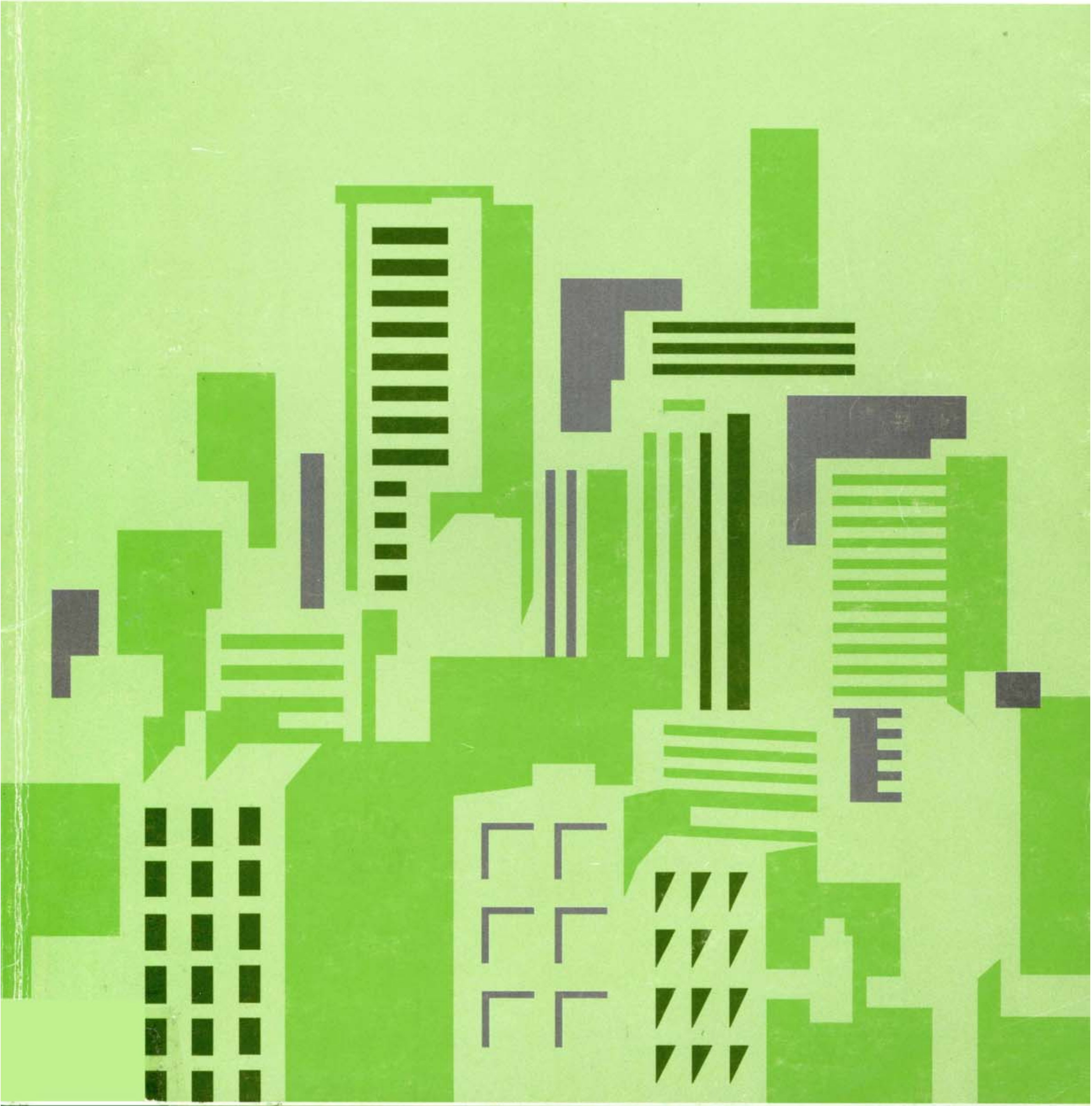
HONG KONG PROPERTY REVIEW 1997

香港物業檢討報告 1997



Rating and Valuation Department, Hong Kong Government
香港政府差餉物業估價署

HONG KONG PROPERTY REVIEW 1997

A review of the Hong Kong property market for the year 1996

with forecasts of completions for 1997 and 1998

BY

MR BJC WOODROFFE, ISO, JP, FRICS, FHKIS

COMMISSIONER OF RATING AND VALUATION

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Rating and Valuation Department, Hong Kong Government

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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 rentals 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. 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, over 2 000 development sites on urban and rural town lots, and around 8 300 small scale developments on New Territories village lots have been looked at. Around 1 100 developments (including village houses) were completed in 1996, and some 2 300 developments (including village houses) are likely to be completed in 1997 and 1998.

In reading the 1996 vacancy and take-up figures for non-domestic sectors, readers should note that there is a change in the method of compiling vacancies due to the ending of rates refunds for vacant premises. This has generally resulted in higher non-domestic vacancy figures this year because previously some ratepayers did not report vacancy. For calculating non-domestic take-up this year, the 1996 vacancy figures have been adjusted to provide better comparability of the statistics for the beginning and end of the period. Further details are set out in Paragraph 11.3 of the Technical Notes.

In addition to maintaining the territory-wide quarterly price and rental indices for all major property categories, the Department continues to monitor price movements in some 50 selected popular residential developments in the form of a separate monthly index. These indices have been re-based using the period January to December 1995 to better reflect weightings of the new developments incorporated in recent years. Updated indices can be obtained using the fax-on-demand facility of the Department's 24-hour automatic telephone hotline by dialling "2881 1033". The indices are also included in the Department's quarterly statistics which are available free of charge on request.

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.

Stock figures have again been reconciled in this publication to account for completions and demolition during the review year, as well as structural alterations and changes of use. It is intended in due course, on implementation of further computerised information systems, that reconciliation will be carried out on an on-going basis. Currently the target is for reconciliation on an annual basis.

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 Ministry of Defence, quarters attached to premises of utility companies, dormitories (including student dormitories in educational 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 27 to 32.

Any enquiries should be directed to the Department's Technical Secretary (Information) at Hennessy Centre, 500 Hennessy Road, Causeway Bay, Hong Kong, Telephone 2805 7614 or Facsimile 2504 4778.

Highlight of the year was firmly on the last quarter with a surge of activity and prices in the residential and Grade A office markets. Transactions at record levels were reported from time to time and optimistic sentiment spread to other sectors. On the whole, the market improved over the previous year.

The residential market rebounded from the trough in October 1995. Following a significant turnaround in the first quarter, increases in both sales volume and prices slowed mid-year but surged again in the final quarter. The number of transactions in 1996 rose by 70% to 130 000 from 77 000 in the previous year. On the other hand, rents only increased moderately in the 2nd half of the year, resulting in a fall in yields.

Cutbacks in interest rates coupled with competitive mortgage terms resulting from competition among banks, innovative promotion and flexible payment terms offered by developers, all contributed to the buoyant sales market. Revival in the last quarter was led by "luxury" flats for which prices increased faster than for those in the mass residential market, leading to a widening of the differential in unit prices for "luxury" flats and houses. Record unit price levels were reported in certain developments and for "super-luxury" units.

Completions are expected to pick up in 1997 and to rise sharply in 1998 to the high level achieved between 1986-90 of over 33 000 units on average. Taking into account vacant stock, the number of units for occupation in 1997 should be adequate to meet demand based on past experience. In addition, a substantial increase in supply of subsidised flats under various schemes provided by the Housing Authority and Housing Society will further boost availability.

Both the sales and rental markets for offices improved during the review year. Price increases were recorded except in Grade C accommodation where the decline slowed. Rents continued to ease in all categories but to a lesser degree than in 1995. Trading improved significantly in the 4th quarter, particularly for Grade A space in prime locations. Major transactions and an upsurge in prices were reported in some of the prime buildings. The price index for Grade A premises in all areas showed increases in the first and last quarters, forcing down yields.

Forecast completions are expected to rise considerably in 1997 and 1998. Much of the increase will be in Grade A accommodation and is likely to put pressure on values unless matched by a corresponding increase in demand. However, new supply in Central will remain low in relation to stock, thus helping to maintain prices and rents there. Emphasis will shift to North Point where a significant proportion of the completions in the coming 2 years is expected.

Retail indices showed modest rises in rents and firming up of prices. Whilst shops in prime locations and popular shopping centres fared reasonably well, secondary and arcade shops have suffered a set-back. General market sentiment improved in the 2nd half of the year as retail sales gradually recovered. Activity concentrated on prime retail locations, with an increased number of significant transactions reported towards the end of 1996. Forecast completions for 1997 and 1998 are expected to surpass the 5-year average for 1991-95, dominated by a few large-scale developments.

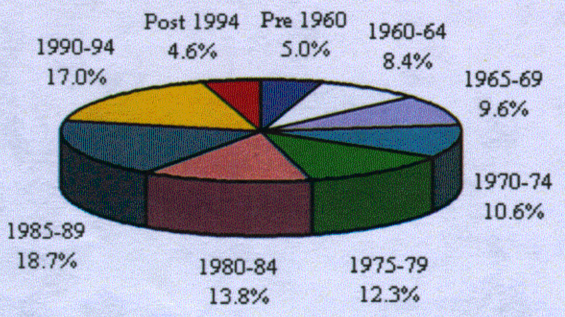
Demand for traditional flatted factories continued to dwindle, bringing down rents and prices. An increase in yield was recorded as prices kept declining at a faster rate than rents. Nevertheless, activity rose as companies took advantage of the market conditions to relocate to higher quality space and to those premises offered at competitive rates.

On the other hand, the industrial/office sector continued to expand and take-up increased considerably in 1996. Vacant floor space however rose as a result of the substantial completions in the year. As the vacancy was mainly in these new buildings and the amount of space coming on stream in 1997 and 1998 should remain high, developers may reassess their forecast of future demand for this property sector.

Completions of storage accommodation for 1997 and 1998 will be concentrated in the western part of the territory in Tsuen Wan, Yuen Long and Tuen Mun, reflecting anticipated demand in connection with the new airport at Chek Lap Kok.

PRIVATE DOMESTIC
(Overall)

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 Ministry of Defence, 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 911 240 units at the end of 1996. The following chart shows stock distribution by age:



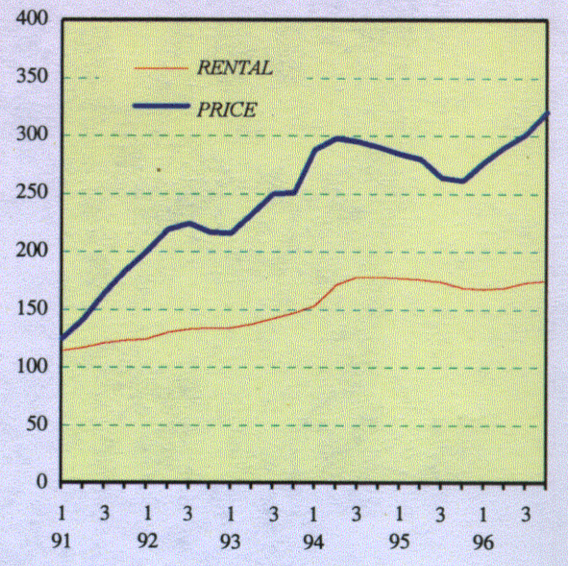
Over 19 870 units were completed in 1996, of which the New Territories accounted for more than 70%, with the largest concentration in Yuen Long.

Take-up in 1996 fell moderately from the 1995 level to 20 480 units. Vacancy at the year end was around 34 050 units, representing 3.7% of stock.

Completions are expected to rise to 21 960 units in 1997 and to increase significantly in 1998 to 33 250 units. The majority of the new units will be provided in the New Territories.

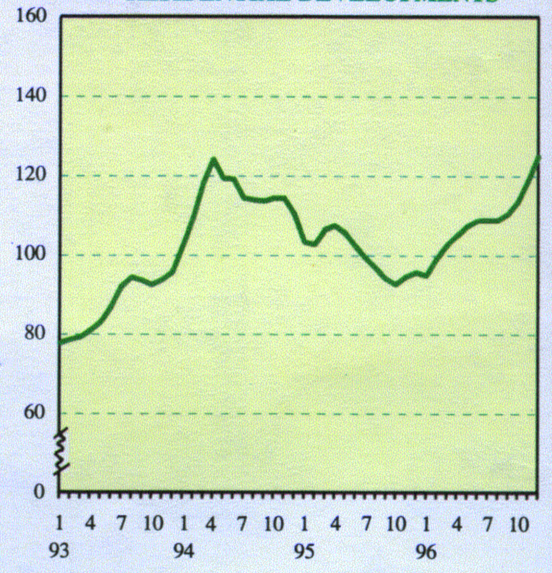
The provisional territory-wide price index for the 4th quarter 1996 shows an overall increase of 23% over a year earlier but the rental index shows a much lower 4% rise. Prices rose more rapidly in the first and last quarters of 1996.

RENTAL AND PRICE INDICES



Monthly price indices for selected popular residential developments indicate increases throughout the year; and point to prices in December 1996 being 31% higher than a year earlier but only marginally above the previous high in April 1994. The upward trend has continued into early 1997.

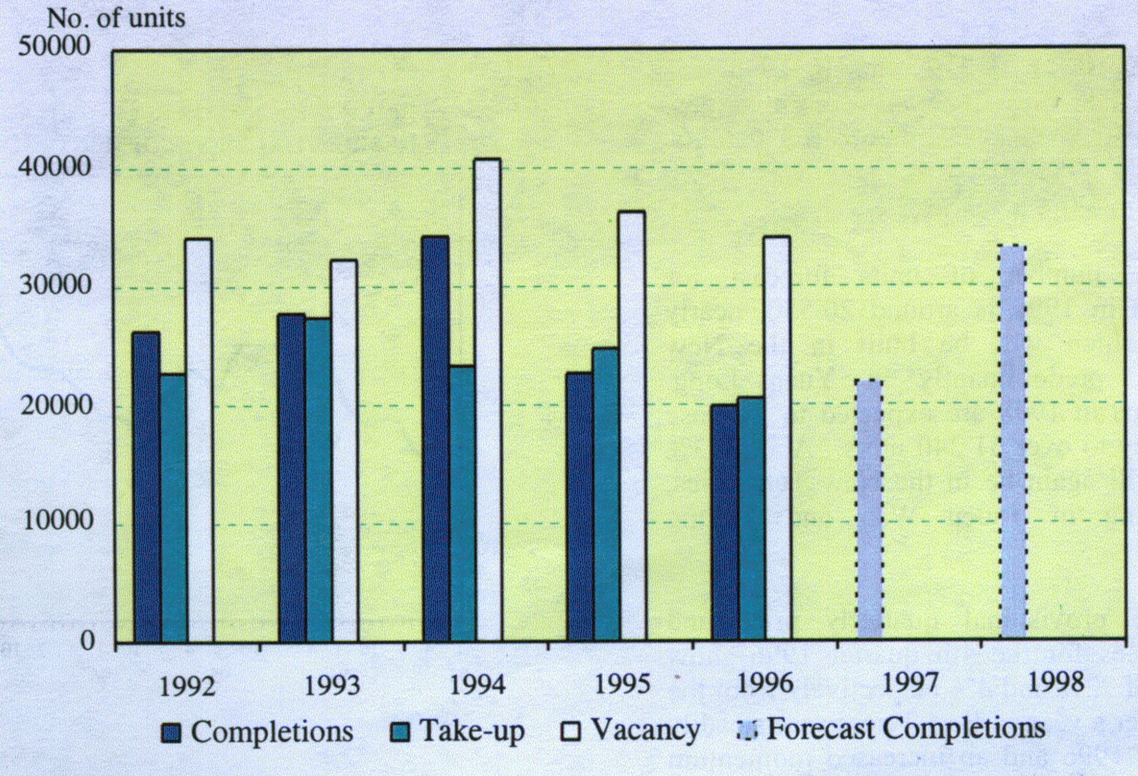
PRICE INDICES FOR SELECTED RESIDENTIAL DEVELOPMENTS



ALL UNITS
COMPLETIONS, TAKE-UP AND VACANCY

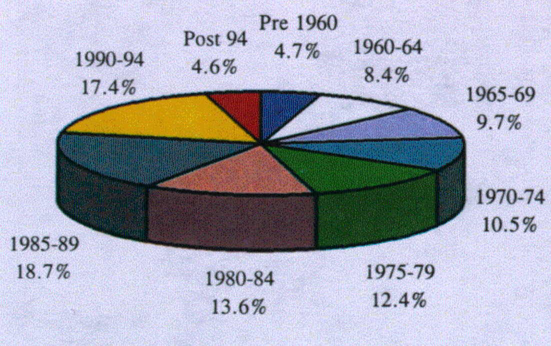
	1992	1993	1994	1995	1996	1997	1998
Completions (No. of units)	26 220	27 670	34 170	22 620	19 870	[21 960]	[33 250]
Take-up (No. of units)	22 680	27 320	23 250	24 710	20 480		
Vacancy (No. of units)	34 070	32 240	40 710	36 200	34 050		
%*	4.2	3.9	4.7	4.1	3.7		

* *Vacancy at the end of the year as a percentage of stock*
[ ] *Forecast figures*



PRIVATE DOMESTIC
(Small / Medium Units)

This sub-sector comprises units of a saleable area of less than 100 m^2. Stock at the end of 1996 was 844 180 units which accounted for about 93% of the total private domestic stock. The following chart shows stock distribution by age:



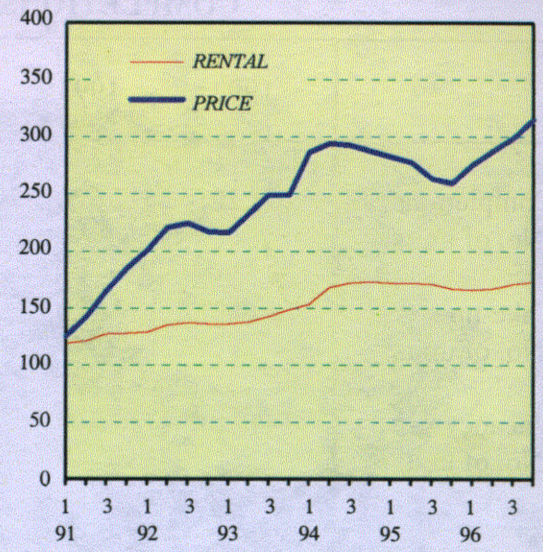
The number of units completed in 1996 was 18 160. The New Territories accounted for about 72% of the year's completions, with one-third of these provided in Yuen Long. Class B units continued to represent over 50% of the completions in the sub-sector and in terms of the total private domestic supply.

Take-up of 18 810 units in 1996 was roughly matched by the year's completions. The year end vacancy at about 30 830 units, represented 3.7% of stock and was down slightly from 4.0% a year earlier.

The number of units forecast for completion in 1997 is around 20 530, nearly 85% of which will be built in the New Territories, predominantly in Yuen Long. Completions in 1998 are expected to increase significantly to over 31 240 units. About 73% of these will again be in the New Territories, concentrating in Tsuen Wan and Tseung Kwan O.

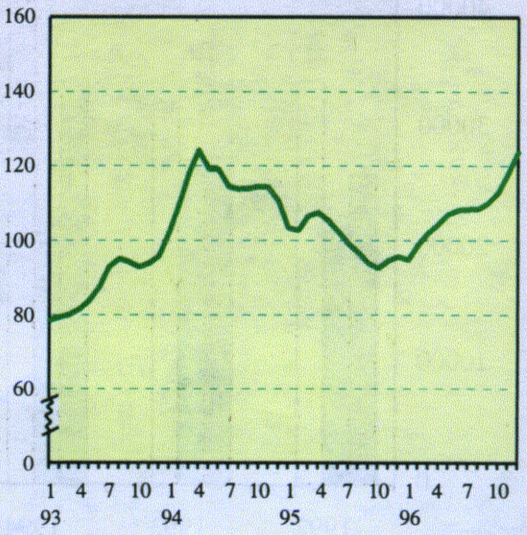
The provisional quarterly price and rental indices for the 4th quarter 1996 show increases of 22% and 4% respectively from the same quarter a year earlier. Prices rose steadily throughout 1996 and an increased momentum was apparent in the last quarter.

RENTAL AND PRICE INDICES



Monthly price indices for selected popular residential developments in December 1996 show an increase of 30% from December 1995, but little change on the previous high in April 1994. Further increases were recorded in early 1997.

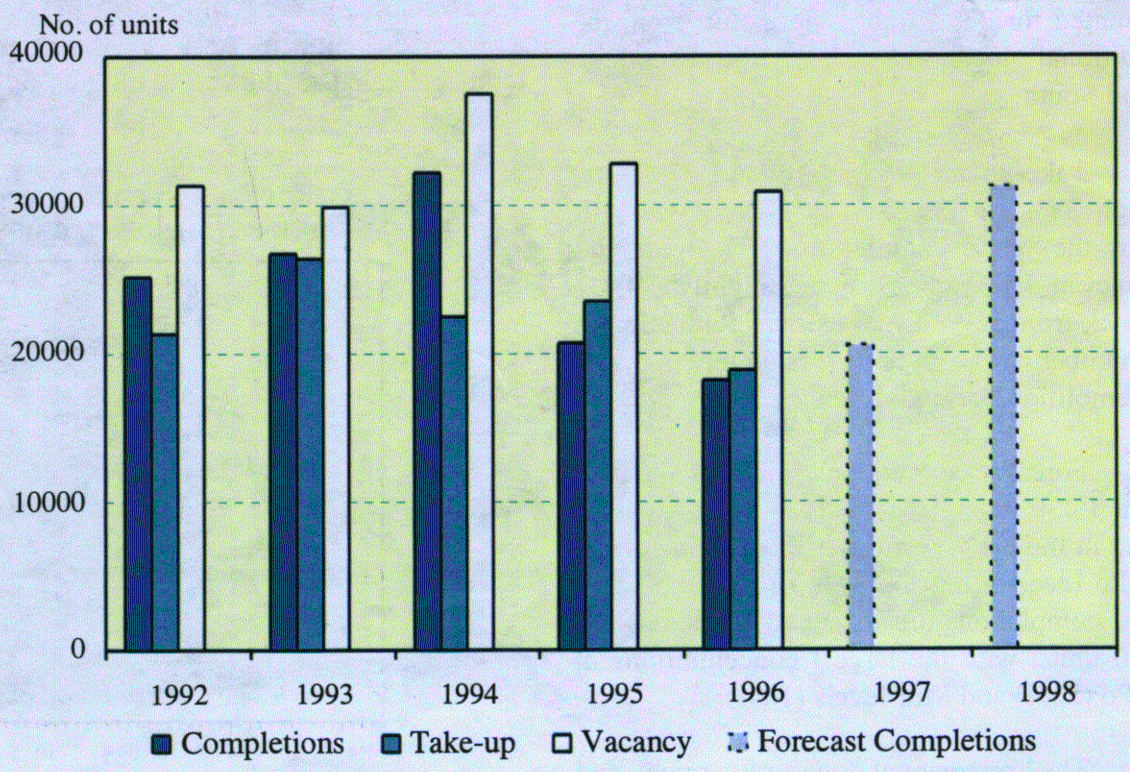
PRICE INDICES FOR SELECTED RESIDENTIAL DEVELOPMENTS



COMPLETIONS, TAKE-UP AND VACANCY

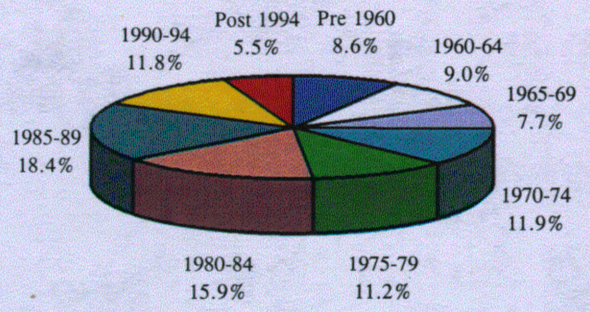
	1992	1993	1994	1995	1996	1997	1998
Completions (No. of units)	25 140	26 690	32 170	20 660	18 160	[20 530]	[31 240]
Take-up (No. of units)	21 300	26 360	22 430	23 490	18 810		
Vacancy (No. of units)	31 330	29 850	37 490	32 740	30 830		
%*	4.2	3.9	4.7	4.0	3.7		

* *Vacancy at the end of the year as a percentage of stock*
[ ] *Forecast figures*



PRIVATE DOMESTIC
(Large Units)

This sub-sector comprises units of a saleable area of 100 m^2 and above. Stock at the end of 1996 was just over 67 060 units, representing 7% of total private domestic stock. The stock distribution by age is shown in the following chart:



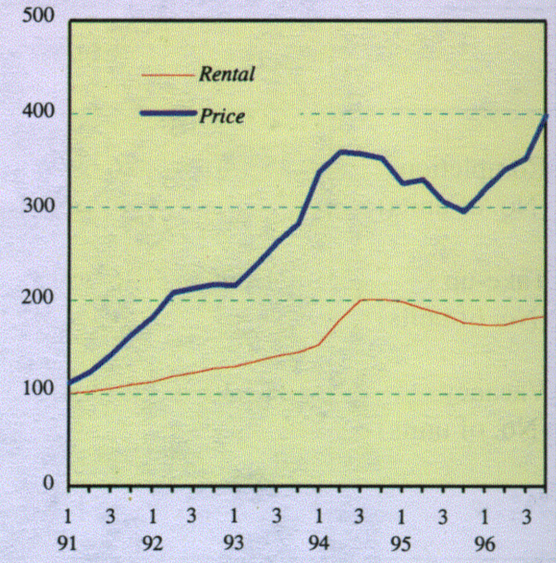
Completions of large units in 1996 amounted to 1 710. Two-thirds were provided in the New Territories, largely in Yuen Long, Tai Po, Sai Kung and Discovery Bay. Completions on Hong Kong Island only accounted for 27%, indicating a shift from the "traditional" locations such as Mid-levels and Island South.

Take-up in 1996 was around 1 670 units, though 37% up on the 1995 level, was still below the year's completions. The year end vacancy at 3 220 units, dropped slightly to 4.8% of stock from 5.3% a year earlier. Reduction in the number of vacant units was largely matched by demolition during the year.

Forecast completions for 1997 point to about 1 430 units, two-thirds of which will be found in the New Territories, predominantly in Tai Po (accounting for 37% of the total). In 1998, completions are expected to increase to 2 010 units, with the largest concentrations in Tai Po (23%) and Mid-levels (16%).

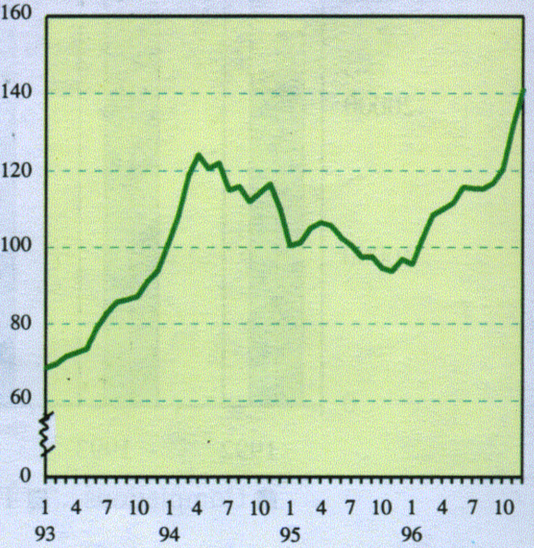
The provisional quarterly price and rental indices for the 4th quarter 1996 show increases of 35% and 4% respectively from the levels a year earlier.

RENTAL AND PRICE INDICES



Monthly price indices for selected popular residential developments in December 1996 show increases of about 45% from December 1995, but only 14% up on the previous high in April 1994. Price increases accelerated in the last 2 months of the review year.

PRICE INDICES FOR SELECTED RESIDENTIAL DEVELOPMENTS

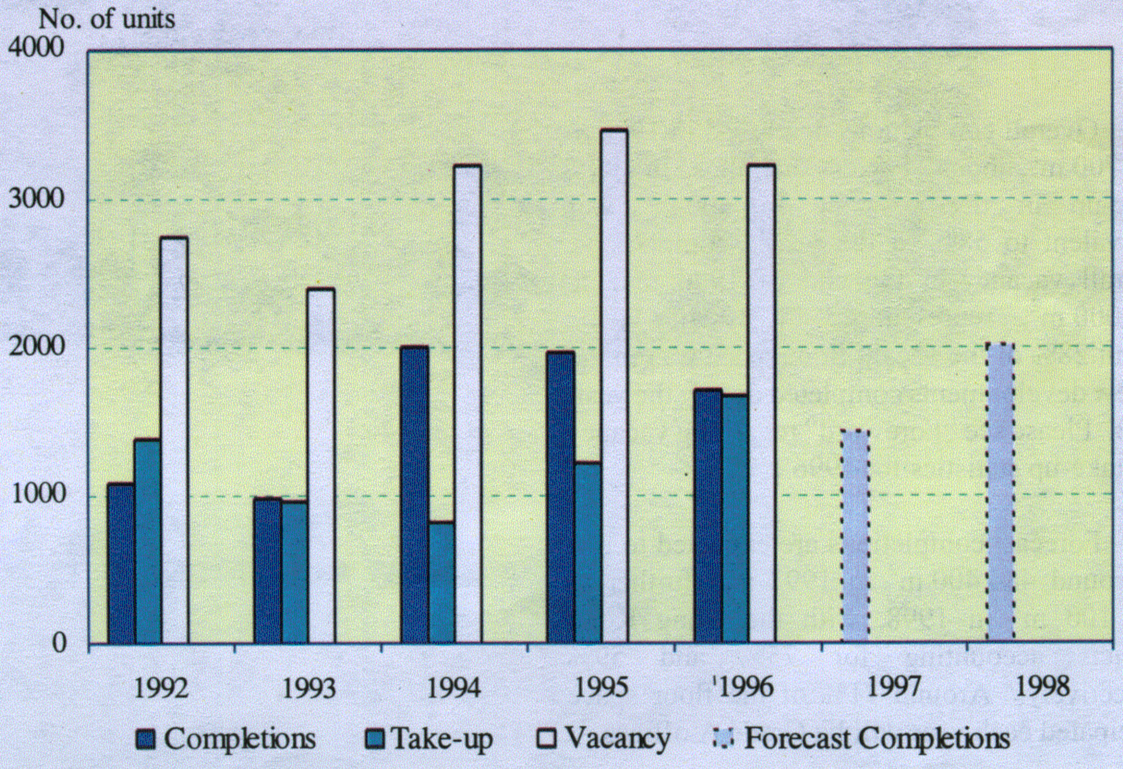


COMPLETIONS, TAKE-UP AND VACANCY

	1992	1993	1994	1995	1996	1997	1998
Completions (No. of units)	1 080	980	2 000	1 960	1 710	[1 430]	[2 010]
Take-up (No. of units)	1 380	960	820	1 220	1 670		
Vacancy (No. of units)	2 740	2 390	3 220	3 460	3 220		
%*	4.5	3.9	5.1	5.3	4.8		

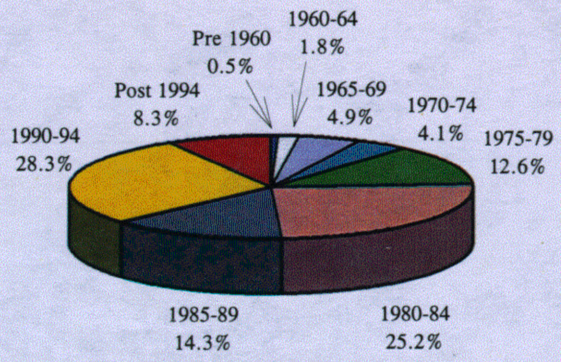
* *Vacancy at the end of the year as a percentage of stock*

[ ] *Forecast figures*



PRIVATE OFFICE
(Overall)

The total stock of private offices at the end of 1996 amounted to 7 387 600 m^2. 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 73% of total stock at the end of 1996. Detailed stock figures can be found in Table 21. The following chart shows the total stock of all offices by age:

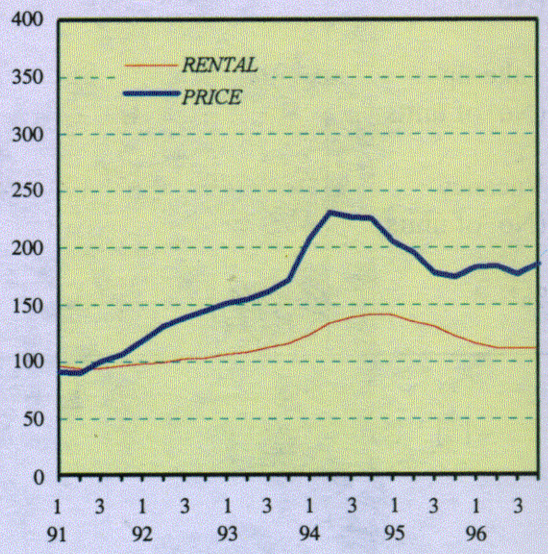


Overall completions decreased in 1996 to 268 700 m^2, about 24% less than those in 1995. Take-up in the year at 156 400 m^2 was equivalent to 58% of the year's completions. Overall vacancy at the end of 1996 rose to 824 000 m^2, representing 11.2% of stock. About 28% of the vacant floor space was found in new developments completed during the year. [N.B. Please see "Foreword" regarding vacancy and take-up statistics for 1996.]

Forecast completions are expected to rise to around 484 400 m^2 in 1997 and further to 694 100 m^2 in 1998, with the Hong Kong districts accounting for 75% and 59% respectively. Around 71% of the floor space anticipated each year will be Grade A offices.

Provisional indices for <u>all offices</u> for the 4th quarter 1996 show that prices were up by 6% but rents were down by 9% compared with the same quarter in 1995.

RENTAL AND PRICE INDICES



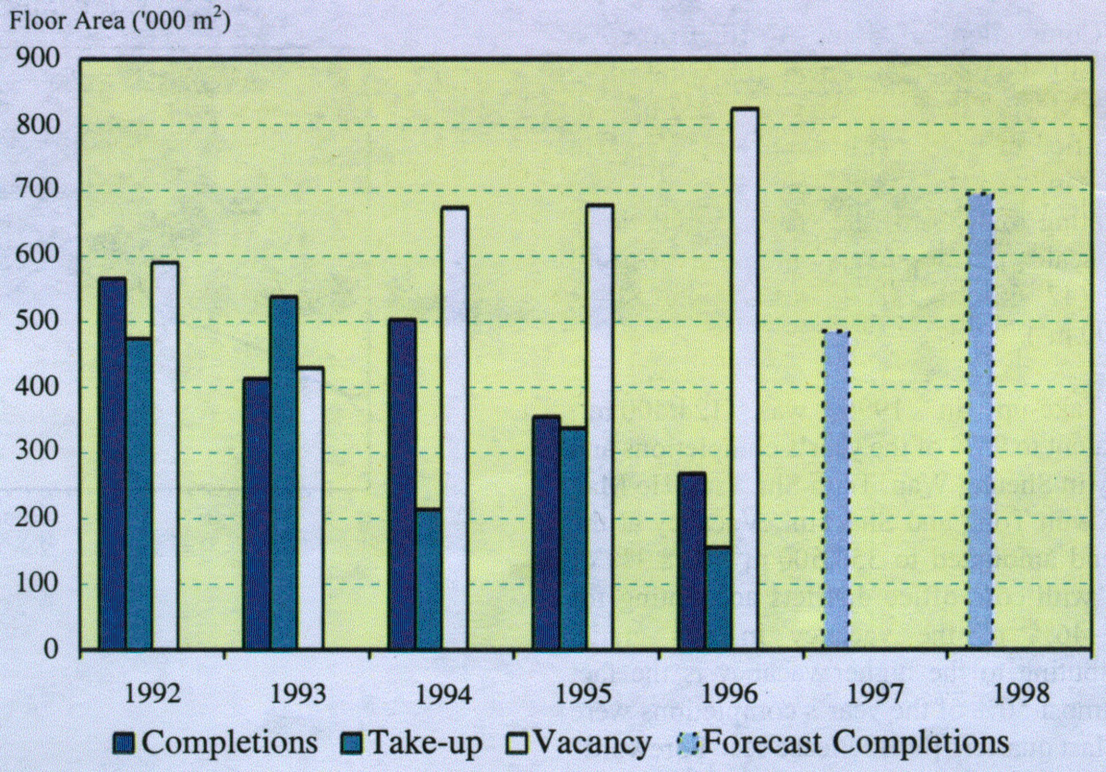
COMPLETIONS, TAKE-UP AND VACANCY

	1992	1993	1994	1995	1996	1997	1998
Completions ('000 m^2)	565	413	502	355	269	[485]	[694]
Take-up ('000 m^2)	474	537	214	338	156*		
Vacancy ('000 m^2)	589	429	673	677	824		
%**	9.7	6.7	9.8	9.4	11.2		

* *Take-up calculated from adjusted vacancy as explained in paragraph 11.3 of the Technical Notes*

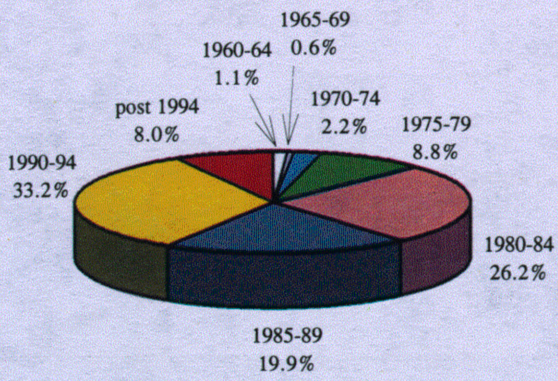
** *Vacancy at the end of the year as a percentage of stock*

[ ] *Forecast figures*



PRIVATE OFFICE
(Grade A)

The stock of Grade A office space at the end of 1996 amounted to 4 274 900 m^2, representing 58% of the total office stock. The following chart shows the distribution of stock in this grade by age:



Hong Kong Island accounted for 64% of stock in the grade. Kowloon, New Kowloon and the New Territories constitute 22%, 8% and 6% respectively.

