香港物業報告
Hong Kong Property Review
2003

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

香港物業報告 2003
HONG KONG PROPERTY REVIEW 2003

本報告回顧 2002 年
香港物業市場的活動並
預測 2003-2005 年的樓宇落成量

A review of the Hong Kong
property market for the year 2002
with forecast of completions for 2003-2005

差餉物業估價署署長 彭贊榮
2003年4月

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Commissioner
April 2003

差餉物業估價署
Rating and Valuation Department

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FOREWORD

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

The Hong Kong Property Review presents property data compiled by Rating and Valuation Department at the end of each year. Information on completions, take-up, vacancy, prices and rents is reported in text and tables. The Review also shows forecast completion figures based on information obtained from developers and project architects, supported by development progress inspections and enquiries at the beginning of the forecast period. These forecast figures are on a calendar year basis and may be different from those compiled on a financial year basis in other Government publications.

由於物業發展的進程受很多因素影響，而且在隨後的一年內，無可避免地會出現一些變化。因此，本署只能在編製下一份報告時修訂預測數字。修訂的幅度主要是根據市場的情況而定。***此外，本署就較長遠時期（如隨後第三年）所作的預測數字，在將來出版的報告中可能會有較大的修訂，因此，本署建議讀者應用這些數字時應特別小心。***

It should be borne in mind that many factors affect the progress of developments, and changes in the ensuing year are inevitable. Revisions, sometimes major, are only to be expected in subsequent reviews. The degree of revision depends principally on market conditions. ***In particular, forecast figures over a longer period, such as for the third year, may be subject to major revisions, and readers are advised to use the figures with caution.***

本署在年底進行調查，包括向管理處蒐集空置物業數據，以及派員實地視察，以編製物業空置量的統計數字。對於物業管理公司／人士就物業空置情況提供協助，本署謹致衷心謝忱。

In compiling statistics on vacancy, a survey is conducted at the year end to obtain vacancy data from the management offices or by inspection. The assistance given by the building management companies/personnel in providing vacancy information is gratefully acknowledged.

報告所回顧的年度最後6個月的有關租金和售價數字均屬臨時性質，有待收到進一步資料後再作分析。市民可透過本署網頁（網址：http://www.info.gov.hk/rvd）或24小時電話資訊服務附設的資料傳真設施（2152 2152），免費取得各項最新的數字。

With regard to rents and prices, readers should note that the figures for the last 6 months of the year under review are provisional, pending receipt of further data for analysis. Updated figures can be obtained free of charge from the Department's homepage at http://www.info.gov.hk/rvd or by using the fax-on-demand facility of the 24-hour automatic telephone hotline at 2152 2152.

序言 FOREWORD

《香港物業報告》所載的住宅單位總存量可能跟其他政府刊物所提供的數字不同，因為各自採用的定義有別。在此特別澄清，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的煮食設施、浴室和廁所的獨立居住單位，但並不包括部分較傳統的村屋、解放軍轄下宿舍、公用事業機構物業的附設宿舍、私營機構宿舍(包括教育學院的學生宿舍)、醫院管理局轄下的宿舍，以及酒店和旅舍。有關政府資助房屋單位、公共租住屋邨和政府宿舍的統計數字並不包括在本報告內。

The stock figures for domestic units in the Hong Kong Property Review may differ from the figures presented in other Government publications due to the adoption of different definitions. To clarify the position, the stock of private domestic units in the Review includes basically all independent dwellings with an exclusive cooking area, bathroom and toilet. The numbers do not include some of the more traditional village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. Government-subsidised housing units, public rental estates and Government owned quarters are not included.

本報告只涵蓋私人樓宇類別的統計數字。雖然在2001年及之前出版的報告載有政府、房屋委員會及房屋協會所擁有的公共房屋(包括住宅及非住宅)的統計數字，但今期報告不再編製有關數字。

The Review is now confined to the private property sector. Statistics on public sector developments, both domestic and non-domestic, owned by the Government, Hong Kong Housing Authority and Hong Kong Housing Society, are no longer compiled, although they were incorporated in the 2001 edition and before.

今期報告內容的主要改變是，在編製與地區有關的數字時，本署會依照區議會18區的分界，將資料按區分類。至於寫字樓類別會加上分區數字羅列傳統寫字樓區的數據，以便讀者作出市場分析，而這些分區的分界大致上與以往報告採用的地區分界相同。附錄詳列劃分18區的分界。爲方便一向使 用本報告的讀者能掌握連貫性的資料，本署可應要求提供以往沿用32區分類的數字予有需要的讀者。

A major change in this edition of the Review is the compilation of district figures according to the boundaries of the 18 District Council Districts. For the office sector, sub-district figures are also compiled for the conventional office districts for better market analysis, and their boundaries are principally the same as in previous editions. The Appendix shows the demarcation of the new 18 districts. In providing continuity to users, the Department can supply, on request, figures compiled on the basis of the 32 districts in previous editions.

