228 100	84.9	7 118 900	595 900	8.4	824 000	11.2
1997	456 100	264 200	57.9	7 426 000	640 900	8.6	905 100	11.5

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

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

(每平方米月租 \$ / m² per month)

級別 Grade [平均面積] [Average size]	地區 District	1996					1997				
		第一季 1st Quarter	第二季 2nd Quarter	第三季 3rd Quarter	第四季 4th Quarter	全年 Whole Year	第一季 1st Quarter	第二季 2nd Quarter	第三季 3rd * Quarter	第四季 4th * Quarter	全年 Whole *
甲 A [240 平方米 m ²]	上環 Sheung Wan	(427.1)	406.8	372.9	(391.9)	397.9	(441.7)	(428.9)	(446.9)	(526.2)	446.4
	中區 Central	618.9	605.4	615.9	645.6	619.8	646.0	682.2	704.1	703.0	680.1
	灣仔/銅鑼灣 Wan Chai/Causeway Bay	501.9	495.1	542.8	488.6	510.0	457.6	485.2	497.9	493.8	481.3
	尖沙咀 Tsim Sha Tsui	383.2	379.8	368.6	381.6	377.4	381.0	396.6	424.8	423.0	405.4
	油麻地/旺角 Yau Ma Tei/Mong Kok	(375.9)	348.6	(345.2)	(371.1)	358.1	352.5	324.4	(346.1)	(359.6)	342.5
乙 B [83 平方米 m ²]	上環 Sheung Wan	368.9	343.6	320.9	309.1	334.4	313.1	370.7	341.8	332.5	342.3
	中區 Central	504.0	471.1	477.7	472.4	480.3	487.9	503.4	491.8	470.0	492.2
	灣仔/銅鑼灣 Wan Chai/Causeway Bay	382.6	369.5	369.7	359.1	370.5	373.2	383.9	387.4	377.8	380.9
	尖沙咀 Tsim Sha Tsui	372.7	356.1	357.6	362.1	361.6	370.2	374.9	368.3	396.4	374.7
	油麻地/旺角 Yau Ma Tei/Mong Kok	313.3	306.9	293.4	331.1	307.6	319.6	310.7	327.0	319.0	318.9
丙 C [42 平方米 m ²]	上環 Sheung Wan	291.3	278.0	285.6	284.3	284.1	272.8	275.2	272.2	288.0	275.9
	中區 Central	362.8	349.8	342.4	352.2	351.8	330.5	369.9	370.4	361.7	357.5
	灣仔/銅鑼灣 Wan Chai/Causeway Bay	355.0	353.2	333.9	358.6	349.1	353.2	376.4	376.9	370.1	369.6
	尖沙咀 Tsim Sha Tsui	350.6	334.0	330.1	338.1	336.8	356.0	361.0	379.1	352.4	363.8
	油麻地/旺角 Yau Ma Tei/Mong Kok	315.3	320.8	317.0	315.2	317.7	309.7	318.1	318.5	325.6	316.5

* 臨時數字

() 表示少於 20 宗交易。

平均面積是 1996 及 1997 年內所分析單位的平均面積。

* Provisional

() Indicates fewer than 20 transactions.

Average size relates to the units analysed during 1996 and 1997.

TABLE 表 29

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

(每平方米售價 \$ / m²)

級別 Grade [平均面積] [Average size]	地區 District	1996					1997				
		第一季 1st Quarter	第二季 2nd Quarter	第三季 3rd Quarter	第四季 4th Quarter	全年 Whole Year	第一季 1st Quarter	第二季 2nd * Quarter	第三季 3rd * Quarter	第四季 4th * Quarter	全年 Whole * Year
甲 A [202 平方米 m ²]	上環 Sheung Wan	(75 191)	(85 725)	(90 213)	(91 697)	83 879	(114 394)	(115 780)	(125 808)	(111 695)	115 356
	中區 Central	(133 746)	150 805	147 120	167 445	160 021	206 707	208 313	207 282	172 310	203 152
	灣仔/銅鑼灣 Wan Chai/Causeway Bay	(135 854)	129 360	(140 749)	138 991	135 737	129 484	151 819	(159 895)	(123 035)	140 437
	尖沙咀 Tsim Sha Tsui	101 268	98 341	99 817	115 713	107 954	122 580	120 452	105 719	99 361	115 575
	油麻地/旺角 Yau Ma Tei/Mong Kok	(90 141)	(97 797)	(80 570)	(92 018)	90 507	(100 873)	(95 990)	(88 488)	(89 583)	(95 927)
乙 B [75 平方米 m ²]	上環 Sheung Wan	(64 756)	(62 530)	(57 859)	(67 776)	63 036	67 535	(84 695)	(86 146)	(78 410)	76 587
	中區 Central	(75 507)	(92 797)	(80 723)	(95 883)	90 543	(152 622)	(96 665)	(119 452)	(82 918)	129 403
	灣仔/銅鑼灣 Wan Chai/Causeway Bay	74 235	(93 050)	87 708	89 671	86 367	91 655	104 018	94 646	(91 686)	96 484
	尖沙咀 Tsim Sha Tsui	(73 497)	(76 214)	(72 116)	80 708	76 113	(76 270)	(86 598)	(79 269)	(95 964)	81 920
	油麻地/旺角 Yau Ma Tei/Mong Kok	(71 771)	65 921	63 090	64 794	65 462	70 148	66 226	63 949	(65 514)	66 840
丙 C [42 平方米 m ²]	上環 Sheung Wan	54 566	54 739	59 611	60 259	57 946	60 684	57 584	56 184	54 580	57 768
	中區 Central	(45 696)	(86 628)	(82 845)	(48 295)	78 038	(59 403)	(79 511)	(84 103)	(51 401)	76 129
	灣仔/銅鑼灣 Wan Chai/Causeway Bay	71 030	75 483	76 774	67 485	72 094	77 544	77 696	76 667	(74 492)	77 005
	尖沙咀 Tsim Sha Tsui	66 716	68 531	56 338	57 392	61 190	56 247	58 173	60 533	(40 234)	56 806
	油麻地/旺角 Yau Ma Tei/Mong Kok	63 661	56 646	51 537	53 501	55 460	56 505	56 523	54 906	63 523	57 391

* 臨時數字

() 表示少於 20 宗交易。

平均面積是 1996 及 1997 年內所分析單位的平均面積。

* Provisional

() Indicates fewer than 20 transactions.

Average size relates to the units analysed during 1996 and 1997.

私人寫字樓 - 各級別租金及售價指數
PRIVATE OFFICE - RENTAL AND PRICE INDICES BY GRADE
 (1989 = 100)

年份 / 季度 Year / Quarter	租金 Rents				售價 Prices				
	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	
1988	62	60	62	61	60	62	63	62	
1989	100	100	100	100	100	100	100	100	
1990	102	98	104	101	95	96	96	96	
1991	93	94	101	95	91	104	105	97	
1992	97	100	108	101	126	144	144	133	
1993	108	109	117	110	155	171	166	159	
1994	136	130	135	134	224	241	204	222	
1995	134	126	134	132	187	201	182	188	
1996	112	108	118	112	186	188	172	184	
1997 *	117	111	121	116	209	205	186	205	
1994	1	123	120	128	123	208	214	195	207
	2	134	128	134	132	232	247	211	230
	3	141	134	136	138	228	249	206	226
	4	145	136	141	141	226	254	203	225
1995	1	144	134	140	140	206	217	196	205
	2	136	129	137	134	193	216	187	195
	3	133	124	133	130	176	186	172	177
	4	124	117	126	122	171	184	171	174
1996	1	114	112	121	115	184	190	171	182
	2	111	106	117	111	182	193	175	183
	3	111	106	117	111	174	181	167	174
	4	111	108	118	111	202	189	174	196
1997	1	113	109	118	113	220	211	187	214
	2	115	112	121	115	221 *	213 *	188 *	215 *
	3	118 *	112 *	123 *	117 *	197 *	200 *	186 *	196 *
	4	120 *	112 *	121 *	118 *	196 *	197 *	182 *	193 *

* 臨時數字

上述指數並非限於主要地區。

由 1991 年第二季起，租金和售價指數均就重新界定級別的寫字樓編製。這些指數不能直接與較早前的指數相比。

* Provisional

The indices are not restricted to the main districts.

Since 2nd quarter of 1991 both indices have been compiled in respect of units graded according to revised grading criteria. They are not strictly comparable to earlier indices.

私人寫字樓(核心地區甲級寫字樓)-租金及售價指數
PRIVATE OFFICE (GRADE A IN CORE DISTRICTS) - RENTAL AND PRICE INDICES
 (1989 = 100)

年份 / 季度 Year / Quarter	租金 Rents			售價 Prices	
	上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地區 Core Districts #	
1988	58	56	71	63	
1989	100	100	100	100	
1990	104	100	100	99	
1991	88	88	95	83	
1992	85	89	95	109	
1993	102	105	103	139	
1994	131	134	125	208	
1995	132	134	115	166	
1996	109	113	96	168	
1997 *	118	118	101	200	
1994	1	115	119	116	193
	2	128	133	124	218
	3	138	139	130	217
	4	141	144	130	204
1995	1	141	144	123	183
	2	133	136	120	169
	3	132	132	113	153
	4	121	122	105	158
1996	1	109	113	98	158
	2	107	113	97	165
	3	108	113	94	164
	4	111	111	96	183
1997	1	116	112	98	205
	2	116	118	98	217 *
	3	120 *	121 *	102 *	195 *
	4	120 *	122 *	104 *	183 *

核心地區：上環/中區、灣仔/銅鑼灣及尖沙咀。

* 臨時數字

Core districts : Sheung Wan / Central , Wan Chai / Causeway Bay & Tsim Sha Tsui.