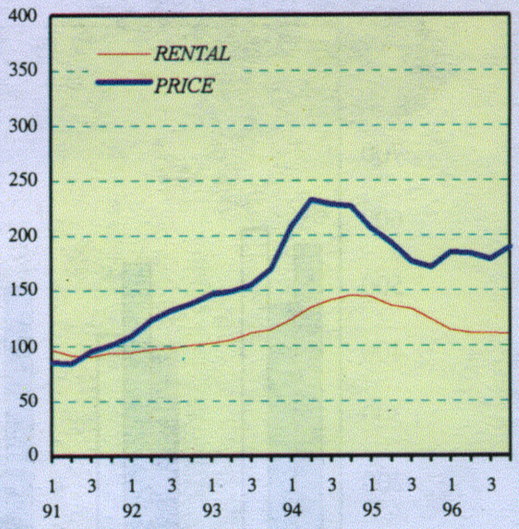
Completions of Grade A offices in 1996 were 130 500 m^2, 41% down from the 1995 levels. Most of the space was provided in non-core office districts, with Shau Kei Wan, Ho Man Tin, Kwun Tong and Tsuen Wan accounting for 72% of the year's completions. Large-scale developments included Telford Plaza (47 600 m^2) and 113 Argyle Street (20 900 m^2).

Take-up in 1996 was 124 400 m^2, equivalent to 95% of the year's completions and mostly in Sheung Wan, Tsim Sha Tsui, Ho Man Tin, Kwun Tong and Sha Tin. Vacancy at the year end amounted to 353 500 m^2, or 8.3% of stock, with core office districts accounting for about 46% of the vacancy in this grade. Contributing to the higher vacancy is the fact that almost 50% of the year's completions were in the last quarter. [N.B. Please see "Foreword" regarding vacancy and take-up statistics for 1996.]

Forecast completions will more than double in 1997 to 344 000 m^2 and increase further to 496 800 m^2 in 1998, with core office districts accounting for about 55% and 41% respectively. Around 32% and 29% of the anticipated space to be completed in 1997 and 1998 respectively will be provided in North Point, which is expected to consolidate as an established office district over this period.

Provisional indices for the 4th quarter 1996 point to price increases of 11% over the corresponding quarter in 1995 but a fall in rents by the same percentage. Price increases were mainly recorded in the first and last quarters of the review year. Higher increases were reported in some buildings in prime locations at the end of 1996 and early 1997. On the other hand, rents appeared to have stabilised since the 2nd quarter.

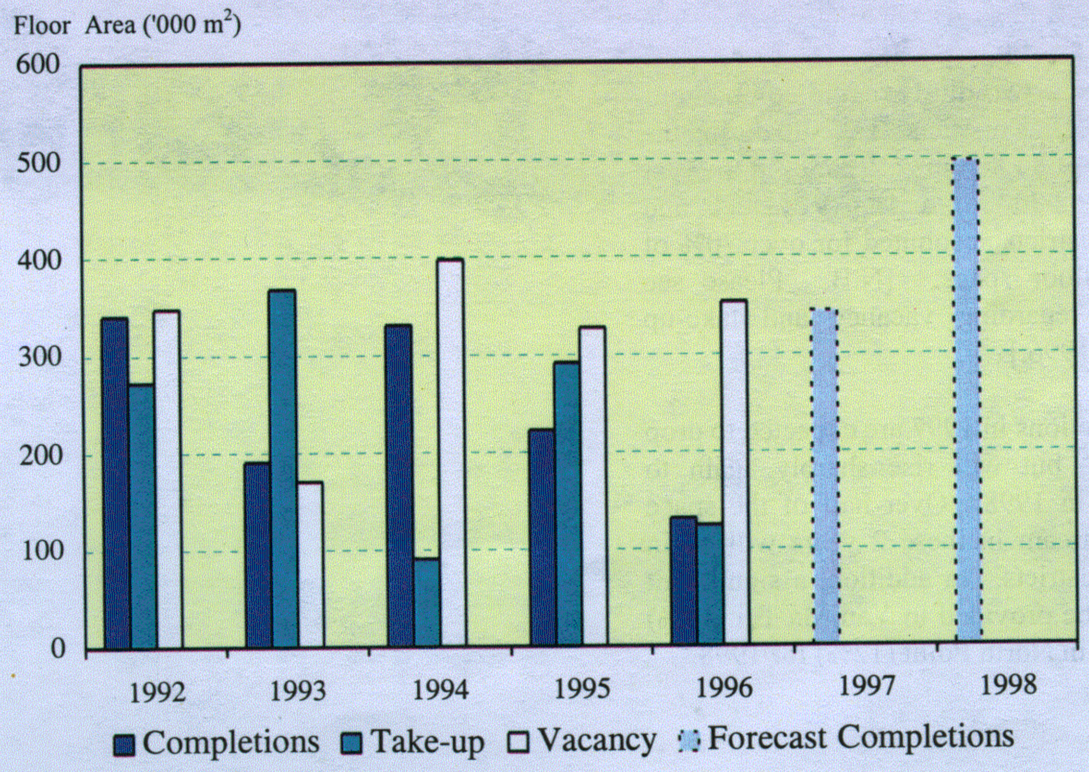
RENTAL AND PRICE INDICES



COMPLETIONS, TAKE-UP AND VACANCY

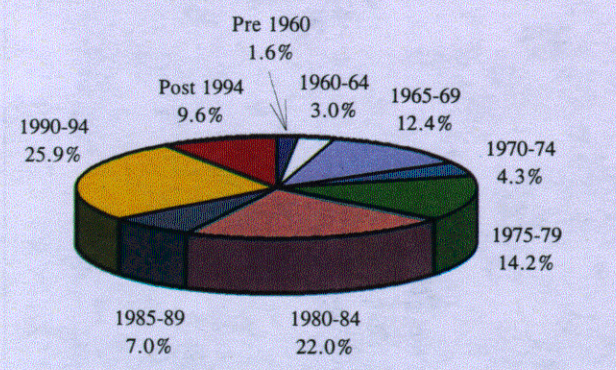
	1992	1993	1994	1995	1996	1997	1998
Completions ('000 m^2)	340	190	330	222	131	[344]	[497]
Take-up ('000 m^2)	272	367	90	291	124*		
Vacancy ('000 m^2)	347	170	397	327	353		
%**	10.2	4.8	10.3	7.9	8.3		

* *Take-up calculated from adjusted vacancy as explained in paragraph 11.3 of the Technical Notes*
** *Vacancy at the end of the year as a percentage of stock*
[ ] *Forecast figures*



PRIVATE OFFICE
(Grade B)

At the end of 1996, stock of Grade B offices was 1 795 000 m^2, representing 24% of the total office stock. The following chart shows the distribution of stock in this grade by age:



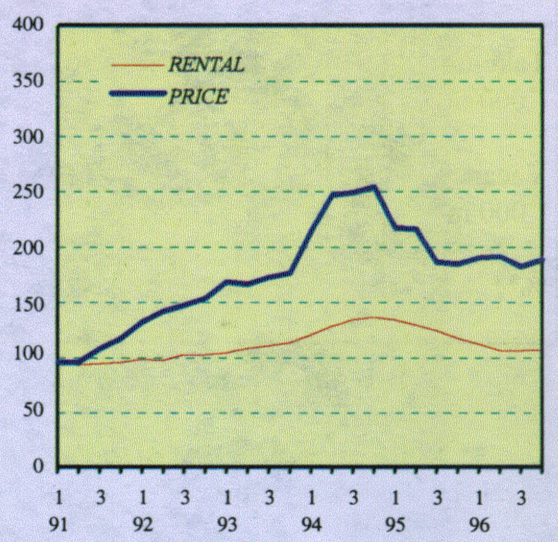
Hong Kong Island accounted for 68% of stock in the grade, the shares for Kowloon, New Kowloon and the New Territories being 26%, 3% and 3% respectively.

Grade B space completed in 1996 amounted to 89 800 m^2, nearly 10% up on 1995 levels. Around two-thirds of the completions were in core office districts. Take-up during the year was low at 34 800 m^2. Vacancy at the year end rose to 262 800 m^2, or 14.6% of stock, and core office districts accounted for over 70% of the vacant floor space. [N.B. Please see "Foreword" regarding vacancy and take-up statistics for 1996.]

Completions in 1997 are expected to drop to 65 700 m^2 but will rise sharply again to 121 700 m^2 in 1998. Over half of the space coming on stream in these 2 years will be in core office districts. In addition, a significant amount will be provided in Yau Ma Tei (18%) for 1997 and in North Point (12%) for 1998.

Provisional indices for the 4th quarter 1996 suggest that prices rose slightly by 2% whereas rents declined by 9% during the review year.

RENTAL AND PRICE INDICES



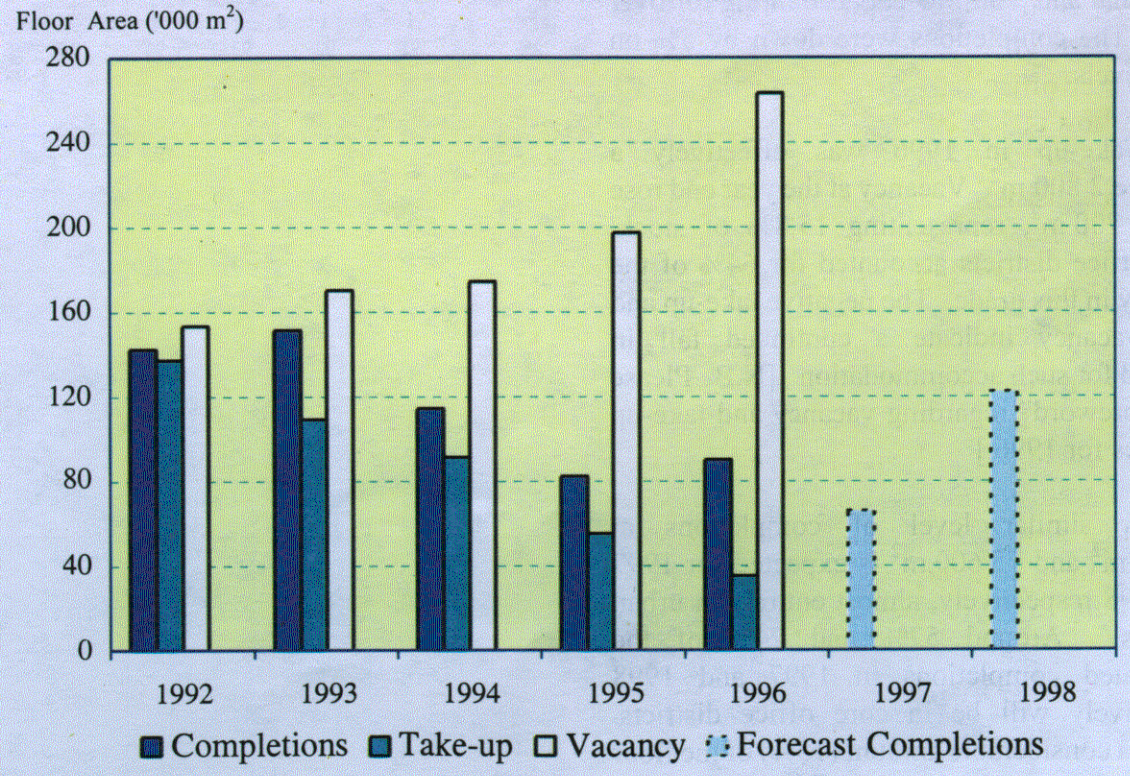
COMPLETIONS, TAKE-UP AND VACANCY

	1992	1993	1994	1995	1996	1997	1998
Completions ('000 m^2)	142	151	114	82	90	[66]	[122]
Take-up ('000 m^2)	137	109	91	55	35*		
Vacancy ('000 m^2)	153	170	174	197	263		
%**	10.1	10.3	10.2	11.2	14.6		

* *Take-up calculated from adjusted vacancy as explained in paragraph 11.3 of the Technical Notes*

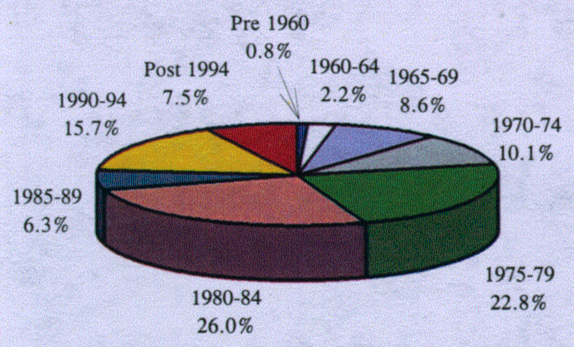
** *Vacancy at the end of the year as a percentage of stock*

[ ] *Forecast figures*



PRIVATE OFFICE
(Grade C)

Stock of Grade C offices at the end of 1996 was 1 317 700 m^2, representing 18% of total office stock. The following chart shows the distribution of stock in this grade by age:



Hong Kong Island accounted for nearly 63% of stock in the grade. Kowloon, New Kowloon and the New Territories accounted for 32%, 3% and 2% respectively.

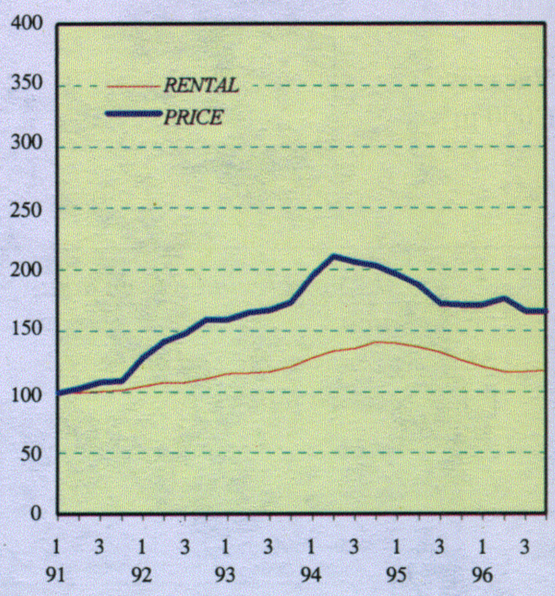
Around 48 400 m^2 of Grade C space were completed in 1996, all in urban districts with Wan Chai and Yau Ma Tei accounting for over 50%. The completions were down by 5% on 1995 levels.

Take-up in 1996 was effectively a negative 2 800 m^2. Vacancy at the year end rose to 207 700 m^2, representing 15.8% of stock. Core office districts accounted for 64% of the vacancy in this grade. The negative take-up and high vacancy indicate a continued fall in demand for such accommodation. [N.B. Please see "Foreword" regarding vacancy and take-up statistics for 1996.]

A similar level of completions at 74 700 m^2 and 75 600 m^2 is expected for 1997 and 1998 respectively, almost entirely in urban districts. Around 57% and 74% of the anticipated completions in 1997 and 1998 respectively will be in core office districts. Again, a considerable amount (15%) of the floor space is expected to be built in North Point in 1997.

Provisional price and rental indices for the 4th quarter 1996 indicate declines of 3% and 6% respectively from the same quarter in 1995.

RENTAL AND PRICE INDICES



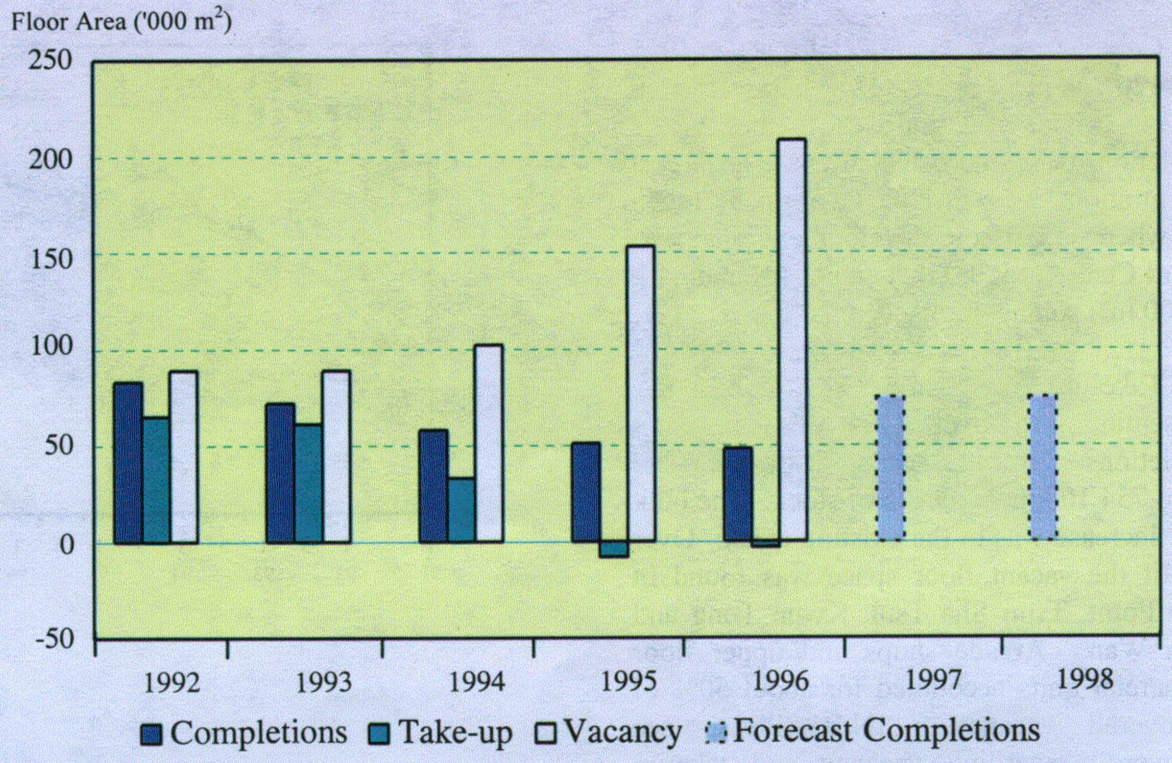
COMPLETIONS, TAKE-UP AND VACANCY

	1992	1993	1994	1995	1996	1997	1998
Completions ('000 m^2)	83	72	58	51	48	[75]	[75]
Take-up ('000 m^2)	65	61	33	- 8	- 3*		
Vacancy ('000 m^2)	89	89	102	153	208		
%**	7.4	7.2	8.0	11.6	15.8		

* *Take-up calculated from adjusted vacancy as explained in paragraph 11.3 of the Technical Notes*

** *Vacancy at the end of the year as a percentage of stock*

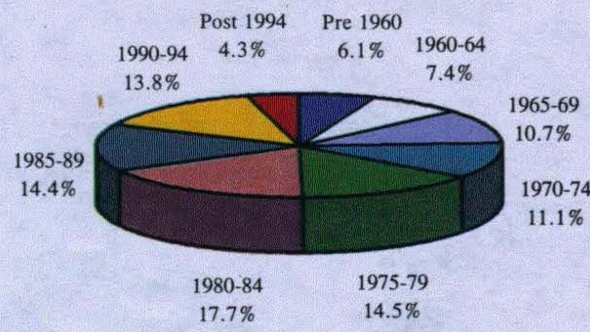
[ ] *Forecast figures*



PRIVATE COMMERCIAL
(Including Retail)

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 1996 was 8 323 800 m^2, with 35% of total space on Hong Kong Island, 26% in Kowloon, 15% in New Kowloon and 24% in the New Territories. Distribution of total stock by age is shown in the following chart:



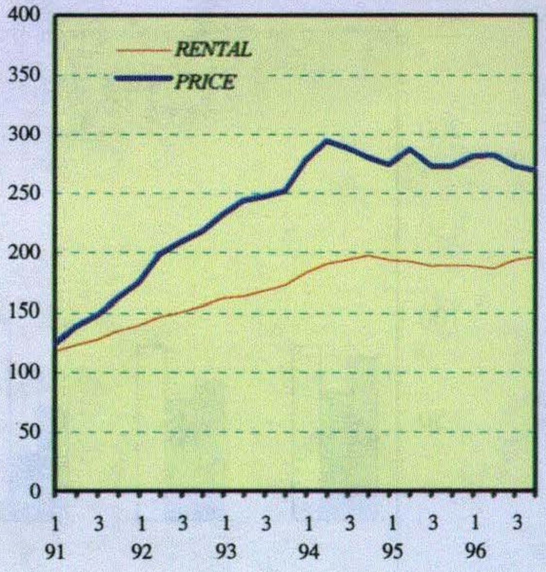
Completions of commercial space in 1996 were 120 700 m^2, nearly 42% below that in 1995. About two-thirds of the year's completions were in urban districts. The largest concentrations were in Kwun Tong and Tsuen Wan where large-scale developments, namely, Telford Centre (15 300 m^2) and City Landmark (10 800 m^2) were completed.

Take-up was low at 48 600 m^2, representing just over 40% of the year's completions. Overall vacancy at the year end rose to 754 100 m^2, or 9.1% of stock. The bulk of the increase was in the existing stock. Over 36% of the vacant floor space was found in North Point, Tsim Sha Tsui, Kwun Tong and Tsuen Wan. Arcade shops and upper floor commercial units accounted for about 50% of the overall vacancy. [N.B. Please see "Foreword" regarding vacancy and take-up statistics for 1996.]

Forecasts for 1997 indicate a 96% increase in completions to 236 900 m^2, which is nevertheless in line with the 5-year average from 1991 to 1995. Almost 65% of the anticipated completions will be in Tsim Sha Tsui, Mong Kok, Diamond Hill, Tsuen Wan and Tseung Kwan O, attributable to a few large-scale developments. Completions in 1998 are expected to rise further to 258 100 m^2, with over 42% in the New Territories. The predominant districts are expected to be Shek Kip Mei, Tsing Yi and Tin Shui Wai where major developments each comprising over 30 000 m^2 will be provided.

Provisional retail indices for the 4th quarter 1996 show that prices were down marginally whereas rents were up slightly by 4% on a year earlier. Following a decline in the 1st half of 1996, rents increased in the 3rd and 4th quarters.

RENTAL AND PRICE INDICES



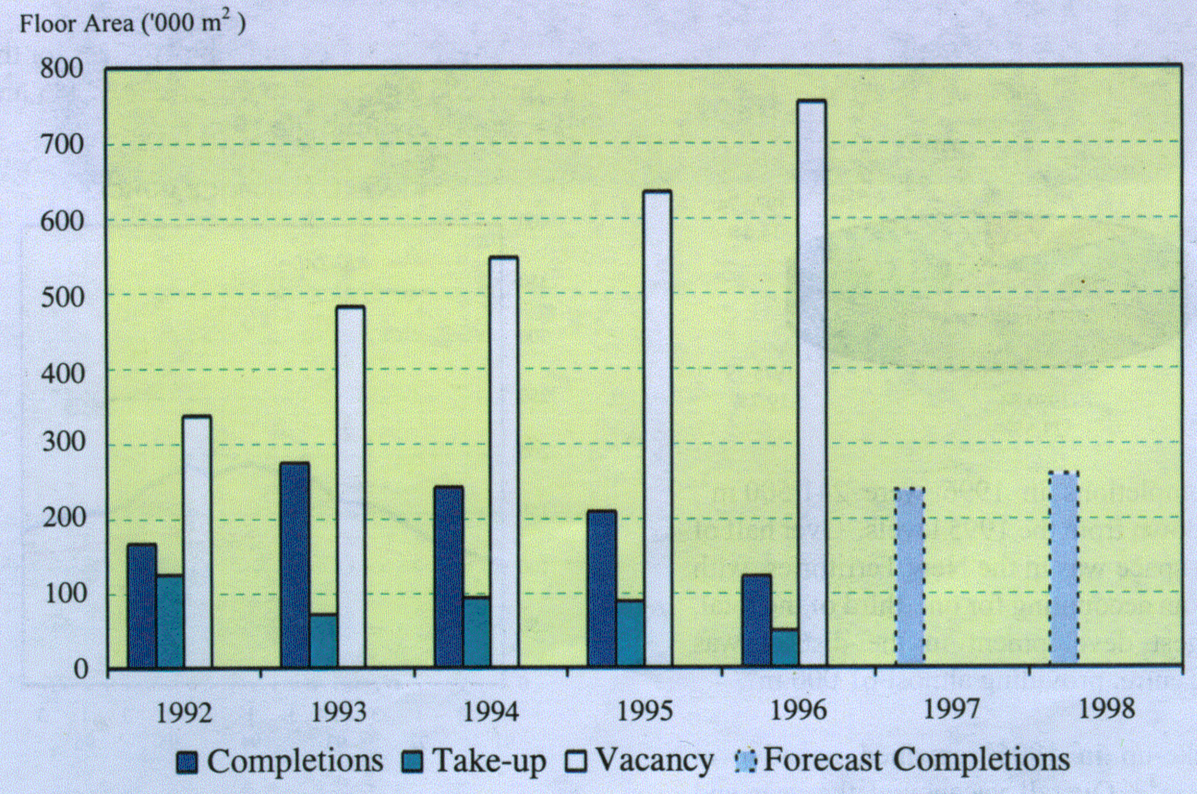
COMPLETIONS, TAKE-UP AND VACANCY

	1992	1993	1994	1995	1996	1997	1998
Completions ('000 m^2)	165	273	240	207	121	[237]	[258]
Take-up ('000 m^2)	124	71	93	88	49*		
Vacancy ('000 m^2)	336	481	546	633	754		
%**	4.4	6.1	6.8	7.8	9.1		

* *Take-up calculated from adjusted vacancy as explained in paragraph 11.3 of the Technical Notes*

** *Vacancy at the end of the year as a percentage of stock*

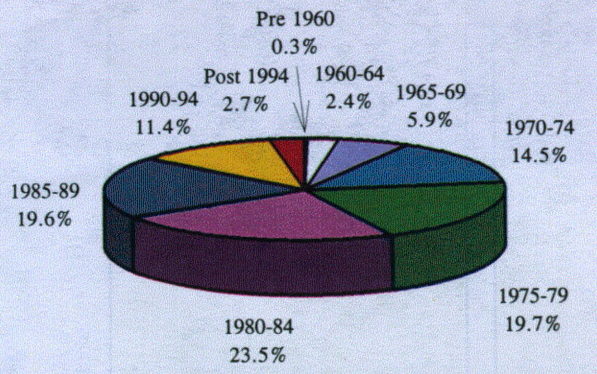
[ ] *Forecast figures*



PRIVATE FLATTED FACTORIES

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 1996 was 17 818 800 m^2. New Kowloon and the New Territories accounted for nearly 80% of the total stock. Distribution of the total stock by age is shown in the following chart:



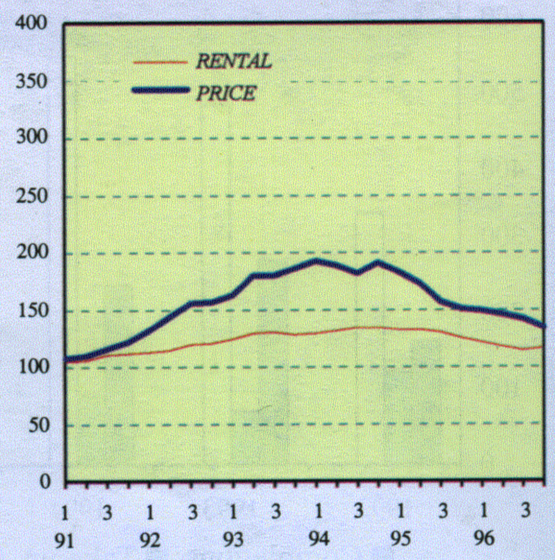
Completions in 1996 were 241 500 m^2, slightly down from the 1995 levels. Over half of the floor space was in the New Territories, with Tsuen Wan accounting for one-third of the total. The largest development in the district was Regent Centre, providing almost 61 000 m^2.

Take-up in 1996 remained negative at 272 600 m^2. Overall vacancy at the year end rose sharply to 2 125 400 m^2 which was about 11.9% of stock. The rise was largely in the existing stock, with the bulk in Aberdeen, Cheung Sha Wan, Kwun Tong, Tsuen Wan, Tuen Mun and Sha Tin. These districts accounted for nearly 77% of the total vacancy. [N.B. Please see "Foreword" regarding vacancy and take-up statistics for 1996.]

In the light of falling demand and high vacancy rate, completions in 1997 are expected to fall to 176 800 m^2 which will be distributed fairly evenly among the Hong Kong, New Kowloon and New Territories districts. Nearly 20% of the anticipated completions are *potentially* industrial/office space, i.e. with planning permission obtained. The following year, 1998, should see completions rising again to 352 200 m^2, 30% of which are *potentially* industrial/office space. However, most of the 1998 completions are expected in Aberdeen, Kwun Tong and Tsuen Wan, together accounting for 84% of the total.

Provisional price and rental indices for the 4th quarter 1996 point to declines of 11% and 7% respectively from the 1995 levels.

RENTAL AND PRICE INDICES



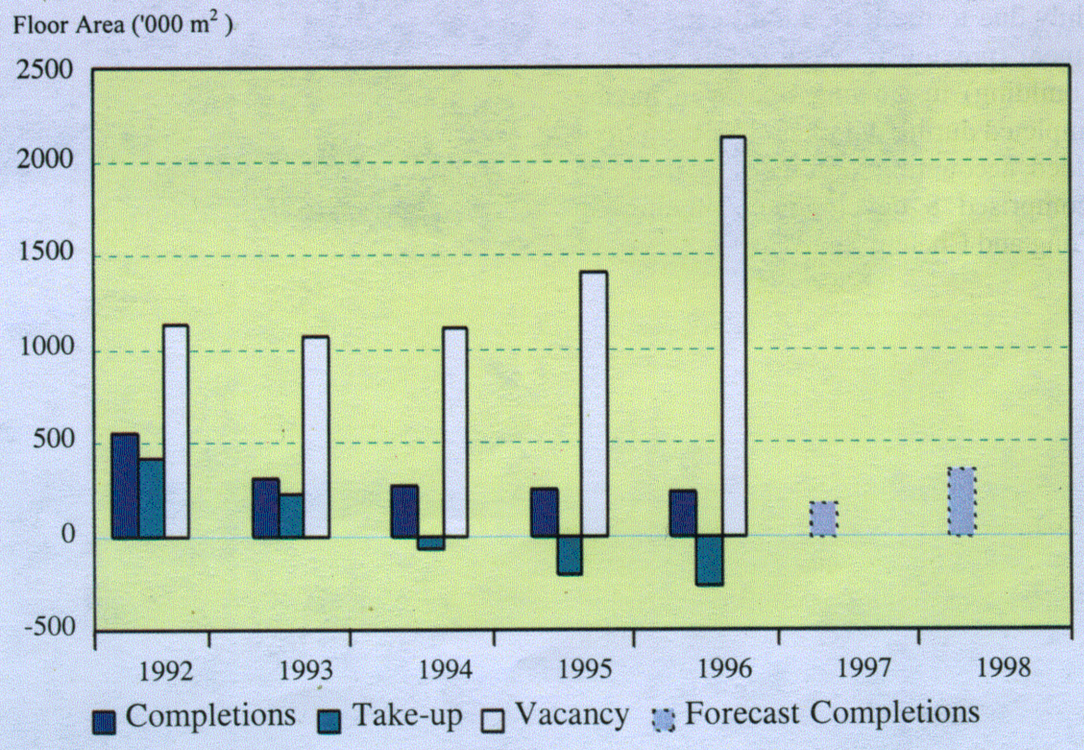
COMPLETIONS, TAKE-UP AND VACANCY

	1992	1993	1994	1995	1996	1997	1998
Completions ('000 m^2)	556	311	266	249	242	[177]	[352]
Take-up ('000 m^2)	417	227	-73	-266	-273*		
Vacancy ('000 m^2)	1 134	1 069	1 108	1 401	2 125		
%**	6.4	6.1	6.3	7.9	11.9		

* *Take-up calculated from adjusted vacancy as explained in paragraph 11.3 of the Technical Notes*

** *Vacancy at the end of the year as a percentage of stock*

[ ] *Forecast figures*



PRIVATE INDUSTRIAL/OFFICE

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

Stock in 1996 expanded by 100% to 230 700 m^2 as a result of completions during the year. The year end stock was distributed in 8 districts throughout the territory, including Tsuen Wan and Sha Tin for the first time. Nonetheless, New Kowloon still accounted for nearly 70% of the total stock.

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 1996 were 114 700 m^2, almost 50% up on the 1995 levels and some 30% more than that forecast a year ago. This was mainly due to the lease modification for a development (previously classified as a flatted factory building) in Cheung Sha Wan having been completed during the year. The 1996 floor space added, accounting for 50% of the year end stock, comprised 8 developments, mainly in Kwun Tong and Cheung Sha Wan.

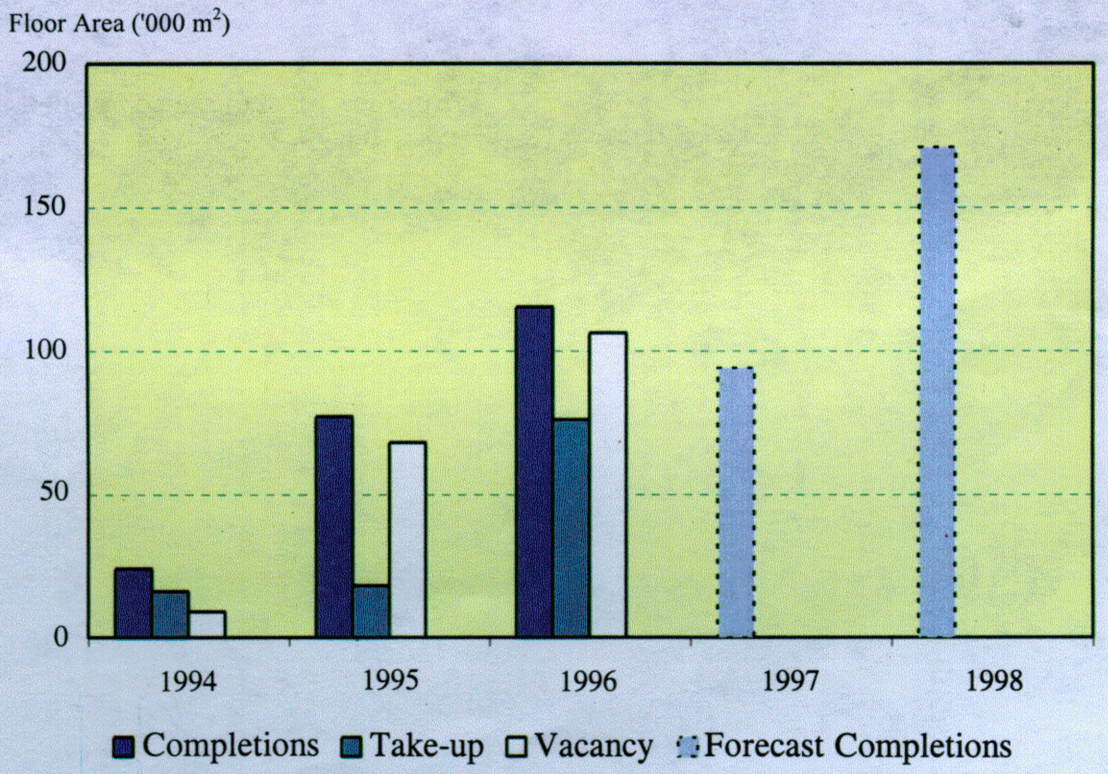
Take-up rose sharply to 76 000 m^2, equivalent to two-thirds of the year's completions. Over 60% of the space taken up was in Kwun Tong. The year end vacancy at 106 400 m^2, representing about 46% of stock, was largely found in the developments completed during the year. [N.B. The change in the vacancy survey did not affect this category.]

Completions are forecast at 94 200 m^2 in 1997 and expected to rise again in 1998 to 170 400 m^2. Over half of the anticipated floor space in these 2 years will be in Kwun Tong.