今期報告所列出的預測落成量包括三年的數字。報告內容並加插了一個圖表（表53），載有按成交金額分類的住宅物業買賣宗數。

In this edition, the forecast completion figures for three years are presented. One new table numbered 53 is also introduced : domestic sales transaction volume by consideration range.

本報告所用詞彙的定義及各項數字的計算方法，詳載於第60至71頁的「技術附註」。

Definitions of the terms used in the Review, and details of how the various figures have been arrived at can be found in the Technical Notes on pages 60 to 71.

如有查詢，可聯絡本署技術秘書（物業資料）：

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

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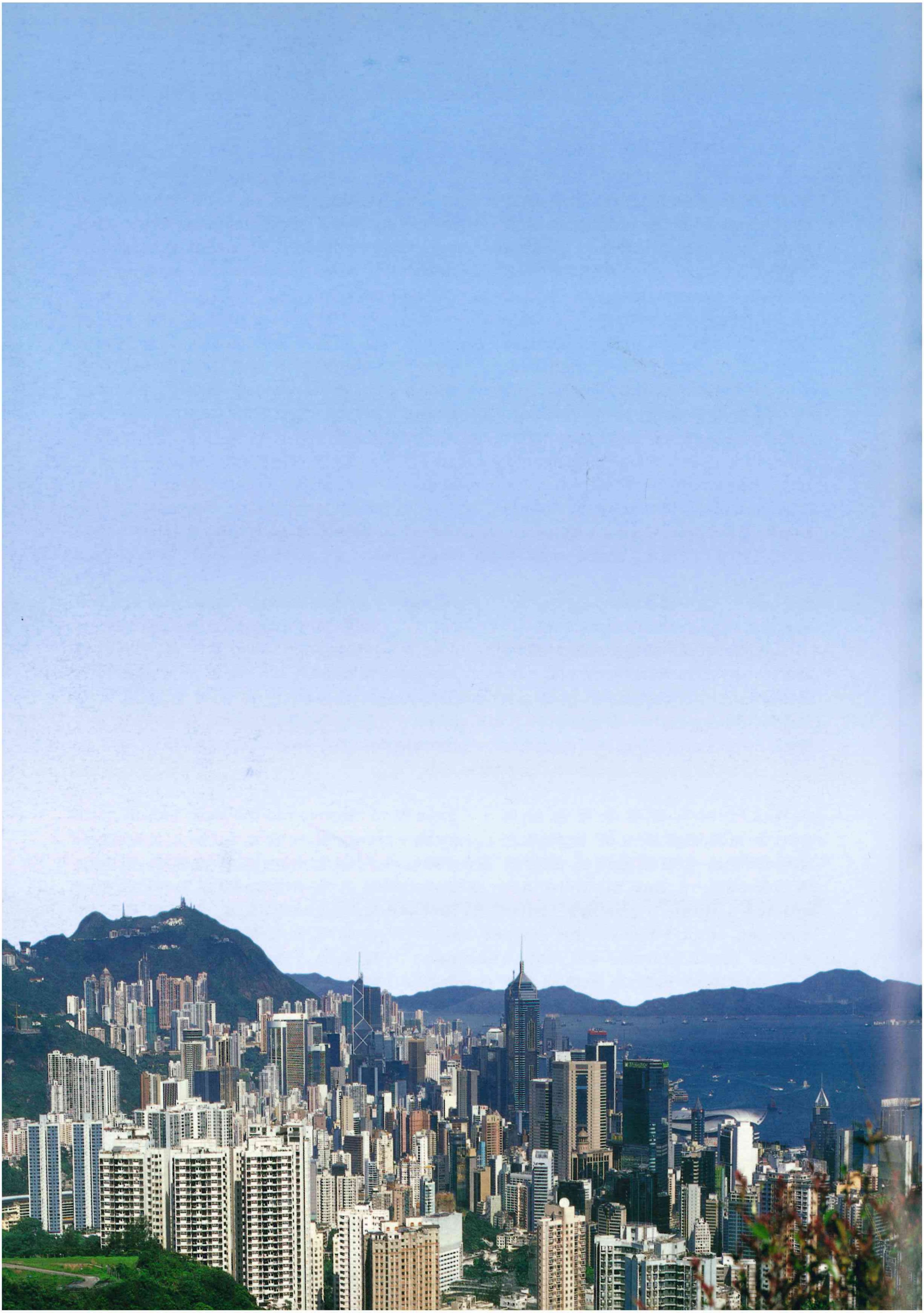
本報告全文亦載於本署網頁（網址：http://www.info.gov.hk/rvd）。

The full text of this Review is available from the Department's homepage at http://www.info.gov.hk/rvd.