* Provisional

政府所擁有的寫字樓
各級別總存量及預測落成量

GOVERNMENT OWNED OFFICE
STOCK AND FORECAST COMPLETIONS BY GRADE

(平方米 m²)

級別	Grade	1997 年底總存量 Stock (at year end)					預測落成量	
		港島 Hong Kong	九龍 Kowloon	新九龍 New Kowloon	新界 New Territories	全港 Total	Forecast Completions [1998]	Forecast Completions [1999]
甲	A	336 098	33 719	-	-	369 817	48 400	41 800
乙	B	66 650	81 628	24 610	84 349	257 237	-	-
丙	C	14 093	17 351	30 532	4 806	66 782	-	-
所有級別	ALL GRADES	416 841	132 698	55 142	89 155	693 836	48 400	41 800

數字包括所有在 1997 年底屬政府擁有及由政府產業署管理的寫字樓。

預測落成量只包括工務計劃所建成的單位，並不包括向私營機構購買的樓宇。

資料來源：政府產業署

Figures include all offices owned by Government and managed by Government Property Agency at the end of 1997.

Forecast completions include only those units to be built under the Public Works Programme but exclude premises, if any, to be purchased from the private sector.

Source : Government Property Agency

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 m²)

地區 District	1996 年底總存量 Stock (at year end)	1997 落成量 Completions	落成量佔 1996 年底總存量的百分率 Completions as a % of 1996 Stock	1997 年底總存量 Stock (at year end)	1997 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
西區 West	280 100	800	0.3	279 100	50 000	17.9
上環 Sheung Wan	327 300	2 000	0.6	324 500	25 000	7.7
中區 Central	430 000	3 800	0.9	432 700	21 600	5.0
灣仔 Wan Chai	596 500	58 500	9.8	653 500	32 700	5.0
半山區 Mid-levels	33 900	300	0.9	34 200	3 300	9.6
山頂 Peak	12 500	-	-	12 500	100	0.8
銅鑼灣 Causeway Bay	334 300	9 400	2.8	342 400	19 300	5.6
北角 North Point	499 100	14 600	2.9	512 800	37 300	7.3
筲箕灣 Shau Kei Wan	169 900	2 500	1.5	171 800	13 400	7.8
香港仔 Aberdeen	141 100	800	0.6	141 900	15 600	11.0
南區 South	26 400	-	-	26 400	700	2.7
港島 HONG KONG	2 851 100	92 700	3.3	2 931 800	219 000	7.5
尖沙咀 Tsim Sha Tsui	820 500	6 400	0.8	824 700	72 200	8.8
油麻地 Yau Ma Tei	486 700	6 300	1.3	487 000	44 300	9.1
旺角 Mong Kok	381 700	35 400	9.3	413 600	21 300	5.1
紅磡 Hung Hom	433 600	300	0.1	431 300	43 500	10.1
何文田 Ho Man Tin	64 500	400	0.6	64 300	6 000	9.3
九龍 KOWLOON	2 187 000	48 800	2.2	2 220 900	187 300	8.4
長沙灣 Cheung Sha Wan	552 500	3 800	0.7	554 800	39 600	7.1
石硤尾 Shek Kip Mei	15 200	-	-	15 200	1 400	9.2
九龍塘 Kowloon Tong	13 800	-	-	13 800	100	0.7
黃大仙 Wong Tai Sin	273 300	29 500	10.8	302 600	19 600	6.5
觀塘 Kwun Tong	425 400	-	-	425 400	26 200	6.2
新九龍 NEW KOWLOON	1 280 200	33 300	2.6	1 311 800	86 900	6.6
荃灣 Tsuen Wan	598 800	27 900	4.7	626 700	105 200	16.8
屯門 Tuen Mun	286 300	8 000	2.8	294 300	40 000	13.6
元朗 Yuen Long	335 800	3 800	1.1	339 000	55 000	16.2
北區 North	152 000	-	-	151 900	11 800	7.8
大埔 Tai Po	162 200	2 700	1.7	163 900	8 400	5.1
沙田 Sha Tin	299 100	4 600	1.5	306 200	41 000	13.4
西貢 Sai Kung	57 600	25 300	43.9	82 900	3 000	3.6
離島 Outlying Islands	100 100	1 700	1.7	101 400	5 500	5.4
新界 NEW TERRITORIES	1 991 900	74 000	3.7	2 066 300	269 900	13.1
全港 OVERALL	8 310 200	248 800	3.0	8 530 800	763 100	8.9

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

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 m²)

年 Year	區域 Area	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock (at year end)
1993	港島	Hong Kong	41 500	118 100	2 810 600 *
	九龍	Kowloon	7 800	36 800	2 127 400 *
	新九龍	New Kowloon	5 100	61 800	1 106 500 *
	新界	New Territories	2 200	56 600	1 814 900 *
	全港	OVERALL	56 600	273 300	7 859 400 *
1994	港島	Hong Kong	34 700	60 300	2 815 500 *
	九龍	Kowloon	39 000	45 300	2 129 600 *
	新九龍	New Kowloon	5 500	10 100	1 127 400 *
	新界	New Territories	3 500	124 200	1 919 200 *
	全港	OVERALL	82 700	239 900	7 991 700 *
1995	港島	Hong Kong	22 200	22 400	2 839 900 *
	九龍	Kowloon	4 400	30 300	2 172 900 *
	新九龍	New Kowloon	2 700	107 700	1 243 000 *
	新界	New Territories	1 500	46 300	1 963 400 *
	全港	OVERALL	30 800	206 700	8 219 200 *
1996	港島	Hong Kong	7 500	30 200	2 851 100 *
	九龍	Kowloon	5 100	24 000	2 187 000 *
	新九龍	New Kowloon	1 000	26 800	1 280 200 *
	新界	New Territories	600	39 700	1 991 900 *
	全港	OVERALL	14 200	120 700	8 310 200 *
1997	港島	Hong Kong	11 300	92 700	2 931 800
	九龍	Kowloon	14 900	48 800	2 220 900
	新九龍	New Kowloon	1 700	33 300	1 311 800
	新界	New Territories	2 100	74 000	2 066 300
	全港	OVERALL	30 000	248 800	8 530 800

* 總存量已經調整，以配合差餉估價紀錄。

* Stock has been adjusted in order to reconcile it with the rating record.

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 m²)

地區	District	1993	1994	1995	1996	1997	平均落成量 Average 1993 - 1997	預測落成量 Forecast [1998]	預測落成量 Forecast [1999]
西區	West	4 500	9 200	3 600	700	800	3 800	1 400	1 700
上環	Sheung Wan	2 800	3 800	2 400	2 200	2 000	2 600	6 500	2 600
中區	Central	7 500	2 000	2 700	2 400	3 800	3 700	10 300	5 500
灣仔	Wan Chai	46 100	28 300	5 800	6 200	58 500	29 000	1 600	5 100
半山區	Mid-levels	8 900	1 700	200	1 400	300	2 500	-	-
山頂	Peak	7 200	-	-	3 200	-	2 100	-	-
銅鑼灣	Causeway Bay	15 000	2 300	200	2 400	9 400	5 900	1 900	4 700
北角	North Point	9 400	3 500	900	7 900	14 600	7 300	2 200	10 000
筲箕灣	Shau Kei Wan	3 000	3 600	4 400	900	2 500	2 900	1 200	1 200
香港仔	Aberdeen	13 600	5 800	1 700	300	800	4 400	-	2 200
南區	South	100	100	500	2 600	-	700	300	-
港島	HONG KONG	118 100	60 300	22 400	30 200	92 700	64 900 *	25 400	33 000
尖沙咀	Tsim Sha Tsui	24 800	21 800	6 300	8 700	6 400	13 600	29 200	6 800
油麻地	Yau Ma Tei	2 700	17 800	4 100	8 700	6 300	7 900	8 000	19 300
旺角	Mong Kok	3 800	1 700	14 500	2 100	35 400	11 500	1 800	2 000
紅磡	Hung Hom	5 500	3 100	5 000	4 000	300	3 600	4 500	16 100
何文田	Ho Man Tin	-	900	400	500	400	400	700	300
九龍	KOWLOON	36 800	45 300	30 300	24 000	48 800	37 000	44 200	44 500
長沙灣	Cheung Sha Wan	34 200	5 500	2 400	7 400	3 800	10 700	5 300	17 100
石硤尾	Shek Kip Mei	-	-	-	-	-	-	41 800	100
九龍塘	Kowloon Tong	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	24 900	2 300	6 400	4 100	29 500	13 400	800	1 700
觀塘	Kwun Tong	2 700	2 300	98 900	15 300	-	23 800	1 100	-
新九龍	NEW KOWLOON	61 800	10 100	107 700	26 800	33 300	47 900	49 000	18 900
荃灣	Tsuen Wan	1 700	1 800	13 700	16 100	27 900	12 200	35 200	3 000
屯門	Tuen Mun	12 200	8 700	-	2 000	8 000	6 200	2 900	5 900
元朗	Yuen Long	22 400	15 400	2 300	-	3 800	8 800	29 500	2 000
北區	North	16 200	32 100	9 400	2 700	-	12 100	6 500	8 800
大埔	Tai Po	-	1 400	1 600	600	2 700	1 300	4 800	1 000
沙田	Sha Tin	3 600	57 200	16 600	6 300	4 600	17 700	-	-
西貢	Sai Kung	400	7 600	-	9 300	25 300	8 500	5 300	23 600
離島	Outlying Islands	100	-	2 700	2 700	1 700	1 400	25 200	22 200
新界	NEW TERRITORIES	56 600	124 200	46 300	39 700	74 000	68 200	109 400	66 500
全港	OVERALL	273 300	239 900	206 700	120 700	248 800	218 000 *	228 000	162 900

* 由於以四捨五入計算，所以表面上看來出現誤差。

* Apparent error due to rounding.