COMPLETIONS, TAKE-UP AND VACANCY

	1994	1995	1996	1997	1998
Completions ('000 m^2)	24	77	115	[94]	[170]
Take-up ('000 m^2)	16	18	76		
Vacancy ('000 m^2)	9	68	106		
%*	21.9	58.4	46.1		

* *Vacancy at the end of the year as a percentage of stock*
[ ] *Forecast figures*



Specialised Factories

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 2 898 300 m^2 at the end of 1996. The bulk was found in New Territories districts which accounted for 77% of the total stock.

Completions in 1996 were 51 400 m^2, mainly comprising space in Tseung Kwan O Industrial Estate.

Forecast completions in 1997 and 1998 point to 122 500 m^2 and 26 000 m^2 respectively, all in New Territories districts. The new space for these 2 years will still be dominated by the provision in Tseung Kwan O Industrial Estate.

Private Storage

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 1996 amounted to 3 242 100 m^2, 75% of which was in the New Territories. Tsuen Wan still accounted for over 50% of the total stock, although no new space was provided in the district during the review year.

Completions in 1996 were 82 800 m^2, 70% up on the 1995 level. The floor space was provided in only 2 districts, i.e. Sha Tin and Yuen Long, and predominantly in the former.

Looking ahead to 1997 and 1998, completions are expected to be 152 000 m^2 and 89 700 m^2 respectively, almost all in the New Territories. Most of the completions in these 2 years will be in Tsuen Wan.

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 -

Class A - saleable area not exceeding 39.9 m^2

Class B - saleable area of 40 m^2 to 69.9 m^2

Class C - saleable area of 70 m^2 to 99.9 m^2

Class D - saleable area of 100 m^2 to 159.9 m^2

Class E - saleable area of at least 160 m^2.

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

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

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.

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 Government and managed by the Government Property Agency are separately tabulated.

4.5 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Carparking space is excluded. Data relating to commercial premises built by the Housing Authority and Housing Society are separately tabulated.

4.6 Private Flatted Factories comprise premises designed for general manufacturing processes, and normally intended for sale or letting by the developers. Ancillary office space of up to 30% of the total gross floor area is normally permitted. Specialised factories, as described below, are excluded. Data on similar premises built by the Housing Authority are separately tabulated. Also 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.

4.7 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.

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

4.9 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 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 For the current issue, a full exercise was carried out 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 numbers 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 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 letter of compliance.

7.2 Premises in respect of which 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 completions figures are provided by the bodies concerned. Completions 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 the Housing Department. The completions of premises built under the Private Sector Participation, Urban Improvement and Flat-for-Sale 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 presented for each of the two years succeeding the year under review, and present, 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.

9.2 To arrive at the figures, data is 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 Vacancies for rated non-domestic premises completed prior to the review year are based on requisitions issued to some 73% of such properties for the purpose of the General Revaluation. The remaining properties were either owner-occupied or held on leases expiring beyond the period under review. The returned requisitions were analysed and those reported vacant were checked to ensure that they were still vacant at the year end. The 1996 vacancy figures are compiled from the actual vacancy rates in respect of these returned cases plus the projected vacancies in respect of the non-returned cases based on the findings of a 5% sample survey thereof. This is considered likely to have given a more complete picture of the vacancy situation.

10.4 In previous Reviews, vacancy figures were based on applications for refund of rates on account of vacancy and confirmed by inspection. Those figures tended to be understated because some ratepayers might not claim a vacancy refund due to various reasons.

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

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 Owing to a change in the method of compiling vacancies as mentioned in paragraph 10.3 above, the 1996 vacancy figures have been adjusted for all categories except industrial/ office to provide better comparability of the statistics for the beginning and end of the period. For calculating take-up, the actual vacancies in respect of the returned cases only are used as follows -

Office -	Grade A	333 300 m^2
	Grade B	246 500 m^2
	Grade C	194 300 m^2
Commercial		691 300 m^2
Flatted Factories		1 870 900 m^2
Storage		227 600 m^2

Such adjustment, though effectively disregarding the non-returned cases, resembles the previous method in the sense that only reported cases are analysed.

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, letters from landlords 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 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 is 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.

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 of which we are unaware. 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, Royal Ascot, Sunshine City, Hong Lok Yuen, Serenity Park, Uptown Plaza, 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.

香港物業檢討報告1997

本報告回顧1996年香港物業市場的活動，
並預測1997及1998年的樓宇落成量。

差餉物業估價署署長
胡道輝
1997年4月

香港政府差餉物業估價署

目錄

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序言

『香港物業檢討報告』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。但是，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，本署只能夠在繼後編製的報告中對預測數字作出修訂。修訂的幅度主要取決於市場的情況；有些時候也有需要作出頗大程度的調整。

為了編製本報告，本署共視察超過 2 000 個位於市區及鄉鎮地段的建築地盤，以及約 8 300 個位於新界鄉村地段的小型發展項目。1996 年內共有約 1 100 個發展項目落成(包括村屋)，而在 1997 及 1998 這兩年內則將約有 2 300 個發展項目落成(包括村屋)。

請讀者在參閱 1996 年非住宅物業的空置量及吸納量時留意，由於本署已停止退還空置物業的差餉，再不能依靠申報空置物業資料推算空置量。新統計法顯示年中非住宅物業的空置數字上升，原因之一是部分差餉繳納人以往並無申報空置物業。計算 1996 年非住宅物業的吸納量時，本署已調整該年的空置量，以使檢討期開始及完結時的統計數字能作更恰當比較。詳情請參閱技術附註第 11.3 段。

除了編製所有主要類別物業的每季售價與租金指數外，本署還繼續監察約 50 個較受歡迎屋苑的售價變動，並就這類屋苑發表每月售價指數。這些指數已重新以 1995 年 1 月至 12 月作為基準期，以反映近年新加入物業所佔的比重。市民只須致電 2881 1033，便可以透過本署的 24 小時電話資訊服務附設的資料傳真設施，取得各項最新指數。此外，本署編製的統計數字季刊亦包括上述各項指數，市民可免費索取。

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。

今期刊載的總存量除了已加入檢討年度內的落成量及扣除拆卸量外，並同時根據更改結構及用途的物業數量作出調算。本署計劃在資料系統進一步電腦化後，樓宇總存量的調算工作可以轉為部門的一項日常職務。本署的現定目標是每年進行一次調算。

『香港物業檢討報告』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。這裏特別澄清一下，本報告所載的私人住宅單位總存量基本上包括所有設有專用廚房、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、軍部轄下宿舍、公用事業機構物業的附屬宿舍、私人機構宿舍(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 27 至 31 頁。

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

住宅及甲級寫字樓的交投活動及價格均在 1996 年最後一季急升，成為該檢討年度的焦點。成交價不時錄得新高，而利好情緒亦蔓延至其他類別物業。整體而言，市場情況較上一年有所改善。

住宅市場由 1995 年 10 月的谷底反彈，成交量及售價在第一季明顯上升，但增幅在年中放緩，而在最後一季又再度飈升。成交量由 1995 年的 77 000 個增至 1996 年的 130 000 個，升幅達 70%。另一方面，租金只在該年度的下半年略有增長，以致回報率下降。

利率下調加上銀行紛紛推出更具競爭力的優惠按揭條款，地產發展商又提供具創意的促銷計劃及富彈性的付款方式，均使銷售市場行情看漲。最後一季市場興旺的現象主要由「豪宅」帶動，因此「豪宅」樓價上升速度遠較整體住宅市場為快，以致「豪宅」與其他住宅之間的呎價差距更大。個別樓宇、屋苑及「超級豪宅」的售價水平多次錄得新高。

預測落成量將於 1997 年增加，並於 1998 年激升至 1986-90 年間每年平均超過 33 000 個單位的水平。根據過往經驗估計， 1997 年的落成量連同 1996 年底的空置量，應有足夠的單位以切合 1997 年的需求。此外，由房屋委員會及房屋協會按多個資助房屋計劃提供的住宅單位，亦將大量增加，而進一步提高落成量。

在檢討年度內，寫字樓的銷售及租賃市場均有改善。除了丙級寫字樓的跌幅已放緩外，其他級別的樓價均錄得增長。所有級別的租金增幅持續放緩，但程度較 1995 年溫和。銷售情況在第四季大為改善，特別是位於主要商業地段的甲級寫字樓的情況尤甚。個別優質名廈錄得大手成交，並且樓價飈升。所有地區的甲級寫字樓售價指數在第一季及最後一季均出現增長，導致回報率下降。

預測 1997 及 1998 年的落成量將會大幅上升，其中大部分為甲級寫字樓。因此，除非市場需求相應增加，否則可能會對市價造成壓力。不過，若與存量相比，中環的供應量將會仍然偏低，有助於保持售價及租金水平。在未來兩年，預計北角的落成量會顯著上升，市場的注意力亦會轉移至該區。

零售業樓宇的指數顯示，租金上升溫和，售價趨向穩定。主要地區及受歡迎購物中心的商舖市道良好，但二線地區及商場內舖位仍然不景氣。由於零售業在下半年逐漸復甦，市場的整體氣氛亦隨之改善。市場活動集中在主要購物區，大手成交在 1996 年底顯著上升。預計 1997 及 1998 年的落成量將超越 1991-95 年落成量的平均數，及集中在數個大規模的發展項目。

傳統分層工廠大廈的需求繼續減少，使租金及售價下降。售價較租金下跌的速度為慢，回報率因而上升。不過，一些公司利用市場的情況，遷至更高質素的工廠大廈及租金具競爭力的單位，使市場活動增加。

另一方面，工業／寫字樓綜合樓宇的市場繼續擴展，吸納量在 1996 年大幅上升。不過，

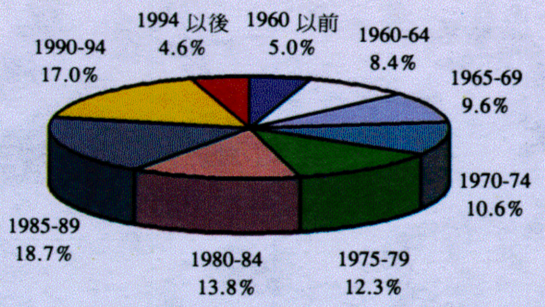
綜觀

由於年內的落成量相當可觀，所以空置樓面面積增加。由於空置的多屬新落成的樓宇，而1997及1998年的新落成樓面面積數量亦會保持高企，所以發展商可能需要重新評估市場對工業／寫字樓綜合樓宇的未來需求。

在1997及1998年落成的貨倉將集中在本港西面，即荃灣、元朗及屯門，反映出市場已預期赤鱲角新機場會帶來的需求。

私人住宅
(整體)

這類別包括設有專用廚房、浴室及廁所的獨立居住單位，但不包括部分較傳統的村屋、軍部轄下的宿舍、公用事業機構物業的附屬宿舍、私人機構宿舍(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。1996年底此類物業的總存量爲911 240個單位。以下圖表顯示按樓齡分類的總存量：



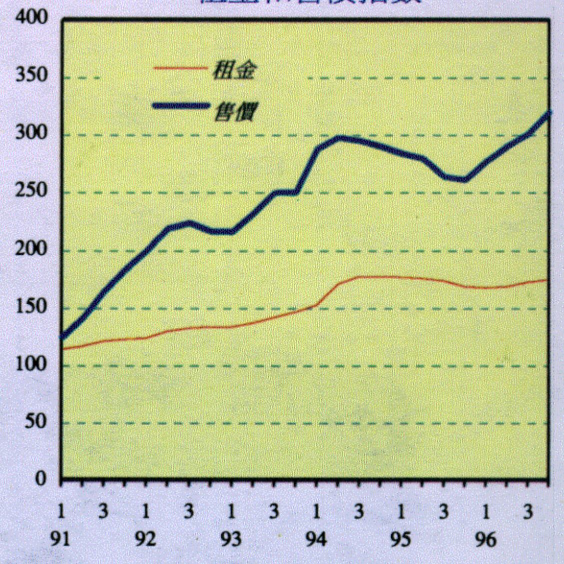
於1996年落成的單位超過19 870個，其中新界區佔70%以上，並以位於元朗的數量最大。

1996年的吸納量爲20 480個單位，較1995年的水平輕微下降。年底的空置量約爲34 050個單位，佔總存量3.7%。

預測落成量將於1997年增至21 960個單位，並於1998年激增至33 250個。大部分新單位將會位於新界。

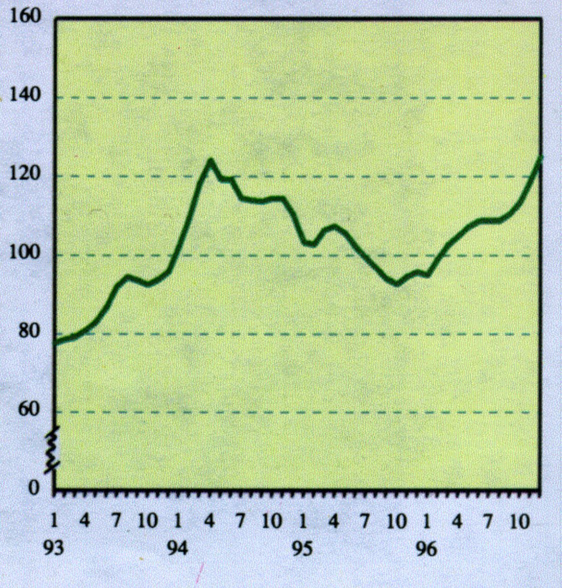
1996年第四季全港私人住宅單位的臨時整體售價指數，較一年前上升了23%，但租金只有4%的增長，遠比售價的增幅爲低。售價於1996年第一季及最後一季上升較快。

租金和售價指數



較受歡迎屋苑的每月售價指數在全年均有增長，並顯示出1996年12月的售價較一年前上升31%，但只比1994年4月的高位些微上調。上升的趨勢已延續至1997年初。

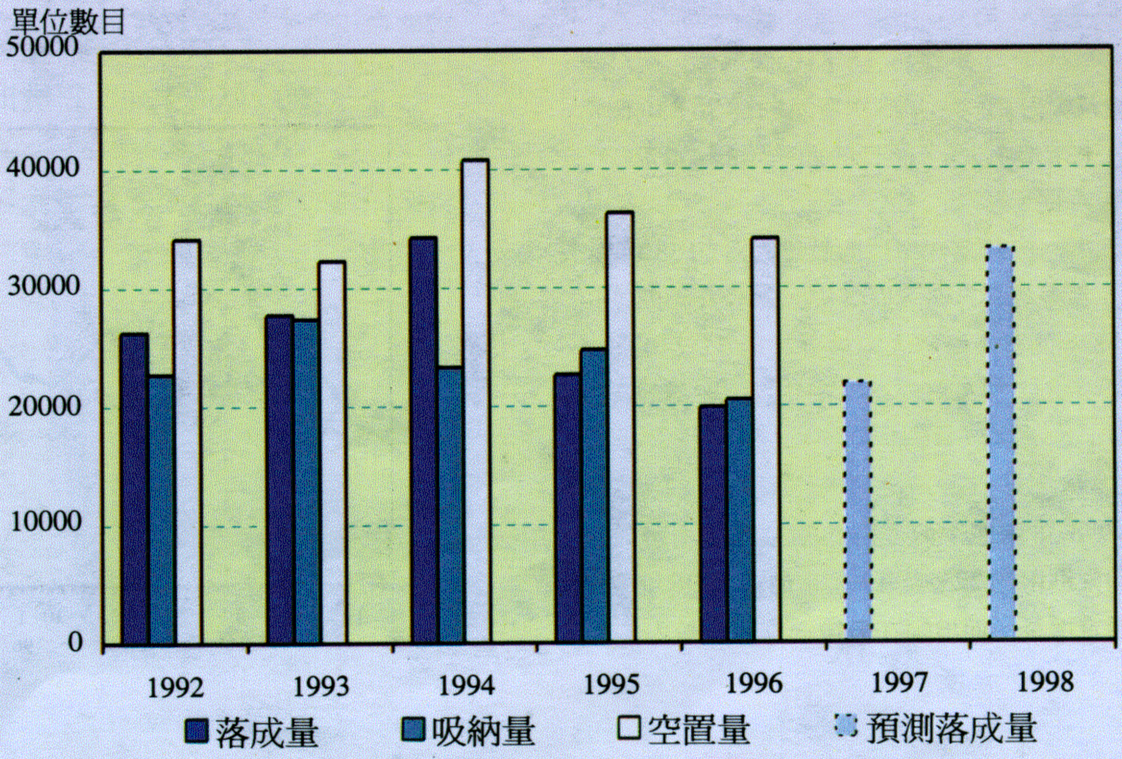
較受歡迎屋苑的售價指數



落成量、吸納量及空置量

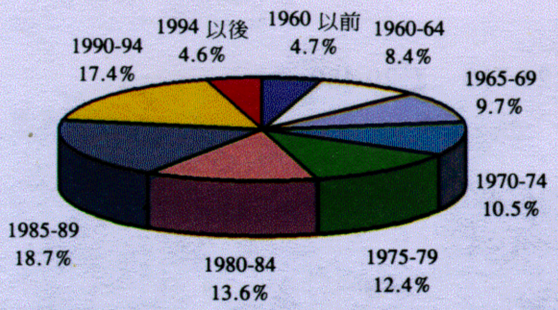
	1992	1993	1994	1995	1996	1997	1998
落成量 (單位數目)	26 220	27 670	34 170	22 620	19 870	[21 960]	[33 250]
吸納量 (單位數目)	22 680	27 320	23 250	24 710	20 480		
空置量 (單位數目)	34 070	32 240	40 710	36 200	34 050		
%*	4.2	3.9	4.7	4.1	3.7		

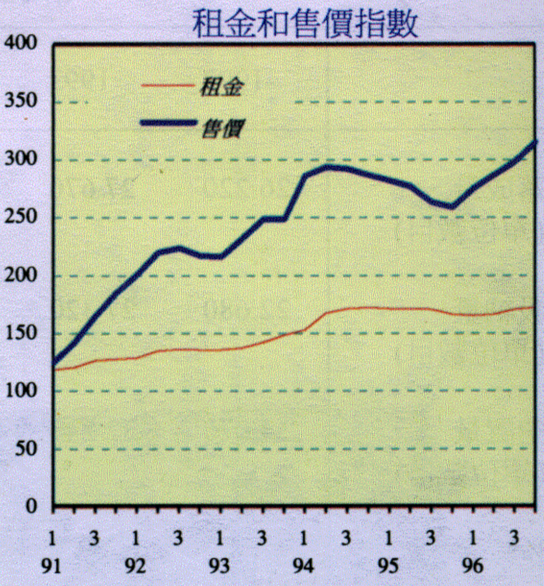
* 年底空置量佔總存量的百分率
[ ] 預測數字



私人住宅
（中小型單位）

此分類包括實用面積爲 100 平方米以下的單位。1996 年底的總存量爲 844 180 個單位，佔所有私人住宅總存量的 93％。以下圖表顯示按樓齡分類的總存量：





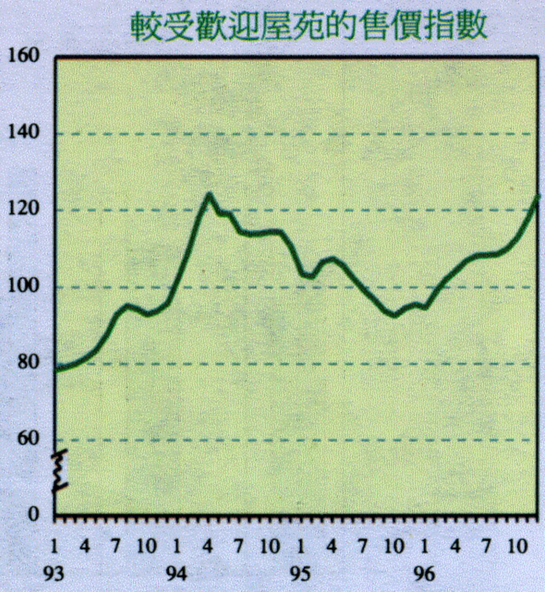
於 1996 年落成的單位有 18 160 個。新界區約佔全年落成量 72％，其中有三分之一位於元朗。B 類單位仍佔此分類落成量及私人住宅總供應量 50％以上。

較受歡迎屋苑在 1996 年 12 月的每月售價指數較 1995 年 12 月增加 30％，但與 1994 年 4 月的高位相差不大。在 1997 年初更有進一步的增長。

1996 年的吸納量爲 18 810 個單位，與該年的落成量大致相同。年底空置量約爲 30 830 個單位，佔總存量 3.7％，略低於前一年的 4.0％。

預測於 1997 落成單位的數目約爲 20 530 個，近 85％會座落新界區，而其中大部分在元朗。預測 1998 年的落成量將大幅增至超過 31 240 個單位，其中約有 73％來自新界，並集中在荃灣及將軍澳。

1996 年第四季的臨時售價及租金指數較上年同期分別增加 22％及 4％。售價在 1996 年全年均有穩定增長，而增幅在最後一季明顯較大。

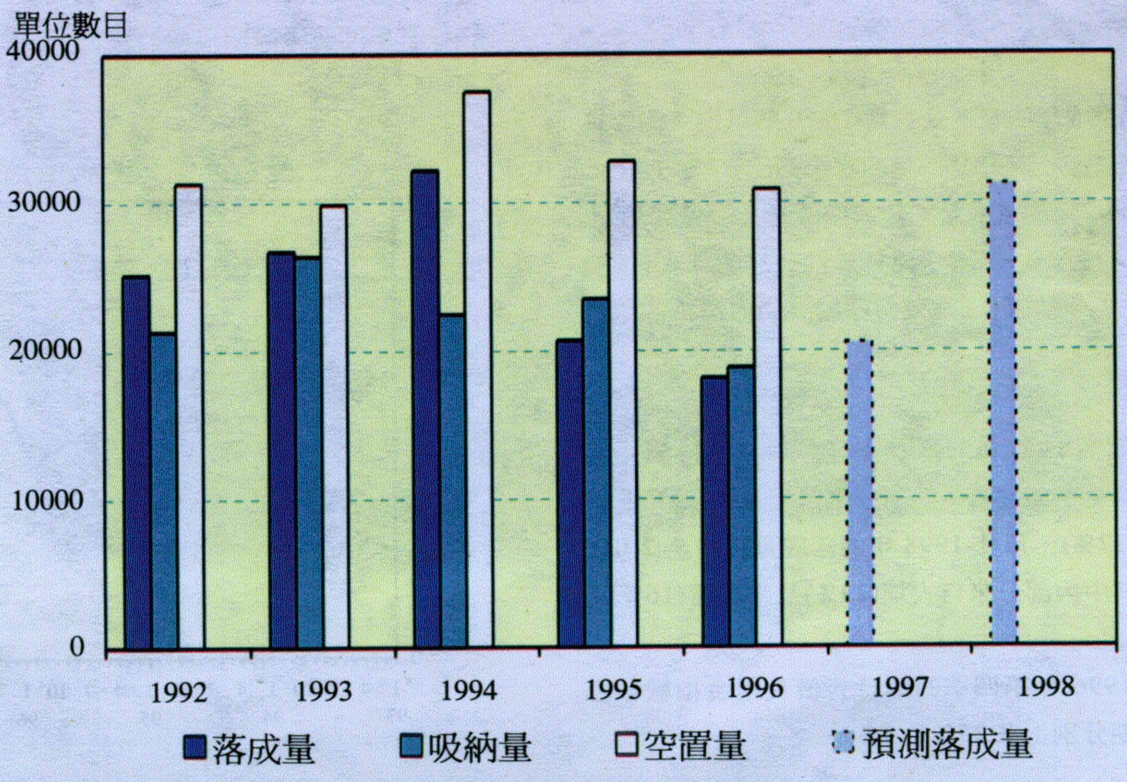


落成量、吸納量及空置量

	1992	1993	1994	1995	1996	1997	1998
落成量 (單位數目)	25 140	26 690	32 170	20 660	18 160	[20 530]	[31 240]
吸納量 (單位數目)	21 300	26 360	22 430	23 490	18 810		
空置量 (單位數目)	31 330	29 850	37 490	32 740	30 830		
%*	4.2	3.9	4.7	4.0	3.7		

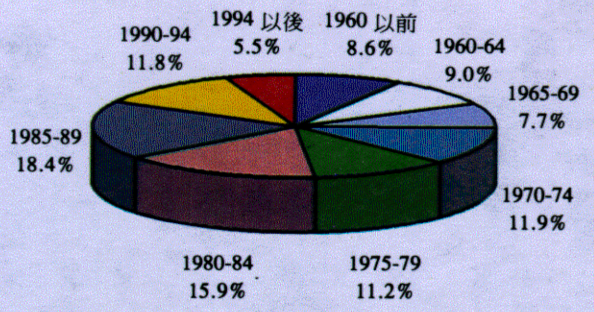
* 年底空置量佔總存量的百分率

[ ] 預測數字



私人住宅
(大型單位)

此分類包括實用面積爲100平方米及以上的單位。1996年底的總存量略超67 060個，佔所有私人住宅總存量的7%。以下爲按樓齡分類的總存量：



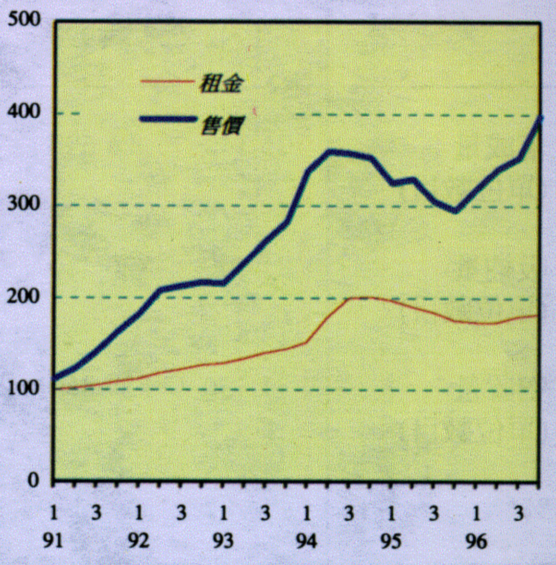
1996年大型單位的落成量達 1 710 個，其中三分之二位於新界區，大部分在元朗、大埔、西貢及愉景灣等地區。港島區落成量只佔 27%，顯示大型單位已從「傳統性」的興建地點(例如半山區及南區)轉移至其他地區。

1996年的吸納量約爲 1 670 個單位，儘管這數字已較字已較 1995 年的水平高出 37%，但仍低於 1996 年的落成量。年底空置量爲 3 220 個單位，佔總存量 4.8%，略低於前一年的 5.3%。空置單位下降的數目大致相等於該年內清拆的單位數目。

預測 1997 年的落成量約達 1 430 個，其中三分之二位於新界區，大部分來自大埔(佔總預測落成量 37%)。預計 1998 年的落成量將增至 2 010 個，其中大部分來自大埔(23%)及半山區(16%)。

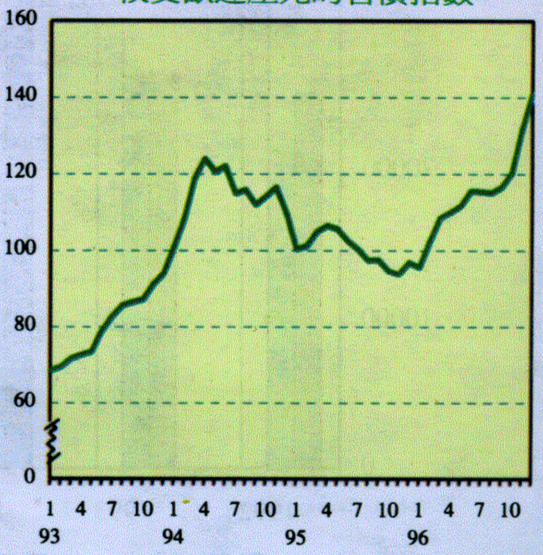
1996 年第四季的臨時售價及租金指數較上年同期分別上升 35% 及 4%。

租金和售價指數



較受歡迎屋苑在 1996 年 12 月的每月售價指數較 1995 年 12 月上升約 45%，但與 1994 年 4 月的高位比較則增長約 14%。售價上升的速度，在檢討年度最後兩個月內加快。

較受歡迎屋苑的售價指數

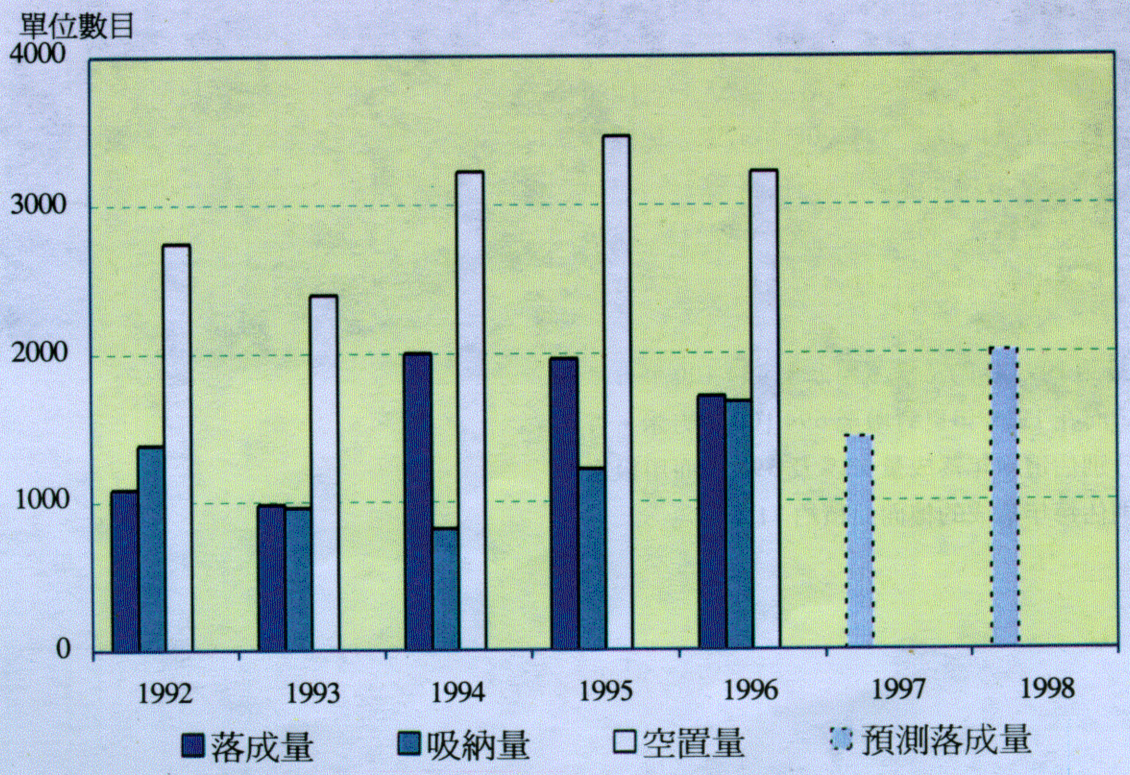


落成量、吸納量及空置量

	1992	1993	1994	1995	1996	1997	1998
落成量 (單位數目)	1 080	980	2 000	1 960	1 710	[1 430]	[2 010]
吸納量 (單位數目)	1 380	960	820	1 220	1 670		
空置量 (單位數目)	2 740	2 390	3 220	3 460	3 220		
%*	4.5	3.9	5.1	5.3	4.8		

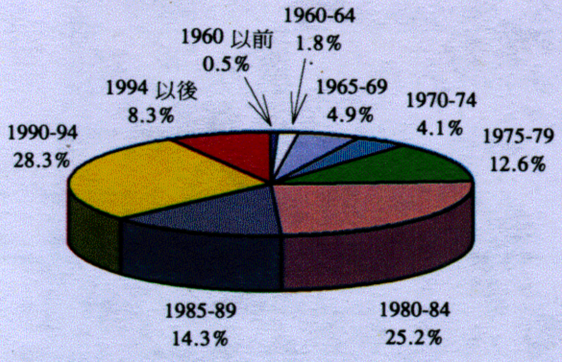
* 年底空置量佔總存量的百分率

[ ] 預測數字



私人寫字樓
(整體)

1996 年底私人寫字樓的總存量達到 7 387 600 平方米，甲級、乙級與丙級寫字樓分別佔其中的 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 1996 年底約佔總存量的 73%。有關存量的詳細數字請參閱表 21。以下圖表顯示按樓齡分類的所有級別寫字樓總存量：

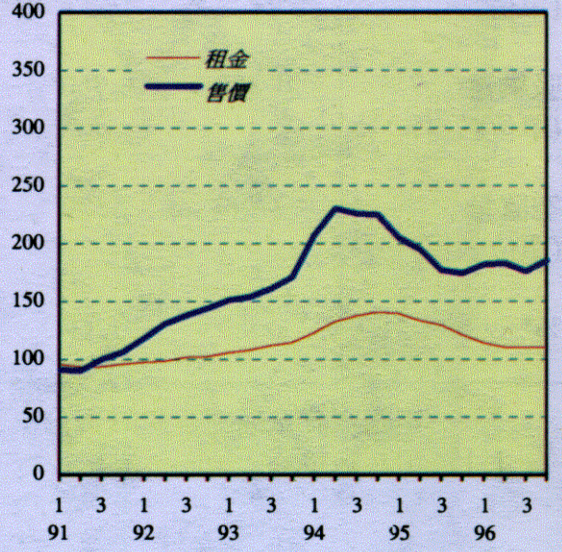


1996 年整體落成量減至 268 700 平方米，較 1995 年的落成量約少 24%。 1996 年的吸納量爲 156 400 平方米，相當於該年落成量 58%。 1996 年底整體空置量則升至 824 000 平方米，佔總存量 11.2%。空置樓面面積中約有 28%屬於 1996 年內落成的新物業。[請參閱「序言」內有關 1996 年空置量及吸納量的新統計方法。]

預測 1997 年的落成量將升至 484 400 平方米左右，而在 1998 年更會增至 694 100 平方米。香港區分別佔這兩年落成量 75%及 59%，而甲級寫字樓則佔每年落成的樓面面積約 71%。

所有級別寫字樓於1996年第四季的臨時指數與1995年同期比較，售價上升6%，但租金卻下降9%。

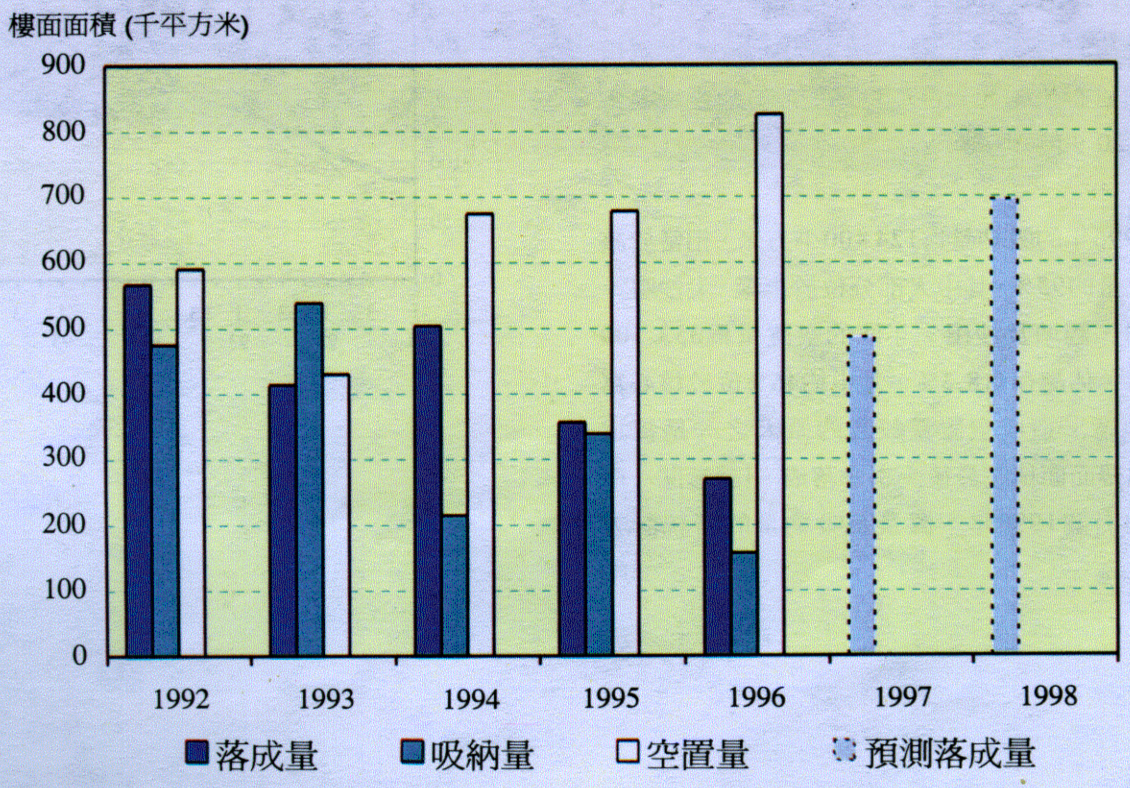
租金和售價指數



落成量、吸納量及空置量

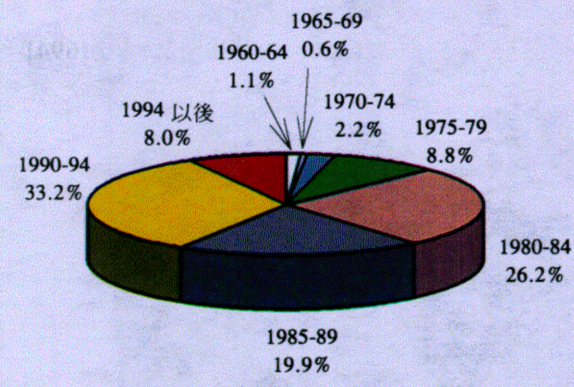
	1992	1993	1994	1995	1996	1997	1998
落成量 (千平方米)	565	413	502	355	269	[485]	[694]
吸納量 (千平方米)	474	537	214	338	156*		
空置量 (千平方米)	589	429	673	677	824		
%**	9.7	6.7	9.8	9.4	11.2		