綜觀

OVERVIEW

本港經濟在2002年整年來看，情況有顯著好轉，主要由於出口增長強勁，而生產總值錄得2.3%的實質增長。不過，失業率高企仍舊令人擔憂，通縮持續，反映消費信心依然疲弱。年內物業市場仍然不景氣，未有可見的復蘇迹象。由於供應充裕而需求疲弱，空置量急升至高水平，各類物業的售價和租金均持續下滑。

For 2002 as a whole, Hong Kong's economy picked up visibly mainly due to the strong export growth, and the Gross Domestic Product grew by 2.3% in real terms. However the deflationary trend persisted, reflecting weak consumer confidence as unemployment hike remained a concern. The property market experienced another difficult year with little signs of recovery. With abundant supply and weak demand, vacancies surged to high levels, and prices and rents for all sectors continued their downward movements.

住宅物業市場，繼續為一手買賣所主導，由於發展商均希望將大批存貨出售，故紛紛採取靈活創新的推銷策略。年內一手市場成交旺盛，導致二手市場的買賣進一步減少。受到全球經濟前景不明朗所拖累，企業或精簡架構，或搬到成本較低的地區，市場對**寫字樓**的需求萎縮，年內寫字樓物業的整體使用量下跌至200平方米，是有記錄以來的新低點。甲級寫字樓的租金大幅下瀉。另外，通縮持續，以及零售業銷售下降，引致**零售業**樓宇的佔用面積減少。但來港旅客(主要是內地旅客)數目激增，受歡迎的購物區的銷售額保持高企。**工業**樓宇市場方面，前景依然黯淡，只有極少量發展項目施工，土地擁有人均爭取更改土地用途，以期配合其他需求較大的市場。

The **residential** market was dominated by primary sales as developers tried to offload huge inventories by innovative marketing strategies. A high volume of primary sales transactions was recorded, but at the expense of secondary sales which contracted further. The **office** market was plagued by the uncertain global economic outlook with companies downsizing or relocating to less expensive districts. The overall take-up of office space in the year plunged to a historic low of 200 m^2. Rents of Grade A offices took a severe downturn. In the **retail** market, continuing deflation and drop in retail sales had resulted in a reduction in occupied space. Nevertheless the robust growth in tourist arrivals, primarily visitors from the Mainland, buoyed retail sales in popular shopping districts. As regards the **industrial** market, it remained depressed with little building activities taking place, as owners sought change of land use to meet likely demand for other purposes.

為了恢復公眾對物業市場的信心，政府在2002年11月公布九項特別措施，藉以糾正供求嚴重失衡的情況，並釐清政府的房屋政策。

In November 2002, the Government announced nine specific measures to redress the serious imbalance between supply and demand, and clarified its housing policy with a view to restoring public confidence in the property market.

住宅

2002年私人**住宅**單位的整體成交量較前一年略低。一手市場成交量較前一年上升15%，佔2002年總交易宗數30%以上，顯示市場焦點進一步集中在一手買賣。由於落成量高達34 000個單位，各發展商均採取進取的推銷策略，爭取買家，競爭非常激烈。部分發展商更以遠低於當時市場水平的價格，推出少量單位作首批發售。現金回贈、代繳印花稅和律師費等優惠也漸趨普遍。發展商還推出特別貸款計劃，為買家提供二按服務，而首兩年的還款額亦往往只是象徵式數目。發展商亦提高地產代理的佣金，以作鼓勵。這些積極的推銷計劃大大提高一手市場的成交量，但同時嚴重打擊二手物業的買賣。二手物業成交量所佔的市場比重持續下降，反映過去數年的市場趨勢。

年內就業情況不明朗，裁員、減薪或凍薪等消息不絕於耳，需求因而減弱，加上市場供應充裕，使住宅物業價格和租金均繼續下降。儘管最優惠貸款利率自2002年11月已下調至5%，創歷來新低，使按揭還款較從前更易負擔，但市場表現依舊疲弱。

Residential

Overall sales volume of private **residential** units in 2002 was slightly below the previous year. Primary sales took an increasing dominance, rising by 15% in volume and accounting for more than 30% of total transactions in 2002. A high completion level of 34 000 units led to fierce competition among developers to attract buyers by adopting aggressive promotional strategies. Some developments offered initial batches of small numbers at prices well below the prevailing market level. Incentives in the form of cash rebates, stamp duty and legal fees payments became a norm. Special financing packages were available for buyers to take up a second mortgage from the developer, and often at minimal repayments for the first two years. Developers also offered increased commission to estate agents as an added incentive. The promotions paid off in achieving good sales volume in the primary market, undermining the secondary market severely. The market share of secondary sales continued to drop, reflecting the trend of the last few years.