TABLE 表 36

私人商業樓宇 - 各區空置量
PRIVATE COMMERCIAL - VACANCY BY DISTRICT

(平方米 m²)

地區	District	1993	1994	1995	1996	1997	佔年底總存量的百分率 As a % of Year End Stock
西區	West	25 100	31 300	37 800	38 600	50 000	17.9
上環	Sheung Wan	13 300	13 100	18 300	30 100	25 000	7.7
中區	Central	15 300	14 000	15 100	18 900	21 600	5.0
灣仔	Wan Chai	29 700	37 900	24 700	30 400	32 700	5.0
半山區	Mid-levels	8 000	3 800	4 700	5 300	3 300	9.6
山頂	Peak	7 100	1 300	700	2 900	100	0.8
銅鑼灣	Causeway Bay	13 600	18 600	13 100	14 700	19 300	5.6
北角	North Point	29 900	21 500	34 800	53 000	37 300	7.3
筲箕灣	Shau Kei Wan	5 700	7 400	10 400	14 100	13 400	7.8
香港仔	Aberdeen	16 600	13 700	15 700	14 800	15 600	11.0
南區	South	100	300	500	1 100	700	2.7
港島	HONG KONG	164 400	162 900	175 800	223 900	219 000	7.5
尖沙咀	Tsim Sha Tsui	43 600	46 600	45 600	61 500	72 200	8.8
油麻地	Yau Ma Tei	8 400	17 600	26 300	38 600	44 300	9.1
旺角	Mong Kok	17 300	18 300	18 000	27 000	21 300	5.1
紅磡	Hung Hom	21 700	23 500	37 900	34 800	43 500	10.1
何文田	Ho Man Tin	2 300	4 100	4 800	5 400	6 000	9.3
九龍	KOWLOON	93 300	110 100	132 600	167 300	187 300	8.4
長沙灣	Cheung Sha Wan	44 900	21 000	22 600	38 400	39 600	7.1
石硤尾	Shek Kip Mei	300	300	900	1 600	1 400	9.2
九龍塘	Kowloon Tong	-	-	-	300	100	0.7
黃大仙	Wong Tai Sin	6 600	11 600	14 700	23 700	19 600	6.5
觀塘	Kwun Tong	9 800	13 400	101 700	95 300	26 200	6.2
新九龍	NEW KOWLOON	61 600	46 300	139 900	159 300	86 900	6.6
荃灣	Tsuen Wan	41 100	44 500	54 100	64 700	105 200	16.8
屯門	Tuen Mun	28 000	25 900	20 500	26 500	40 000	13.6
元朗	Yuen Long	53 800	59 700	47 600	43 400	55 000	16.2
北區	North	19 900	22 500	16 800	13 500	11 800	7.8
大埔	Tai Po	7 000	6 700	7 900	9 800	8 400	5.1
沙田	Sha Tin	7 500	56 900	26 700	22 900	41 000	13.4
西貢	Sai Kung	1 900	8 700	6 300	14 300	3 000	3.6
離島	Outlying Islands	2 700	1 700	5 200	8 500	5 500	5.4
新界	NEW TERRITORIES	161 900	226 600	185 100	203 600	269 900	13.1
全港	OVERALL	481 200	545 900	633 400	754 100	763 100	8.9

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

TABLE 表 37

私人商業樓宇 - 整體空置趨勢
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

(平方米 m²)

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
1993	273 300	164 600	60.2	7 653 500	316 600	4.1	481 200	6.1
1994	239 900	177 200	73.9	7 809 300	368 700	4.7	545 900	6.8
1995	206 700	176 000	85.1	7 965 200	457 400	5.7	633 400	7.8
1996	120 700	91 600	75.9	8 203 100	662 500	8.1	754 100	9.1
1997	248 800	74 100	29.8	8 282 000	689 000	8.3	763 100	8.9

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

TABLE 表 38

私人零售業樓宇 - 平均租金
PRIVATE RETAIL - AVERAGE RENTS

(每平方米月租 \$ / m² per month)

區域 Area [平均面積] [Average size]	1996					1997				
	第一季 1st Quarter	第二季 2nd Quarter	第三季 3rd Quarter	第四季 4th Quarter	全年 Whole Year	第一季 1st Quarter	第二季 2nd Quarter	第三季 3rd * Quarter	第四季 4th * Quarter	全年 Whole * Year
港島 Hong Kong [64 平方米 m ²]	954.8	923.6	1 045.1	1 016.4	986.1	1 036.8	1 205.4	1 139.5	1 033.1	1 117.4
九龍 Kowloon [60 平方米 m ²]	1 067.4	1 151.1	1 152.2	1 250.9	1 157.8	1 318.4	1 391.3	1 231.6	1 241.3	1 314.6
新九龍 New Kowloon [51 平方米 m ²]	712.3	786.2	726.0	883.9	781.3	849.2	954.8	943.4	845.7	907.1
新界 New Territories [57 平方米 m ²]	631.7	645.2	776.1	809.9	716.2	715.1	791.5	1 047.7	908.1	860.2

* 臨時數字
平均面積是 1996 及 1997 年內所分析單位的平均面積。

* Provisional
Average size relates to the units analysed during 1996 and 1997.

TABLE 表 39

私人零售業樓宇 - 平均售價
PRIVATE RETAIL - AVERAGE PRICES

(每平方米售價 \$/m²)

區域 Area [平均面積] [Average size]	1996					1997				
	第一季 1st Quarter	第二季 2nd Quarter	第三季 3rd Quarter	第四季 4th Quarter	全年 Whole Year	第一季 1st Quarter	第二季 2nd * Quarter	第三季 3rd * Quarter	第四季 4th * Quarter	全年 Whole * Year
港島 Hong Kong [49 平方米 m ²]	146 636	156 309	146 604	167 920	156 789	222 543	206 486	230 891	250 868	223 441
九龍 Kowloon [46 平方米 m ²]	208 421	188 903	178 752	228 282	202 797	307 845	332 750	428 106	368 814	359 563
新九龍 New Kowloon [51 平方米 m ²]	128 663	163 084	134 071	146 307	145 684	184 983	172 444	163 197	155 619	172 138
新界 New Territories [36 平方米 m ²]	98 585	108 952	108 215	122 484	112 467	141 456	175 839	199 288	188 459	175 360

* 臨時數字
 平均面積是 1996 及 1997 年內所分析單位的平均面積。

* Provisional
 Average size relates to the units analysed during 1996 and 1997.

私人零售業樓宇 - 租金及售價指數
PRIVATE RETAIL - RENTAL AND PRICE INDICES
 (1989 = 100)

年份 / 季度 Year / Quarter	租金 Rents	售價 Prices
1988	81	76
1989	100	100
1990	112	112
1991	126	143
1992	149	200
1993	167	244
1994	192	285
1995	192	277
1996	192	287
1997 *	203	379
1994 1	183	278
2	191	294
3	194	288
4	198	280
1995 1	194	274
2	193	287
3	189	273
4	190	273
1996 1	189	281
2	187	283
3	194	285
4	198	297
1997 1	197	340
2	202	371 *
3	206 *	409 *
4	205 *	396 *

* 臨時數字

由1989年起，租金和售價指數是就所有零售業樓宇而編製。這些指數不能直接與1989年以前的指數相比，因為該年以前的指數只就面向街道的店舖而編製。

* Provisional

From 1989 the indices are in respect of all types of retail premises. They are not strictly comparable to the earlier indices which are in respect of shop premises with street frontage only.

商業樓宇 - 房屋委員會
各區總存量、空置量、落成量及預測落成量

COMMERCIAL - HOUSING AUTHORITY
STOCK, VACANCY, COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(平方米 m²)

地區 District	年底總存量 Stock (at year end) 1997 *	年底空置量 Amount Vacant (at year end) 1997 *	空置百分率 % Vacant	落成量 Completions 1997	預測落成量 Forecast Completions	
					[1998]	[1999]
西區 West	25	-	-	-	-	-
北角 North Point	5 016	111	2.2	-	-	-
筲箕灣 Shau Kei Wan	34 941	1 419	4.1	-	-	5 354
香港仔 Aberdeen	35 418	1 431	4.0	-	2 939	-
南區 South	79	-	-	-	-	7 348
港島 HONG KONG	75 479	2 961	3.9	-	2 939	12 702
油麻地 Yau Ma Tei	-	-	-	-	-	3 324
紅磡 Hung Hom	352	-	-	-	-	395
何文田 Ho Man Tin	22 315	356	1.6	-	-	-
九龍 KOWLOON	22 667	356	1.6	-	-	3 719
長沙灣 Cheung Sha Wan	11 226	361	3.2	-	653	3 825
石硤尾 Shek Kip Mei	39 042	1 224	3.1	-	-	-
黃大仙 Wong Tai Sin	110 817	1 702	1.5	19 800	-	356
觀塘 Kwun Tong	111 902	1 991	1.8	3 724	10 211	-
新九龍 NEW KOWLOON	272 987	5 278	1.9	23 524	10 864	4 181
荃灣 Tsuen Wan	115 597	3 355	2.9	-	170	21 120
屯門 Tuen Mun	85 294	2 546	3.0	-	-	-
元朗 Yuen Long	28 609	1 278	4.5	3 061	323	14 257
北區 North	35 181	1 373	3.9	-	-	3 416
大埔 Tai Po	49 495	1 332	2.7	-	-	-
沙田 Sha Tin	124 618	5 996	4.8	-	-	-
西貢 Sai Kung	40 989	289	0.7	-	11 438	1 644
離島 Outlying Islands	580	122	21.0	4 805	-	-
新界 NEW TERRITORIES	480 363	16 291	3.4	7 866	11 931	40 437
全港 OVERALL	851 496	24 886	2.9	31 390	25 734	61 039

* 不包括 1997 年下半年落成的樓宇。

資料來源：房屋署

* Excluding those in buildings completed during the second half of 1997.