*　根據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。
**　年底空置量佔總存量的百分率
[ ]　預測數字



私人寫字樓
（甲級）

1996年底甲級寫字樓總存量達到 4 274 900平方米，佔所有級別寫字樓總存量58%。以下圖表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64%位於港島區，九龍、新九龍及新界則分別佔22%、8%及6%。

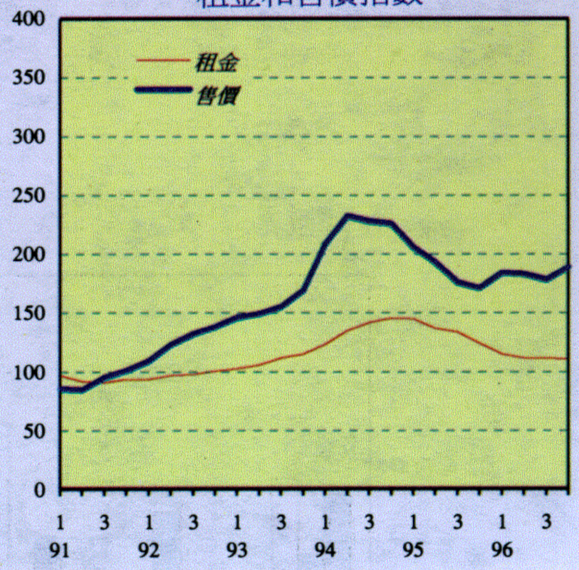
1996年甲級寫字樓落成量爲130 500平方米，較1995年的水平下跌41%。大部分的新建物業位於非核心寫字樓地區，而筲箕灣、何文田、觀塘及荃灣共佔落成量72%。去年落成的大規模發展項目有德福商場(47 600平方米)及亞皆老街113號(20 900平方米)。

1996年的吸納量爲124 400平方米，相當於該年落成量的95%，其中大部分位於上環、尖沙咀、何文田、觀塘及沙田。年底的空置量爲353 500平方米，佔總存量8.3%，其中約46%位於核心寫字樓地區。造成空置量較高的原因之一是接近50%的樓面面積在最後一季才落成。[請參閱「序言」內有關1996年空置量及吸納量的新統計方法。]

預測1997年的落成量將達344 000平方米，升幅超過一倍以上，而在1998年更會增至496 800平方米。核心寫字樓區域分別佔兩個年度約55%與41%，而北角則分別佔有32%及29%，預計該區會在這段期間內確立爲一個寫字樓區。

1996年第四季臨時售價指數較前一年增加11%，但同期租金則下降11%。大部分的售價升幅在檢討年度內的第一季及最後一季錄得，而位於最佳地段的個別樓宇在1996年底及1997年初有更高增幅。另一方面，租金自第二季開始趨於穩定。

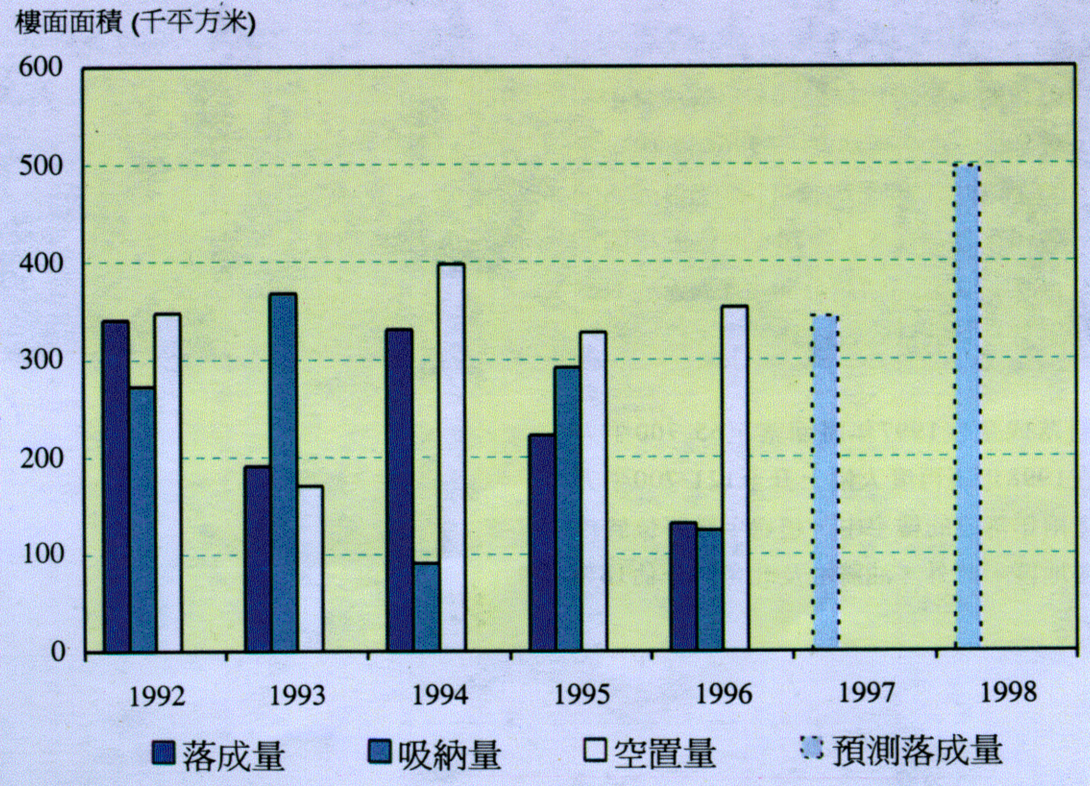
租金和售價指數



落成量、吸納量及空置量

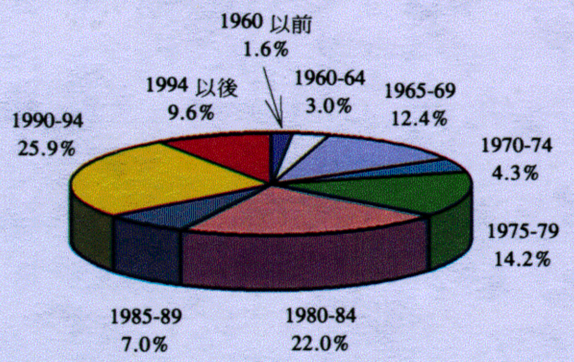
	1992	1993	1994	1995	1996	1997	1998
落成量 (千平方米)	340	190	330	222	131	[344]	[497]
吸納量 (千平方米)	272	367	90	291	124*		
空置量 (千平方米)	347	170	397	327	353		
%**	10.2	4.8	10.3	7.9	8.3		

* 根據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。
** 年底空置量佔總存量的百分率
[ ] 預測數字



私人寫字樓
(乙級)

1996年底乙級寫字樓的總存量爲 1 795 000平方米，佔所有寫字樓總存量24%。以下圖表顯示按樓齡分類的乙級寫字樓總存量：



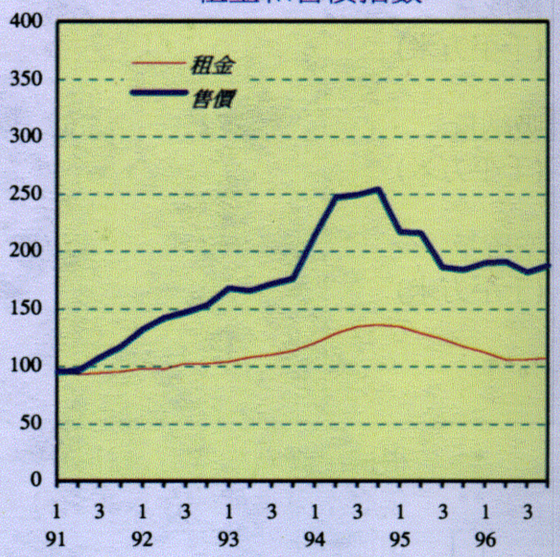
乙級寫字樓總存量的68%位於港島，而分布於九龍、新九龍及新界的數量則分別佔26%、3%及3%。

1996年乙級寫字樓的落成量爲89 800平方米，較1995年的水平增加接近10%。落成量中約三分之二來自核心寫字樓地區。1996年的吸納量低至34 800平方米。年底空置量則升至262 800平方米，佔總存量14.6%。逾70%的空置樓面面積位於核心寫字樓地區。[請參閱「序言」內有關1996年空置量及吸納量的新統計方法。]

預料落成量在1997年將回落至65 700平方米，但在1998年將再度大幅上升至121 700平方米。在這兩年落成的樓宇中，超過半數將位於核心寫字樓地區。此外，油蔴地及北角將分佔18%及12%。

1996年第四季的臨時指數顯示，售價在檢討年度內微升2%，而租金則下降9%。

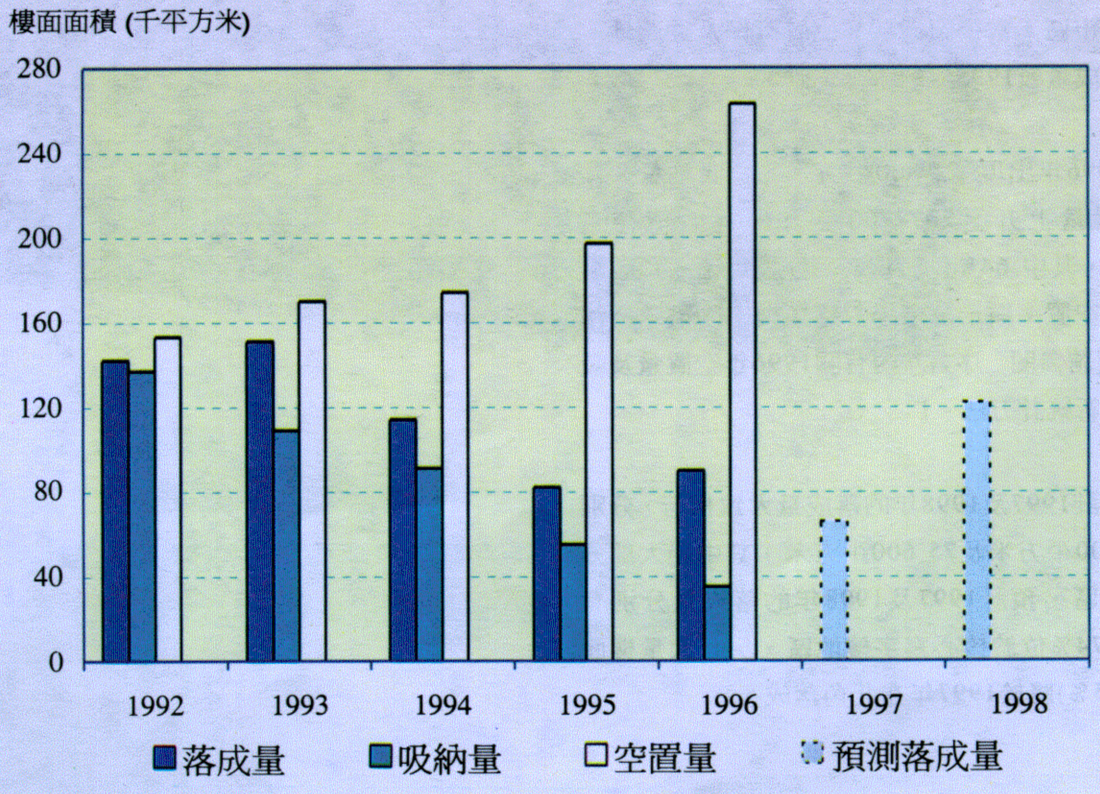
租金和售價指數



落成量、吸納量及空置量

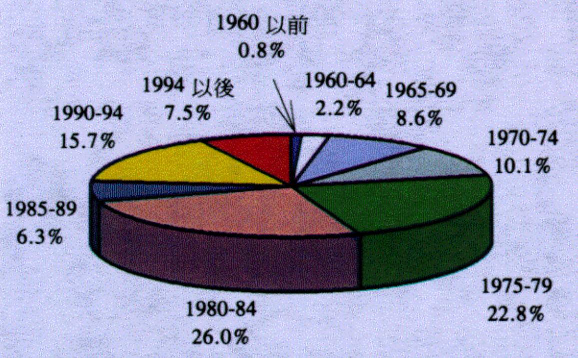
	1992	1993	1994	1995	1996	1997	1998
落成量 (千平方米)	142	151	114	82	90	[66]	[122]
吸納量 (千平方米)	137	109	91	55	35*		
空置量 (千平方米)	153	170	174	197	263		
%**	10.1	10.3	10.2	11.2	14.6		

* 根據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。
** 年底空置量佔總存量的百分率
[ ] 預測數字



私人寫字樓
(丙級)

1996年底丙級寫字樓的總存量爲 1 317 700 平方米，佔所有級別寫字樓總存量18%。以下圖表顯示按樓齡分類的丙級寫字樓總存量：



丙級寫字樓總存量近63%位於港島，而分布於九龍、新九龍及新界的數量則分別佔32%、3%及2%。

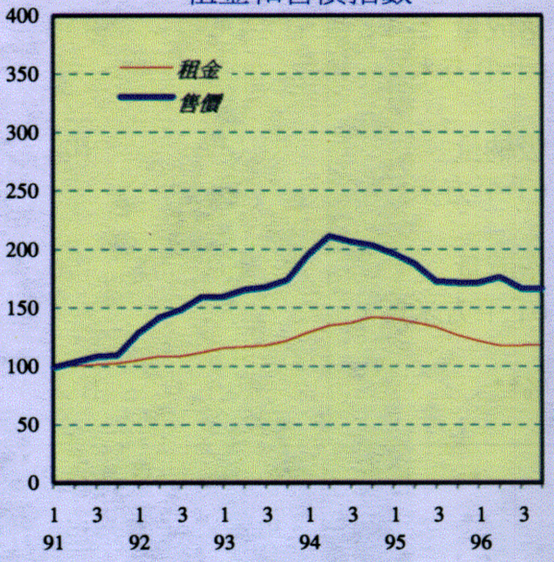
1996年丙級寫字樓落成量爲48 400平方米，全部在市區，當中超過50%位於灣仔及油蔴地。去年落成量較1995年的水平下跌5%。

1996年出現了2 800平方米的負吸納量。年底空置量上升至207 700平方米，佔總存量15.8%，其中 64%位於核心寫字樓地區。負吸納量及高空置率顯示，市場對這類樓宇的需求持續減少。[請參閱「序言」內有關1996年空置量及吸納量的新統計方法。]

預計1997及1998年的落成量大致相若，分別爲74 700平方米及75 600平方米，其中絕大部分來自市區。預計1997及1998年的落成量分別有57%及74%位於核心寫字樓地區。另有大量樓面面積(15%)將於1997年在北角落成。

1996年第四季的臨時售價及租金指數顯示，兩者較1995年同季的水平分別下降3%及6%。

租金和售價指數



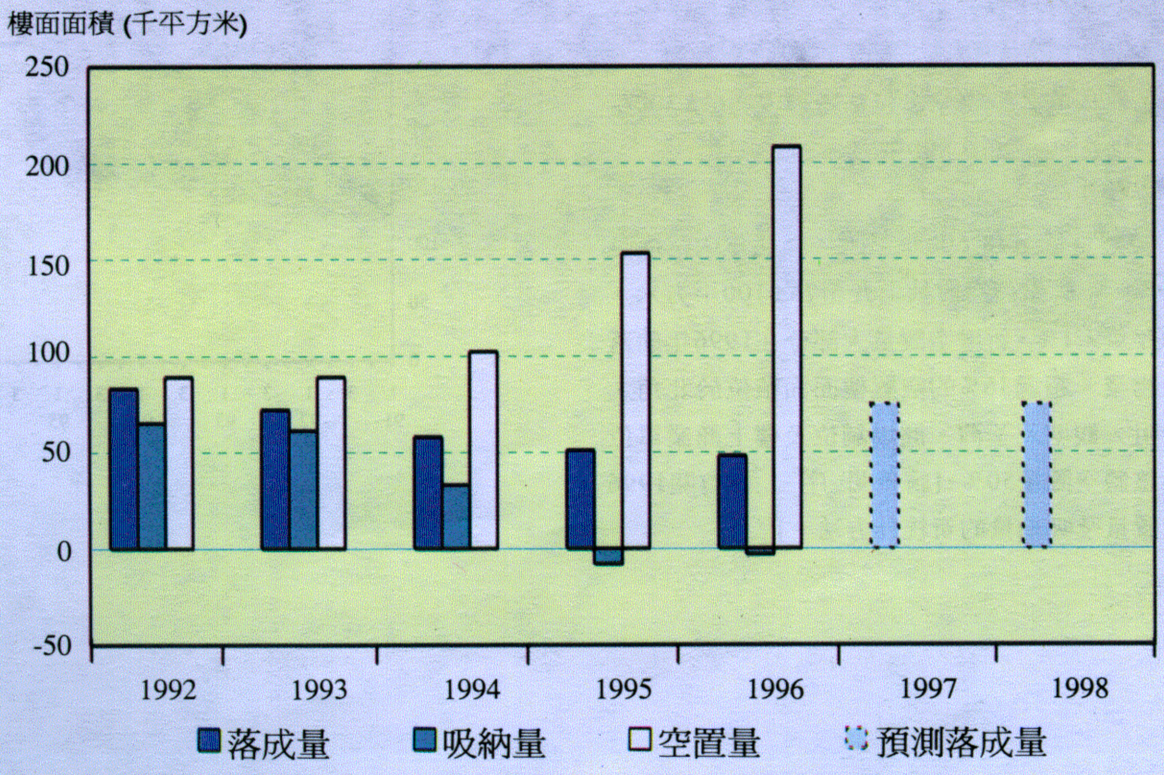
落成量、吸納量及空置量

	1992	1993	1994	1995	1996	1997	1998
落成量 (千平方米)	83	72	58	51	48	[75]	[75]
吸納量 (千平方米)	65	61	33	-8	-3*		
空置量 (千平方米)	89	89	102	153	208		
%**	7.4	7.2	8.0	11.6	15.8		

* 根據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。

** 年底空置量佔總存量的百分率

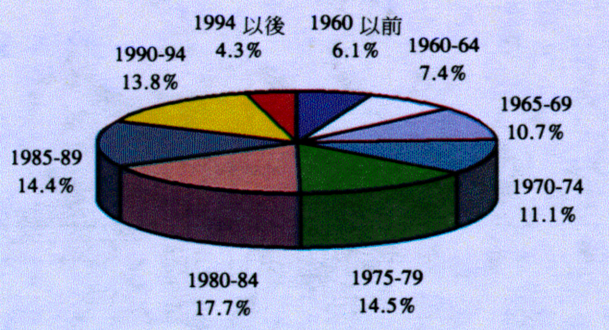
[ ] 預測數字



私人商業樓宇
(包括零售業樓宇)

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1996年底的總存量爲8 323 800平方米，其中35%的樓面面積分布於港島、26%位於九龍、15%在新九龍、24%位於新界。以下圖表顯示按樓齡分類的總存量：



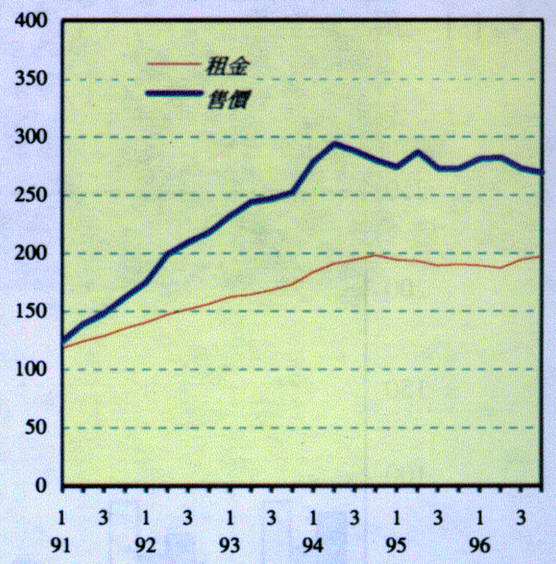
1996年商業樓宇的落成量爲120 700平方米，較1995年下跌接近42%。年內落成樓宇中，約有三分之二位於市區，集中在觀塘及荃灣。在這兩區落成的大型物業，包括德福中心(15 300平方米)及城市中心(10 800平方米)。

吸納量低至48 600平方米，僅佔年內落成量約40%。年底整體空置量上升至754 100平方米，佔總存量9.1%，新增空置量大部分在1996年前落成的物業。超過36%的空置樓面面積位於北角、尖沙咀、觀塘及荃灣。商場舖位及樓上商業單位約佔整體空置量50%。[請參閱「序言」內有關1996年空置量及吸納量的新統計方法。]

預測1997年的落成量有96%的增幅，達236 900平方米，與1991年至1995年間的平均數相若。由於預計有數個大型發展項目在尖沙咀、旺角、鑽石山、荃灣及將軍澳完成，該等地區將佔1997年落成量的65%。1998年的落成量預計會進一步增至258 100平方米，其中超過42%位於新界。主要發展地區包括石硤尾、青衣及天水圍，這些地區的大型發展項目，每個均提供超過30 000平方米的面積。

1996年第四季臨時零售指數顯示，售價較一年前輕微下降，而租金則略升4%。租金在1996年上半年下降，然後在第三及四季上升。

租金和售價指數



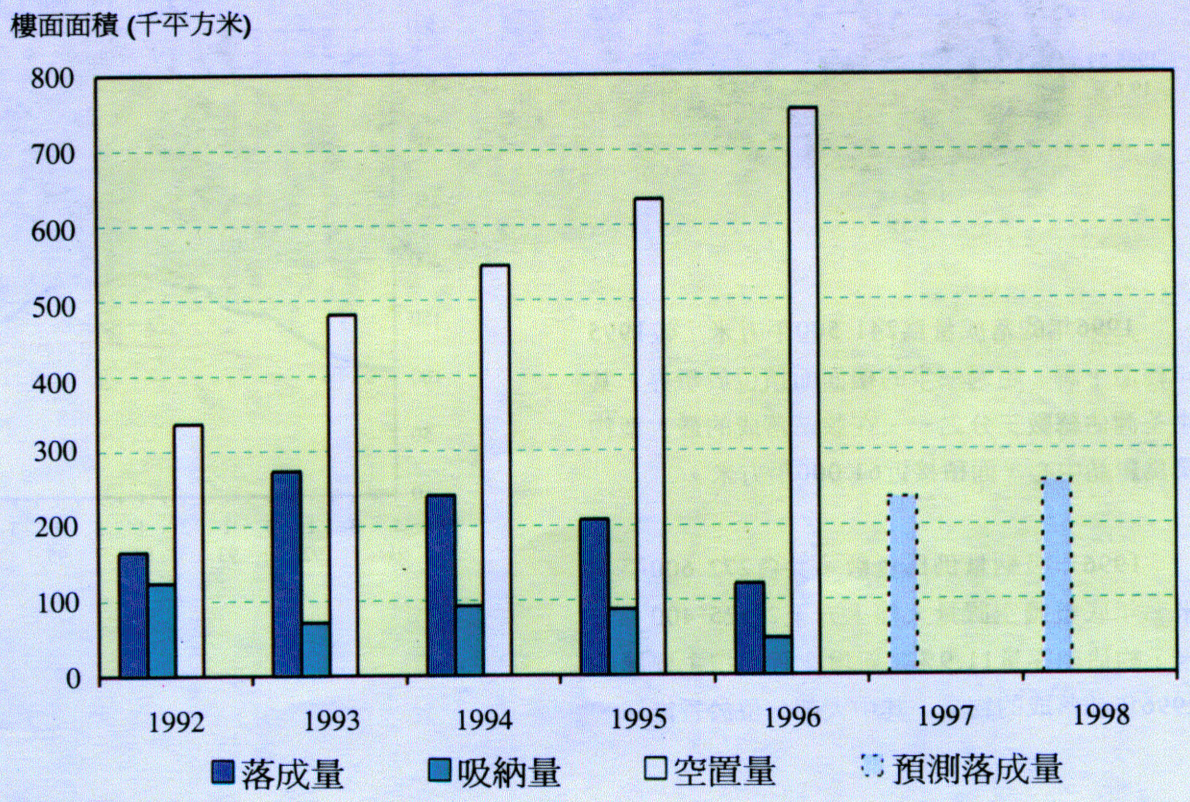
落成量、吸納量及空置量

	1992	1993	1994	1995	1996	1997	1998
落成量 (千平方米)	165	273	240	207	121	[237]	[258]
吸納量 (千平方米)	124	71	93	88	49*		
空置量 (千平方米)	336	481	546	633	754		
%**	4.4	6.1	6.8	7.8	9.1		

* 根據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。

** 年底空置量佔總存量的百分率

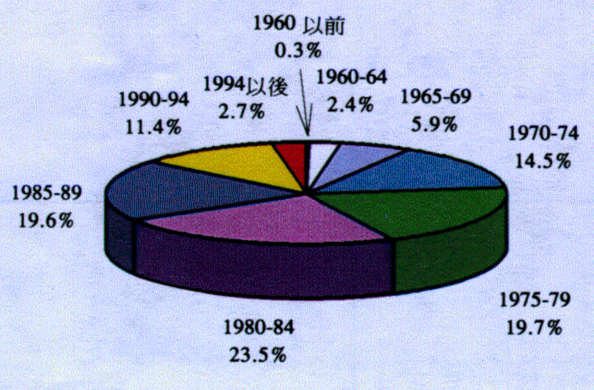
[ ] 預測數字



私人分層工廠大廈

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。

1996年底此類單位的總存量為17 818 800平方米，其中近80%分布在新九龍及新界。以下圖表顯示按樓齡分類的總存量：

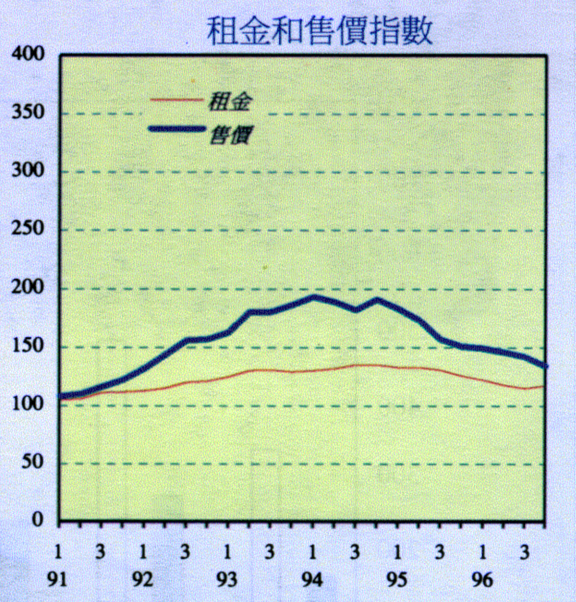


1996年的落成量為241 500平方米，較1995年輕微下調。超過一半的樓面面積位於新界，其中荃灣佔總數三分之一。在該區落成的最大型物業為麗晶中心，面積接近61 000平方米。

1996年吸納量仍為負數，共負272 600平方米。年底整體空置量大幅上升至2 125 400平方米，約佔總存量11.9%。新增空置面積主要屬於1996年前落成的物業，其中大部分位於香港仔、長沙灣、觀塘、荃灣、屯門及沙田。這些地區合共佔總空置量近77%。[請參閱「序言」有關1996年空置量及吸納量的新統計方法。]

由於需求下降、空置率高企、預計1997年的落成量會下調至176 800平方米，並會平均分布於港島、新九龍及新界。預期落成的樓面面積中，接近20%已獲得規劃許可而可能獲准修改土地契約用途為工業／寫字樓綜合樓宇。1998年的落成量將會再度上升至352 200平方米，其中30%可能轉為工業／寫字樓綜合樓宇。大部分在1998年落成的樓宇預計位於香港仔、觀塘及荃灣，合共佔總落成量84%。

1996年第4季臨時售價及租金指數顯示，兩者分別由1995年的水平下調11%及7%。



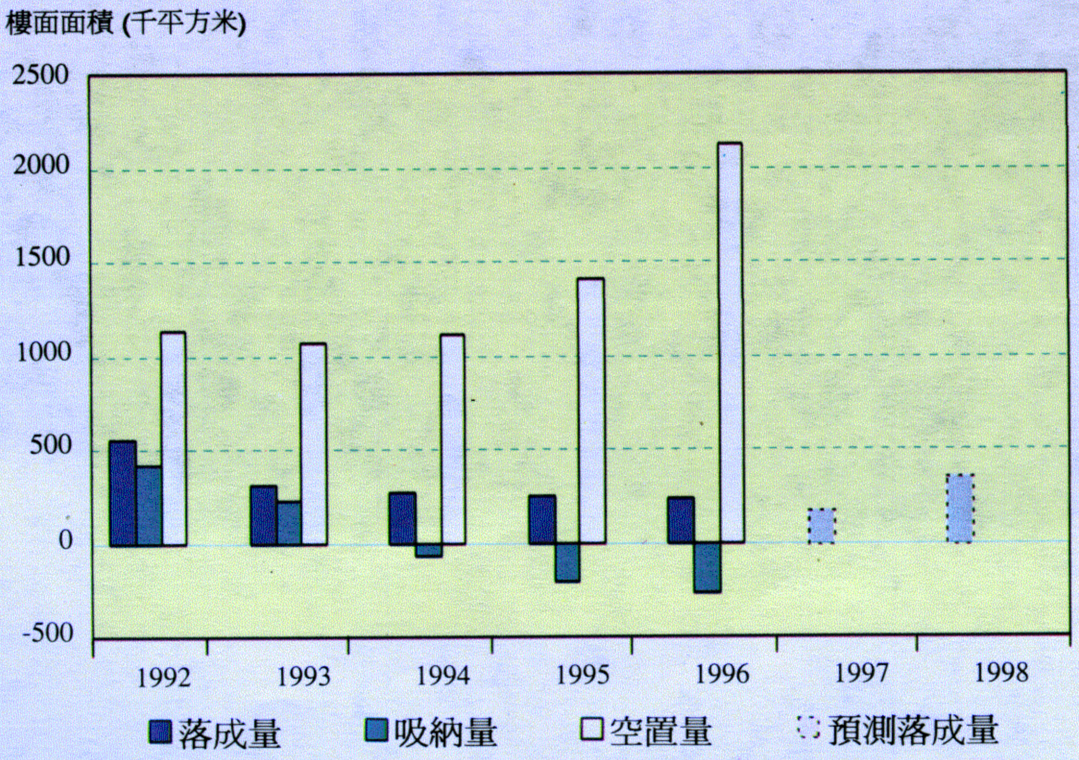
落成量、吸納量及空置量

	1992	1993	1994	1995	1996	1997	1998
落成量 (千平方米)	556	311	266	249	242	[177]	[352]
吸納量 (千平方米)	417	227	-73	-266	-273*		
空置量 (千平方米)	1 134	1 069	1 108	1 401	2 125		
%**	6.4	6.1	6.3	7.9	11.9		

* 根據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。

** 年底空置量佔總存量的百分率

[ ] 預測數字



私人工業／寫字樓綜合樓宇

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。

年內的落成量導致1996年的總存量增加一倍至230 700平方米。年底總存量分布全港8個地區，並首次包括荃灣及沙田。然而，新九龍仍佔總存量近70%。

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

1996年的落成量為114 700平方米，較1995年的水平上升近50%，並較一年前的預測數字多30%。實際數字高於預測的主要原因，是一個在長沙灣落成的物業(從前納入分層工廠大廈類別)已於年內完成修訂土地契約條款。總共有8個物業在1996年落成，大部分位於觀塘及長沙灣，樓面面積佔總存量50%。

吸納量大幅增至76 000平方米，相等於全年落成量的三分之二。逾60%已吸納的面積位於觀塘。年底空置量為106 400平方米，佔總存量約46%，主要來自年內落成的物業。[空置量不受新統計方法影響。]

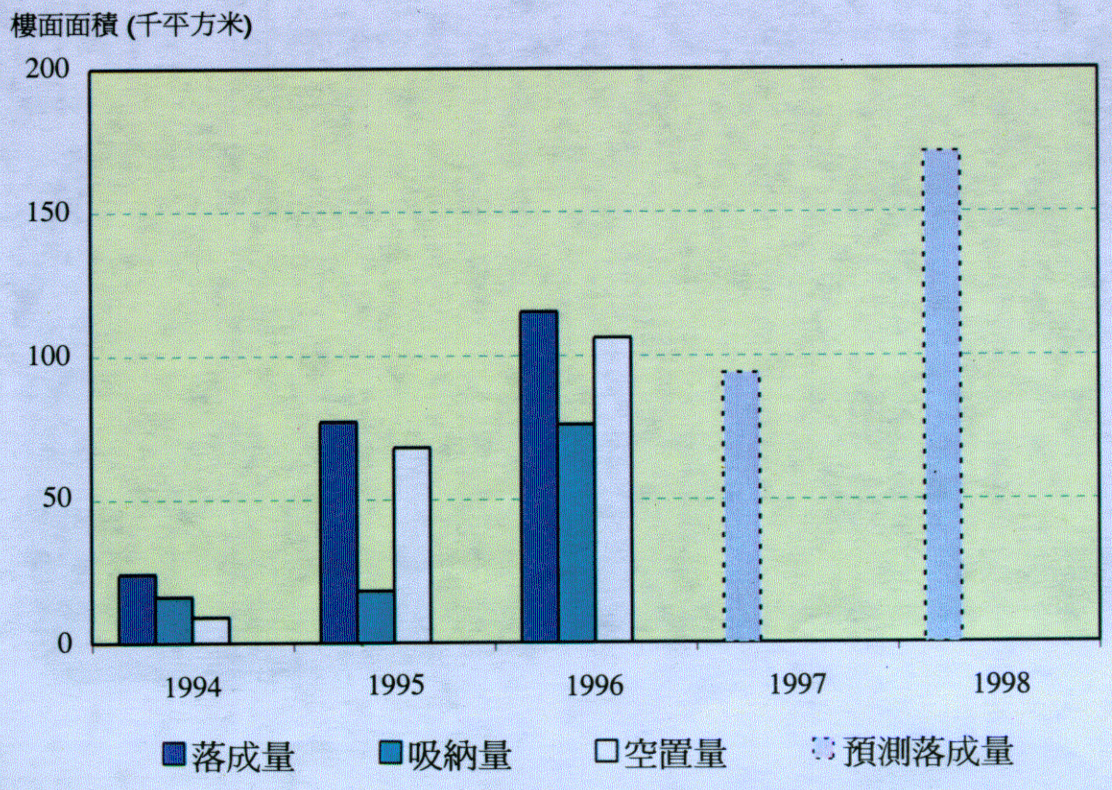
預計落成量在1997年為94 200平方米，並預期會在1998年再度增長至170 400平方米。預計這兩年落成的樓面面積中，超過半數將會位於觀塘。

落成量、吸納量及空置量

	1994	1995	1996	1997	1998
落成量 (千平方米)	24	77	115	[94]	[170]
吸納量 (千平方米)	16	18	76		
空置量 (千平方米)	9	68	106		
%*	21.9	58.4	46.1		

* 年底空置量佔總存量的百分率

[ ] 預測數字



專業廠房及貨倉

專業廠房

這個類別包括所有其他廠房，並以爲專門製造業工序而建的廠房爲主，每間廠房通常由一位廠東使用。

這個類別在1996年底的總存量為 2 898 300平方米，其中大部分來自新界，佔總存量77%。

1996年的落成量為51 400平方米，主要來自將軍澳工業邨。

預料1997及1998年的落成量將分別為122 500平方米及26 000平方米，全部位於新界。這兩年的新增面積仍會以將軍澳工業邨為主。

私人貨倉

這個類別包括設計及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。

1996年底總存量達 3 242 100平方米，其中75%來自新界。儘管荃灣區在檢討年內並無新樓落成，然而該區仍佔總存量逾50%。

1996年的落成量為82 800平方米，較1995年的水平增加70%。落成的樓面面積僅來自沙田及元朗，並集中在沙田。

展望1997及1998年，預計落成量將分別為152 000平方米及89 700平方米，幾乎全部來自新界，其中大部分將位於荃灣。

1. **檢討期**

每年的『香港物業檢討報告』回顧之前一個曆年本港物業市場的活動，並預測隨後兩年的落成量。

2. **檢討範圍**

檢討的對象主要是全港的私人樓宇，但不包括新界一些較為傳統的村屋。不過，一些公共房屋的資料也包括在內，以便更充份反映物業市場的整體情況。

3. **地區**

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）原來註明的用途分類，若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，是指設有專用廚房和浴室（及／或廁所）的獨立居住單位，並按樓面面積細分如下：