The abundant supply was unmatched by demand which was adversely affected by the uncertain employment situation, amidst reports of staff redundancies, pay cuts or salary freeze. Both prices and rents continued their downward spirals. This weak performance persisted despite a historic low best lending rate of 5% since November 2002, making mortgage repayment more affordable than previously.

政府在2002年11月公布的主要措施包括：暫停拍賣政府土地，直至2003年底為止；同期暫停鐵路物業發展項目的招標工作；停止出售各個資助計劃下的房屋單位；提供自置居所貸款；藉檢討《業主與租客(綜合)條例》盡量放寬私人樓宇的租住權管制；以及取消部分控制樓宇炒賣措施。主要發展商皆普遍表示支持該等措施，相信長遠而言能有助加強公眾對物業市場的信心。市場氣氛在有關措施公布以後亦有好轉。

The major measures announced by the Government in November 2002 included a moratorium on Government land auctions until the end of 2003, the suspension of railway-related property development tenders for the same period, ceasing the sale of flats under various subsidised schemes, provision of loans for home purchase, review of the Landlord and Tenant (Consolidation) Ordinance to relax excessive protection of security of tenure, and removal of some remaining anti-speculation measures. These initiatives were generally supported by the major developers, as they would help strengthen confidence in the property market in the long term. Market sentiment improved following the announcement of the measures.

年內租金的下跌趨勢未有放緩，而售價在下半年的跌勢始轉為急劇。2002年底的售價與租金分別驟跌12%及14%。大型單位售價下降幅度較小，為5%。

While the rental decline continued unabated during the year, the price drop was more rapid in the second half of the year. By the end of 2002, prices and rents plunged 12% and 14% respectively. Large flats recorded an overall smaller decrease of 5% in prices.

2002年的落成量為34 000個單位，較前一年大幅上升30%。入住量為19 900個單位，雖然數目與2001年相若，但遠低於龐大的供應量。因此，空置量上升至74 200個單位的新高位，即總存量的6.8%。

Completions in 2002 were 34 000 units, a considerable increase of 30% over the previous year. Take-up at 19 900 units, though similar to the year 2001, failed to keep pace with the large supply. As a result, vacancy rose to a record high number of 74 200 units, or 6.8% of total stock.

預計2003年的落成量會處於31 000個單位這個稍高的水平，2004和2005年的預測落成量則各有28 000個單位。

2003 completions are expected to stay at a moderately high level of 31 000 units, while 2004 and 2005 forecasts will each be 28 000 units.

寫字樓

Office

全球經濟外圍因素疲弱，加上中東戰雲密佈，對**寫字樓**物業市場產生不利影響。跨國企業架構重整，影響了投資和擴張的計劃。由於需求有限，空置的寫字樓物業需要較長時間才能租出。為吸引租客，業主除了提供裝修津貼和延長免租期等優惠外，還須削減租金。

Weak external factors in the global economy, and the prospects of war in the Middle East, had an adverse impact on the **office** market. Restructuring of multi-national corporations affected their investment and expansion plans. With limited new demand, vacant office space took longer to fill. Competing for tenants, landlords had to reduce rents apart from offering concessions such as fitting-out allowance and an extended rent-free period.

甲級寫字樓的表現最差，在各級寫字樓中錄得最大的售價和租金跌幅，也有報道指中環部分優質寫字樓樓宇中，有個別物業錄得極低的實際租金淨額。整體租金下跌 13%，而售價則下跌 9%。

Grade A offices staged the worst performance, recording larger price and rental decreases than other sub-sectors. There were reports of isolated instances of very low net effective rents being concluded for certain prime office buildings in Central. Overall rents dropped by 13% and prices fell 9%.

綜觀 Overview

2002年的整體落成量為166 000平方米，是2001年水平的兩倍以上，但仍遠低於近10年的每年平均落成量。各級寫字樓的使用量有所不同，乙級寫字樓錄得的負數達14 100平方米，幾乎抵消了甲級寫字樓1 900平方米和丙級寫字樓12 400平方米的使用量。整體使用量只有200平方米，是歷年的新低點。整體空置率上升至12.6%。

Overall completions in 2002 were 166 000 m^2, more than twice the level of 2001, but still well below the annual average of the recent ten years. Take-up varied among the sub-sectors. Grade B offices recorded a negative take-up of 14 100 m^2, which almost offset the positive take-up of 1 900 m^2 of Grade A offices and 12 400 m^2 of Grade C offices. Overall take-up was merely 200 m^2, a historic low. Overall vacancy increased to 12.6%.