Source: Housing Department

商業樓宇 - 房屋協會
各區總存量、空置量、落成量及預測落成量

COMMERCIAL - HOUSING SOCIETY
STOCK, VACANCY, COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(平方米 m²)

地區 District	年底總存量 Stock (at year end)	年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant	落成量 Completions	預測落成量 Forecast Completions	
					1997	[1998]
西區 West	2 773	329	11.9	-	-	-
上環 Sheung wan	878	67	7.6	-	-	421
中區 Central	-	-	-	-	-	-
灣仔 Wan Chai	-	-	-	-	-	-
銅鑼灣 Causeway Bay	932	-	-	-	-	-
北角 North Point	3 642	84	2.3	2 436	-	-
筲箕灣 Shau Kei Wan	194	-	-	-	-	-
香港仔 Aberdeen	773	117	15.1	-	-	-
港島 HONG KONG	9 192	597	6.5	2 436	-	421
油麻地 Yau Ma Tei	4 152	693	16.7	-	-	-
旺角 Mong Kok	1 053	59	5.6	-	-	-
紅磡 Hung Hom	4 140	969	23.4	-	5 591	-
何文田 Ho Man Tin	1 625	42	2.6	-	-	-
九龍 KOWLOON	10 970	1 763	16.1	-	5 591	-
長沙灣 Cheung Sha Wan	812	129	15.9	-	-	-
石硤尾 Shek Kip Mei	1 583	818	51.7	-	-	-
黃大仙 Wong Tai Sin	-	-	-	-	-	-
觀塘 Kwun Tong	3 086	33	1.1	-	-	-
新九龍 NEW KOWLOON	5 481	980	17.9	-	-	-
荃灣 Tsuen Wan	11 934	228	1.9	-	-	-
北區 North	1 532	283	18.5	-	-	-
沙田 Sha Tin	4 266	391	9.2	-	-	-
西貢 Sai Kung	1 553	-	-	1 553	-	-
新界 NEW TERRITORIES	19 285	902	4.7	1 553	-	-
全港 OVERALL	44 928	4 242	9.4	3 989	5 591	421

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 m²)

地區 District	1996 年底總存量 Stock (at year end)	1997 落成量 Completions	落成量佔 1996 年總存量的百分率 Completions as a % of 1996 Stock	1997 年底總存量 Stock (at year end)	1997 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
西區 West	108 300	-	-	108 300	6 900	6.4
北角 North Point	498 600	-	-	498 600	22 500	4.5
筲箕灣 Shau Kei Wan	902 700	-	-	900 900	43 600	4.8
香港仔 Aberdeen	781 500	12 600	1.6	794 100	135 500	17.1
港島 HONG KONG	2 291 100	12 600	0.5	2 301 900	208 500	9.1
旺角 Mong Kok	418 000	-	-	418 000	50 900	12.2
紅磡 Hung Hom	907 400	9 300	1.0	895 400	119 000	13.3
九龍 KOWLOON	1 325 400	9 300	0.7	1 313 400	169 900	12.9
長沙灣 Cheung Sha Wan	1 085 200	12 400	1.1	1 083 200	72 000	6.6
黃大仙 Wong Tai Sin	833 400	16 900	2.0	850 300	73 500	8.6
觀塘 Kwun Tong	3 508 100	14 600	0.4	3 483 600	327 500	9.4
新九龍 NEW KOWLOON	5 426 700	43 900	0.8	5 417 100	473 000	8.7
荃灣 Tsuen Wan	5 703 300	44 500	0.8	5 747 800	581 800	10.1
屯門 Tuen Mun	1 392 400	13 800	1.0	1 406 200	185 700	13.2
元朗 Yuen Long	212 600	-	-	212 600	14 700	6.9
北區 North	256 900	32 100	12.5	289 000	44 600	15.4
大埔 Tai Po	151 700	-	-	151 700	300	0.2
沙田 Sha Tin	1 065 600	24 700	2.3	1 090 300	123 400	11.3
離島 Outlying Islands	900	-	-	900	-	-
新界 NEW TERRITORIES	8 783 400	115 100	1.3	8 898 500	950 500	10.7
全港 OVERALL	17 826 600	180 900	1.0	17 930 900	1 801 900	10.0

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

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)
1993	港島 Hong Kong	34 400	30 800	2 269 700 *
	九龍 Kowloon	700	16 000	1 337 200 *
	新九龍 New Kowloon	95 200	22 900	5 508 100 *
	新界 New Territories	18 500	241 200	8 526 700 *
	全港 OVERALL	148 800	310 900	17 641 700 *
1994	港島 Hong Kong	24 600	30 400	2 283 800 *
	九龍 Kowloon	6 200	1 000	1 331 100 *
	新九龍 New Kowloon	164 300	90 500	5 428 500 *
	新界 New Territories	106 000	144 400	8 556 900 *
	全港 OVERALL	301 100	266 300	17 600 300 *
1995	港島 Hong Kong	39 000	19 300	2 241 100 *
	九龍 Kowloon	11 400	13 400	1 337 500 *
	新九龍 New Kowloon	124 400	84 800	5 373 400 *
	新界 New Territories	46 600	131 100	8 669 000 *
	全港 OVERALL	221 400	248 600	17 621 000 *
1996	港島 Hong Kong	-	34 500	2 291 100 *
	九龍 Kowloon	2 000	1 400	1 325 400 *
	新九龍 New Kowloon	33 900	82 200	5 426 700 *
	新界 New Territories	7 800	123 400	8 783 400 *
	全港 OVERALL	43 700	241 500	17 826 600 *
1997	港島 Hong Kong	1 800	12 600	2 301 900
	九龍 Kowloon	21 300	9 300	1 313 400
	新九龍 New Kowloon	53 500	43 900	5 417 100
	新界 New Territories	-	115 100	8 898 500
	全港 OVERALL	76 600	180 900	17 930 900

* 總存量已經調整，以配合差餉估價紀錄。

* Stock has been adjusted in order to reconcile it with the rating record.

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 m²)

地區	District	1993	1994	1995	1996	1997	平均落成量 Average 1993 - 1997	預測落成量 Forecast [1998]	[1999]
西區	West	-	-	-	-	-	-	-	-
北角	North Point	19 300	-	5 400	-	-	4 900	-	-
筲箕灣	Shau Kei Wan	11 500	-	6 300	25 800	-	8 700	-	-
香港仔	Aberdeen	-	30 400	7 600	8 700	12 600	11 900	-	117 000
港島	HONG KONG	30 800	30 400	19 300	34 500	12 600	25 500	-	117 000
旺角	Mong Kok	16 000	1 000	9 600	1 400	-	5 600	-	-
紅磡	Hung Hom	-	-	3 800	-	9 300	2 600	-	-
九龍	KOWLOON	16 000	1 000	13 400	1 400	9 300	8 200	-	-
長沙灣	Cheung Sha Wan	2 600	22 700	18 400	14 100	12 400	14 000	8 900	-
黃大仙	Wong Tai Sin	-	-	12 400	29 300	16 900	11 700	-	-
觀塘	Kwun Tong	20 300	67 800	54 000	38 800	14 600	39 100	33 300	-
新九龍	NEW KOWLOON	22 900	90 500	84 800	82 200	43 900	64 800 *	42 200	-
荃灣	Tsuen Wan	176 000	66 400	38 500	80 100	44 500	81 100	-	15 600
屯門	Tuen Mun	-	16 200	5 100	-	13 800	7 000	-	-
元朗	Yuen Long	8 500	-	17 000	-	-	5 100	10 900	-
北區	North	27 000	21 100	41 100	18 600	32 100	28 000	800	4 800
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	29 700	40 700	29 400	24 700	24 700	29 800	-	-
離島	Outlying Islands	-	-	-	-	-	-	-	-
新界	NEW TERRITORIES	241 200	144 400	131 100	123 400	115 100	151 000	11 700	20 400
全港	OVERALL	310 900	266 300	249 600	241 500	180 900	249 500 *	53 900	137 400

* 由於以四捨五入計算，所以表面上看來出現誤差。

* Apparent error due to rounding.

TABLE 表 46

私人分層工廠大廈 - 各區不同面積單位落成量
PRIVATE FLATTED FACTORIES - COMPLETIONS BY SIZE AND DISTRICT

(單位數目 No. of units)

地區 District	< 50.0 平方米 m ²	50 - 99.9 平方米 m ²	100 - 199.9 平方米 m ²	200 - 399.9 平方米 m ²	> 399.9 平方米 m ²
西區 West	-	-	-	-	-
北角 North Point	-	-	-	-	-
筲箕灣 Shau Kei Wan	-	-	-	-	-
香港仔 Aberdeen	-	-	-	-	7
港島 HONG KONG	-	-	-	-	7
旺角 Mong Kok	-	-	-	-	-
紅磡 Hung Hom	1	12	41	4	3
九龍 KOWLOON	1	12	41	4	3
長沙灣 Cheung Sha Wan	57	138	-	-	-
黃大仙 Wong Tai Sin	128	139	25	2	-
觀塘 Kwun Tong	-	24	20	-	18
新九龍 NEW KOWLOON	185	301	45	2	18
荃灣 Tsuen Wan	77	357	3	1	5
屯門 Tuen Mun	-	45	46	7	-
元朗 Yuen Long	-	-	-	-	-
北區 North	-	-	-	1	7
大埔 Tai Po	-	-	-	-	-
沙田 Sha Tin	22	367	1	-	-
離島 Outlying Islands	-	-	-	-	-
新界 NEW TERRITORIES	99	769	50	9	12
全港 OVERALL	285	1 082	136	15	40
百分率 %	18.3	69.4	8.7	1.0	2.6

私人分層工廠大廈 - 各區空置量
PRIVATE FLATTED FACTORIES - VACANCY BY DISTRICT

(平方米 m²)

地區	District	1993	1994	1995	1996	1997	佔年底總存量的百分率 As a % of Year End Stock
西區	West	1 800	2 300	7 400	6 500	6 900	6.4
北角	North Point	21 900	6 300	9 200	20 600	22 500	4.5
筲箕灣	Shau Kei Wan	24 300	13 800	33 400	84 400	43 600	4.8
香港仔	Aberdeen	128 700	132 100	138 900	143 700	135 500	17.1
港島	HONG KONG	176 700	154 500	188 900	255 200	208 500	9.1
旺角	Mong Kok	32 400	36 100	51 500	59 800	50 900	12.2
紅磡	Hung Hom	21 000	18 400	35 100	90 600	119 000	13.3
九龍	KOWLOON	53 400	54 500	86 600	150 400	169 900	12.9
長沙灣	Cheung Sha Wan	46 900	62 700	124 600	114 500	72 000	6.6
黃大仙	Wong Tai Sin	14 600	24 100	38 000	76 700	73 500	8.6
觀塘	Kwun Tong	116 000	173 600	265 000	382 800	327 500	9.4
新九龍	NEW KOWLOON	177 500	260 400	427 600	574 000	473 000	8.7
荃灣	Tsuen Wan	351 000	323 800	370 300	701 400	581 800	10.1
屯門	Tuen Mun	148 700	163 800	117 200	159 800	185 700	13.2
元朗	Yuen Long	37 300	21 200	49 300	46 200	14 700	6.9
北區	North	50 400	47 700	66 700	92 900	44 600	15.4
大埔	Tai Po	6 100	1 800	9 200	13 500	300	0.2
沙田	Sha Tin	68 100	80 100	84 700	132 000	123 400	11.3
離島	Outlying Islands	-	-	-	-	-	-
新界	NEW TERRITORIES	661 600	638 400	697 400	1 145 800	950 500	10.7
全港	OVERALL	1 069 200	1 107 800	1 400 500	2 125 400	1 801 900	10.0