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。

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的資料，亦已另外設表詳列。

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：

甲級 - 新型及裝修上乘；間隔具彈性；整層樓面面積廣濶；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；普遍設有泊車設施。

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；不一定設有泊車設施。

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。

評定等級時，不會考慮有關樓宇所在地點。政府所擁有的寫字樓及政府產業處所管理的寫字樓則另外設表詳列。

4.5 私人商業樓宇包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇，亦不包括車位。房屋委員會和

技術附註

房屋協會所建商業樓宇的資料，則另外設表詳列。

4.6 私人分層工廠大廈包括為一般製造業工序而建設的樓宇，並通常由地產商出售或出租。一般而言，附屬寫字樓的面積最高可佔總建築樓面面積的 30%。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。這類別同時包括已獲得規劃許可作工業／寫字樓綜合用途，但尚未申請修訂政府土地契約的樓面面積，以及既獲得臨時規劃許可作工業／寫字樓綜合用途，並獲准相應地短期豁免地契條款限制的個別工廠單位。

4.7 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。

4.8 私人專業廠房包括所有其他廠房，並以為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。

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

5. 樓面面積

5.1 住宅單位的樓面面積即該單位的「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量起。窗台、天井、花園、庭院、平台、車位等地方則不包括在內。

5.2 非住宅樓宇的面積是指其「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紀錄為根據，再就其後落成樓宇和拆卸樓宇的數量而作調整。

6.2 編製今期報告時，本署曾按差餉估價紀錄來全面調算樓宇總存量紀錄。因結構更改、用途轉變、區界變改及謬誤而產生的差異，均已調整。

6.3 公共房屋方面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，是指屋邨辦事處在檢討年度的 12 月 31 日所管理單位的數量。

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，是指截至檢討年度的 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）的樓宇數量。

7.2 在較早年度獲發臨時佔用許可證的樓宇已列入較早時的檢討報告，所以即使這些樓宇其後在檢討年度獲發正式佔用許可證，亦不會包括在該期檢討報告內。

7.3 公共房屋落成量的數字是由有關機構提供。房屋委員會租住屋邨單位及居者有其屋計劃住宅單位的落成量，為檢討年度內落成單位的數量，該數字由房屋署統計組提供。而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，則指在檢討年度內獲發佔用許可證的單位。

8. 拆卸量

這是指檢討年度內因拆卸而從差餉估價紀錄刪除的私人樓宇數量。

9. 預測數量

9.1 本報告載有檢討年份隨後兩年每年的落成量預測數字。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。

10. 空置量

10.1 在檢討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，是在年底時經過調查而計算出來的。

10.2 在檢討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其中 3%的單位所得的結果來估計的。

10.3 本署因進行全面重估差餉工作，曾向73%於檢討年份前落成、並已評估差餉的非住宅物業發出申報表，其餘物業不是由業主自用，便是租約在檢討期後才屆滿。非住宅物業的空置量便是根據申報表作分析，並且曾查察報稱空置的單位，以確定該等單位在年底時仍屬空置。 1996年的空置數字，包括這些申報的實際空置量，並且加入了根據抽樣調查 5%沒有交回申報表的個案所得結果而計算。本署認為這個方法可顯示一個較為全面的空置情況。

10.4 在以往的檢討報告中，本署藉要求退還空置物業差餉、並已視察確認的申請所得的空置數字，可能低於實際水平，因為若干差餉繳納人可能基於種種原因而沒有申請退還空置物業的差餉。

10.5 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，是指檢討年度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 由於統計空置量的方法已如上面第 10.3 段所述有所改變，除工業／寫字樓綜合樓宇外，本署已調整了 1996 年的空置量，以使檢討期的開始及完結時的統計數字能作更佳比較。本署計算吸納量時，只計算了交回申報表的個案內的實際空置量，數量如下：

寫字樓 —	甲級	333 300 平方米
	乙級	246 500 平方米
	丙級	194 300 平方米
商業樓宇		691 300 平方米
分層工廠大廈		1 870 900 平方米
倉庫		227 600 平方米

雖然上述調整不包括沒有交回申報表的個案，但是也因為只分析了有向本署申報的個案而與過往的方法吻合。

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紀錄加以分析，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 用作分析的是租金的淨額，即不包括差餉、管理費及其他費用。

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逹十二個月以上，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 檢討年度第三及第四季的租金（和租金指數）數字，以及檢討年度第二、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，所以檢討年度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）是從所有在某指定季度所進行交易的分析結果計算出來的。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按季計算的指數的平均數。

13.6　指數（尤其是租金指數）可能未有充份顯示出市場的趨勢。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，業主通常都準備給與租戶一些優惠，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的租金為低。但指數上升時，情況則相反。

14.　<u>較受歡迎屋苑的每月售價指數</u>

14.1　這指數是根據<u>已落成</u>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為碧瑤灣、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、滙景花園、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、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.　<u>落成後使用方式</u>

此項分析只包括在檢討年份內評定差餉估價，並且在估價時已申報整間有人使用的新落成住宅單位。

16.　<u>物業市場回報率</u>

回報率是把「租金／應課差餉租值」的平均比率與「售價／應課差餉租值」的平均比率作比較後計算出來的。租金分析及售價分析所選取的物業大致相同，但不是一式一樣。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。

TABLE 表 1

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

(No. of units 單位數目)

Class 類別	Size Range 面積 (m² 平方米)	Stock (at year end) 1996 年底總存量		No. vacant (at year end) 1996 年底空置數目	% vacant 空置百分率
	< 20.0	11 443			
A	20 - 29.9	114 473	340 594	8 280	2.4
	30 - 39.9	214 678			
	40 - 49.9	181 412			
B	50 - 59.9	131 616	412 440	16 926	4.1
	60 - 69.9	99 412			
	70 - 79.9	44 713			
C	80 - 89.9	27 054	91 144	5 620	6.2
	90 - 99.9	19 377			
	100 - 119.9	23 005			
D	120 - 139.9	14 366	45 623	2 314	5.1
	140 - 159.9	8 252			
	160 - 199.9	9 926			
E	200 - 239.9	7 135	21 439	909	4.2
	240 - 279.9	2 236			
	> 279.9	2 142			
ALL CLASSES	**所有類別**	**911 240**	**911 240**	**34 049**	**3.7**

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

(No. of units 單位數目)

District	地區	Stock (at year end) 1995 年底總存量	Completions 1996 落成量	Completions as a % of 1995 stock 落成量佔 1995 年總存量的百分率	Stock (at year end) 1996 年底總存量	No. vacant (at year end) 1996 年底空置數目	% vacant 空置百分率
West	西區	40 294	538	1.3	40 782	489	1.2
Sheung Wan	上環	12 568	261	2.1	12 784	538	4.2
Central	中區	4 451	7	0.2	4 442	122	2.7
Wan Chai	灣仔	27 749	283	1.0	27 941	513	1.8
Mid-levels	半山區	28 024	1 187	4.2	29 205	903	3.1
Peak	山頂	2 401	19	0.8	2 337	83	3.6
Causeway Bay	銅鑼灣	27 157	160	0.6	27 248	605	2.2
North Point	北角	89 486	824	0.9	90 021	1 044	1.2
Shau Kei Wan	筲箕灣	28 334	163	0.6	28 494	299	1.0
Aberdeen	香港仔	25 308	46	0.2	25 354	327	1.3
South	南區	7 670	108	1.4	7 778	282	3.6
HONG KONG	**港島**	**293 442**	**3 596**	**1.2**	**296 386**	**5 205**	**1.8**
Tsim Sha Tsui	尖沙咀	16 056	-	-	15 906	389	2.4
Yau Ma Tei	油麻地	33 564	411	1.2	33 847	1 244	3.7
Mong Kok	旺角	34 778	136	0.4	34 840	676	1.9
Hung Hom	紅磡	53 297	247	0.5	53 466	576	1.1
Ho Man Tin	何文田	15 877	39	0.2	15 890	524	3.3
KOWLOON	**九龍**	**153 572**	**833**	**0.5**	**153 949**	**3 409**	**2.2**
Cheung Sha Wan	長沙灣	52 616	646	1.2	53 220	1 446	2.7
Shek Kip Mei	石硤尾	5 739	18	0.3	5 757	116	2.0
Kowloon Tong	九龍塘	6 407	10	0.2	6 394	92	1.4
Wong Tai Sin	黃大仙	17 498	584	3.3	18 057	699	3.9
Kwun Tong	觀塘	46 982	-	-	46 982	542	1.2
NEW KOWLOON	**新九龍**	**129 242**	**1 258**	**1.0**	**130 410**	**2 895**	**2.2**
Tsuen Wan	荃灣	77 992	278	0.4	78 189	894	1.1
Tuen Mun	屯門	43 609	641	1.5	44 209	1 399	3.2
Yuen Long	元朗	48 817	4 619	9.5	53 430	7 386	13.8
North	北區	22 271	1 028	4.6	23 295	2 606	11.2
Tai Po	大埔	27 019	2 202	8.1	29 188	1 549	5.3
Sha Tin	沙田	56 999	2 212	3.9	59 170	4 477	7.6
Sai Kung	西貢	16 016	2 607	16.3	18 608	2 780	14.9
Outlying Islands	離島	23 821	601	2.5	24 406	1 449	5.9
NEW TERRITORIES	**新界**	**316 544**	**14 188**	**4.5**	**330 495**	**22 540**	**6.8**
OVERALL	**全港**	**892 800**	**19 875**	**2.2**	**911 240**	**34 049**	**3.7**

TABLE 表 3

PRIVATE DOMESTIC - DEMOLITION, COMPLETIONS AND STOCK BY CLASS
私人住宅 - 拆卸量、落成量及各類單位總存量

(No. of units 單位數目)

Year 年	Area	區域	Demolition 拆卸量	Completions 落成量	Stock by Class (at year end) 各類單位總存量 (年底計算) A	B	C	D	E	Total 總數
1992	Hong Kong	港島	986	7 165	96 995	114 652	31 398	21 375	13 260	277 680
	Kowloon	九龍	824	1 093	62 284	64 880	17 799	5 358	1 180	151 501
	New Kowloon	新九龍	302	3 971	51 614	59 441	9 812	4 629	993	126 489
	New Territories	新界	363	13 993	101 400	115 373	18 410	8 977	5 243	249 403
	OVERALL	全港	2 475	26 222	312 293	354 346	77 419	40 339	20 676	805 073
1993	Hong Kong	港島	1 153	8 862	99 250 *	118 492 *	31 712 *	21 842 *	13 352 *	284 648 *
	Kowloon	九龍	522	1 407	64 470 *	64 618 *	17 643 *	5 302 *	1 176 *	153 209 *
	New Kowloon	新九龍	288	965	52 398 *	59 793 *	9 794 *	4 489 *	956 *	127 430 *
	New Territories	新界	216	16 439	106 630 *	127 383 *	19 070 *	9 039 *	5 198 *	267 320 *
	OVERALL	全港	2 179	27 673	322 748 *	370 286 *	78 219 *	40 672 *	20 682 *	832 607 *
1994	Hong Kong	港島	1 411	6 986	100 265 *	120 952 *	32 977 *	22 739 *	13 458 *	290 391 *
	Kowloon	九龍	543	1 091	64 573 *	64 067 *	17 583 *	5 263 *	1 161 *	152 647 *
	New Kowloon	新九龍	267	2 778	51 798 *	60 991 *	10 105 *	4 614 *	958 *	128 466 *
	New Territories	新界	242	23 318	114 962 *	142 490 *	21 612 *	10 149 *	5 292 *	294 505 *
	OVERALL	全港	2 463	34 173	331 598 *	388 500 *	82 277 *	42 765 *	20 869 *	866 009 *
1995	Hong Kong	港島	1 319	5 068	101 138 *	122 248 *	33 930 *	22 647 *	13 479 *	293 442 *
	Kowloon	九龍	603	1 759	65 198 *	64 257 *	17 822 *	5 352 *	943 *	153 572 *
	New Kowloon	新九龍	178	1 033	52 079 *	61 408 *	10 161 *	4 649 *	945 *	129 242 *
	New Territories	新界	316	14 761	119 824 *	154 756 *	24 485 *	11 928 *	5 551 *	316 544 *+
	OVERALL	全港	2 416	22 621	338 239 *	402 669 *	86 398 *	44 576 *	20 918 *	892 800 *
1996	Hong Kong	港島	788	3 596	102 002	123 038	34 824	22 817	13 705	296 386
	Kowloon	九龍	456	833	65 361	64 187	18 009	5 430	962	153 949
	New Kowloon	新九龍	81	1 258	52 759	61 899	10 163	4 652	937	130 410
	New Territories	新界	227	14 188	120 472	163 316	28 148	12 724	5 835	330 495
	OVERALL	全港	1 552	19 875	340 594	412 440	91 144	45 623	21 439	911 240

* 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 assessement to rates and (2) Annex III to the Sino-British Joint Declaration for charging Government rents.

* 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。

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

(No. of units 單位數目)

Year 年	Area	區域	Demolition 拆卸量 A	B	C	D	E	Total 總數	Completions 落成量 A	B	C	D	E	Total 總數
1992	Hong Kong	港島	263	434	93	117	79	986	2 442	2 325	1 697	463	238	7 165
	Kowloon	九龍	38	465	109	80	132	824	970	111	12	-	-	1 093
	New Kowloon	新九龍	75	127	60	23	17	302	648	3 117	181	16	9	3 971
	New Territories	新界	195	103	23	25	17	363	4 497	8 714	428	234	120	13 993
	OVERALL	全港	571	1 129	285	245	245	2 475	8 557	14 267	2 318	713	367	26 222
1993	Hong Kong	港島	205	580	149	146	73	1 153	2 956	3 652	1 611	474	169	8 862
	Kowloon	九龍	39	342	112	26	3	522	965	420	18	-	4	1 407
	New Kowloon	新九龍	48	159	45	28	8	288	440	477	22	12	14	965
	New Territories	新界	54	72	15	52	23	216	3 695	11 114	1 324	251	55	16 439
	OVERALL	全港	346	1 153	321	252	107	2 179	8 056	15 663	2 975	737	242	27 673
1994	Hong Kong	港島	669	393	81	74	194	1 411	1 822	2 853	1 395	686	230	6 986
	Kowloon	九龍	89	375	61	15	3	543	774	268	46	3	-	1 091
	New Kowloon	新九龍	7	155	97	7	1	267	650	1 688	428	6	6	2 778
	New Territories	新界	66	81	36	36	23	242	6 247	13 840	2 164	1 024	43	23 318
	OVERALL	全港	831	1 004	275	132	221	2 463	9 493	18 649	4 033	1 719	279	34 173
1995	Hong Kong	港島	433	579	191	45	71	1 319	1 240	2 326	1 294	27	181	5 068
	Kowloon	九龍	58	176	90	29	250	603	568	633	326	202	30	1 759
	New Kowloon	新九龍	91	49	20	12	6	178	261	593	120	54	5	1 033
	New Territories	新界	94	103	39	68	12	316	2 027	9 138	2 137	1 306	153	14 761
	OVERALL	全港	676	907	340	154	339	2 416	4 096	12 690	3 877	1 589	369	22 621
1996	Hong Kong	港島	54	332	201	106	95	788	918	1 125	1 095	275	183	3 596
	Kowloon	九龍	92	247	98	17	2	456	255	177	285	95	21	833
	New Kowloon	新九龍	12	41	4	7	17	81	692	544	6	10	6	1 258
	New Territories	新界	39	94	51	19	24	227	687	8 654	3 726	814	307	14 188
	OVERALL	全港	197	714	354	149	138	1 552	2 552	10 500	5 112	1 194	517	19 875

PRIVATE DOMESTIC - COMPLETIONS BY CLASS
私人住宅 - 各類單位落成量

(No. of units 單位數目)

Year 年	A	B	C	D	E	All Classes 所有類別
1987	10 990	18 230	3 140	1 465	550	34 375
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
AVERAGE 平均數 1987 - 1996	7 342	17 007	3 590	1 416	512	29 867

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

(No. of units 單位數目)

Class 類別	Size Range 面積 (m^2 平方米)	1992	1993	1994	1995	1996 Hong Kong 港島	1996 Kowloon 九龍	1996 New Kowloon 新九龍	1996 New Territories 新界	1996 Total 總數
A	< 20.0	138	56	163	112	46	3	41	31	121
	20 - 29.9	1 939	1 538	1 600	1 033	246	104	228	87	665
	30 - 39.9	6 480	6 462	7 730	2 951	626	148	423	569	1 766
B	40 - 49.9	5 242	5 671	7 412	4 602	490	97	391	2 156	3 134
	50 - 59.9	4 090	5 493	5 868	3 131	371	80	153	2 011	2 615
	60 - 69.9	4 935	4 499	5 369	4 957	264	-	-	4 487	4 751
C	70 - 79.9	1 745	1 449	2 050	1 973	893	43	-	434	1 370
	80 - 89.9	290	1 260	1 365	1 213	60	109	-	1 879	2 048
	90 - 99.9	283	266	618	691	142	133	6	1 413	1 694
D	100 - 119.9	257	508	741	661	117	57	6	220	400
	120 - 139.9	319	145	770	751	47	38	4	345	434
	140 - 159.9	137	84	208	177	111	-	-	249	360
E	160 - 199.9	181	52	129	138	131	18	-	258	407
	200 - 239.9	90	89	90	65	13	-	-	18	31
	240 - 279.9	53	54	37	104	17	-	-	25	42
	> 279.9	43	47	23	62	22	3	6	6	37
OVERALL 所有類別		**26 222**	**27 673**	**34 173**	**22 621**	**3 596**	**833**	**1 258**	**14 188**	**19 875**

TABLE 表 7

PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

私人住宅 - 各區落成量及預測落成量

(No. of units 單位數目)

District	地區	1992	1993	1994	1995	1996 by Class 各類單位落成量 A	B	C	D	E	Total 總數	Average 平均落成量 1992-1996	Forecast 預測落成量 [1997]	[1998]
West	西區	910	1 556	1 281	545	242	148	144	4	-	538	966	295	141
Sheung Wan	上環	312	315	155	152	116	145	-	-	-	261	239	48	339
Central	中區	10	154	80	48	-	-	-	1	6	7	59	88	82
Wan Chai	灣仔	45	123	379	328	177	22	28	56	-	283	232	59	-
Mid-levels	半山區	853	2 126	2 009	916	186	460	406	133	2	1 187	1 418	412	1 386
Peak	山頂	33	10	1	56	-	-	-	4	15	19	24	9	104
Causeway Bay	銅鑼灣	668	1 162	85	306	48	68	-	44	-	160	476	158	96
North Point	北角	472	1 116	261	504	40	267	517	-	-	824	635	214	196
Shau Kei Wan	筲箕灣	687	223	69	92	63	-	-	25	75	163	247	120	350
Aberdeen	香港仔	2 816	1 972	2 376	2 009	46	-	-	-	-	46	1 844	54	240
South	南區	359	105	290	112	-	15	-	8	85	108	195	170	138
HONG KONG	**港島**	**7 165**	**8 862**	**6 986**	**5 068**	**918**	**1 125**	**1 095**	**275**	**183**	**3 596**	**6 335**	**1 627**	**3 072**
Tsim Sha Tsui	尖沙咀	-	-	-	155	-	-	-	-	-	-	31	195	581
Yau Ma Tei	油麻地	264	160	400	404	51	-	247	95	18	411	328	252	36
Mong Kok	旺角	443	339	74	84	110	24	2	-	-	136	215	48	70
Hung Hom	紅磡	308	847	397	605	94	153	-	-	-	247	481	886	2 314
Ho Man Tin	何文田	78	61	220	511	-	-	36	-	3	39	182	27	973
KOWLOON	**九龍**	**1 093**	**1 407**	**1 091**	**1 759**	**255**	**177**	**285**	**95**	**21**	**833**	**1 237**	**1 408**	**3 974**
Cheung Sha Wan	長沙灣	511	372	508	161	534	112	-	-	-	646	439	222	475
Shek Kip Mei	石硤尾	1 242	64	263	441	-	6	6	6	-	18	406	347	310
Kowloon Tong	九龍塘	30	11	9	8	-	-	-	4	6	10	14	14	53
Wong Tai Sin	黃大仙	85	102	225	423	158	426	-	-	-	584	284	10	1 694
Kwun Tong	觀塘	2 103	416	1 773	-	-	-	-	-	-	-	858	-	42
NEW KOWLOON	**新九龍**	**3 971**	**965**	**2 778**	**1 033**	**692**	**544**	**6**	**10**	**6**	**1 258**	**2 001**	**593**	**2 574**
Tsuen Wan	荃灣	3 235	220	1 331	1 154	-	228	-	46	4	278	1 244	3 893	4 772
Tuen Mun	屯門	2 405	3 606	3 383	762	-	638	1	-	2	641	2 159	1 483	2 895
Yuen Long	元朗	2 912	5 588	3 615	4 179	180	3 833	313	286	7	4 619	4 183	5 369	2 273
North	北區	1 385	3 297	2 628	3 178	12	361	620	25	10	1 028	2 303	531	2 109
Tai Po	大埔	2 580	281	1 299	1 356	96	811	1 017	246	32	2 202	1 543	2 621	2 258
Sha Tin	沙田	174	2 461	7 395	2 622	246	528	1 398	-	40	2 212	2 973	1 379	3 057
Sai Kung	西貢	519	539	2 353	480	52	2 018	356	15	166	2 607	1 300	2 636	4 833
Outlying Islands	離島	783	447	1 314	1 030	101	237	21	196	46	601	835	421	1 439
NEW TERRITORIES	**新界**	**13 993**	**16 439**	**23 318**	**14 761**	**687**	**8 654**	**3 726**	**814**	**307**	**14 188**	**16 540**	**18 333**	**23 636**
OVERALL	**全港**	**26 222**	**27 673**	**34 173**	**22 621**	**2 552**	**10 500**	**5 112**	**1 194**	**517**	**19 875**	**26 113 ***	**21 961**	**33 256**

* Apparent error due to rounding.

* 由於以四捨五入計算，所以表面上看來出現誤差。

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

(No. of units 單位數目)

District	地區	[1997] A	B	C	D	E	All Classes 所有類別	[1998] A	B	C	D	E	All Classes 所有類別
West	西區	236	59	-	-	-	295	87	54	-	-	-	141
Sheung Wan	上環	-	48	-	-	-	48	339	-	-	-	-	339
Central	中區	88	-	-	-	-	88	78	4	-	-	-	82
Wan Chai	灣仔	37	22	-	-	-	59	-	-	-	-	-	-
Mid-levels	半山區	80	85	85	91	71	412	132	581	352	199	122	1 386
Peak	山頂	-	-	-	-	9	9	-	-	7	27	70	104
Causeway Bay	銅鑼灣	64	92	-	1	1	158	-	-	2	54	40	96
North Point	北角	-	39	170	5	-	214	96	100	-	-	-	196
Shau Kei Wan	筲箕灣	22	97	1	-	-	120	180	170	-	-	-	350
Aberdeen	香港仔	54	-	-	-	-	54	-	240	-	-	-	240
South	南區	-	-	24	58	88	170	-	-	6	40	92	138
HONG KONG	**港島**	**581**	**442**	**280**	**155**	**169**	**1 627**	**912**	**1 149**	**367**	**320**	**324**	**3 072**
Tsim Sha Tsui	尖沙咀	5	-	114	76	-	195	28	234	169	150	-	581
Yau Ma Tei	油麻地	252	-	-	-	-	252	36	-	-	-	-	36
Mong Kok	旺角	46	-	2	-	-	48	26	44	-	-	-	70
Hung Hom	紅磡	112	33	741	-	-	886	268	214	1 832	-	-	2 314
Ho Man Tin	何文田	14	-	3	9	1	27	94	482	382	15	-	973
KOWLOON	**九龍**	**429**	**33**	**860**	**85**	**1**	**1 408**	**452**	**974**	**2 383**	**165**	**-**	**3 974**
Cheung Sha Wan	長沙灣	164	58	-	-	-	222	310	42	30	75	18	475
Shek Kip Mei	石硤尾	8	154	137	29	19	347	-	85	-	139	86	310
Kowloon Tong	九龍塘	-	-	-	-	14	14	5	11	-	1	36	53
Wong Tai Sin	黃大仙	10	-	-	-	-	10	10	1 624	60	-	-	1 694
Kwun Tong	觀塘	-	-	-	-	-	-	-	22	20	-	-	42
NEW KOWLOON	**新九龍**	**182**	**212**	**137**	**29**	**33**	**593**	**325**	**1 784**	**110**	**215**	**140**	**2 574**
Tsuen Wan	荃灣	-	3 387	355	151	-	3 893	785	2 913	990	80	4	4 772
Tuen Mun	屯門	-	1 467	-	4	12	1 483	-	2 769	118	6	2	2 895
Yuen Long	元朗	2	4 885	432	50	-	5 369	160	2 024	88	-	1	2 273
North	北區	8	453	25	45	-	531	-	2 100	4	-	5	2 109
Tai Po	大埔	21	1 642	424	486	48	2 621	95	1 122	582	354	105	2 258
Sha Tin	沙田	-	867	478	14	20	1 379	-	1 393	1 499	99	66	3 057
Sai Kung	西貢	8	2 486	18	105	19	2 636	-	4 086	672	-	75	4 833
Outlying Islands	離島	64	331	26	-	-	421	32	1 261	94	52	-	1 439
NEW TERRITORIES	**新界**	**103**	**15 518**	**1 758**	**855**	**99**	**18 333**	**1 072**	**17 668**	**4 047**	**591**	**258**	**23 636**
OVERALL	**全港**	**1 295**	**16 205**	**3 035**	**1 124**	**302**	**21 961**	**2 761**	**21 575**	**6 907**	**1 291**	**722**	**33 256**

TABLE 表 9

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

(No. of units 單位數目)

District	地區	1992	1993	1994	1995	1996	As a % of year end stock 佔年底總存量的百分率
West	西區	692	1 371	903	992	489	1.2
Sheung Wan	上環	43	309	608	435	538	4.2
Central	中區	106	198	381	215	122	2.7
Wan Chai	灣仔	799	557	1 305	758	513	1.8
Mid-levels	半山區	972	1 865	2 136	1 377	903	3.1
Peak	山頂	164	128	5	58	83	3.6
Causeway Bay	銅鑼灣	2 769	573	268	694	605	2.2
North Point	北角	1 280	894	1 156	983	1 044	1.2
Shau Kei Wan	筲箕灣	352	166	138	55	299	1.0
Aberdeen	香港仔	2 694	3 419	1 372	845	327	1.3
South	南區	528	325	404	290	282	3.6
HONG KONG	**港島**	**10 399**	**9 805**	**8 676**	**6 702**	**5 205**	**1.8**
Tsim Sha Tsui	尖沙咀	300	200	196	330	389	2.4
Yau Ma Tei	油麻地	598	492	499	998	1 244	3.7
Mong Kok	旺角	826	289	89	145	676	1.9
Hung Hom	紅磡	728	728	611	1 079	576	1.1
Ho Man Tin	何文田	641	134	274	678	524	3.3
KOWLOON	**九龍**	**3 093**	**1 843**	**1 669**	**3 230**	**3 409**	**2.2**
Cheung Sha Wan	長沙灣	928	959	779	885	1 446	2.7
Shek Kip Mei	石硤尾	1 075	173	164	273	116	2.0
Kowloon Tong	九龍塘	295	134	80	57	92	1.4
Wong Tai Sin	黃大仙	218	177	230	290	699	3.9
Kwun Tong	觀塘	2 710	476	1 820	817	542	1.2
NEW KOWLOON	**新九龍**	**5 226**	**1 919**	**3 073**	**2 322**	**2 895**	**2.2**
Tsuen Wan	荃灣	3 921	1 423	1 824	1 957	894	1.1
Tuen Mun	屯門	2 415	3 303	4 524	2 458	1 399	3.2
Yuen Long	元朗	4 346	7 225	6 456	6 685	7 386	13.8
North	北區	1 537	3 381	2 962	5 084	2 606	11.2
Tai Po	大埔	1 212	382	1 296	1 165	1 549	5.3
Sha Tin	沙田	285	1 364	6 490	4 907	4 477	7.6
Sai Kung	西貢	719	498	1 917	919	2 780	14.9
Outlying Islands	離島	916	1 104	1 825	773	1 449	5.9
NEW TERRITORIES	**新界**	**15 351**	**18 680**	**27 294**	**23 948**	**22 540**	**6.8**
OVERALL	**全港**	**34 069**	**32 247**	**40 712**	**36 202**	**34 049**	**3.7**

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

Year 年	In buildings completed during the year 年內落成樓宇			In all other buildings 其餘所有樓宇			Overall Vacancy 整體空置量	
	Total no. of units 單位總數	No. vacant 空置數目	% vacant 空置百分率	Total no. of units 單位總數	No. vacant 空置數目	% vacant 空置百分率	No. vacant 空置數目	% of total stock 佔總存量的百分率
1992	26 222	16 033	61.1	778 851	18 036	2.3	34 069	4.2
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

PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS
私人住宅 - 各類單位落成後使用方式

Class 類別	Area	區域	No. of units valued in 1996 and reported as wholly occupied 於 1996 年評估差餉時申報為已入住的單位數目	Owner occupied 業主自住 No. of units 單位數目	Owner occupied 業主自住 % 百分率	Let 出租 No. of units 單位數目	Let 出租 % 百分率
A	Hong Kong	港島	1 133	705	62.2	428	37.8
	Kowloon	九龍	159	119	74.8	40	25.2
	New Kowloon	新九龍	212	185	87.3	27	12.7
	New Territories	新界	3 477	2 596	74.7	881	25.3
	OVERALL	全港	4 981	3 605	72.4	1 376	27.6
B	Hong Kong	港島	2 787	1 723	61.8	1 064	38.2
	Kowloon	九龍	570	406	71.2	164	28.8
	New Kowloon	新九龍	840	562	66.9	278	33.1
	New Territories	新界	6 471	5 246	81.1	1 225	18.9
	OVERALL	全港	10 668	7 937	74.4	2 731	25.6
C	Hong Kong	港島	1 132	480	42.4	652	57.6
	Kowloon	九龍	78	30	38.5	48	61.5
	New Kowloon	新九龍	6	3	50.0	3	50.0
	New Territories	新界	1 507	1 211	80.4	296	19.6
	OVERALL	全港	2 723	1 724	63.3	999	36.7
D	Hong Kong	港島	217	60	27.6	157	72.4
	Kowloon	九龍	17	12	70.6	5	29.4
	New Kowloon	新九龍	-	-	-	-	-
	New Territories	新界	878	701	79.8	177	20.2
	OVERALL	全港	1 112	773	69.5	339	30.5
E	Hong Kong	港島	107	21	19.6	86	80.4
	Kowloon	九龍	2	-	-	2	100.0
	New Kowloon	新九龍	4	4	100.0	-	-
	New Territories	新界	210	185	88.1	25	11.9
	OVERALL	全港	323	210	65.0	113	35.0
All Classes 所有類別	Hong Kong	港島	5 376	2 989	55.6	2 387	44.4
	Kowloon	九龍	826	567	68.6	259	31.4
	New Kowloon	新九龍	1 062	754	71.0	308	29.0
	New Territories	新界	12 543	9 939	79.2	2 604	20.8
	OVERALL	全港	19 807	14 249	71.9	5 558	28.1

TABLE 表 12

PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

私人住宅 -各類單位平均租金

($/m^2 per month 每平方米月租)

Class 類別	Area	區域	1995					1996				
			1st Quarter 第一季	2nd Quarter 第二季	3rd Quarter 第三季	4th Quarter 第四季	Whole Year 全年	1st Quarter 第一季	2nd Quarter 第二季	3rd * Quarter 第三季	4th * Quarter 第四季	Whole * Year 全年
A	Hong Kong	港島	237.5	239.2	242.4	220.6	235.6	227.7	232.2	228.5	229.4	229.6
	Kowloon	九龍	238.4	243.0	237.3	221.3	235.9	216.0	200.6	200.4	197.4	203.2
	New Kowloon	新九龍	183.2	187.9	192.1	183.2	186.9	172.7	183.7	188.4	178.5	182.5
	New Territories	新界	151.4	147.7	143.9	141.9	147.1	136.3	141.4	143.1	140.9	141.1
B	Hong Kong	港島	251.0	255.3	250.8	233.6	248.4	240.4	238.4	246.7	237.9	241.3
	Kowloon	九龍	201.6	215.5	241.5	206.5	218.4	181.1	169.8	167.6	163.2	170.9
	New Kowloon	新九龍	201.3	204.2	186.9	188.9	197.1	171.8	173.0	186.0	186.5	178.4
	New Territories	新界	150.4	145.4	134.4	134.8	142.5	130.5	120.5	132.7	145.0	128.5
C	Hong Kong	港島	334.4	304.8	307.8	306.1	313.6	300.6	303.7	298.3	273.9	297.7
	Kowloon	九龍	244.0	232.8	264.9	225.1	243.1	208.0	192.3	215.4	198.4	203.1
	New Kowloon	新九龍	(260.2)	208.0	(244.3)	195.0	222.9	(225.5)	169.6	203.5	(169.4)	193.2
	New Territories	新界	172.8	200.7	178.2	178.4	185.8	191.3	167.5	145.1	(160.9)	167.9
D	Hong Kong	港島	389.6	381.1	363.9	331.1	369.6	365.5	359.6	358.3	342.8	358.6
	Kowloon	九龍	243.8	288.5	265.3	233.2	256.7	(205.6)	186.6	228.7	(237.9)	214.2
	New Kowloon	新九龍	253.1	(261.7)	(237.6)	(245.3)	249.8	(235.9)	(223.6)	(236.6)	(224.5)	229.9
	New Territories	新界	277.5	220.9	225.3	248.2	240.3	235.6	220.9	202.3	(208.3)	218.5
E	Hong Kong	港島	429.1	405.4	393.8	358.3	396.4	360.5	375.1	387.9	370.6	375.6
	Kowloon	九龍	(270.4)	(254.9)	(236.3)	(254.9)	255.0	(234.3)	226.9	(224.5)	(235.8)	229.7
	New Kowloon	新九龍	(261.6)	(214.6)	(200.1)	(199.7)	(224.7)	(184.0)	(146.7)	(185.7)	(209.7)	(185.9)
	New Territories	新界	266.1	245.9	221.4	226.0	240.0	203.6	206.9	203.4	(183.4)	202.1

* Provisional

( ) Indicates fewer than 20 transactions

* 臨時數字

( ) 表示少於20宗交易

TABLE 表 13

PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

私人住宅 － 各類單位平均售價

($/m² 每平方米售價)

Class 類別	Area	區域	1995 1st Quarter 第一季	1995 2nd Quarter 第二季	1995 3rd Quarter 第三季	1995 4th Quarter 第四季	1995 Whole Year 全年	1996 1st Quarter 第一季	1996 2nd * Quarter 第二季	1996 3rd * Quarter 第三季	1996 4th * Quarter 第四季	1996 Whole * Year 全年
A	Hong Kong	港島	51 536	51 302	47 525	46 990	49 324	48 676	50 757	51 823	55 346	51 891
	Kowloon	九龍	42 653	43 322	39 093	40 053	41 369	41 821	42 819	42 867	45 932	43 496
	New Kowloon	新九龍	41 574	39 839	38 371	38 713	39 629	39 708	41 855	42 894	46 123	42 725
	New Territories	新界	40 920	39 641	37 561	37 386	38 883	39 046	39 788	40 810	44 903	41 175
B	Hong Kong	港島	58 970	58 339	54 369	53 360	56 066	56 648	58 993	61 310	67 195	61 321
	Kowloon	九龍	42 853	38 785	36 041	40 445	39 609	40 221	40 529	42 165	46 055	42 416
	New Kowloon	新九龍	49 672	46 062	43 936	45 020	46 166	52 321	49 814	50 358	56 026	52 014
	New Territories	新界	41 496	40 428	38 291	37 834	39 424	39 788	41 653	42 085	47 402	42 657
C	Hong Kong	港島	64 974	66 408	62 957	61 723	63 740	65 905	69 907	71 092	81 691	72 644
	Kowloon	九龍	52 257	49 791	48 897	47 982	49 584	52 610	53 863	53 161	56 201	54 090
	New Kowloon	新九龍	51 695	48 793	44 013	48 447	48 274	50 220	48 525	54 609	61 050	53 580
	New Territories	新界	40 754	41 910	38 613	38 105	39 713	40 874	42 431	43 734	51 553	44 720
D	Hong Kong	港島	68 785	68 846	64 373	67 364	67 433	70 292	74 320	79 550	91 676	79 933
	Kowloon	九龍	47 479	50 647	44 093	45 032	47 376	50 830	52 670	52 232	55 117	52 678
	New Kowloon	新九龍	55 861	61 662	54 395	54 845	56 909	57 518	58 299	59 102	64 618	59 886
	New Territories	新界	49 205	49 386	43 891	48 339	47 929	51 575	45 175	55 438	62 839	52 759
E	Hong Kong	港島	81 503	76 983	71 526	69 120	74 031	78 030	86 596	85 361	107 574	91 676
	Kowloon	九龍	(52 426)	(68 027)	(70 978)	(61 623)	65 824	(65 402)	(73 218)	(70 459)	(99 231)	75 064
	New Kowloon	新九龍	(65 956)	(69 910)	(59 141)	(56 987)	62 785	(71 390)	(81 699)	(84 400)	(89 459)	82 545
	New Territories	新界	56 574	54 974	50 033	52 080	53 362	54 576	54 673	55 504	66 562	57 976

* Provisional

( ) Indicates fewer than 20 transactions

* 臨時數字

( ) 表示少於20宗交易

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

Year / Quarter 年份 / 季度		A	B	C	D	E	A, B & C	D & E	All Classes 所有類別
1987		68	67	68	68	71	67	69	68
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	180	177	179	169	178	171
1993	1	137	132	143	134	125	136	129	134
	2	138	135	145	139	129	138	134	137
	3	140	143	150	145	136	143	140	142
	4	146	149	154	148	140	149	144	147
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 *	167	172	183	178	182	171	180	173
	4 *	167	175	181	183	184	173	183	175

* Provisional

* 臨時數字

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

Year / Quarter 年份 / 季度		A	B	C	A, B & C	D & E	All Classes 所有類別
1987		66	64	63	65	65	65
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 *		268	309	333	294	352	297
1993	1	208	220	233	216	216	216
	2	221	238	250	232	238	232
	3	232	259	277	249	262	250
	4	231	259	282	249	282	251
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	301	326	287	340	290
	3 *	273	312	335	298	352	301
	4 *	285	332	366	315	398	320

* Provisional

* 臨時數字

PRIVATE DOMESTIC (SELECTED POPULAR DEVELOPMENTS) - MONTHLY PRICE INDICES

私人住宅(較受歡迎屋苑)-每月售價指數

(1995 = 100)

Year / Month 年 / 月		Small & Medium 中小型單位 Urban 市區	Small & Medium 中小型單位 N.T. 新界	Small & Medium 中小型單位 All 全港	Large 大型單位 Urban 市區	Large 大型單位 N.T. 新界	Large 大型單位 All 全港	Overall 整體 Urban 市區	Overall 整體 N.T. 新界	Overall 整體 All 全港
1993	1	74.8	83.2	78.4	66.9	72.4	68.5	74.1	82.6	77.6
	4	79.2	84.6	81.4	71.1	76.1	72.5	78.4	84.1	80.8
	7	91.7	94.3	92.8	81.7	85.2	82.7	90.7	93.7	91.9
	10	92.3	93.9	92.9	88.0	85.0	87.1	91.9	93.4	92.5
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
	2	102.3	103.2	102.7	101.0	102.0	101.2	102.2	103.2	102.7
	3	107.1	105.9	106.5	103.8	108.6	104.9	106.8	106.0	106.4
	4	108.3	106.5	107.4	106.6	106.0	106.5	108.1	106.5	107.4
	5	106.4	104.6	105.5	106.2	103.7	105.6	106.4	104.6	105.6
	6	102.4	102.1	102.3	102.4	102.4	102.4	102.4	102.1	102.3
	7	98.9	99.6	99.2	99.4	103.3	100.3	98.9	99.7	99.3
	8	96.3	97.3	96.8	97.4	97.1	97.3	96.4	97.3	96.8
	9	93.1	94.5	93.8	98.9	93.4	97.6	93.7	94.5	94.1
	10	91.6	93.4	92.5	94.4	94.7	94.5	91.9	93.4	92.6
	11	94.3	94.8	94.5	93.3	95.3	93.8	94.2	94.8	94.5
	12	95.5	95.6	95.5	97.8	93.5	96.8	95.7	95.5	95.6
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	116.1	117.8	133.4	125.3	131.5	120.8	116.4	118.8
	12 *	126.4	120.7	123.7	143.5	131.9	140.8	128.1	121.1	124.9

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

* 臨時數字
技術附註第 14 段對「較受歡迎屋苑」有詳細說明。

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

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

(No. of units 單位數目)

District	地區	Stock (at year end) 1996 年底總存量 NR*	R#	Total 合計	Completions 落成量 1996	Forecast Completions 預測落成量 [1997]	[1998]
North Point	北角	-	2 182	2 182	-	-	-
Shau Kei Wan	筲箕灣	5 641	12 792	18 433	-	3 711	353
Aberdeen	香港仔	1 320	4 402	5 722	-	700	-
South	南區	-	360	360	-	-	-
HONG KONG	**港島**	**6 961**	**19 736**	**26 697**	**-**	**4 411**	**353**
Yau Ma Tei	油麻地	-	-	-	-	-	3 910
Ho Man Tin	何文田	1 800	-	1 800	-	-	-
KOWLOON	**九龍**	**1 800**	**-**	**1 800**	**-**	**-**	**3 910**
Cheung Sha Wan	長沙灣	1 664	1 050	2 714	-	-	-
Shek Kip Mei	石硤尾	-	390	390	-	-	-
Wong Tai Sin	黃大仙	4 983	11 952	16 935	-	3 762	240
Kwun Tong	觀塘	13 201	10 328	23 529	656	4 864	350
NEW KOWLOON	**新九龍**	**19 848**	**23 720**	**43 568**	**656**	**8 626**	**590**
Tsuen Wan	荃灣	2 916	8 187	11 103	-	-	-
Tuen Mun	屯門	14 797	18 379	33 176 +	-	-	4 900
Yuen Long	元朗	-	3 040	3 040	-	-	-
North	北區	3 360	13 801	17 161	3 174	-	-
Tai Po	大埔	6 863	10 038	16 901 +	-	-	-
Sha Tin	沙田	12 599	27 446	40 045	3 764	1 824	-
Sai Kung	西貢	-	17 521	17 521	2 583	-	8 216
Outlying Islands	離島	-	147	147	148	2 640	96
NEW TERRITORIES	**新界**	**40 535**	**98 559**	**139 094 +**	**9 669**	**4 464**	**13 212**
OVERALL	**全港**	**69 144**	**142 015**	**211 159 +**	**10 325**	**17 501**	**18 065**

* 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

* 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

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

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

(No. of units 單位數目)

District	地區	Stock (at year end) 1996 年底總存量 — Urban Improvement Scheme 市區改善計劃 NR*	Urban Improvement Scheme 市區改善計劃 R#	Flat-for-Sale Scheme 住宅發售計劃 NR*	Flat-for-Sale Scheme 住宅發售計劃 R#	Sandwich Class Housing Scheme 夾心階層住屋計劃 NR*	Sandwich Class Housing Scheme 夾心階層住屋計劃 R#	Overall 合計	Completions 落成量 1996	Forecast Completions 預測落成量 [1997]	Forecast Completions 預測落成量 [1998]
West	西區	1 222	129	-	-	-	-	1 351	-	-	-
Sheung Wan	上環	390	75	-	-	-	-	465	-	-	536
Central	中區	10	-	-	-	-	-	10	-	-	-
Wan Chai	灣仔	207	-	-	-	-	-	207	-	-	-
Causeway Bay	銅鑼灣	202	190	-	-	-	-	392	-	-	-
North Point	北角	-	-	-	400	-	-	400	-	648	-
Shau Kei Wan	筲箕灣	10	-	-	-	-	-	10	-	-	-
Aberdeen	香港仔	160	17	-	-	-	-	177	-	-	992
HONG KONG	**港島**	**2 201**	**411**	**-**	**400**	**-**	**-**	**3 012**	**-**	**648**	**1 528**
Yau Ma Tei	油麻地	718	183	-	-	-	-	901	-	-	-
Mong Kok	旺角	553	31	-	-	-	-	584	-	-	-
Hung Hom	紅磡	-	-	-	892	-	-	892	-	900	-
Ho Man Tin	何文田	-	-	-	-	-	-	-	-	-	712
KOWLOON	**九龍**	**1 271**	**214**	**-**	**892**	**-**	**-**	**2 377**	**-**	**900**	**712**
Cheung Sha Wan	長沙灣	20	-	-	-	-	-	20	-	-	-
Shek Kip Mei	石硤尾	-	-	-	728	-	-	728	-	-	-
Wong Tai Sin	黃大仙	-	-	-	-	-	-	-	-	784	798
NEW KOWLOON	**新九龍**	**20**	**-**	**-**	**728**	**-**	**-**	**748**	**-**	**784**	**798**
Tsuen Wan	荃灣	-	-	-	2 654	-	1 024	3 678	400	-	1 876
Sha Tin	沙田	-	-	-	-	-	-	-	-	882	508
Sai Kung	西貢	-	-	-	-	-	-	-	-	2 630	3 756
NEW TERRITORIES	**新界**	**-**	**-**	**-**	**2 654**	**-**	**1 024**	**3 678**	**400**	**3 512**	**6 140**
OVERALL	**全港**	**3 492**	**625**	**-**	**4 674**	**-**	**1 024**	**9 815**	**400**	**5 844**	**9 178**

* NR : Not subject to restriction on transfer of ownership.
\# R : Subject to restriction on transfer of ownership.
Source : Housing Society

* 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

TABLE 表 19

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

住宅 － 公共租住屋邨
各區總存量、落成量及預測落成量

(No. of units 單位數目)

District	地區	HOUSING AUTHORITY 房屋委員會 Stock (at year end) 年底總存量 1996	Completions 落成量 1996	Forecast Completions 預測落成量 [1997]	[1998]	HOUSING SOCIETY 房屋協會 Stock (at year end) 年底總存量 1996	Completions 落成量 1996	Forecast Completions 預測落成量 [1997]	[1998]
West	西區	638	-	-	-	2 073	-	-	-
Causeway Bay	銅鑼灣	-	-	-	-	2 677	-	-	-
North Point	北角	2 623	-	-	-	2 058	-	-	-
Shau Kei Wan	筲箕灣	31 216	2 043	577	1 234	3 167	-	-	-
Aberdeen	香港仔	34 616	-	3 609	-	1 175	-	-	-
South	南區	658	-	-	-	-	-	-	-
HONG KONG	**港島**	**69 751**	**2 043**	**4 186**	**1 234**	**11 150**	-	-	-
Yau Ma Tei	油麻地	-	-	-	-	673	-	-	-
Hung Hom	紅磡	645	-	-	-	5 352	-	-	-
Ho Man Tin	何文田	15 549	-	-	1 441	1 027	-	-	-
KOWLOON	**九龍**	**16 194**	-	-	**1 441**	**7 052**	-	-	-
Cheung Sha Wan	長沙灣	11 395	-	197	-	-	-	-	-
Shek Kip Mei	石硤尾	30 738	-	985	-	-	-	-	-
Wong Tai Sin	黃大仙	83 623	3 606	502	1 164	716	-	-	-
Kwun Tong	觀塘	109 711	6 304	7 667	-	4 921	-	-	-
NEW KOWLOON	**新九龍**	**235 467**	**9 910**	**9 351**	**1 164**	**5 637**	-	-	-
Tsuen Wan	荃灣	104 788	2 415	5 221	3 700	4 769	269	-	-
Tuen Mun	屯門	57 993	-	-	-	-	-	-	-
Yuen Long	元朗	30 388	-	4 157	259	-	-	-	-
North	北區	26 692	145	-	-	662	-	-	-
Tai Po	大埔	32 383	-	-	-	-	-	-	-
Sha Tin	沙田	67 756	787	737	530	3 725	-	-	-
Sai Kung	西貢	21 275	1 563	-	7 092	1 272	971	234	-
Outlying Islands	離島	1 925	255	1 664	308	-	-	-	-
NEW TERRITORIES	**新界**	**343 200**	**5 165**	**11 779**	**11 889**	**10 428**	**1 240**	**234**	-
OVERALL	**全港**	**664 612**	**17 118**	**25 316**	**15 728**	**34 267**	**1 240**	**234**	-

Source : Housing Department and Housing Society

資料來源 : 房屋署及房屋協會

GOVERNMENT OWNED QUARTERS

STOCK AND FORECAST COMPLETIONS BY CLASS

政府所擁有的宿舍

各類單位總存量及預測落成量

(No. of units 單位數目)

Class 類別	Stock (at year end) 1996 年底總存量 Hong Kong 港島	Kowloon 九龍	New Kowloon 新九龍	New Territories 新界	Total 全港	Forecast Completions 預測落成量 [1997]	[1998]
A	2 757	1 863	2 010	3 768	10 398	-	-
B	1 704	361	2 222	4 749	9 036	326	-
C	222	24	352	592	1 190	978	-
D	520	220	226	494	1 460	-	-
E	1 534	193	264	254	2 245	-	-
All Classes 所有類別	6 737	2 661	5 074	9 857	24 329	1 304	-

Stock figures include acquisitions from the private sector since 1 April 1984 and units which have been passed from the Military Estates to the Hong Kong 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

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

TABLE 表 21

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

(m^2 平方米)

District	地區	Stock (at year end) 1996 年底總存量				Amount vacant (at year end) 1996 年底空置量				% vacant 空置百分率			
		A 甲級	B 乙級	C 丙級	Total 總數	A 甲級	B 乙級	C 丙級	Total 總數	A 甲級	B 乙級	C 丙級	Total 總數
West	西區	35 700	43 100	13 100	91 900	8 200	12 400	2 500	23 100	23.0	28.8	19.1	25.1
Sheung Wan	上環	104 000	324 600	371 700	800 300	10 100	56 500	63 500	130 100	9.7	17.4	17.1	16.3
Central	中區	1 218 600	334 800	149 900	1 703 300	64 700	37 100	14 500	116 300	5.3	11.1	9.7	6.8
Wan Chai	灣仔	751 600	360 000	183 200	1 294 800	30 800	48 200	28 900	107 900	4.1	13.4	15.8	8.3
Causeway Bay	銅鑼灣	246 600	80 300	47 700	374 600	6 500	15 100	4 500	26 100	2.6	18.8	9.4	7.0
North Point	北角	345 500	68 100	38 800	452 400	6 400	3 700	7 000	17 100	1.9	5.4	18.0	3.8
Shau Kei Wan	筲箕灣	12 700	11 500	18 200	42 400	12 700	1 700	4 200	18 600	100.0	14.8	23.1	43.9
Aberdeen	香港仔	32 000	4 500	8 000	44 500	25 100	200	5 100	30 400	78.4	4.4	63.8	68.3
HONG KONG	**港島**	**2 746 700**	**1 226 900**	**830 600**	**4 804 200**	**164 500**	**174 900**	**130 200**	**469 600**	**6.0**	**14.3**	**15.7**	**9.8**
Tsim Sha Tsui	尖沙咀	746 900	249 100	191 400	1 187 400	50 600	31 300	20 900	102 800	6.8	12.6	10.9	8.7
Yau Ma Tei	油麻地	16 100	145 600	159 700	321 400	900	20 000	41 000	61 900	5.6	13.7	25.7	19.3
Mong Kok	旺角	37 600	62 600	47 900	148 100	3 300	11 900	5 900	21 100	8.8	19.0	12.3	14.2
Hung Hom	紅磡	130 300	8 100	17 300	155 700	4 100	8 100	3 800	16 000	3.1	100.0	22.0	10.3
Ho Man Tin	何文田	20 900	5 800	-	26 700	9 900	-	-	9 900	47.4	-	-	37.1
KOWLOON	**九龍**	**951 800**	**471 200**	**416 300**	**1 839 300**	**68 800**	**71 300**	**71 600**	**211 700**	**7.2**	**15.1**	**17.2**	**11.5**
Cheung Sha Wan	長沙灣	57 200	12 700	37 200	107 100	2 700	5 200	2 900	10 800	4.7	40.9	7.8	10.1
Shek Kip Mei	石硤尾	17 400	22 300	-	39 700	-	2 900	-	2 900	-	13.0	-	7.3
Kowloon Tong	九龍塘	-	2 000	-	2 000	-	1 300	-	1 300	-	65.0	-	65.0
Wong Tai Sin	黃大仙	62 100	-	6 900	69 000	-	-	500	500	-	-	7.2	0.7
Kwun Tong	觀塘	199 400	5 600	1 800	206 800	65 400	600	-	66 000	32.8	10.7	-	31.9
NEW KOWLOON	**新九龍**	**336 100**	**42 600**	**45 900**	**424 600**	**68 100**	**10 000**	**3 400**	**81 500**	**20.3**	**23.5**	**7.4**	**19.2**
Tsuen Wan	荃灣	134 200	21 100	1 000	156 300	25 800	5 700	100	31 600	19.2	27.0	10.0	20.2
Tuen Mun	屯門	-	-	8 400	8 400	-	-	1 000	1 000	-	-	11.9	11.9
Yuen Long	元朗	-	10 000	13 100	23 100	-	700	1 400	2 100	-	7.0	10.7	9.1
North	北區	27 200	500	-	27 700	15 300	-	-	15 300	56.3	-	-	55.2
Tai Po	大埔	-	5 200	600	5 800	-	200	-	200	-	3.8	-	3.4
Sha Tin	沙田	78 900	17 500	1 800	98 200	11 000	-	-	11 000	13.9	-	-	11.2
NEW TERRITORIES	**新界**	**240 300**	**54 300**	**24 900**	**319 500**	**52 100**	**6 600**	**2 500**	**61 200**	**21.7**	**12.2**	**10.0**	**19.2**
OVERALL	**全港**	**4 274 900**	**1 795 000**	**1 317 700**	**7 387 600**	**353 500**	**262 800**	**207 700**	**824 000**	**8.3**	**14.6**	**15.8**	**11.2**

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1996 vacancy.

請參閱技術附註第10.3 段所述統計1996 年空置量的方法。

TABLE 表 22

PRIVATE OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

私人寫字樓 － 各區總存量、落成量及空置量

(m^2 平方米)

District	地區	Stock (at year end) 1995 年底總存量	Completions 1996 落成量	Completions as a % of 1995 stock 落成量佔 1995 年總存量的百分率	Stock (at year end) 1996 年底總存量	Amount vacant (at year end) 1996 年底空置量	% vacant 空置百分率
West	西區	81 700	10 200	12.5	91 900	23 100	25.1
Sheung Wan	上環	772 600	29 800	3.9	800 300	130 100	16.3
Central	中區	1 682 500	25 200	1.5	1 703 300	116 300	6.8
Wan Chai	灣仔	1 260 400	41 700	3.3	1 294 800	107 900	8.3
Causeway Bay	銅鑼灣	362 400	12 200	3.4	374 600	26 100	7.0
North Point	北角	448 600	3 800	0.8	452 400	17 100	3.8
Shau Kei Wan	筲箕灣	29 700	12 700	42.8	42 400	18 600	43.9
Aberdeen	香港仔	39 900	4 600	11.5	44 500	30 400	68.3
HONG KONG	**港島**	**4 677 800**	**140 200**	**3.0**	**4 804 200**	**469 600**	**9.8**
Tsim Sha Tsui	尖沙咀	1 176 900	10 500	0.9	1 187 400	102 800	8.7
Yau Ma Tei	油麻地	300 900	20 500	6.8	321 400	61 900	19.3
Mong Kok	旺角	149 200	1 900	1.3	148 100	21 100	14.2
Hung Hom	紅磡	147 600	8 100	5.5	155 700	16 000	10.3
Ho Man Tin	何文田	5 800	20 900	360.3	26 700	9 900	37.1
KOWLOON	**九龍**	**1 780 400**	**61 900**	**3.5**	**1 839 300**	**211 700**	**11.5**
Cheung Sha Wan	長沙灣	105 700	1 400	1.3	107 100	10 800	10.1
Shek Kip Mei	石硤尾	37 100	2 600	7.0	39 700	2 900	7.3
Kowloon Tong	九龍塘	2 000	-	-	2 000	1 300	65.0
Wong Tai Sin	黃大仙	69 000	-	-	69 000	500	0.7
Kwun Tong	觀塘	159 200	47 600	29.9	206 800	66 000	31.9
NEW KOWLOON	**新九龍**	**373 000**	**51 600**	**13.8**	**424 600**	**81 500**	**19.2**
Tsuen Wan	荃灣	141 300	15 000	10.6	156 300	31 600	20.2
Tuen Mun	屯門	8 400	-	-	8 400	1 000	11.9
Yuen Long	元朗	23 100	-	-	23 100	2 100	9.1
North	北區	27 700	-	-	27 700	15 300	55.2
Tai Po	大埔	5 800	-	-	5 800	200	3.4
Sha Tin	沙田	98 200	-	-	98 200	11 000	11.2
NEW TERRITORIES	**新界**	**304 500**	**15 000**	**4.9**	**319 500**	**61 200**	**19.2**
OVERALL	**全港**	**7 135 700**	**268 700**	**3.8**	**7 387 600**	**824 000**	**11.2**

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1996 vacancy.

請參閱技術附註第10.3 段所述統計1996 年空置量的方法。

PRIVATE OFFICE - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

私人寫字樓 － 各級別拆卸量、落成量及總存量

(m² 平方米)

Year 年	Area 區域		Demolition 拆卸量 A 甲級	B 乙級	C 丙級	Total 總數	Completions 落成量 A 甲級	B 乙級	C 丙級	Total 總數	Stock (at year end) 年底總存量 A 甲級	B 乙級	C 丙級	Total 總數
1992	Hong Kong	港島	-	4 000	3 300	7 300	252 700	86 800	46 300	385 800	2 383 200	1 071 600	758 600	4 213 400
	Kowloon	九龍	-	-	-	-	-	13 400	22 000	35 400	713 000	302 900	361 500	1 377 400
	New Kowloon	新九龍	-	-	-	-	48 600	41 400	-	90 000	170 000	97 600	40 800	308 400
	New Territories	新界	-	-	-	-	38 400	-	15 000	53 400	124 000	36 000	39 900	199 900
	OVERALL	全港	-	4 000	3 300	7 300	339 700	141 600	83 300	564 600	3 390 200	1 508 100	1 200 800	6 099 100
1993	Hong Kong	港島	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 *
	Kowloon	九龍	-	3 900	1 700	5 600	32 400	36 900	31 700	101 000	693 100 *	391 600 *	389 200 *	1 473 900 *
	New Kowloon	新九龍	-	-	-	-	-	32 300	-	32 300	219 700 *	65 900 *	41 200 *	326 800 *
	New Territories	新界	-	-	-	-	-	15 500	-	15 500	124 400 *	67 000 *	24 900 *	216 300 *
	OVERALL	全港	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	Hong Kong	港島	-	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 *
	Kowloon	九龍	12 700	-	3 500	16 200	141 100	31 600	23 000	195 700	821 200 *	435 100 *	397 600 *	1 653 900 *
	New Kowloon	新九龍	-	-	-	-	39 100	-	3 000	42 100	290 800 *	40 300 *	44 200 *	375 300 *
	New Territories	新界	-	-	-	-	26 100	-	-	26 100	158 000 *	52 500 *	24 900 *	235 400 *
	OVERALL	全港	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	Hong Kong	港島	-	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 *
	Kowloon	九龍	-	1 100	-	1 100	84 000	35 400	10 300	129 700	930 900 *	452 100 *	397 400 *	1 780 400 *
	New Kowloon	新九龍	-	-	-	-	20 800	-	-	20 800	288 500 *	40 000 *	44 500 *	373 000 *
	New Territories	新界	-	-	-	-	68 800	1 000	-	69 800	227 300 *	52 300 *	24 900 *	304 500 *
	OVERALL	全港	-	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	Hong Kong	港島	-	2 600	9 400	12 000	49 000	63 100	28 100	140 200	2 746 700	1 226 900	830 600	4 804 200
	Kowloon	九龍	-	3 000	-	3 000	20 900	22 100	18 900	61 900	951 800	471 200	416 300	1 839 300
	New Kowloon	新九龍	-	-	-	-	47 600	2 600	1 400	51 600	336 100	42 600	45 900	424 600
	New Territories	新界	-	-	-	-	13 000	2 000	-	15 000	240 300	54 300	24 900	319 500
	OVERALL	全港	-	5 600	9 400	15 000	130 500	89 800	48 400	268 700	4 274 900	1 795 000	1 317 700	7 387 600

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

* 總存量已經調整，以配合差餉估價紀錄。

TABLE 表 24

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

(m^2 平方米)

District	地區	1992	1993	1994	1995	1996 A 甲級	1996 B 乙級	1996 C 丙級	1996 Total 總數	Average 平均落成量 1992-1996	Forecast 預測落成量 [1997]	Forecast 預測落成量 [1998]
West	西區	9 600	13 000	5 400	8 900	-	10 200	-	10 200	9 400	3 000	29 200
Sheung Wan	上環	31 800	17 100	57 400	34 400	-	23 400	6 400	29 800	34 100	100 900	122 800
Central	中區	127 900	12 500	24 200	9 400	25 200	-	-	25 200	39 900	53 200	16 000
Wan Chai	灣仔	97 200	106 400	41 400	26 500	11 100	19 400	11 200	41 700	62 600	14 000	57 200
Causeway Bay	銅鑼灣	76 300	24 300	12 600	3 300	-	10 100	2 100	12 200	25 700	62 000	15 400
North Point	北角	43 000	89 100	89 300	10 100	-	-	3 800	3 800	47 100	126 100	167 600
Shau Kei Wan	筲箕灣	-	1 600	7 600	9 600	12 700	-	-	12 700	6 300	-	3 600
Aberdeen	香港仔	-	-	-	32 000	-	-	4 600	4 600	7 300	3 700	-
HONG KONG	**港島**	**385 800**	**264 000**	**237 900**	**134 200**	**49 000**	**63 100**	**28 100**	**140 200**	**232 400**	**362 900**	**411 800**
Tsim Sha Tsui	尖沙咀	13 000	53 000	174 700	12 300	-	7 100	3 400	10 500	52 700	33 900	115 900
Yau Ma Tei	油麻地	17 700	19 200	12 900	11 200	-	6 900	13 600	20 500	16 300	20 100	19 400
Mong Kok	旺角	3 900	4 500	8 100	40 900	-	-	1 900	1 900	11 800	42 600	74 300
Hung Hom	紅磡	800	24 300	-	65 300	-	8 100	-	8 100	19 700	-	9 100
Ho Man Tin	何文田	-	-	-	-	20 900	-	-	20 900	4 200	-	-
KOWLOON	**九龍**	**35 400**	**101 000**	**195 700**	**129 700**	**20 900**	**22 100**	**18 900**	**61 900**	**104 700**	**96 600**	**218 700**
Cheung Sha Wan	長沙灣	-	-	-	-	-	-	1 400	1 400	300	5 800	-
Shek Kip Mei	石硤尾	-	-	17 400	-	-	2 600	-	2 600	4 000	-	12 900
Kowloon Tong	九龍塘	-	-	-	-	-	-	-	-	-	-	-
Wong Tai Sin	黃大仙	-	-	3 000	-	-	-	-	-	600	-	23 000
Kwun Tong	觀塘	90 000	32 300	21 700	20 800	47 600	-	-	47 600	42 500	-	16 200
NEW KOWLOON	**新九龍**	**90 000**	**32 300**	**42 100**	**20 800**	**47 600**	**2 600**	**1 400**	**51 600**	**47 400**	**5 800**	**52 100**
Tsuen Wan	荃灣	53 400	15 500	6 400	1 000	13 000	2 000	-	15 000	18 300	-	10 900
Tuen Mun	屯門	-	-	-	-	-	-	-	-	-	14 700	-
Yuen Long	元朗	-	-	-	-	-	-	-	-	-	4 400	-
North	北區	-	-	-	27 200	-	-	-	-	5 400	-	-
Tai Po	大埔	-	-	-	-	-	-	-	-	-	-	600
Sha Tin	沙田	-	-	19 700	41 600	-	-	-	-	12 300	-	-
NEW TERRITORIES	**新界**	**53 400**	**15 500**	**26 100**	**69 800**	**13 000**	**2 000**	**-**	**15 000**	**36 000**	**19 100**	**11 500**
OVERALL	全港	564 600	412 800	501 800	354 500	130 500	89 800	48 400	268 700	420 500	484 400	694 100

TABLE 表 25

PRIVATE OFFICE - FORECAST COMPLETIONS BY GRADE AND DISTRICT

私人寫字樓 － 各區不同級別預測落成量

(m^2 平方米)

District	地區	[1997] A 甲級	[1997] B 乙級	[1997] C 丙級	[1997] Total 總數	[1998] A 甲級	[1998] B 乙級	[1998] C 丙級	[1998] Total 總數
West	西區	-	-	3 000	3 000	18 400	5 000	5 800	29 200
Sheung Wan	上環	74 100	11 600	15 200	100 900	81 100	28 000	13 700	122 800
Central	中區	45 200	4 800	3 200	53 200	-	3 800	12 200	16 000
Wan Chai	灣仔	-	3 200	10 800	14 000	21 700	25 900	9 600	57 200
Causeway Bay	銅鑼灣	52 300	5 100	4 600	62 000	-	9 700	5 700	15 400
North Point	北角	110 100	5 000	11 000	126 100	145 000	15 100	7 500	167 600
Shau Kei Wan	筲箕灣	-	-	-	-	-	3 600	-	3 600
Aberdeen	香港仔	-	-	3 700	3 700	-	-	-	-
HONG KONG	**港島**	**281 700**	**29 700**	**51 500**	**362 900**	**266 200**	**91 100**	**54 500**	**411 800**
Tsim Sha Tsui	尖沙咀	16 300	8 800	8 800	33 900	101 300	-	14 600	115 900
Yau Ma Tei	油麻地	-	11 700	8 400	20 100	10 500	6 200	2 700	19 400
Mong Kok	旺角	31 300	7 500	3 800	42 600	66 700	4 400	3 200	74 300
Hung Hom	紅磡	-	-	-	-	-	9 100	-	9 100
Ho Man Tin	何文田	-	-	-	-	-	-	-	-
KOWLOON	**九龍**	**47 600**	**28 000**	**21 000**	**96 600**	**178 500**	**19 700**	**20 500**	**218 700**
Cheung Sha Wan	長沙灣	-	3 600	2 200	5 800	-	-	-	-
Shek Kip Mei	石硤尾	-	-	-	-	12 900	-	-	12 900
Kowloon Tong	九龍塘	-	-	-	-	-	-	-	-
Wong Tai Sin	黃大仙	-	-	-	-	23 000	-	-	23 000
Kwun Tong	觀塘	-	-	-	-	16 200	-	-	16 200
NEW KOWLOON	**新九龍**	**-**	**3 600**	**2 200**	**5 800**	**52 100**	**-**	**-**	**52 100**
Tsuen Wan	荃灣	-	-	-	-	-	10 900	-	10 900
Tuen Mun	屯門	14 700	-	-	14 700	-	-	-	-
Yuen Long	元朗	-	4 400	-	4 400	-	-	-	-
North	北區	-	-	-	-	-	-	-	-
Tai Po	大埔	-	-	-	-	-	-	600	600
Sha Tin	沙田	-	-	-	-	-	-	-	-
NEW TERRITORIES	**新界**	**14 700**	**4 400**	**-**	**19 100**	**-**	**10 900**	**600**	**11 500**
OVERALL	**全港**	**344 000**	**65 700**	**74 700**	**484 400**	**496 800**	**121 700**	**75 600**	**694 100**

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

(m^2 平方米)

District	地區	1992	1993	1994	1995	1996 A 甲級	1996 B 乙級	1996 C 丙級	1996 Total 總數	1996 As a % of year end stock 佔年底總存量的百分率
West	西區	9 800	13 800	6 800	11 500	8 200	12 400	2 500	23 100	25.1
Sheung Wan	上環	48 900	42 800	79 800	105 000	10 100	56 500	63 500	130 100	16.3
Central	中區	133 300	72 200	96 800	96 500	64 700	37 100	14 500	116 300	6.8
Wan Chai	灣仔	129 600	84 000	66 800	79 300	30 800	48 200	28 900	107 900	8.3
Causeway Bay	銅鑼灣	74 900	33 400	19 100	15 200	6 500	15 100	4 500	26 100	7.0
North Point	北角	22 400	26 000	102 100	18 600	6 400	3 700	7 000	17 100	3.8
Shau Kei Wan	筲箕灣	400	700	7 100	9 100	12 700	1 700	4 200	18 600	43.9
Aberdeen	香港仔	500	200	400	31 600	25 100	200	5 100	30 400	68.3
HONG KONG	**港島**	**419 800**	**273 100**	**378 900**	**366 800**	**164 500**	**174 900**	**130 200**	**469 600**	**9.8**
Tsim Sha Tsui	尖沙咀	35 800	46 200	151 100	117 300	50 600	31 300	20 900	102 800	8.7
Yau Ma Tei	油麻地	15 000	19 800	25 700	33 700	900	20 000	41 000	61 900	19.3
Mong Kok	旺角	3 800	5 700	15 400	37 000	3 300	11 900	5 900	21 100	14.2
Hung Hom	紅磡	1 300	14 700	6 000	8 600	4 100	8 100	3 800	16 000	10.3
Ho Man Tin	何文田	-	-	-	-	9 900	-	-	9 900	37.1
KOWLOON	**九龍**	**55 900**	**86 400**	**198 200**	**196 600**	**68 800**	**71 300**	**71 600**	**211 700**	**11.5**
Cheung Sha Wan	長沙灣	2 800	900	6 900	11 000	2 700	5 200	2 900	10 800	10.1
Shek Kip Mei	石硤尾	400	-	10 000	400	-	2 900	-	2 900	7.3
Kowloon Tong	九龍塘	-	-	-	-	-	1 300	-	1 300	65.0
Wong Tai Sin	黃大仙	100	100	2 200	1 300	-	-	500	500	0.7
Kwun Tong	觀塘	63 800	36 200	30 400	34 600	65 400	600	-	66 000	31.9
NEW KOWLOON	**新九龍**	**67 100**	**37 200**	**49 500**	**47 300**	**68 100**	**10 000**	**3 400**	**81 500**	**19.2**
Tsuen Wan	荃灣	44 600	30 000	26 300	16 300	25 800	5 700	100	31 600	20.2
Tuen Mun	屯門	-	300	500	400	-	-	1 000	1 000	11.9
Yuen Long	元朗	500	500	300	300	-	700	1 400	2 100	9.1
North	北區	-	100	100	23 700	15 300	-	-	15 300	55.2
Tai Po	大埔	-	600	-	-	-	200	-	200	3.4
Sha Tin	沙田	800	700	19 500	25 400	11 000	-	-	11 000	11.2
NEW TERRITORIES	**新界**	**45 900**	**32 200**	**46 700**	**66 100**	**52 100**	**6 600**	**2 500**	**61 200**	**19.2**
OVERALL	**全港**	**588 700**	**428 900**	**673 300**	**676 800**	**353 500**	**262 800**	**207 700**	**824 000**	**11.2**

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1996 vacancy.

請參閱技術附註第10.3 段所述統計1996 年空置量的方法。

TABLE 表 27

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

(m^2 平方米)

Year 年	In buildings completed during the year 年內落成樓宇			In all other buildings 其餘所有樓宇			Overall Vacancy 整體空置量	
	Total floor space 總樓面面積	Amount vacant 空置量	% vacant 空置百分率	Total floor space 總樓面面積	Amount vacant 空置量	% vacant 空置百分率	Amount vacant 空置量	% of total stock 佔總存量的百分率
1992	564 600	328 000	58.1	5 534 500	260 700	4.7	588 700	9.7
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

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1996 vacancy.