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

TABLE 表 48

私人分層工廠大廈 - 各區不同面積單位空置量
 PRIVATE FLATTED FACTORIES - VACANCY BY SIZE AND DISTRICT

(單位數目 No. of units)

地區 District	< 50.0 平方米 m ²	50 - 99.9 平方米 m ²	100 - 199.9 平方米 m ²	200 - 399.9 平方米 m ²	> 399.9 平方米 m ²
西區 West	-	3	4	13	5
北角 North Point	14	14	13	31	17
筲箕灣 Shau Kei Wan	19	77	55	31	32
香港仔 Aberdeen	3	499	202	90	57
港島 HONG KONG	36	593	274	165	111
旺角 Mong Kok	26	82	87	53	33
紅磡 Hung Hom	5	48	107	129	82
九龍 KOWLOON	31	130	194	182	115
長沙灣 Cheung Sha Wan	90	132	44	59	58
黃大仙 Wong Tai Sin	55	125	16	53	59
觀塘 Kwun Tong	143	581	242	245	203
新九龍 NEW KOWLOON	288	838	302	357	320
荃灣 Tsuen Wan	236	1 169	548	381	293
屯門 Tuen Mun	21	349	249	66	68
元朗 Yuen Long	2	27	18	7	10
北區 North	98	363	81	12	2
大埔 Tai Po	-	-	-	1	-
沙田 Sha Tin	212	712	250	59	20
離島 Outlying Islands	-	-	-	-	-
新界 NEW TERRITORIES	569	2 620	1 146	526	393
全港 OVERALL	924	4 181	1 916	1 230	939
百分率 %	10.1	45.5	20.8	13.4	10.2

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

TABLE 表 49

私人分層工廠大廈 - 整體空置趨勢
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

(平方米 m²)

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
1993	310 900	156 400	50.3	17 330 800	912 800	5.3	1 069 200	6.1
1994	266 300	235 600	88.5	17 340 600	872 200	5.0	1 107 800	6.3
1995	248 600	194 900	78.4	17 438 800	1 205 600	6.9	1 400 500	7.9
1996	241 500	181 700	75.2	17 577 300	1 943 700	11.1	2 125 400	11.9
1997	180 900	121 600	67.2	17 750 000	1 680 300	9.5	1 801 900	10.0

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

TABLE 表 50

私人分層工廠大廈 - 平均租金
PRIVATE FLATTED FACTORIES - AVERAGE RENTS

(每平方米月租 \$/m² per month)

區域 Area [平均面積] [Average size]	1996					1997				
	第一季 1st Quarter	第二季 2nd Quarter	第三季 3rd Quarter	第四季 4th Quarter	全年 Whole Year	第一季 1st Quarter	第二季 2nd Quarter	第三季 3rd * Quarter	第四季 4th * Quarter	全年 Whole * Year
港島 Hong Kong [192 平方米 m ²]	142.0	141.8	130.7	133.8	137.0	137.7	143.0	137.0	145.8	140.4
九龍 Kowloon [235 平方米 m ²]	114.2	114.9	106.9	107.9	111.2	112.8	106.4	106.3	103.0	107.7
新九龍 New Kowloon [174 平方米 m ²]	133.4	135.2	129.4	134.4	133.2	131.1	131.9	139.1	135.3	133.6
新界 New Territories [167 平方米 m ²]	91.4	92.3	86.4	88.5	89.8	92.5	95.6	93.8	88.5	93.4

* 臨時數字

平均租金只以樓上單位的租金計算。

平均面積是 1996 及 1997 年內所分析單位的平均面積。

* Provisional

Average rents are in respect of upper floor units only.

Average size relates to the units analysed during 1996 and 1997.

私人分層工廠大廈 - 平均售價
PRIVATE FLATTED FACTORIES - AVERAGE PRICES

(每平方米售價 \$/m²)

區域 Area [平均面積] [Average size]	1996					1997				
	第一季 1st Quarter	第二季 2nd Quarter	第三季 3rd Quarter	第四季 4th Quarter	全年 Whole Year	第一季 1st Quarter	第二季 2nd * Quarter	第三季 3rd * Quarter	第四季 4th * Quarter	全年 Whole * Year
港島 Hong Kong [173 平方米 m ²]	19 093	21 822	17 844	17 107	18 608	21 059	19 317	18 062	17 802	19 239
九龍 Kowloon [218 平方米 m ²]	14 580	17 016	16 375	16 480	16 221	17 413	14 596	13 485	(14 190)	14 893
新九龍 New Kowloon [140 平方米 m ²]	19 800	16 692	17 372	20 364	18 493	19 095	19 387	18 982	17 737	18 944
新界 New Territories [128 平方米 m ²]	11 718	11 631	11 222	10 968	11 363	11 504	10 983	11 821	11 252	11 375

* 臨時數字

() 表示少於 20 宗交易。

平均售價只以樓上單位的售價計算。

平均面積是 1996 及 1997 年內所分析單位的平均面積。

* Provisional

() Indicates fewer than 20 transactions.

Average prices are in respect of upper floor units only.

Average size relates to the units analysed during 1996 and 1997.

私人分層工廠大廈 - 租金及售價指數
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
 (1989 = 100)

年份 / 季度 Year / Quarter	租金 Rents	售價 Prices
1988	77	79
1989	100	100
1990	105	106
1991	109	114
1992	117	147
1993	129	177
1994	133	189
1995	131	166
1996	118	143
1997 *	119	145
1994		
1	130	192
2	132	189
3	135	182
4	135	191
1995		
1	133	183
2	133	173
3	131	157
4	126	151
1996		
1	122	149
2	118	143
3	115	138
4	116	140
1997		
1	119	147
2	118	147 *
3	119 *	145 *
4	118 *	140 *

* 臨時數字

上述指數只就樓上單位計算。

* Provisional

The indices are in respect of upper floor units only.

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

(每平方米售價 \$/m²)

地區 District [平均面積] [Average size]	1996					1997				
	第一季	第二季	第三季	第四季	全年	第一季	第二季	第三季	第四季	全年
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Whole Year	1st Quarter	2nd * Quarter	3rd * Quarter	4th * Quarter	Whole * Year
北角 North Point [128 平方米 m ²]	(54 931)	(49 933)	(48 305)	(51 067)	51 243	(51 113)	(59 378)	(53 036)	(52 697)	54 159
筲箕灣 Shau Kei Wan [71 平方米 m ²]	(39 615)	(33 356)	(19 439)	(32 712)	34 312	(29 579)	(31 121)	(29 983)	(31 479)	30 413
長沙灣 Cheung Sha Wan [68 平方米 m ²]	41 807	(38 608)	(41 696)	42 063	41 212	47 564	(49 324)	(40 358)	(41 141)	46 362
觀塘 Kwun Tong [72 平方米 m ²]	37 153	28 027	27 476	34 293	31 972	28 843	29 532	30 688	(32 980)	29 959
荃灣 Tsuen Wan [88 平方米 m ²]	20 810	20 935	20 050	15 335	19 687	19 568	21 447	23 030	19 557	21 200

* 臨時數字

() 表示少於 20 宗交易。

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。

平均面積是 1996 及 1997 年內所分析單位的平均面積。

* Provisional

() Indicates fewer than 20 transactions.

Developments analysed are those built since 1992.

Average prices are in respect of upper floor units only.

Average size relates to the units analysed during 1996 and 1997.

TABLE 表 54

分層工廠大廈 - 房屋委員會
各區總存量及空置量

FLATTED FACTORIES - HOUSING AUTHORITY
STOCK AND VACANCY BY DISTRICT

(平方米 m²)

地區 District	1997 年底總存量 Stock (at year end)	1997 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
筲箕灣 Shau Kei Wan	6 822	108	1.6
港島 HONG KONG	6 822	108	1.6
長沙灣 Cheung Sha Wan	61 226	2 610	4.3
石硤尾 Shek Kip Mei	9 472	216	2.3
黃大仙 Wong Tai Sin	48 200	198	0.4
觀塘 Kwun Tong	78 766	5 205	6.6
新九龍 NEW KOWLOON	197 664	8 229	4.2
荃灣 Tsuen Wan	125 477	13 346	10.6
屯門 Tuen Mun	44 375	6 357	14.3
沙田 Sha Tin	39 811	6 897	17.3
新界 NEW TERRITORIES	209 663	26 600	12.7
全港 OVERALL	414 149	34 937	8.4

1997、1998 及 1999 年沒有落成量及預測落成量。

資料來源：房屋署

Nil completions and forecast completions for 1997, 1998 and 1999.

Source: Housing Department

TABLE 表 55

私人工業 / 寫字樓綜合樓宇 - 各區總存量、落成量及空置量
PRIVATE INDUSTRIAL / OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

(平方米 m²)

地區 District	1996 年底總存量 Stock (at year end)	1997 落成量 Completions	落成量佔 1996 年總存量的百分率 Completions as a % of 1996 Stock	1997 年底總存量 Stock (at year end)	1997 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
筲箕灣 Shau Kei Wan	24 500	-	-	24 500	4 200	17.1
香港仔 Aberdeen	5 900	-	-	5 900	2 500	42.4
港島 HONG KONG	30 400	-	-	30 400	6 700	22.0
旺角 Mong Kok	9 700	-	-	9 700	4 400	45.4
紅磡 Hung Hom	5 200	-	-	5 200	800	15.4
九龍 KOWLOON	14 900	-	-	14 900	5 200	34.9
長沙灣 Cheung Sha Wan	45 900	-	-	45 900	1 800	3.9
黃大仙 Wong Tai Sin	18 200	9 700	53.3	27 900	5 100	18.3
觀塘 Kwun Tong	102 200	41 100	40.2	143 300	37 000	25.8
新九龍 NEW KOWLOON	166 300	50 800	30.5	217 100	43 900	20.2
荃灣 Tsuen Wan	19 800	21 700	109.6	41 500	26 700	64.3
沙田 Sha Tin	15 900	-	-	15 900	200	1.3
新界 NEW TERRITORIES	35 700	21 700	60.8	57 400	26 900	46.9
全港 OVERALL	247 300	72 500	29.3	319 800	82 700	25.9

TABLE 表 56

私人工業 / 寫字樓綜合樓宇 - 各區落成量及預測落成量
PRIVATE INDUSTRIAL / OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(平方米 m²)

地區 District	1994	1995	1996	1997	平均落成量 Average 1994 - 1997	預測落成量 Forecast [1998]	[1999]
筲箕灣 Shau Kei Wan	23 700	-	-	-	5 900	-	-
香港仔 Aberdeen	-	-	-	-	-	-	-
港島 HONG KONG	23 700	-	-	-	5 900	-	-
旺角 Mong Kok	-	-	-	-	-	-	-
紅磡 Hung Hom	-	-	-	-	-	-	-
九龍 KOWLOON	-	-	-	-	-	-	-
長沙灣 Cheung Sha Wan	-	13 300	29 000	-	10 600	51 200	8 000
黃大仙 Wong Tai Sin	-	19 100	-	9 700	7 200	-	-
觀塘 Kwun Tong	-	44 700	50 000	41 100	33 900	40 700	33 900
新九龍 NEW KOWLOON	-	77 100	79 000	50 800	51 700	91 900	41 900
荃灣 Tsuen Wan	-	-	19 800	21 700	10 400	55 000	5 900
北區 North	-	-	-	-	-	6 400	-
沙田 Sha Tin	-	-	15 900	-	4 000	19 200	-
新界 NEW TERRITORIES	-	-	35 700	21 700	14 400	80 600	5 900
全港 OVERALL	23 700	77 100	114 700	72 500	72 000	172 500	47 800

私人工業 / 寫字樓綜合樓宇 - 整體空置趨勢
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

(平方米 m²)

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	空置百分率 % of total stock
1994	23 700	8 100	34.2	15 200	400	2.6	8 500	21.9
1995	77 100	63 600	82.5	38 900	4 100	10.5	67 700	58.4
1996	114 700	87 800	76.5	116 000	18 600	16.0	106 400	46.1
1997	72 500	48 400	66.8	247 300	34 300	13.9	82 700	25.9

TABLE 表 58

私人專業廠房 - 各區總存量及落成量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

(平方米 m²)

地區 District	1996 年底總存量 Stock (at year end)	1997 年落成量 Completions	落成量佔 1996 年總存量的百分率 Completions as a % of 1996 Stock	1997 年底總存量 Stock (at year end)
西區 West	700	-	-	700
北角 North Point	45 000	-	-	20 000
筲箕灣 Shau Kei Wan	12 700	-	-	12 700
香港仔 Aberdeen	75 000	-	-	75 000
港島 HONG KONG	133 400	-	-	108 400
旺角 Mong Kok	2 200	-	-	2 200
紅磡 Hung Hom	78 300	-	-	78 300
九龍 KOWLOON	80 500	-	-	80 500
長沙灣 Cheung Sha Wan	62 100	-	-	62 100
黃大仙 Wong Tai Sin	2 900	-	-	2 900
觀塘 Kwun Tong	388 800	-	-	360 000
新九龍 NEW KOWLOON	453 800	-	-	425 000
荃灣 Tsuen Wan	431 700	-	-	409 600
屯門 Tuen Mun	214 300	-	-	214 300
元朗 Yuen Long	470 600	2 400	0.5	473 000
北區 North	109 600	-	-	109 600
大埔 Tai Po	715 400	400	0.1	715 800
沙田 Sha Tin	196 400	-	-	196 400
西貢 Sai Kung	112 500	72 400	64.4	177 800
離島 Outlying Islands	2 900	-	-	2 900
新界 NEW TERRITORIES	2 253 400	75 200	3.3	2 299 400
全港 OVERALL	2 921 100	75 200	2.6	2 913 300

私人專業廠房 - 各區落成量及預測落成量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(平方米 m²)

地區	District	1993	1994	1995	1996	1997	平均落成量 Average 1993 - 1997	預測落成量 Forecast [1998]	Forecast [1999]
西區	West	-	-	-	-	-	-	-	-
北角	North Point	-	-	-	-	-	-	-	-
筲箕灣	Shau Kei Wan	-	-	-	-	-	-	-	-
香港仔	Aberdeen	-	34 700	-	-	-	6 900	-	-
港島	HONG KONG	-	34 700	-	-	-	6 900	-	-
旺角	Mong Kok	-	-	-	-	-	-	-	-
紅磡	Hung Hom	-	-	-	-	-	-	-	-
九龍	KOWLOON	-	-	-	-	-	-	-	-
長沙灣	Cheung Sha Wan	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	22 700
新九龍	NEW KOWLOON	-	-	-	-	-	-	-	22 700
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-	31 200	-
元朗	Yuen Long	35 900	26 100	91 900	-	2 400	31 300	3 500	49 800
北區	North	-	-	10 800	3 800	-	2 900	-	-
大埔	Tai Po	4 100	16 700	23 100	2 100	400	9 300	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西貢	Sai Kung	7 600	-	-	45 500	72 400	25 100	79 400	67 000
離島	Outlying Islands	-	-	-	-	-	-	61 300	-
新界	NEW TERRITORIES	47 600	42 800	125 800	51 400	75 200	68 600	175 400	116 800
全港	OVERALL	47 600	77 500	125 800	51 400	75 200	75 500	175 400	139 500

TABLE 表 60

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 m²)

地區	District	1996 年底總存量 Stock (at year end)	1997 落成量 Completions	落成量佔 1996 年總存量的百分率 Completions as a % of 1996 Stock	1997 年底總存量 Stock (at year end)	1997 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
西區	West	34 700	-	-	30 300	7 600	25.1
上環	Sheung Wan	400	-	-	400	400	100.0
北角	North Point	44 800	-	-	44 800	10 100	22.5
筲箕灣	Shau Kei Wan	84 700	-	-	84 700	100	0.1
香港仔	Aberdeen	30 600	19 700	64.4	49 600	4 600	9.3
港島	HONG KONG	195 200	19 700	10.1	209 800	22 800	10.9
尖沙咀	Tsim Sha Tsui	58 300	-	-	58 300	-	-
旺角	Mong Kok	5 300	-	-	5 300	-	-
紅磡	Hung Hom	60 500	-	-	60 500	11 400	18.8
九龍	KOWLOON	124 100	-	-	124 100	11 400	9.2
長沙灣	Cheung Sha Wan	148 300	-	-	148 300	3 200	2.2
黃大仙	Wong Tai Sin	6 100	-	-	6 100	-	-
觀塘	Kwun Tong	307 300	-	-	303 200	22 400	7.4
新九龍	NEW KOWLOON	461 700	-	-	457 600	25 600	5.6
荃灣	Tsuen Wan	1 690 800	54 200	3.2	1 745 000	205 900	11.8
屯門	Tuen Mun	84 200	16 100	19.1	100 300	16 100	16.1
元朗	Yuen Long	92 100	-	-	92 100	-	-
北區	North	107 600	-	-	107 600	-	-
沙田	Sha Tin	450 900	-	-	450 900	29 100	6.5
西貢	Sai Kung	3 100	-	-	3 100	-	-
新界	NEW TERRITORIES	2 428 700	70 300	2.9	2 499 000	251 100	10.0
全港	OVERALL	3 209 700	90 000	2.8	3 290 500	310 900	9.4

上述數字包括貨櫃碼頭的貨倉。

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Figures include storage facilities at container terminals.

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

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

(平方米 m²)

地區	District	1993	1994	1995	1996	1997	平均落成量 Average 1993 - 1997	預測落成量 Forecast [1998]	Forecast [1999]
西區	West	-	-	-	-	-	-	-	-
上環	Sheung Wan	-	-	-	-	-	-	-	-
北角	North Point	1 900	-	-	-	-	400	-	-
筲箕灣	Shau Kei Wan	-	14 300	-	-	-	2 900	-	-
香港仔	Aberdeen	-	-	-	-	19 700	3 900	-	-
港島	HONG KONG	1 900	14 300	-	-	19 700	7 200	-	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	-	-	-
旺角	Mong Kok	-	-	-	-	-	-	-	-
紅磡	Hung Hom	-	-	-	-	-	-	-	-
九龍	KOWLOON	-	-	-	-	-	-	-	-
長沙灣	Cheung Sha Wan	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	-
新九龍	NEW KOWLOON	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	16 500	165 000	15 200	-	54 200	50 200	195 100	95 700
屯門	Tuen Mun	-	-	-	-	16 100	3 200	-	7 300
元朗	Yuen Long	-	-	24 600	24 600	-	9 800	16 700	-
北區	North	13 300	23 400	8 700	-	-	9 100	-	-
大埔	Tai Po	-	-	-	-	-	-	500	-
沙田	Sha Tin	71 200	-	-	58 200	-	25 900	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Outlying Islands	-	-	-	-	-	-	98 300	7 400
新界	NEW TERRITORIES	101 000	188 400	48 500	82 800	70 300	98 200	310 600	110 400
全港	OVERALL	102 900	202 700	48 500	82 800	90 000	105 400	310 600	110 400

上述數字包括貨櫃碼頭的貨倉。

Figures include storage facilities at container terminals.