請參閱技術附註第10.3段所述統計1996年空置量的方法。

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

($/m² per month 每平方米月租)

Grade 級別 [Average size] [平均面積]	District	地區	1995 1st Quarter 第一季	1995 2nd Quarter 第二季	1995 3rd Quarter 第三季	1995 4th Quarter 第四季	1995 Whole Year 全年	1996 1st Quarter 第一季	1996 2nd Quarter 第二季	1996 3rd * Quarter 第三季	1996 4th * Quarter 第四季	1996 Whole * Year 全年
A 甲 [210 m² 平方米]	Sheung Wan	上環	(577.7)	(443.2)	(465.8)	(423.8)	473.6	(427.1)	406.8	372.9	(395.3)	398.6
	Central	中區	797.7	728.6	736.4	677.4	736.3	618.9	605.4	615.5	626.0	614.2
	Wan Chai/Causeway Bay	灣仔/銅鑼灣	651.8	617.0	548.2	555.9	592.3	501.9	495.1	545.4	512.3	515.4
	Tsim Sha Tsui	尖沙咀	465.5	471.4	439.2	412.0	449.4	383.2	379.8	363.2	374.5	374.8
	Yau Ma Tei/Mong Kok	油麻地/旺角	507.3	474.4	(432.5)	(388.1)	464.1	(375.9)	348.6	(339.7)	(360.8)	354.9
B 乙 [76 m² 平方米]	Sheung Wan	上環	388.2	413.7	380.3	346.9	384.4	368.9	343.6	322.4	316.3	337.9
	Central	中區	643.6	582.7	560.9	530.4	584.8	504.0	471.1	479.4	465.3	480.2
	Wan Chai/Causeway Bay	灣仔/銅鑼灣	466.3	439.8	422.9	386.4	432.5	382.6	369.5	370.0	367.8	372.6
	Tsim Sha Tsui	尖沙咀	474.8	447.6	422.1	393.2	437.0	372.7	356.1	358.5	358.9	361.2
	Yau Ma Tei/Mong Kok	油麻地/旺角	366.0	377.4	367.4	366.9	370.6	313.3	306.9	294.3	332.9	307.4
C 丙 [42 m² 平方米]	Sheung Wan	上環	326.5	317.4	319.5	313.5	319.8	291.3	278.0	286.8	282.5	284.1
	Central	中區	405.8	379.0	379.0	367.0	384.2	362.8	349.8	338.3	343.6	349.6
	Wan Chai/Causeway Bay	灣仔/銅鑼灣	436.8	401.2	399.5	372.5	404.2	355.0	353.2	332.8	356.3	348.2
	Tsim Sha Tsui	尖沙咀	427.6	406.5	392.7	376.8	402.6	350.6	334.0	331.3	343.6	337.8
	Yau Ma Tei/Mong Kok	油麻地/旺角	367.7	362.3	342.9	320.8	351.0	315.3	320.8	313.3	314.1	316.6

* Provisional

( ) Indicates fewer than 20 transactions.

Average size relates to the units analysed during 1995 and 1996.

* 臨時數字

( ) 表示少於 20 宗交易。

平均面積是 1995 及 1996 年內所分析單位的平均面積。

TABLE 表 29

PRIVATE OFFICE - AVERAGE PRICES BY GRADE AND DISTRICT

私人寫字樓 －各區不同級別平均售價

($ / m^2 每平方米售價)

Grade 級別 [Average size] [平均面積]	District	地區	1995 1st Quarter 第一季	1995 2nd Quarter 第二季	1995 3rd Quarter 第三季	1995 4th Quarter 第四季	1995 Whole Year 全年	1996 1st Quarter 第一季	1996 2nd * Quarter 第二季	1996 3rd * Quarter 第三季	1996 4th * Quarter 第四季	1996 Whole * Year 全年
A 甲 [189 m^2 平方米]	Sheung Wan	上環	-	-	-	(93 603)	(93 603)	(75 191)	(86 463)	(107 203)	(94 773)	83 419
	Central	中區	(163 999)	(148 526)	(134 309)	(123 215)	146 847	(133 746)	148 534	143 724	146 965	146 381
	Wan Chai/Causeway Bay	灣仔/銅鑼灣	(130 853)	(124 709)	(119 923)	(107 882)	124 307	(135 854)	(138 554)	(127 939)	134 661	135 589
	Tsim Sha Tsui	尖沙咀	111 175	105 777	(92 954)	(98 715)	104 873	101 268	99 787	107 593	111 048	106 068
	Yau Ma Tei/Mong Kok	油麻地/旺角	(110 811)	(100 336)	(102 513)	(114 234)	(108 823)	(90 141)	(90 171)	(80 570)	(92 304)	(88 224)
B 乙 [72 m^2 平方米]	Sheung Wan	上環	(65 519)	(80 180)	64 145	(78 551)	70 565	(64 756)	(63 914)	(65 568)	(69 402)	65 995
	Central	中區	(70 466)	(109 376)	(97 390)	(79 474)	(90 501)	(75 507)	(101 494)	(80 197)	(85 893)	87 672
	Wan Chai/Causeway Bay	灣仔/銅鑼灣	(98 959)	(84 340)	(87 751)	(82 851)	87 932	74 235	(93 584)	(87 520)	89 989	85 626
	Tsim Sha Tsui	尖沙咀	(89 380)	114 117	(96 798)	(92 755)	104 364	(73 497)	(73 770)	(70 752)	(80 668)	74 807
	Yau Ma Tei/Mong Kok	油麻地/旺角	(71 805)	(70 180)	(65 368)	(65 372)	67 932	(71 771)	64 268	(62 982)	65 082	65 154
C 丙 [41 m^2 平方米]	Sheung Wan	上環	67 014	60 822	(51 285)	63 504	62 279	54 566	54 603	61 154	62 465	58 495
	Central	中區	(72 923)	(67 554)	(66 542)	(36 364)	67 990	(45 696)	(86 628)	(88 133)	-	83 088
	Wan Chai/Causeway Bay	灣仔/銅鑼灣	(108 627)	(86 266)	(74 609)	(76 209)	88 896	71 030	73 769	75 939	67 595	71 687
	Tsim Sha Tsui	尖沙咀	68 051	62 598	60 168	(55 693)	62 296	66 716	66 041	60 536	52 866	61 354
	Yau Ma Tei/Mong Kok	油麻地/旺角	61 890	62 461	60 670	53 925	60 083	63 661	58 019	51 823	52 072	55 739

* Provisional

( ) Indicates fewer than 20 transactions.

Average size relates to the units analysed during 1995 and 1996.

* 臨時數字

( ) 表示少於 20 宗交易。

平均面積是 1995 及 1996 年內所分析單位的平均面積。

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

(1989 = 100)

Year / Quarter 年份 / 季度		Rents 租金 Grade A 甲級	Grade B 乙級	Grade C 丙級	Overall 所有級別	Prices 售價 Grade A 甲級	Grade B 乙級	Grade C 丙級	Overall 所有級別
1987		54	44	48	48	41	40	41	41
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	184	188	170	182
1993	1	102	104	115	106	146	168	159	151
	2	105	108	116	108	149	166	165	154
	3	111	110	117	112	155	172	167	161
	4	114	113	121	115	169	176	173	171
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	183 *	191 *	176 *	183 *
	3	111 *	106 *	117 *	111 *	178 *	182 *	166 *	176 *
	4	110 *	107 *	118 *	111 *	189 *	188 *	166 *	185 *

* 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.

* 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。

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

(1989 = 100)

Year / Quarter 年份 / 季度		Rents 租金 Sheung Wan / Central 上環 / 中區	Wan Chai / Causeway Bay 灣仔 / 銅鑼灣	Tsim Sha Tsui 尖沙咀	Prices 售價 Core Districts # 核心地區
1987		47	44	(58)	36
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	112	95	164
1993	1	92	96	97	130
	2	98	103	102	135
	3	106	108	106	142
	4	110	111	108	149
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 *	112 *	92 *	163 *
	4	110 *	110 *	94 *	170 *

\# Core districts : Sheung Wan / Central , Wan Chai / Causeway Bay & Tsim Sha Tsui.
* Provisional
( ) Indicates fewer than 20 transactions.

\# 核心地區： 上環/中區、灣仔/銅鑼灣及尖沙咀。
* 臨時數字
( ) 表示少於 20 宗交易。

GOVERNMENT OWNED OFFICE
STOCK AND FORECAST COMPLETIONS BY GRADE

政府所擁有的寫字樓
各級別總存量及預測落成量

(m^2 平方米)

Grade	級別	Stock (at year end) 1996 年底總存量 Hong Kong 港島	Kowloon 九龍	New Kowloon 新九龍	New Territories 新界	Total 全港	Forecast Completions 預測落成量 [1997]	[1998]
A	甲	335 816	33 754	-	-	369 570	-	50 434
B	乙	66 650	81 696	24 610	84 158	257 114	-	-
C	丙	14 093	17 013	30 532	4 806	66 444	-	-
All Grades	**所有級別**	**416 559**	**132 463**	**55 142**	**88 964**	**693 128**	**-**	**50 434**

Figures include all offices owned by Govenment and managed by Government Property Agency at the end of 1996.

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

數字包括所有在 1996 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

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

(m^2 平方米)

District	地區	Stock (at year end) 1995 年底總存量	Completions 1996 落成量	Completions as a % of 1995 stock 落成量佔 1995 年底總存量的百分率	Stock (at year end) 1996 年底總存量	Amount vacant (at year end) 1996 年底空置量	% vacant 空置百分率
West	西區	279 600	700	0.3	280 200	38 600	13.8
Sheung Wan	上環	339 600	2 200	0.6	339 700	30 100	8.9
Central	中區	434 900	2 400	0.6	434 800	18 900	4.3
Wan Chai	灣仔	595 700	6 200	1.0	600 200	30 400	5.1
Mid-levels	半山區	28 500	1 400	4.9	29 900	5 300	17.7
Peak	山頂	9 500	3 200	33.7	12 700	2 900	22.8
Causeway Bay	銅鑼灣	324 600	2 400	0.7	325 800	14 700	4.5
North Point	北角	486 100	7 900	1.6	492 200	53 000	10.8
Shau Kei Wan	筲箕灣	176 100	900	0.5	177 000	14 100	8.0
Aberdeen	香港仔	141 500	300	0.2	141 800	14 800	10.4
South	南區	23 800	2 600	10.9	26 400	1 100	4.2
HONG KONG	**港島**	**2 839 900**	**30 200**	**1.1**	**2 860 700**	**223 900**	**7.8**
Tsim Sha Tsui	尖沙咀	815 700	8 700	1.1	823 000	61 500	7.5
Yau Ma Tei	油麻地	482 900	8 700	1.8	490 700	38 600	7.9
Mong Kok	旺角	382 700	2 100	0.5	383 400	27 000	7.0
Hung Hom	紅磡	429 800	4 000	0.9	432 700	34 800	8.0
Ho Man Tin	何文田	61 800	500	0.8	62 000	5 400	8.7
KOWLOON	**九龍**	**2 172 900**	**24 000**	**1.1**	**2 191 800**	**167 300**	**7.6**
Cheung Sha Wan	長沙灣	537 200	7 400	1.4	544 000	38 400	7.1
Shek Kip Mei	石硤尾	15 000	-	-	15 000	1 600	10.7
Kowloon Tong	九龍塘	13 900	-	-	13 900	300	2.2
Wong Tai Sin	黃大仙	264 700	4 100	1.5	268 600	23 700	8.8
Kwun Tong	觀塘	412 200	15 300	3.7	427 300	95 300	22.3
NEW KOWLOON	**新九龍**	**1 243 000**	**26 800**	**2.2**	**1 268 800**	**159 300**	**12.6**
Tsuen Wan	荃灣	588 400	16 100	2.7	604 400	64 700	10.7
Tuen Mun	屯門	278 200	2 000	0.7	280 200	26 500	9.5
Yuen Long	元朗	337 400	-	-	337 300	43 400	12.9
North	北區	157 600	2 700	1.7	160 300	13 500	8.4
Tai Po	大埔	165 500	600	0.4	165 900	9 800	5.9
Sha Tin	沙田	287 700	6 300	2.2	294 000	22 900	7.8
Sai Kung	西貢	50 700	9 300	18.3	59 900	14 300	23.9
Outlying Islands	離島	97 900	2 700	2.8	100 500	8 500	8.5
NEW TERRITORIES	**新界**	**1 963 400**	**39 700**	**2.0**	**2 002 500**	**203 600**	**10.2**
OVERALL	**全港**	**8 219 200**	**120 700**	**1.5**	**8 323 800**	**754 100**	**9.1**

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1996 vacancy.

請參閱技術附註第10.3 段所述統計1996 年空置量的方法。

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

(m^2 平方米)

Year 年	Area	區域	Demolition 拆卸量	Completions 落成量	Stock (at year end) 年底總存量
1992	Hong Kong	港島	19 000	79 000	2 731 800
	Kowloon	九龍	17 600	25 700	2 140 900
	New Kowloon	新九龍	15 000	14 900	1 078 100
	New Territories	新界	4 500	45 400	1 744 400
	OVERALL	**全港**	**56 100**	**165 000**	**7 695 200**
1993	Hong Kong	港島	41 500	118 100	2 810 600 *
	Kowloon	九龍	7 800	36 800	2 127 400 *
	New Kowloon	新九龍	5 100	61 800	1 106 500 *
	New Territories	新界	2 200	56 600	1 814 900 *
	OVERALL	**全港**	**56 600**	**273 300**	**7 859 400 ***
1994	Hong Kong	港島	34 700	60 300	2 815 500 *
	Kowloon	九龍	39 000	45 300	2 129 600 *
	New Kowloon	新九龍	5 500	10 100	1 127 400 *
	New Territories	新界	3 500	124 200	1 919 200 *
	OVERALL	**全港**	**82 700**	**239 900**	**7 991 700 ***
1995	Hong Kong	港島	22 200	22 400	2 839 900 *
	Kowloon	九龍	4 400	30 300	2 172 900 *
	New Kowloon	新九龍	2 700	107 700	1 243 000 *
	New Territories	新界	1 500	46 300	1 963 400 *
	OVERALL	**全港**	**30 800**	**206 700**	**8 219 200 ***
1996	Hong Kong	港島	7 500	30 200	2 860 700
	Kowloon	九龍	5 100	24 000	2 191 800
	New Kowloon	新九龍	1 000	26 800	1 268 800
	New Territories	新界	600	39 700	2 002 500
	OVERALL	**全港**	**14 200**	**120 700**	**8 323 800**

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

* 總存量已經調整，以配合差餉估價紀錄。

PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT
私人商業樓宇 - 各區落成量及預測落成量

(m^2 平方米)

District	地區	1992	1993	1994	1995	1996	Average 平均落成量 1992 - 1996	Forecast 預測落成量 [1997]	[1998]
West	西區	10 300	4 500	9 200	3 600	700	5 600	900	2 200
Sheung Wan	上環	2 900	2 800	3 800	2 400	2 200	2 800	4 000	5 400
Central	中區	13 000	7 500	2 000	2 700	2 400	5 500	3 800	10 600
Wan Chai	灣仔	11 000	46 100	28 300	5 800	6 200	19 500	2 000	3 700
Mid-levels	半山區	300	8 900	1 700	200	1 400	2 500	300	1 400
Peak	山頂	-	7 200	-	-	3 200	2 100	-	-
Causeway Bay	銅鑼灣	25 100	15 000	2 300	200	2 400	9 000	13 600	4 700
North Point	北角	6 300	9 400	3 500	900	7 900	5 600	19 000	7 600
Shau Kei Wan	筲箕灣	8 000	3 000	3 600	4 400	900	4 000	2 800	2 700
Aberdeen	香港仔	2 000	13 600	5 800	1 700	300	4 700	800	200
South	南區	100	100	100	500	2 600	700	-	300
HONG KONG	**港島**	**79 000**	**118 100**	**60 300**	**22 400**	**30 200**	**62 000**	**47 200**	**38 800**
Tsim Sha Tsui	尖沙咀	4 400	24 800	21 800	6 300	8 700	13 200	29 700	11 200
Yau Ma Tei	油麻地	9 500	2 700	17 800	4 100	8 700	8 500	6 800	19 200
Mong Kok	旺角	7 200	3 800	1 700	14 500	2 100	5 900	34 700	2 500
Hung Hom	紅磡	4 000	5 500	3 100	5 000	4 000	4 300	1 100	28 500
Ho Man Tin	何文田	600	-	900	400	500	500	400	700
KOWLOON	**九龍**	**25 700**	**36 800**	**45 300**	**30 300**	**24 000**	**32 400**	**72 700**	**62 100**
Cheung Sha Wan	長沙灣	7 100	34 200	5 500	2 400	7 400	11 300	3 000	4 900
Shek Kip Mei	石硤尾	-	-	-	-	-	-	-	41 800
Kowloon Tong	九龍塘	-	-	-	-	-	-	-	-
Wong Tai Sin	黃大仙	1 200	24 900	2 300	6 400	4 100	7 800	35 000	400
Kwun Tong	觀塘	6 600	2 700	2 300	98 900	15 300	25 200	1 100	-
NEW KOWLOON	**新九龍**	**14 900**	**61 800**	**10 100**	**107 700**	**26 800**	**44 300**	**39 100**	**47 100**
Tsuen Wan	荃灣	4 400	1 700	1 800	13 700	16 100	7 500	27 900	42 100
Tuen Mun	屯門	16 000	12 200	8 700	-	2 000	7 800	8 000	3 000
Yuen Long	元朗	14 200	22 400	15 400	2 300	-	10 900	5 300	38 900
North	北區	3 600	16 200	32 100	9 400	2 700	12 800	200	5 800
Tai Po	大埔	2 400	-	1 400	1 600	600	1 200	3 700	2 700
Sha Tin	沙田	2 300	3 600	57 200	16 600	6 300	17 200	4 600	-
Sai Kung	西貢	400	400	7 600	-	9 300	3 500	25 300	17 600
Outlying Islands	離島	2 100	100	-	2 700	2 700	1 500	2 900	-
NEW TERRITORIES	**新界**	**45 400**	**56 600**	**124 200**	**46 300**	**39 700**	**62 400**	**77 900**	**110 100**
OVERALL	**全港**	**165 000**	**273 300**	**239 900**	**206 700**	**120 700**	**201 100**	**236 900**	**258 100**

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

(m^2 平方米)

District	地區	1992	1993	1994	1995	1996	As a % of year end stock 佔年底總存量的百分率
West	西區	20 900	25 100	31 300	37 800	38 600	13.8
Sheung Wan	上環	6 400	13 300	13 100	18 300	30 100	8.9
Central	中區	10 300	15 300	14 000	15 100	18 900	4.3
Wan Chai	灣仔	17 800	29 700	37 900	24 700	30 400	5.1
Mid-levels	半山區	600	8 000	3 800	4 700	5 300	17.7
Peak	山頂	-	7 100	1 300	700	2 900	22.8
Causeway Bay	銅鑼灣	22 500	13 600	18 600	13 100	14 700	4.5
North Point	北角	20 300	29 900	21 500	34 800	53 000	10.8
Shau Kei Wan	筲箕灣	9 900	5 700	7 400	10 400	14 100	8.0
Aberdeen	香港仔	7 700	16 600	13 700	15 700	14 800	10.4
South	南區	200	100	300	500	1 100	4.2
HONG KONG	**港島**	**116 600**	**164 400**	**162 900**	**175 800**	**223 900**	**7.8**
Tsim Sha Tsui	尖沙咀	22 200	43 600	46 600	45 600	61 500	7.5
Yau Ma Tei	油麻地	8 600	8 400	17 600	26 300	38 600	7.9
Mong Kok	旺角	15 500	17 300	18 300	18 000	27 000	7.0
Hung Hom	紅磡	15 300	21 700	23 500	37 900	34 800	8.0
Ho Man Tin	何文田	3 000	2 300	4 100	4 800	5 400	8.7
KOWLOON	**九龍**	**64 600**	**93 300**	**110 100**	**132 600**	**167 300**	**7.6**
Cheung Sha Wan	長沙灣	11 200	44 900	21 000	22 600	38 400	7.1
Shek Kip Mei	石硤尾	3 000	300	300	900	1 600	10.7
Kowloon Tong	九龍塘	-	-	-	-	300	2.2
Wong Tai Sin	黃大仙	5 400	6 600	11 600	14 700	23 700	8.8
Kwun Tong	觀塘	12 100	9 800	13 400	101 700	95 300	22.3
NEW KOWLOON	**新九龍**	**31 700**	**61 600**	**46 300**	**139 900**	**159 300**	**12.6**
Tsuen Wan	荃灣	45 900	41 100	44 500	54 100	64 700	10.7
Tuen Mun	屯門	22 600	28 000	25 900	20 500	26 500	9.5
Yuen Long	元朗	32 200	53 800	59 700	47 600	43 400	12.9
North	北區	3 200	19 900	22 500	16 800	13 500	8.4
Tai Po	大埔	7 500	7 000	6 700	7 900	9 800	5.9
Sha Tin	沙田	5 900	7 500	56 900	26 700	22 900	7.8
Sai Kung	西貢	1 800	1 900	8 700	6 300	14 300	23.9
Outlying Islands	離島	3 600	2 700	1 700	5 200	8 500	8.5
NEW TERRITORIES	**新界**	**122 700**	**161 900**	**226 600**	**185 100**	**203 600**	**10.2**
OVERALL	**全港**	**335 600**	**481 200**	**545 900**	**633 400**	**754 100**	**9.1**

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1996 vacancy.

請參閱技術附註第10.3段所述統計1996年空置量的方法。

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

(m^2 平方米)

Year 年	In buildings completed during the year 年內落成樓宇			In all other buildings 其餘所有樓宇			Overall Vacancy 整體空置量	
	Total floor space 總樓面面積	Amount vacant 空置量	% vacant 空置百分率	Total floor space 總樓面面積	Amount vacant 空置量	% vacant 空置百分率	Amount vacant 空置量	% of total stock 佔總存量的百分率
1992	165 000	101 400	61.5	7 530 200	234 200	3.1	335 600	4.4
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

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1996 vacancy.

請參閱技術附註第10.3 段所述統計1996 年空置量的方法。

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

($/m^2 per month 每平方米月租)

Area 區域 [Average size] [平均面積]	1995 1st Quarter 第一季	1995 2nd Quarter 第二季	1995 3rd Quarter 第三季	1995 4th Quarter 第四季	1995 Whole Year 全年	1996 1st Quarter 第一季	1996 2nd Quarter 第二季	1996 3rd * Quarter 第三季	1996 4th * Quarter 第四季	1996 Whole * Year 全年
Hong Kong 港島 [63 m^2 平方米]	1 050.2	1 009.9	1 021.7	1 040.1	1 028.9	954.8	923.6	1 050.8	965.8	974.7
Kowloon 九龍 [55 m^2 平方米]	1 153.8	1 148.3	1 102.3	1 220.8	1 155.8	1 067.4	1 151.1	1 178.9	1 244.8	1 157.6
New Kowloon 新九龍 [52 m^2 平方米]	830.2	951.5	835.7	903.4	885.7	712.3	786.2	723.3	815.4	762.0
New Territories 新界 [49 m^2 平方米]	634.4	651.5	731.6	647.4	666.8	631.7	645.2	664.0	686.7	655.3

* Provisional
Average size relates to the units analysed during 1995 and 1996.

* 臨時數字
平均面積是1995 及1996 年內所分析單位的平均面積。

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

($/m^2$ 每平方米售價)

Area 區域 [Average size] [平均面積]	1995 1st Quarter 第一季	1995 2nd Quarter 第二季	1995 3rd Quarter 第三季	1995 4th Quarter 第四季	1995 Whole Year 全年	1996 1st Quarter 第一季	1996 2nd * Quarter 第二季	1996 3rd * Quarter 第三季	1996 4th * Quarter 第四季	1996 Whole * Year 全年
Hong Kong 港島 [45 m^2 平方米]	145 947	129 915	139 915	135 341	137 727	146 636	139 279	149 194	133 109	142 604
Kowloon 九龍 [51 m^2 平方米]	150 096	149 589	143 816	134 526	145 189	208 421	178 451	146 646	166 528	174 298
New Kowloon 新九龍 [51 m^2 平方米]	116 408	147 046	132 262	182 402	145 305	128 663	145 611	119 748	108 101	128 364
New Territories 新界 [32 m^2 平方米]	95 857	105 585	103 475	91 352	98 441	98 585	106 016	92 452	100 279	99 686

* Provisional
Average size relates to the units analysed during 1995 and 1996.

* 臨時數字
平均面積是1995 及1996 年內所分析單位的平均面積。

PRIVATE RETAIL - RENTAL AND PRICE INDICES

私人零售業樓宇 - 租金及售價指數

(1989 = 100)

Year / Quarter 年份 / 季度		Rents 租金	Prices 售價
1987		69	57
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	276
1993	1	162	232
	2	164	244
	3	168	247
	4	173	252
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	282 *
	3	194 *	273 *
	4	197 *	269 *

* 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.

* 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。

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

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

(m^2 平方米)

District	地區	Stock (at year end) 年底總存量 1996 *	Amount vacant (at year end) 年底空置量 1996 *	% vacant 空置百分率	Completions 落成量 1996	Forecast Completions 預測落成量 [1997]	[1998]
West	西區	25	-	-	-	-	-
North Point	北角	5 053	140	2.8	-	-	-
Shau Kei Wan	筲箕灣	30 365	848	2.8	4 143	-	-
Aberdeen	香港仔	35 482	1 326	3.7	-	2 939	-
South	南區	79	-	-	-	-	-
HONG KONG	**港島**	**71 004**	**2 314**	**3.3**	**4 143**	**2 939**	**-**
Hung Hom	紅磡	352	-	-	-	-	-
Ho Man Tin	何文田	21 882	381	1.7	-	-	-
KOWLOON	**九龍**	**22 234**	**381**	**1.7**	**-**	**-**	**-**
Cheung Sha Wan	長沙灣	11 523	769	6.7	-	653	-
Shek Kip Mei	石硤尾	39 085	1 427	3.7	-	-	-
Wong Tai Sin	黃大仙	111 753	1 853	1.7	539	19 800	-
Kwun Tong	觀塘	116 651	2 654	2.3	140	3 687	10 362
NEW KOWLOON	**新九龍**	**279 012**	**6 703**	**2.4**	**679**	**24 140**	**10 362**
Tsuen Wan	荃灣	116 993	3 009	2.6	127	170	7 561
Tuen Mun	屯門	85 322	1 659	1.9	-	-	-
Yuen Long	元朗	28 286	559	2.0	-	3 077	330
North	北區	32 904	1 300	3.9	-	-	-
Tai Po	大埔	49 558	1 193	2.4	-	-	-
Sha Tin	沙田	115 883	2 751	2.4	8 432	-	-
Sai Kung	西貢	40 786	218	0.5	1 830	-	13 158
Outlying Islands	離島	535	31	5.8	45	4 805	41
NEW TERRITORIES	**新界**	**470 267**	**10 720**	**2.3**	**10 434**	**8 052**	**21 090**
OVERALL	**全港**	**842 517**	**20 118**	**2.4**	**15 256**	**35 131**	**31 452**

* Excluding those in buildings completed during the second half of 1996.

Source : Housing Department

* 不包括 1996 年下半年落成的樓宇。

資料來源 ： 房屋署

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

(m² 平方米)

District	地區	Stock (at year end) 年底總存量 1996	Amount vacant (at year end) 年底空置量 1996	% vacant 空置百分率	Completions 落成量 1996	Forecast Completions 預測落成量 [1997]	[1998]
West	西區	1 235	1 033	83.6	-	-	-
Sheung wan	上環	891	-	-	-	-	472
Central	中區	69	-	-	-	-	-
Wan Chai	灣仔	155	-	-	-	-	-
Causeway Bay	銅鑼灣	887	42	4.7	-	-	-
North Point	北角	673	-	-	-	1 943	-
Shau Kei Wan	筲箕灣	438	-	-	-	-	-
Aberdeen	香港仔	821	359	43.7	-	-	-
HONG KONG	**港島**	**5 169**	**1 434**	**27.7**	**-**	**1 943**	**472**
Yau Ma Tei	油麻地	4 247	1 042	24.5	-	-	-
Mong Kok	旺角	1 683	-	-	-	-	-
Hung Hom	紅磡	4 324	1 012	23.4	-	5 428	-
Ho Man Tin	何文田	1 265	-	-	-	-	-
KOWLOON	**九龍**	**11 519**	**2 054**	**17.8**	**-**	**5 428**	**-**
Cheung Sha Wan	長沙灣	175	59	33.7	-	-	-
Shek Kip Mei	石硤尾	1 635	1 439	88.0	-	-	-
Wong Tai Sin	黄大仙	259	-	-	-	-	-
Kwun Tong	觀塘	3 108	280	9.0	-	-	-
NEW KOWLOON	**新九龍**	**5 177**	**1 778**	**34.3**	**-**	**-**	**-**
Tsuen Wan	荃灣	11 847	1 868	15.8	4 462	-	160
North	北區	1 254	368	29.3	-	-	-
Sha Tin	沙田	4 175	176	4.2	-	-	-
Sai Kung	西貢	127	-	-	-	1 360	-
NEW TERRITORIES	**新界**	**17 403**	**2 412**	**13.9**	**4 462**	**1 360**	**160**
OVERALL	**全港**	**39 268**	**7 678**	**19.6**	**4 462**	**8 731**	**632**

Source : Housing Society

資料來源 : 房屋協會

TABLE 表 43

PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

私人分層工廠大廈 － 各區總存量、落成量及空置量

(m^2 平方米)

District	地區	Stock (at year end) 1995 年底總存量	Completions 1996 落成量	Completions as a % of 1995 stock 落成量佔1995年總存量的百分率	Stock (at year end) 1996 年底總存量	Amount vacant (at year end) 1996 年底空置量	% vacant 空置百分率
West	西區	108 200	-	-	108 200	6 500	6.0
North Point	北角	499 000	-	-	499 000	20 600	4.1
Shau Kei Wan	筲箕灣	861 500	25 800	3.0	887 300	84 400	9.5
Aberdeen	香港仔	772 400	8 700	1.1	781 100	143 700	18.4
HONG KONG	**港島**	**2 241 100**	**34 500**	**1.5**	**2 275 600**	**255 200**	**11.2**
Mong Kok	旺角	428 700	1 400	0.3	428 100	59 800	14.0
Hung Hom	紅磡	908 800	-	-	908 800	90 600	10.0
KOWLOON	**九龍**	**1 337 500**	**1 400**	**0.1**	**1 336 900**	**150 400**	**11.2**
Cheung Sha Wan	長沙灣	1 076 700	14 100	1.3	1 085 300	114 500	10.6
Wong Tai Sin	黃大仙	811 200	29 300	3.6	833 300	76 700	9.2
Kwun Tong	觀塘	3 485 500	38 800	1.1	3 503 100	382 800	10.9
NEW KOWLOON	**新九龍**	**5 373 400**	**82 200**	**1.5**	**5 421 700**	**574 000**	**10.6**
Tsuen Wan	荃灣	5 640 600	80 100	1.4	5 712 900	701 400	12.3
Tuen Mun	屯門	1 392 700	-	-	1 392 700	159 800	11.5
Yuen Long	元朗	211 700	-	-	211 700	46 200	21.8
North	北區	227 400	18 600	8.2	246 000	92 900	37.8
Tai Po	大埔	151 900	-	-	151 900	13 500	8.9
Sha Tin	沙田	1 043 800	24 700	2.4	1 068 500	132 000	12.4
Outlying Islands	離島	900	-	-	900	-	-
NEW TERRITORIES	**新界**	**8 669 000**	**123 400**	**1.4**	**8 784 600**	**1 145 800**	**13.0**
OVERALL	**全港**	**17 621 000**	**241 500**	**1.4**	**17 818 800**	**2 125 400**	**11.9**

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1996 vacancy.

請參閱技術附註第10.3段所述統計1996年空置量的方法。

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

(m^2 平方米)

Year 年	Area	區域	Demolition 拆卸量	Completions 落成量	Stock (at year end) 年底總存量
1992	Hong Kong	港島	1 500	79 400	2 244 200
	Kowloon	九龍	18 100	4 600	1 343 700
	New Kowloon	新九龍	14 700	84 000	5 532 300
	New Territories	新界	24 700	387 900	8 489 900
	OVERALL	全港	59 000	555 900	17 610 100
1993	Hong Kong	港島	34 400	30 800	2 269 700 *
	Kowloon	九龍	700	16 000	1 337 200 *
	New Kowloon	新九龍	95 200	22 900	5 508 100 *
	New Territories	新界	18 500	241 200	8 526 700 *
	OVERALL	全港	148 800	310 900	17 641 700 *
1994	Hong Kong	港島	24 600	30 400	2 283 800 *
	Kowloon	九龍	6 200	1 000	1 331 100 *
	New Kowloon	新九龍	164 300	90 500	5 428 500 *
	New Territories	新界	106 000	144 400	8 556 900 *
	OVERALL	全港	301 100	266 300	17 600 300 *
1995	Hong Kong	港島	39 000	19 300	2 241 100 *
	Kowloon	九龍	11 400	13 400	1 337 500 *
	New Kowloon	新九龍	124 400	84 800	5 373 400 *
	New Territories	新界	46 600	131 100	8 669 000 *
	OVERALL	全港	221 400	248 600	17 621 000 *
1996	Hong Kong	港島	-	34 500	2 275 600
	Kowloon	九龍	2 000	1 400	1 336 900
	New Kowloon	新九龍	33 900	82 200	5 421 700
	New Territories	新界	7 800	123 400	8 784 600
	OVERALL	全港	43 700	241 500	17 818 800

Stock has been adjusted to exclude Industrial/Office premises since 1993.
* Stock has been adjusted in order to reconcile it with the rating record.

總存量由 1993 年起不包括工業/寫字樓綜合樓宇。
* 總存量已經調整， 以配合差餉估價紀錄。

PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

私人分層工廠大廈 - 各區落成量及預測落成量

(m^2 平方米)

District	地區	1992	1993	1994	1995	1996	Average 平均落成量 1992 - 1996	Forecast 預測落成量 [1997]	[1998]
West	西區	-	-	-	-	-	-	-	-
North Point	北角	35 000	19 300	-	5 400	-	12 000	-	-
Shau Kei Wan	筲箕灣	44 400	11 500	-	6 300	25 800	17 600	22 500	-
Aberdeen	香港仔	-	-	30 400	7 600	8 700	9 300	12 600	128 200
HONG KONG	**港島**	**79 400**	**30 800**	**30 400**	**19 300**	**34 500**	**38 900**	**35 100**	**128 200**
Mong Kok	旺角	4 600	16 000	1 000	9 600	1 400	6 500	-	-
Hung Hom	紅磡	-	-	-	3 800	-	800	-	21 000
KOWLOON	**九龍**	**4 600**	**16 000**	**1 000**	**13 400**	**1 400**	**7 300**	**-**	**21 000**
Cheung Sha Wan	長沙灣	15 400	2 600	22 700	18 400	14 100	14 600	14 500	33 700
Wong Tai Sin	黃大仙	-	-	-	12 400	29 300	8 300	17 100	-
Kwun Tong	觀塘	68 600	20 300	67 800	54 000	38 800	49 900	22 900	95 800
NEW KOWLOON	**新九龍**	**84 000**	**22 900**	**90 500**	**84 800**	**82 200**	**72 800**	**54 500**	**129 500**
Tsuen Wan	荃灣	182 600	176 000	66 400	38 500	80 100	108 700	25 400	70 700
Tuen Mun	屯門	95 100	-	16 200	5 100	-	23 300	13 800	-
Yuen Long	元朗	9 800	8 500	-	17 000	-	7 100	-	-
North	北區	65 700	27 000	21 100	41 100	18 600	34 700	23 300	2 800
Tai Po	大埔	-	-	-	-	-	-	-	-
Sha Tin	沙田	34 700	29 700	40 700	29 400	24 700	31 800	24 700	-
Outlying Islands	離島	-	-	-	-	-	-	-	-
NEW TERRITORIES	**新界**	**387 900**	**241 200**	**144 400**	**131 100**	**123 400**	**205 600**	**87 200**	**73 500**
OVERALL	**全港**	**555 900**	**310 900**	**266 300**	**248 600**	**241 500**	**324 600**	**176 800**	**352 200**

TABLE 表 46

PRIVATE FLATTED FACTORIES - COMPLETIONS BY SIZE AND DISTRICT

私人分層工廠大廈 － 各區不同面積單位落成量

(No. of units 單位數目)

District	地區	< 50.0 m^2 平方米	50 - 99.9 m^2 平方米	100 - 199.9 m^2 平方米	200 - 399.9 m^2 平方米	> 399.9 m^2 平方米
West	西區					
North Point	北角					
Shau Kei Wan	筲箕灣		112	52	1	15
Aberdeen	香港仔		1		25	1
HONG KONG	**港島**	**0**	**113**	**52**	**26**	**16**
Mong Kok	旺角	22	4			
Hung Hom	紅磡					
KOWLOON	**九龍**	**22**	**4**	**0**	**0**	**0**
Cheung Sha Wan	長沙灣	248	65	3		
Wong Tai Sin	黃大仙	128	360	1		
Kwun Tong	觀塘	387	256	38	1	2
NEW KOWLOON	**新九龍**	**763**	**681**	**42**	**1**	**2**
Tsuen Wan	荃灣	100	831	38		11
Tuen Mun	屯門					
Yuen Long	元朗					
North	北區	31	120	23	2	7
Tai Po	大埔					
Sha Tin	沙田	400	122	3	1	
Outlying Islands	離島					
NEW TERRITORIES	**新界**	**531**	**1 073**	**64**	**3**	**18**
OVERALL	**全港**	**1 316**	**1 871**	**158**	**30**	**36**
%	**百分率**	**38.6**	**54.9**	**4.6**	**0.9**	**1.0**

TABLE 表 47

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

(m^2 平方米)

District	地區	1992	1993	1994	1995	1996	As a % of year end stock 佔年底總存量的百分率
West	西區	1 000	1 800	2 300	7 400	6 500	6.0
North Point	北角	49 600	21 900	6 300	9 200	20 600	4.1
Shau Kei Wan	筲箕灣	31 900	24 300	13 800	33 400	84 400	9.5
Aberdeen	香港仔	135 700	128 700	132 100	138 900	143 700	18.4
HONG KONG	港島	**218 200**	**176 700**	**154 500**	**188 900**	**255 200**	**11.2**
Mong Kok	旺角	17 100	32 400	36 100	51 500	59 800	14.0
Hung Hom	紅磡	21 500	21 000	18 400	35 100	90 600	10.0
KOWLOON	九龍	**38 600**	**53 400**	**54 500**	**86 600**	**150 400**	**11.2**
Cheung Sha Wan	長沙灣	38 600	46 900	62 700	124 600	114 500	10.6
Wong Tai Sin	黃大仙	14 100	14 600	24 100	38 000	76 700	9.2
Kwun Tong	觀塘	164 000	116 000	173 600	265 000	382 800	10.9
NEW KOWLOON	新九龍	**216 700**	**177 500**	**260 400**	**427 600**	**574 000**	**10.6**
Tsuen Wan	荃灣	328 600	351 000	323 800	370 300	701 400	12.3
Tuen Mun	屯門	201 400	148 700	163 800	117 200	159 800	11.5
Yuen Long	元朗	18 600	37 300	21 200	49 300	46 200	21.8
North	北區	47 000	50 400	47 700	66 700	92 900	37.8
Tai Po	大埔	11 300	6 100	1 800	9 200	13 500	8.9
Sha Tin	沙田	53 400	68 100	80 100	84 700	132 000	12.4
Outlying Islands	離島	-	-	-	0	0	0.0
NEW TERRITORIES	新界	**660 300**	**661 600**	**638 400**	**697 400**	**1 145 800**	**13.0**
OVERALL	全港	**1 133 800**	**1 069 200**	**1 107 800**	**1 400 500**	**2 125 400**	**11.9**

Vacancies have been adjusted to exclude Industrial-Office premises since 1993.
Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1996 vacancy.

空置量由 1993 年起不包括工業/寫字樓綜合樓宇。
請參閱技術附註第10.3 段所述統計1996 年空置量的方法。

PRIVATE FLATTED FACTORIES - VACANCY BY SIZE AND DISTRICT

私人分層工廠大廈 - 各區不同面積單位空置量

(No. of units 單位數目)

District	地區	< 50.0 m^2 平方米	50 - 99.9 m^2 平方米	100 - 199.9 m^2 平方米	200 - 399.9 m^2 平方米	> 399.9 m^2 平方米
West	西區	-	11	5	3	4
North Point	北角	14	5	11	15	8
Shau Kei Wan	筲箕灣	62	193	110	32	48
Aberdeen	香港仔	170	603	252	83	38
HONG KONG	**港島**	**246**	**812**	**378**	**133**	**98**
Mong Kok	旺角	36	142	98	36	31
Hung Hom	紅磡	1	69	56	85	53
KOWLOON	**九龍**	**37**	**211**	**154**	**121**	**84**
Cheung Sha Wan	長沙灣	199	116	54	102	80
Wong Tai Sin	黃大仙	33	159	13	51	52
Kwun Tong	觀塘	409	854	288	206	197
NEW KOWLOON	**新九龍**	**641**	**1 129**	**355**	**359**	**329**
Tsuen Wan	荃灣	515	1 507	712	409	317
Tuen Mun	屯門	41	434	234	84	73
Yuen Long	元朗	30	146	78	10	21
North	北區	211	598	154	34	13
Tai Po	大埔	-	-	1	4	12
Sha Tin	沙田	659	451	214	54	14
Outlying Islands	離島	-	-	-	-	-
NEW TERRITORIES	**新界**	**1 456**	**3 136**	**1 393**	**595**	**450**
OVERALL	**全港**	**2 380**	**5 288**	**2 280**	**1 208**	**961**
%	**百分率**	**19.6**	**43.6**	**18.8**	**10.0**	**7.9**

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1996 vacancy.

請參閱技術附註第10.3 段所述統計1996 年空置量的方法。

TABLE 表 49

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

(m^2 平方米)

Year 年	In buildings completed during the year 年內落成樓宇			In all other buildings 其餘所有樓宇			Overall Vacancy 整體空置量	
	Total floor space 總樓面面積	Amount vacant 空置量	% vacant 空置百分率	Total floor space 總樓面面積	Amount vacant 空置量	% vacant 空置百分率	Amount vacant 空置量	% of total stock 佔總存量的百分率
1992	555 900	394 600	71.0	17 054 200	739 200	4.3	1 133 800	6.4
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

Stock and vacancies have been adjusted to exclude Industrial/Office premises since 1993. Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling the 1996 vacancy.

總存量及空置量由1993年起不包括工業/寫字樓綜合樓宇。請參閱技術附註第10.3段所述統計1996年空置量的方法。

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

($ / m^2 per month 每平方米月租)

Area 區域 [Average size] [平均面積]	1995 1st Quarter 第一季	1995 2nd Quarter 第二季	1995 3rd Quarter 第三季	1995 4th Quarter 第四季	1995 Whole Year 全年	1996 1st Quarter 第一季	1996 2nd Quarter 第二季	1996 3rd * Quarter 第三季	1996 4th * Quarter 第四季	1996 Whole * Year 全年
Hong Kong 港島 [199 m^2 平方米]	145.9	145.2	133.7	149.5	143.6	142.0	141.8	126.3	123.7	134.4
Kowloon 九龍 [242 m^2 平方米]	135.9	128.4	132.5	121.5	129.7	114.2	114.9	107.9	108.9	112.1
New Kowloon 新九龍 [180 m^2 平方米]	148.5	144.5	144.4	137.4	143.8	133.4	135.2	128.6	131.9	132.7
New Territories 新界 [167 m^2 平方米]	93.9	92.9	99.0	97.2	95.5	91.4	92.3	86.5	86.6	89.8

* Provisional
Average rents are in respect of upper floor units only.
Average size relates to the units analysed during 1995 and 1996.

* 臨時數字
平均租金只以樓上單位的租金計算。
平均面積是1995及1996年內所分析單位的平均面積。

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

($/m² 每平方米售價)

Area 區域 [Average size] [平均面積]	1995 1st Quarter 第一季	1995 2nd Quarter 第二季	1995 3rd Quarter 第三季	1995 4th Quarter 第四季	1995 Whole Year 全年	1996 1st Quarter 第一季	1996 2nd * Quarter 第二季	1996 3rd * Quarter 第三季	1996 4th * Quarter 第四季	1996 Whole * Year 全年
Hong Kong 港島 [155 m^2 平方米]	26 131	20 555	20 006	19 417	21 612	19 093	21 873	18 099	16 844	18 890
Kowloon 九龍 [203 m^2 平方米]	22 001	20 057	18 140	17 322	19 331	14 580	17 016	(16 899)	(16 388)	16 246
New Kowloon 新九龍 [143 m^2 平方米]	22 078	22 543	19 555	19 031	21 028	19 800	16 941	17 692	17 119	17 932
New Territories 新界 [126 m^2 平方米]	14 408	13 322	11 472	11 578	12 664	11 718	11 781	11 839	10 414	11 557

* Provisional
( ) Indicates fewer than 20 transactions.
Average prices are in respect of upper floor units only.
Average size relates to the units analysed during 1995 and 1996.

* 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1995 及1996 年內所分析單位的平均面積。

PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES

私人分層工廠大廈 - 租金及售價指數

(1989 = 100)

Year / Quarter 年份 / 季度		Rents 租金	Prices 售價
1987		55	57
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
1993	1	125	163
	2	130	179
	3	131	180
	4	129	186
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	146 *
	3	115 *	142 *
	4	117 *	134 *

* Provisional

The indices are in respect of upper floor units only.

* 臨時數字

上述指數只就樓上單位計算。

TABLE 表 53

PRIVATE FLATTED FACTORIES
(HIGH QUALITY DEVELOPMENTS IN SELECTED DISTRICTS) - AVERAGE PRICES

私人分層工廠大廈(選定地區的高質素樓宇) - 平均售價

($/m² 每平方米售價)

District 地區 [Average size] [平均面積]	1995 1st Quarter 第一季	1995 2nd Quarter 第二季	1995 3rd Quarter 第三季	1995 4th Quarter 第四季	1995 Whole Year 全年	1996 1st Quarter 第一季	1996 2nd * Quarter 第二季	1996 3rd * Quarter 第三季	1996 4th * Quarter 第四季	1996 Whole * Year 全年
North Point 北角 [108 m² 平方米]	(74 372)	(69 429)	-	(64 955)	(67 643)	(54 931)	(49 933)	(48 367)	(52 992)	51 496
Shau Kei Wan 筲箕灣 [77 m² 平方米]	(35 004)	42 734	(36 577)	(31 385)	39 191	(39 615)	(37 656)	(18 273)	(31 885)	33 597
Cheung Sha Wan 長沙灣 [63 m² 平方米]	-	(50 993)	(51 888)	46 177	49 105	41 807	(39 125)	(41 685)	37 996	40 233
Kwun Tong 觀塘 [52 m² 平方米]	41 292	36 832	33 328	34 144	36 495	37 153	25 833	26 480	37 329	30 732
Tsuen Wan 荃灣 [91 m² 平方米]	26 536	26 068	20 544	17 838	23 603	20 810	20 949	21 850	(16 714)	20 788

* 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 1995 and 1996.

* 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 1995 及 1996 年內所分析單位的平均面積。

FLATTED FACTORIES - HOUSING AUTHORITY
STOCK AND VACANCY BY DISTRICT

分層工廠大廈 - 房屋委員會
各區總存量及空置量

(m^2 平方米)

District	地區	Stock (at year end) 1996年底總存量	Amount vacant (at year end) 1996年底空置量	% vacant 空置百分率
Shau Kei Wan	筲箕灣	6 804	-	-
HONG KONG	港島	**6 804**	-	-
Cheung Sha Wan	長沙灣	61 207	3 237	5.3
Shek Kip Mei	石硤尾	9 360	216	2.3
Wong Tai Sin	黃大仙	48 126	270	0.6
Kwun Tong	觀塘	78 522	3 345	4.3
NEW KOWLOON	新九龍	**197 215**	**7 068**	**3.6**
Tsuen Wan	荃灣	123 798	14 083	11.4
Tuen Mun	屯門	43 900	7 501	17.1
Yuen Long	元朗	9 708	6 096	62.8
Sha Tin	沙田	39 729	3 338	8.4
NEW TERRITORIES	新界	**217 135**	**31 018**	**14.3**
OVERALL	全港	**421 154**	**38 086**	**9.0**

Nil completions and forecast completions for 1996, 1997 and 1998.
Source : Housing Department

1996, 1997 及1998 年沒有落成量及預測落成量。
資料來源 : 房屋署

TABLE 表 55

PRIVATE INDUSTRIAL / OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

私人工業／寫字樓綜合樓宇 - 各區總存量、落成量及空置量

(m^2 平方米)

District	地區	Stock (at year end) 1995 年底總存量	Completions 1996 落成量	Completions as a % of 1995 stock 落成量佔1995年總存量的百分率	Stock (at year end) 1996 年底總存量	Amount vacant (at year end) 1996 年底空置量	% vacant 空置百分率
Shau Kei Wan	筲箕灣	23 700	-	-	23 700	3 200	13.5
Aberdeen	香港仔	6 300	-	-	6 300	300	4.8
HONG KONG	**港島**	**30 000**	**-**	**-**	**30 000**	**3 500**	**11.7**
Hung Hom	紅磡	5 300	-	-	5 300	3 300	62.3
KOWLOON	**九龍**	**5 300**	**-**	**-**	**5 300**	**3 300**	**62.3**
Cheung Sha Wan	長沙灣	16 900	29 000	171.6	45 900	31 900	69.5
Wong Tai Sin	黃大仙	19 100	-	-	19 100	2 800	14.7
Kwun Tong	觀塘	44 700	50 000	111.9	94 700	42 900	45.3
NEW KOWLOON	**新九龍**	**80 700**	**79 000**	**97.9**	**159 700**	**77 600**	**48.6**
Tsuen Wan	荃灣	-	19 800	-	19 800	13 700	69.2
Sha Tin	沙田	-	15 900	-	15 900	8 300	52.2
NEW TERRITORIES	**新界**	**-**	**35 700**	**-**	**35 700**	**22 000**	**61.6**
OVERALL	**全港**	**116 000**	**114 700**	**98.9**	**230 700**	**106 400**	**46.1**

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

(m^2 平方米)

District	地區	1994	1995	1996	Average 平均落成量 1994 - 1996	Forecast 預測落成量 [1997]	[1998]
Shau Kei Wan	筲箕灣	23 700	-	-	7 900	-	-
Aberdeen	香港仔	-	-	-	-	-	-
HONG KONG	**港島**	**23 700**	**-**	**-**	**7 900**	**-**	**-**
Hung Hom	紅磡	-	-	-	-	-	-
KOWLOON	**九龍**	**-**	**-**	**-**	**-**	**-**	**-**
Cheung Sha Wan	長沙灣	-	13 300	29 000	14 100	15 200	14 700
Wong Tai Sin	黃大仙	-	19 100	-	6 400	9 700	-
Kwun Tong	觀塘	-	44 700	50 000	31 500	49 100	98 800
NEW KOWLOON	**新九龍**	**-**	**77 100**	**79 000**	**52 000**	**74 000**	**113 500**
Tsuen Wan	荃灣	-	-	19 800	6 600	20 200	37 700
Sha Tin	沙田	-	-	15 900	5 300	-	19 200
NEW TERRITORIES	**新界**	**-**	**-**	**35 700**	**11 900**	**20 200**	**56 900**
OVERALL	**全港**	**23 700**	**77 100**	**114 700**	**71 800**	**94 200**	**170 400**

TABLE 表 57

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

(m^2 平方米)

Year 年	In buildings completed during the year 年內落成樓宇			In all other buildings 其餘所有樓宇			Overall Vacancy 整體空置量	
	Total floor space 總樓面面積	Amount vacant 空置量	% vacant 空置百分率	Total floor space 總樓面面積	Amount vacant 空置量	% vacant 空置百分率	Amount vacant 空置量	% of total stock 空置百分率
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

TABLE 表 58

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

(m^2 平方米)

District	地區	Stock (at year end) 1995 年底總存量	Completions 1996 年落成量	Completions as a % of 1995 stock 落成量佔 1995 年總存量的百分率	Stock (at year end) 1996 年底總存量
West	西區	700	-	-	700
North Point	北角	45 000	-	-	45 000
Shau Kei Wan	筲箕灣	12 700	-	-	12 700
Aberdeen	香港仔	74 900	-	-	74 900
HONG KONG	**港島**	**133 300**	-	-	**133 300**
Mong Kok	旺角	2 200	-	-	2 200
Hung Hom	紅磡	85 900	-	-	78 300
KOWLOON	**九龍**	**88 100**	-	-	**80 500**
Cheung Sha Wan	長沙灣	62 100	-	-	62 100
Wong Tai Sin	黃大仙	2 900	-	-	2 900
Kwun Tong	觀塘	388 800	-	-	388 800
NEW KOWLOON	**新九龍**	**453 800**	-	-	**453 800**
Tsuen Wan	荃灣	439 900	-	-	426 600
Tuen Mun	屯門	214 300	-	-	214 300
Yuen Long	元朗	450 300	-	-	450 300
North	北區	116 700	3 800	3.3	120 500
Tai Po	大埔	713 300	2 100	0.3	715 400
Sha Tin	沙田	190 200	-	-	190 200
Sai Kung	西貢	65 000	45 500	70.0	110 500
Outlying Islands	離島	2 900	-	-	2 900
NEW TERRITORIES	**新界**	**2 192 600**	**51 400**	**2.3**	**2 230 700**
OVERALL	**全港**	**2 867 800**	**51 400**	**1.8**	**2 898 300**

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

(m^2 平方米)

District	地區	1992	1993	1994	1995	1996	Average 平均落成量 1992 - 1996	Forecast 預測落成量 [1997]	[1998]
West	西區	-	-	-	-	-	-	-	-
North Point	北角	-	-	-	-	-	-	-	-
Shau Kei Wan	筲箕灣	-	-	-	-	-	-	-	-
Aberdeen	香港仔	-	-	34 700	-	-	6 900	-	-
HONG KONG	**港島**	-	-	**34 700**	-	-	**6 900**	-	-
Mong Kok	旺角	-	-	-	-	-	-	-	-
Hung Hom	紅磡	-	-	-	-	-	-	-	-
KOWLOON	**九龍**	-	-	-	-	-	-	-	-
Cheung Sha Wan	長沙灣	-	-	-	-	-	-	-	-
Wong Tai Sin	黃大仙	-	-	-	-	-	-	-	-
Kwun Tong	觀塘	-	-	-	-	-	-	-	-
NEW KOWLOON	**新九龍**	-	-	-	-	-	-	-	-
Tsuen Wan	荃灣	-	-	-	-	-	-	-	-
Tuen Mun	屯門	-	-	-	-	-	-	31 200	-
Yuen Long	元朗	41 700	35 900	26 100	91 900	-	39 200	14 900	-
North	北區	-	-	-	10 800	3 800	2 900	-	-
Tai Po	大埔	6 500	4 100	16 700	23 100	2 100	10 500	-	1 200
Sha Tin	沙田	-	-	-	-	-	-	-	-
Sai Kung	西貢	-	7 600	-	-	45 500	10 600	76 400	24 800
Outlying Islands	離島	-	-	-	-	-	-	-	-
NEW TERRITORIES	**新界**	**48 200**	**47 600**	**42 800**	**125 800**	**51 400**	**63 200**	**122 500**	**26 000**
OVERALL	**全港**	**48 200**	**47 600**	**77 500**	**125 800**	**51 400**	**70 100**	**122 500**	**26 000**

PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

私人貨倉 － 各區總存量、落成量及空置量

(m^2 平方米)

District	地區	Stock (at year end) 1995 年底總存量	Completions 1996 落成量	Completions as a % of 1995 stock 落成量佔1995 年總存量的百分率	Stock (at year end) 1996 年底總存量	Amount vacant (at year end) 1996 年底空置量	% vacant 空置百分率
West	西區	38 100	-	-	34 700	8 100	23.3
Sheung Wan	上環	400	-	-	400	400	100.0
North Point	北角	47 900	-	-	47 900	11 800	24.6
Shau Kei Wan	筲箕灣	99 000	-	-	99 000	-	-
Aberdeen	香港仔	30 600	-	-	30 600	-	-
HONG KONG	**港島**	**216 000**	-	-	**212 600**	**20 300**	**9.5**
Tsim Sha Tsui	尖沙咀	58 300	-	-	58 300	-	-
Mong Kok	旺角	5 300	-	-	5 300	-	-
Hung Hom	紅磡	60 600	-	-	60 600	7 300	12.0
KOWLOON	**九龍**	**124 200**	-	-	**124 200**	**7 300**	**5.9**
Cheung Sha Wan	長沙灣	155 800	-	-	148 300	4 600	3.1
Wong Tai Sin	黃大仙	6 100	-	-	6 100	6 100	100.0
Kwun Tong	觀塘	320 500	-	-	320 500	20 900	6.5
NEW KOWLOON	**新九龍**	**482 400**	-	-	**474 900**	**31 600**	**6.7**
Tsuen Wan	荃灣	1 693 400	-	-	1 693 400	94 800	5.6
Tuen Mun	屯門	84 200	-	-	84 200	500	0.6
Yuen Long	元朗	69 500	24 600	35.4	94 100	18 100	19.2
North	北區	106 000	-	-	106 000	100	0.1
Sha Tin	沙田	391 700	58 200	14.9	449 900	57 000	12.7
Sai Kung	西貢	2 800	-	-	2 800	-	-
NEW TERRITORIES	**新界**	**2 347 600**	**82 800**	**3.5**	**2 430 400**	**170 500**	**7.0**
OVERALL	**全港**	**3 170 200**	**82 800**	**2.6**	**3 242 100**	**229 700**	**7.1**

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 1996 vacancy.

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1996 年空置量的方法。

PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

私人貨倉 － 各區落成量及預測落成量

(m^2 平方米)

District	地區	1992	1993	1994	1995	1996	Average 平均落成量 1992 - 1996	Forecast 預測落成量 [1997]	[1998]
West	西區	-	-	-	-	-	-	-	-
Sheung Wan	上環	-	-	-	-	-	-	-	-
North Point	北角	20 200	1 900	-	-	-	4 400	-	-
Shau Kei Wan	筲箕灣	-	-	14 300	-	-	2 900	-	-
Aberdeen	香港仔	-	-	-	-	-	-	19 700	-
HONG KONG	**港島**	**20 200**	**1 900**	**14 300**	-	-	**7 300**	**19 700**	-
Tsim Sha Tsui	尖沙咀	-	-	-	-	-	-	-	-
Mong Kok	旺角	-	-	-	-	-	-	-	-
Hung Hom	紅磡	36 400	-	-	-	-	7 300	-	-
KOWLOON	**九龍**	**36 400**	-	-	-	-	**7 300**	-	-
Cheung Sha Wan	長沙灣	-	-	-	-	-	-	-	-
Wong Tai Sin	黃大仙	-	-	-	-	-	-	-	-
Kwun Tong	觀塘	31 300	-	-	-	-	6 300	-	-
NEW KOWLOON	**新九龍**	**31 300**	-	-	-	-	**6 300**	-	-
Tsuen Wan	荃灣	319 400	16 500	165 000	15 200	-	103 200	115 200	51 800
Tuen Mun	屯門	-	-	-	-	-	-	16 600	11 900
Yuen Long	元朗	27 400	-	-	24 600	24 600	15 300	-	26 000
North	北區	13 200	13 300	23 400	8 700	-	11 700	-	-
Tai Po	大埔	-	-	-	-	-	-	500	-
Sha Tin	沙田	26 500	71 200	-	-	58 200	31 200	-	-
Sai Kung	西貢	-	-	-	-	-	-	-	-
NEW TERRITORIES	**新界**	**386 500**	**101 000**	**188 400**	**48 500**	**82 800**	**161 400**	**132 300**	**89 700**
OVERALL	**全港**	**474 400**	**102 900**	**202 700**	**48 500**	**82 800**	**182 300**	**152 000**	**89 700**

Figures include storage facilities at container terminals.

上述數字包括貨櫃碼頭的貨倉。

PRIVATE STORAGE - VACANCY BY DISTRICT

私人貨倉 - 各區空置量

(m² 平方米)

District	地區	1992	1993	1994	1995	1996	As a % of year end stock 佔年底總存量的百分率
West	西區	-	800	1 600	8 400	8 100	23.3
Sheung Wan	上環	-	-	-	-	400	100.0
North Point	北角	20 200	3 500	5 300	1 600	11 800	24.6
Shau Kei Wan	筲箕灣	-	-	14 300	-	-	-
Aberdeen	香港仔	600	600	-	3 700	-	-
HONG KONG	**港島**	**20 800**	**4 900**	**21 200**	**13 700**	**20 300**	**9.5**
Tsim Sha Tsui	尖沙咀	-	-	-	-	-	-
Mong Kok	旺角	-	-	-	-	-	-
Hung Hom	紅磡	34 100	17 900	4 100	5 400	7 300	12.0
KOWLOON	**九龍**	**34 100**	**17 900**	**4 100**	**5 400**	**7 300**	**5.9**
Cheung Sha Wan	長沙灣	18 100	500	3 000	10 900	4 600	3.1
Wong Tai Sin	黃大仙	-	5 000	6 100	6 100	6 100	100.0
Kwun Tong	觀塘	35 100	1 200	24 500	38 100	20 900	6.5
NEW KOWLOON	**新九龍**	**53 200**	**6 700**	**33 600**	**55 100**	**31 600**	**6.7**
Tsuen Wan	荃灣	275 900	155 600	151 700	149 500	94 800	5.6
Tuen Mun	屯門	-	-	-	-	500	0.6
Yuen Long	元朗	4 900	4 400	-	24 600	18 100	19.2
North	北區	6 500	-	8 100	12 600	100	0.1
Sha Tin	沙田	300	19 100	-	1 300	57 000	12.7
Sai Kung	西貢	-	-	-	-	-	-
NEW TERRITORIES	**新界**	**287 600**	**179 100**	**159 800**	**188 000**	**170 500**	**7.0**
OVERALL	**全港**	**395 700**	**208 600**	**218 700**	**262 200**	**229 700**	**7.1**

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 1996 vacancy.

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1996 年空置量的方法。

TABLE 表 63

PRIVATE STORAGE - OVERALL VACANCY TRENDS

私人貨倉 - 整體空置趨勢

(m^2 平方米)

Year 年	In buildings completed during the year 年內落成樓宇			In all other buildings 其餘所有樓宇			Overall Vacancy 整體空置量	
	Total floor space 總樓面面積	Amount vacant 空置量	% vacant 空置百分率	Total floor space 總樓面面積	Amount vacant 空置量	% vacant 空置百分率	Amount vacant 空置量	% of total stock 佔總存量的百分率
1992	474 400	330 300	69.6	2 749 400	65 400	2.4	395 700	12.3
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

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 1996 vacancy.

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1996年空置量的方法。

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

(% return 回報百分率)

Year / Quarter 年份 / 季度		Domestic 住宅 A	Domestic 住宅 B	Domestic 住宅 C	Domestic 住宅 D & E	Office 寫字樓+ Grade A 甲級	Office 寫字樓+ Grade B 乙級	Flatted Factories 分層工廠大廈** New Kowloon 新九龍	Flatted Factories 分層工廠大廈** New Territories 新界	Retail 零售業樓宇 #
1987		8.7	8.9	9.1	9.7	8.5	9.5	10.7	11.1	8.9
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 *		5.3	4.7	4.9	5.1	4.9	5.4	9.6	10.0	5.8
1993	1	5.8	5.2	5.6	5.7	5.5	5.7	8.4	8.8	6.1
	2	5.4	4.9	5.3	5.4	5.6	6.0	7.9	8.6	5.9
	3	5.3	4.8	5.0	5.2	5.7	5.9	8.1	8.6	5.9
	4	5.5	5.0	5.0	4.9	5.3	5.9	7.5	8.3	5.9
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	5.3	9.9	9.6	5.5
	3 *	5.3	4.7	5.0	5.2	5.1	5.5	9.5	9.9	6.0
	4 *	5.1	4.5	4.5	4.7	4.8	5.4	10.0	10.8	6.1

* 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.

* 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。

AREAS AND DISTRICTS
各區域及地區

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

AREAS AND DISTRICTS
各 區 域 及 地 區

Area 區域	District	地區	Names of Sub-districts Within District Boundaries	區域以內的分區名稱	Tertiary Planning Units 規劃統計小區
NEW KOWLOON 新九龍	Cheung Sha Wan	長沙灣	Lai Chi Kok, Sham Shui Po, Stonecutters Island	荔枝角、深水埗、昂船洲	2.6.0(p), 2.6.1, 2.6.4, 2.6.5, 2.6.6, 2.6.7, 2.6.9
	Shek Kip Mei	石硤尾	So Uk, Tai Hang Tung, Tai Hang Sai, Yau Yat Tsuen	蘇屋、大坑東、大坑西、又一村	2.6.2, 2.6.3, 2.6.8
	Kowloon Tong	九龍塘			2.7.1, 2.7.2
	Wong Tai Sin	黃大仙	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	九龍城、新蒲崗、啟德、東頭、横頭磡、樂富、大磡、鑽石山、慈雲山、竹園、牛池灣	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
	Kwun Tong	觀塘	Ngau Tau Kok, Jordan Valley, Kowloon Bay, Sau Mau Ping, Lam Tin, Cha Kwo Ling, Yau Tong	牛頭角、佐敦谷、九龍灣、秀茂坪、藍田、茶果嶺、油塘	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
NEW TERRITORIES 新界	Tsuen Wan	荃灣	Kwai Chung, Tsing Yi, Nga Ying Chau, Ting Kau, Sham Tseng, Tsing Lung Tau	葵涌、青衣、牙鷹洲、汀九、深井、青龍頭	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)
	Tuen Mun	屯門	Tai Lam, So Kwun Wat, Castle Peak Bay, Lam Tei	大欖、掃管笏、青山灣、藍地	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)
	Yuen Long	元朗	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	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	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

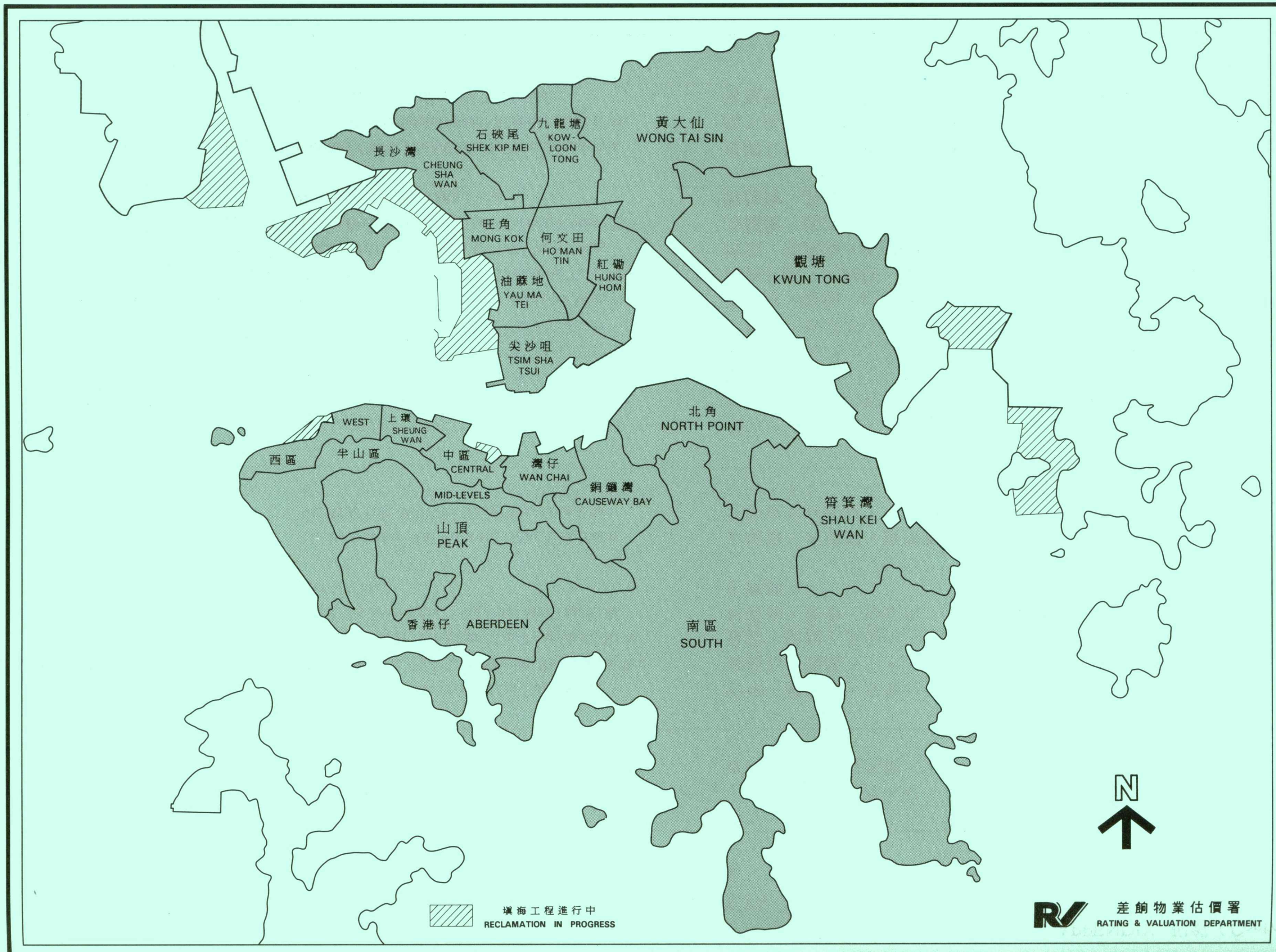
AREAS AND DISTRICTS
各區域及地區

Area 區域	District	地區	Names of Sub-districts Within District Boundaries	區域以內的分區名稱	Tertiary Planning Units 規劃統計小區
NEW TERRITORIES (Cont'd) 新界 (續)	North	北區	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	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、坪輋、沙頭角、吉澳洲	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)
	Tai Po	大埔	Tai Po Market, Tai Po Kau, Hong Lok Yuen, Tai Mei Tuk, Wu Kau Tang, Tap Mun Chau	大埔墟、大埔滘、康樂園、大尾篤、烏蛟騰、塔門洲	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)
	Sha Tin	沙田	Tai Wai, Fo Tan, Ma Liu Shui, Chek Nai Ping, Wu Kai Sha	大圍、火炭、馬料水、赤泥坪、烏溪沙	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)
	Sai Kung	西貢	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	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	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
	Outlying Islands	離島	Cheung Chau, Peng Chau, Lantau Island, Ma Wan, Lamma Island, Soko Islands, Shek Kwu Chau, Hei Ling Chau, Po Toi 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	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

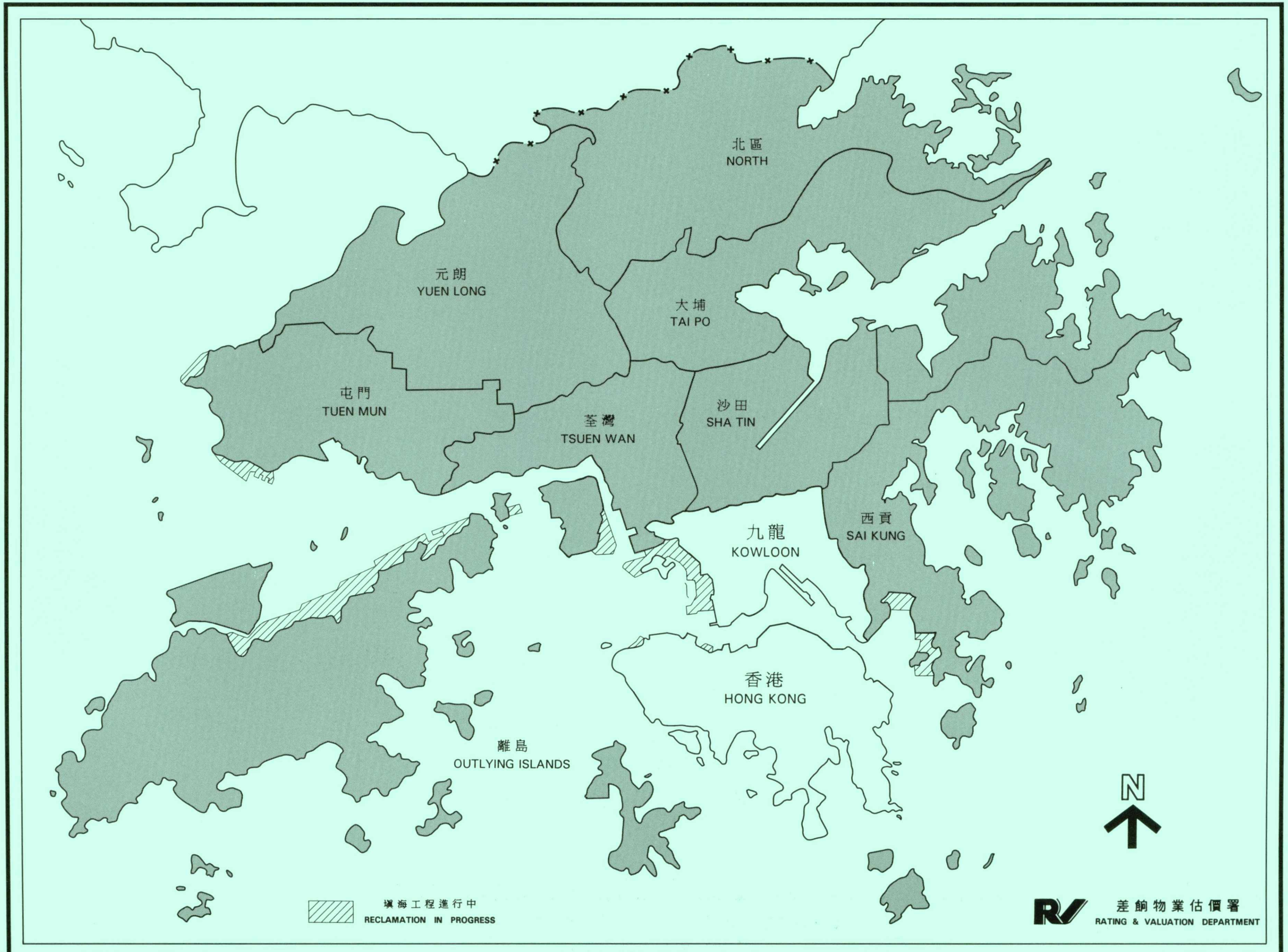


差餉物業估價署

RATING & VALUATION DEPARTMENT

新界地區
NEW TERRITORIES DISTRICTS

圖二
Plan 2



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