私人貨倉 - 各區空置量
PRIVATE STORAGE - VACANCY BY DISTRICT

(平方米 m²)

地區	District	1993	1994	1995	1996	1997	佔年底總存量的百分率 As a % of Year End Stock
西區	West	800	1 600	8 400	8 100	7 600	25.1
上環	Sheung Wan	-	-	-	400	400	100.0
北角	North Point	3 500	5 300	1 600	11 800	10 100	22.5
筲箕灣	Shau Kei Wan	-	14 300	-	-	100	0.1
香港仔	Aberdeen	600	-	3 700	-	4 600	9.3
港島	HONG KONG	4 900	21 200	13 700	20 300	22 800	10.9
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	-
旺角	Mong Kok	-	-	-	-	-	-
紅磡	Hung Hom	17 900	4 100	5 400	7 300	11 400	18.8
九龍	KOWLOON	17 900	4 100	5 400	7 300	11 400	9.2
長沙灣	Cheung Sha Wan	500	3 000	10 900	4 600	3 200	2.2
黃大仙	Wong Tai Sin	5 000	6 100	6 100	6 100	-	-
觀塘	Kwun Tong	1 200	24 500	38 100	20 900	22 400	7.4
新九龍	NEW KOWLOON	6 700	33 600	55 100	31 600	25 600	5.6
荃灣	Tsuen Wan	155 600	151 700	149 500	94 800	205 900	11.8
屯門	Tuen Mun	-	-	-	500	16 100	16.1
元朗	Yuen Long	4 400	-	24 600	18 100	-	-
北區	North	-	8 100	12 600	100	-	-
沙田	Sha Tin	19 100	-	1 300	57 000	29 100	6.5
西貢	Sai Kung	-	-	-	-	-	-
離島	Outlying Islands	-	-	-	-	-	-
新界	NEW TERRITORIES	179 100	159 800	188 000	170 500	251 100	10.0
全港	OVERALL	208 600	218 700	262 200	229 700	310 900	9.4

上述數字包括貨櫃碼頭的貨倉。

請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Figures include storage facilities at container terminals.

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1997 vacancy.

私人貨倉 - 整體空置趨勢
PRIVATE STORAGE - OVERALL VACANCY TRENDS

(平方米 m²)

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
1993	102 900	20 500	19.9	3 160 200	188 100	6.0	208 600	6.4
1994	202 700	108 900	53.7	3 137 700	109 800	3.5	218 700	6.5
1995	48 500	24 600	50.7	3 142 300	237 600	7.6	262 200	8.2
1996	82 800	66 700	80.6	3 159 300	163 000	5.2	229 700	7.1
1997	90 000	68 500	76.1	3 200 500	242 400	7.6	310 900	9.4

空置數目包括貨櫃碼頭的貨倉。
 請參閱技術附註第 10.3 段所述統計 1997 年空置量的方法。

Vacancy figures include storage facilities at container terminals.
 Please see paragraph 10.3 of the Technical Notes for an explanation
 of the change in the method of compiling the 1997 vacancy.

私人物業的市場回報率
PRIVATE PROPERTY MARKET YIELDS

(回報百分率 % return)

年份 / 季度 Year / Quarter	住宅 Domestic				寫字樓 Office +		分層工廠大廈 Flatted Factories **		零售業樓宇 Retail #	
	A	B	C	D & E	甲級 Grade A	乙級 Grade B	新九龍 New Kowloon	新界 New Territories		
1988	8.4	8.4	8.8	9.0	9.2	9.3	9.9	10.9	7.9	
1989	8.6	8.6	8.6	9.0	8.5	9.2	10.0	11.1	7.7	
1990	8.8	8.6	8.5	8.5	9.2	9.4	10.2	11.1	8.0	
1991	7.1	6.9	7.3	7.5	7.9	8.3	10.4	10.6	7.3	
1992	5.6	5.4	5.7	5.7	6.1	6.5	8.7	9.1	6.5	
1993	5.5	5.0	5.2	5.3	5.5	5.9	7.9	8.6	5.9	
1994	5.4	4.7	5.0	5.4	5.0	5.1	8.1	9.0	5.9	
1995	5.7	5.2	5.6	6.1	5.8	5.9	9.1	9.9	6.1	
1996	5.2	4.6	4.8	4.9	4.8	5.4	9.6	10.2	5.6	
1997 *	4.2	3.7	3.8	3.6	4.2	4.9	9.6	10.3	4.7	
1994	1	5.2	4.4	4.4	4.4	4.7	5.2	7.2	8.2	5.5
	2	5.3	4.6	4.8	5.0	4.7	4.9	7.9	9.3	5.8
	3	5.3	4.8	5.1	5.6	5.1	5.1	8.5	9.4	6.1
	4	5.5	4.9	5.3	5.7	5.3	5.1	8.2	8.9	6.3
1995	1	5.5	4.9	5.5	6.1	5.7	5.8	8.5	9.0	6.3
	2	5.6	5.1	5.4	5.8	5.8	5.7	9.2	9.6	6.0
	3	5.8	5.4	5.7	6.1	6.2	6.4	9.6	10.6	6.2
	4	5.8	5.3	5.7	6.1	6.0	6.0	9.3	10.5	5.9
1996	1	5.6	4.8	5.4	5.5	5.1	5.6	9.1	10.2	5.7
	2	5.4	4.7	5.0	5.2	5.0	5.2	10.1	9.9	5.5
	3	5.3	4.7	5.0	5.2	5.2	5.6	9.7	10.2	5.9
	4	5.0	4.4	4.5	4.6	4.5	5.4	9.3	10.6	5.6
1997	1	4.4	3.8	3.9	4.0	4.2	4.9	9.5	10.2	4.9
	2 *	4.0	3.6	3.7	3.5	4.1	4.8	9.5	10.1	4.7
	3 *	4.1	3.7	3.8	3.6	4.7	5.2	9.4	10.3	4.3
	4 *	4.2	3.7	3.8	3.7	4.8	5.3	10.1	10.4	4.5

* 臨時數字

+ 由1991年第二季起，此欄數字是就重新界定級別的寫字樓計算。這些數字不能直接與較早前的數字相比。

** 此欄數字只就樓上單位計算。

由1989年起，此欄數字是就所有零售業樓宇而計算。這些數字不能直接與1989年以前的數字相比，因為該年以前的數字只就面向街道的店舖而計算。

* Provisional

+ Since 2nd quarter of 1991 the figures have been compiled in respect of units graded according to revised grading criteria. They are not strictly comparable to earlier figures.

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

From 1989 the figures are in respect of all types of retail premises. They are not strictly comparable to the earlier figures which are in respect of shop premises with street frontage only.

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區	District	區域以內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
港島 HONG KONG	西區	West	堅尼地城、石塘咀、西營盤	Kennedy Town, Shek Tong Tsui, Sai Ying Pun	1.1.1, 1.1.2, 1.1.6
	上環	Sheung Wan			1.1.3, 1.1.4, 1.1.5
	中區	Central			1.2.1, 1.2.2, 1.2.3, 1.2.4
	灣仔	Wan Chai			1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.5
	半山區	Mid-levels	薄扶林	Pok Fu Lam	1.4.0, 1.4.1, 1.4.2, 1.4.3, 1.7.1
	山頂	Peak			1.8.1, 1.8.2, 1.8.3, 1.8.4
	銅鑼灣	Causeway Bay	大坑、跑馬地、渣甸山、掃桿埔、東角	Tai Hang, Happy Valley, Jardine's Lookout, So Kon Po, East Point	1.4.4, 1.4.5, 1.4.6, 1.4.7, 1.4.8, 1.4.9
	北角	North Point	鯪魚涌	Quarry Bay	1.5.1, 1.5.2, 1.5.3, 1.5.4, 1.5.5, 1.5.6, 1.5.7
	筲箕灣	Shau Kei Wan	西灣河、柴灣	Sai Wan Ho, Chai Wan	1.6.1, 1.6.2, 1.6.3, 1.6.4, 1.6.5, 1.6.6
	香港仔	Aberdeen	薄扶林村、鴨脷洲、黃竹坑	Pok Fu Lam Village, Ap Lei Chau, Wong Chuk Hang	1.7.2, 1.7.3, 1.7.4, 1.7.5
	南區	South	深水灣、壽臣山、淺水灣、赤柱、大潭、石澳	Deep Water Bay, Shouson Hill, Repulse Bay, Stanley, Tai Tam, Shek O	1.9.0, 1.9.1, 1.9.2, 1.9.3, 1.9.4, 1.9.5, 1.9.6, 1.9.7, 1.9.8, 1.9.9
九龍 KOWLOON	尖沙咀	Tsim Sha Tsui	紅磡填海區	Hung Hom Reclamation	2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6
	油麻地	Yau Ma Tei	京士柏	King's Park	2.1.7, 2.2.0, 2.2.5, 2.2.6, 2.2.7, 2.2.8, 2.2.9
	旺角	Mong Kok	大角咀	Tai Kok Tsui	2.2.1, 2.2.2
	紅磡	Hung Hom	土瓜灣、馬頭角	To Kwa Wan, Ma Tau Kok	2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5
	何文田	Ho Man Tin	馬頭圍、嘉道理山	Ma Tau Wai, Kadoorie Hill	2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6, 2.3.7, 2.4.6

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	District	區域以內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新九龍 NEW KOWLOON	長沙灣 石硤尾	Cheung Sha Wan Shek Kip Mei	荔枝角、深水埗、昂船洲 蘇屋、大坑東、大坑西、 又一村	Lai Chi Kok, Sham Shui Po, Stonecutters Island So Uk, Tai Hang Tung, Tai Hang Sai, Yau Yat Tsuen	2.6.0(p), 2.6.1, 2.6.4, 2.6.5, 2.6.6, 2.6.7, 2.6.9 2.6.2, 2.6.3, 2.6.8
	九龍塘 黃大仙	Kowloon Tong Wong Tai Sin	九龍城、新蒲崗、啟德、東頭、 橫頭磡、樂富、大磡、鑽石山、 慈雲山、竹園、牛池灣	Kowloon City, San Po Kong, Kai Tak, Tung Tau, Wang Tau Hom, Lok Fu, Tai Hom, Diamond Hill, Tsz Wan Shan, Chuk Yuen, Ngau Chi Wan	2.7.1, 2.7.2 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7, 2.8.8, 2.8.9
	觀塘	Kwun Tong	牛頭角、佐敦谷、九龍灣、 秀茂坪、藍田、茶果嶺、油塘	Ngau Tau Kok, Jordan Valley, Kowloon Bay, Sau Mau Ping, Lam Tin, Cha Kwo Ling, Yau Tong	2.8.0, 2.9.0, 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.7, 2.9.8
新界 NEW TERRITORIES	荃灣	Tsuen Wan	葵涌、青衣、牙鷹洲、汀九、 深井、青龍頭	Kwai Chung, Tsing Yi, Nga Ying Chau, Ting Kau, Sham Tseng, Tsing Lung Tau	2.6.0(p), 3.1.0, 3.2.0, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6(p), 3.4.0(p), 3.5.0, 3.5.1, 4.1.3(p), 7.3.3(p), 7.6.1(p)
	屯門	Tuen Mun	大欖、掃管笏、青山灣、 藍地	Tai Lam, So Kwun Wat, Castle Peak Bay, Lam Tei	3.3.6(p), 3.4.0(p), 4.1.1, 4.1.2(p), 4.1.3(p), 4.1.4(p), 4.1.5, 4.1.6, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.4.1, 4.4.2(p), 5.1.2(p), 5.1.9(p), 5.3.1(p)
	元朗	Yuen Long	廈村、屏山、橋頭圍、 大生圍、新田、洪水橋、 錦田、石崗、八鄉、 流浮山、天水圍	Ha Tsuen, Ping Shan, Kiu Tau Wai, Tai Sang Wai, San Tin, Hung Shui Kiu, Kam Tin, Shek Kong, Pat Heung, Lau Fau Shan, Tin Shui Wai	4.1.2(p), 4.1.3(p), 4.1.4(p), 4.4.2(p), 5.1.0, 5.1.1, 5.1.2(p), 5.1.3, 5.1.4, 5.1.5, 5.1.6, 5.1.7, 5.1.8, 5.1.9(p), 5.2.1, 5.2.2, 5.2.3, 5.2.4, 5.2.5, 5.2.6, 5.2.7, 5.2.8, 5.2.9, 5.3.1(p), 5.3.2, 5.3.3, 5.4.1, 5.4.2, 5.4.3, 5.4.4, 5.4.5(p), 5.4.6, 6.1.0(p)

(p) = part 部分

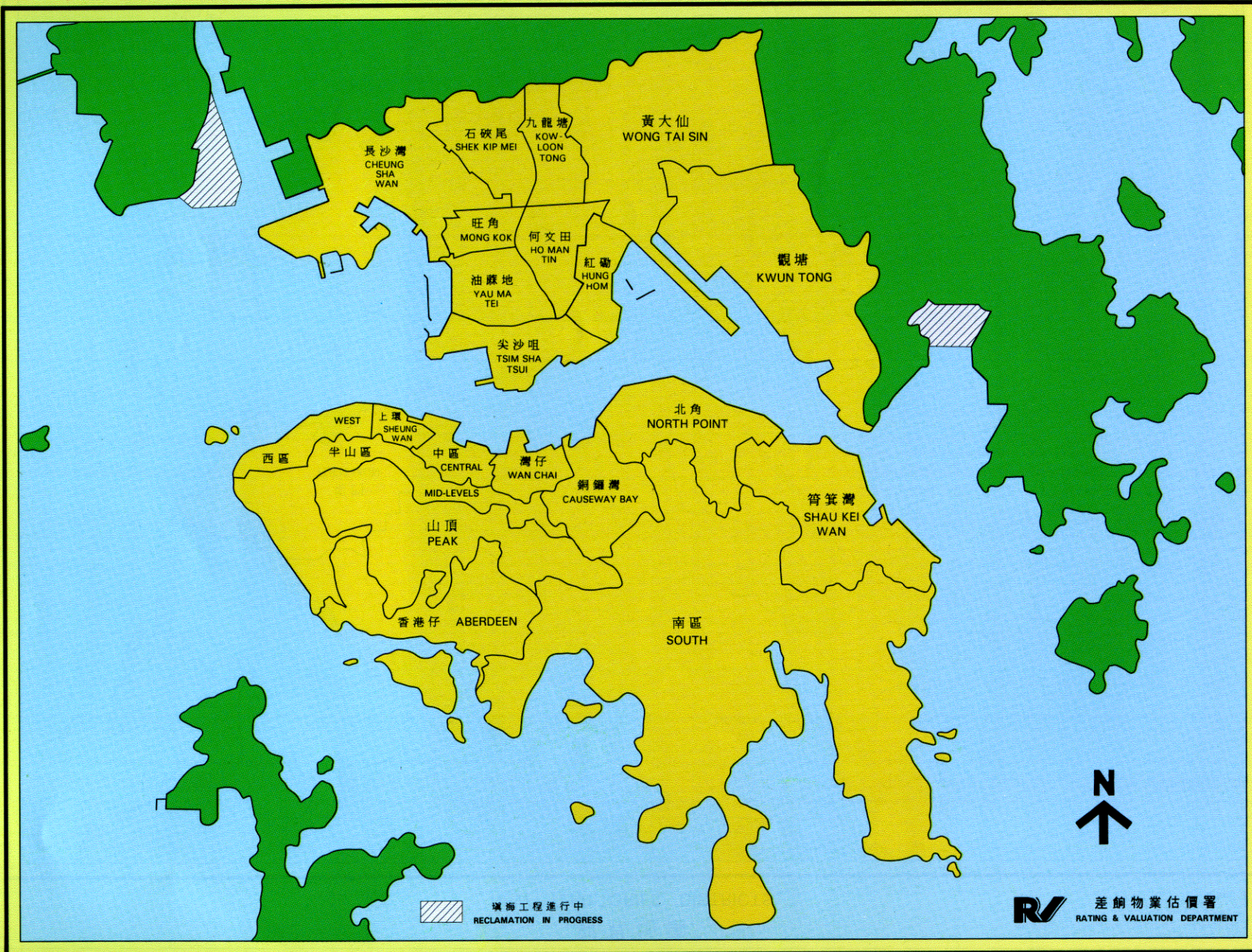
各區域及地區
AREAS AND DISTRICTS

區域 Area	地區	District	區域以內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新界 (續) NEW TERRITORIES (Cont'd)	北區	North	粉嶺、聯和墟、安樂村、 和合石、鶴藪、上水、石湖墟、 金錢、營盤、天平山、古洞、 打鼓嶺、坪輦、沙頭角、 吉澳洲	Fanling, Luen Wo Market, On Lok Tsuen, Wo Hop Shek, Hok Tau, Sheung Shui, Shek Wu Hui, Kam Tsin, Ying Pun, Tin Ping Shan, Kwu Tung, Ta Kwu Ling, Ping Che, Sha Tau Kok, Kat O Chau	5.4.5(p), 6.1.0(p), 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7, 6.2.8, 6.2.9, 6.3.1(p), 6.3.2, 6.3.3, 6.3.4, 6.4.1, 6.4.2, 6.5.1, 6.5.2, 6.5.3, 7.1.1(p), 7.2.2(p)
	大埔	Tai Po	大埔墟、大埔滘、康樂園、 大尾篤、烏蛟騰、塔門洲	Tai Po Market, Tai Po Kau, Hong Lok Yuen, Tai Mei Tuk, Wu Kau Tang, Tap Mun Chau	6.3.1(p), 7.1.1(p), 7.1.2, 7.2.0, 7.2.1, 7.2.2(p), 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9(p), 7.4.1, 7.4.2(p), 7.4.3, 7.4.4(p), 7.5.1, 7.5.3(p), 7.5.7(p), 7.6.2(p), 8.1.1(p), 8.1.2(p), 8.2.3(p)
	沙田	Sha Tin	大圍、火炭、馬料水、赤泥坪、 烏溪沙	Tai Wai, Fo Tan, Ma Liu Shui, Chek Nai Ping, Wu Kai Sha	7.2.9(p), 7.3.1, 7.3.2, 7.3.3(p), 7.4.4(p), 7.5.3(p), 7.5.4, 7.5.5, 7.5.6, 7.5.7(p), 7.5.8, 7.5.9, 7.6.1(p), 7.6.2(p), 8.2.3(p)
	西貢	Sai Kung	清水灣、蠔涌、白沙灣、 西貢公路、大網仔、南圍、 竹角、沙角尾、東龍、 井欄樹、坑口、將軍澳、 銀線灣、調景嶺	Clear Water Bay, Ho Chung, Pak Sha Wan (Hebe Haven), Hiram's Highway, Tai Mong Tsai, Nam Wai, Chuk Kok, Sha Kok Mei, Tung Lung, Tseng Lan Shue, Hang Hau, Tseung Kwan O, Silverstrand, Tiu Keng Leng	7.4.2(p), 7.6.2(p), 8.1.1(p), 8.1.2(p), 8.1.3, 8.1.4, 8.1.5, 8.2.1, 8.2.2, 8.2.3(p), 8.2.4, 8.2.5, 8.2.6, 8.2.7, 8.2.8, 8.3.1, 8.3.2, 8.3.3, 8.3.4, 8.3.5, 8.3.6, 8.3.7, 8.3.8, 8.3.9
	離島	Outlying Islands	長洲、坪洲、大嶼山、馬灣、 南丫島、索罟群島、石鼓洲、 喜靈洲、蒲台群島	Cheung Chau, Peng Chau, Lantau Island, Ma Wan, Lamma Island, Soko Islands, Shek Kwu Chau, Hei Ling Chau, Po Toi Islands	9.1.1, 9.1.2, 9.1.3, 9.2.0, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.4.1, 9.4.2, 9.4.3, 9.4.4, 9.5.0, 9.5.1, 9.6.1, 9.6.2, 9.6.3, 9.7.1, 9.7.2, 9.7.3, 9.7.4, 9.7.5, 9.7.6

(p) = part 部分

港島及九龍地區
HONG KONG AND KOWLOON DISTRICTS

圖一
Plan 1



填海工程進行中
RECLAMATION IN PROGRESS

RV 差餉物業估價署
RATING & VALUATION DEPARTMENT

新界地區
NEW TERRITORIES DISTRICTS

圖二
Plan 2





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