預測未來兩年寫字樓的落成量會上升，在2003年達234 000平方米，而2004年達377 000平方米，但到2005年會下跌至87 000平方米。

Office completions are expected to rise in the next two years, to 234 000 m^2 in 2003 and 377 000 m^2 in 2004, but will fall to 87 000 m^2 in 2005.

商業樓宇

2002年**商業**樓宇的落成量為138 000平方米，與前一年相若，但新落成樓宇的使用進度緩慢。整體使用量錄得達110 000平方米的負數，以致空置率上升至10.7%。預測未來三年落成量會稍為減少，在2003年為118 000平方米，而2004年和2005年則各有95 000平方米。

Commercial

Completions of **commercial** premises in 2002 were 138 000 m^2, similar to the previous year but take-up of the newly completed space was very low. Overall a negative take-up of 110 000 m^2 was recorded, leading to a rise in vacancy to 10.7%. Completions are forecast to decline moderately in the three years ahead, to 118 000 m^2 in 2003, and 95 000 m^2 in 2004 and 2005 respectively.

零售業樓宇

在持續通縮的形勢下，銷售業務萎縮，**零售業**的前景依然沒有起色。部分零售商縮減業務，甚或結業。不過，來港旅客人數較2001年上升21%，當中內地旅客佔了大多數，而他們的消費，使部分地區的零售業得以持續。政府致力推廣旅遊業，並正籌備不同的計劃來吸引遊客，故長遠而言，這些措施有助促進零售業。商場業主一直設法改善人流、爭取租客，以維持租金水平。其中一種方法是以推廣特別主題概念來吸引消費者參觀和購物。年內租金和售價均有輕微跌幅。

Retail

Experiencing shrinking sales amid a continuing deflationary trend, **retail** business prospects remained unpromising. Some retailers were either downsizing or closing down. However the surge in tourist arrivals by 21% over 2001, largely Mainland visitors, sustained the retail trade in certain districts. In the long run, Government's efforts to promote tourism, together with the various tourist attraction projects being planned, should lend support for this sector. Owners of shopping centres were constantly finding ways to improve pedestrian flow, secure tenants and maintain rental levels, such as by promoting special theme concepts to create focal points for shoppers. Both rents and prices registered mild declines during the year.

工業樓宇

工業樓宇市場仍然不景氣，缺乏能夠帶動市場復蘇的利好因素。由於需求有限，空置量仍然高企。要將樓宇租出，業主普遍會採取減租的策略。這類別的建築工程甚少，地盤大都沒有施工的迹象，而發展計劃亦已中止多時。部分業主期望政府會修訂土地用途規劃，將有關土地改為「商貿」地帶，供興建酒店或其他商業發展項目之用。

2002年**分層工廠大廈**的價格及租金均下跌7%。年內只有一個發展項目完成，所提供的樓面面積為2 700平方米。使用量達82 000平方米，與前一年相比有明顯的改善，空置量因而減少至10.5%。興建中的工程項目為數甚少。預計2003及2004年的落成量仍會處於低水平，分別只是2 300平方米及2 500平方米，而2005年很可能不會有發展項目落成。

Industrial

The industrial market remained a depressed one, lacking in positive factors necessary for a revival. Vacancy levels remained high against limited demand. Landlords generally had to reduce rents to achieve good occupancy. Little building activities took place in this sector. Sites were generally inactive and development projects have been suspended for long periods. Some owners were hoping for a revision of land use zoning to "Business" zone, and change to hotel or other commercial developments.

Flatted factories prices and rents both decreased by 7% in 2002. Only one development was completed during the year, producing 2 700 m^2 floor space. Take-up at 82 000 m^2 was a substantial improvement from the previous year, leading to a reduction in vacancy to 10.5%. Few developments are in the pipeline. 2003 and 2004 forecast completions are only 2 300 m^2 and 2 500 m^2 respectively, and 2005 is unlikely to see any developments completed for occupation.

2002年沒有**工貿大廈**的供應。使用量與前一年相同，達 15 000平方米。由於沒有新的供應，空置量跌至 12.5%。落成量很可能會維持在低水平：2003年是 19 500平方米；2004年是 8 600平方米；而 2005年將沒有新的供應。

2002年落成的**貨倉**物業為 26 600平方米，而空置率上升至 7.5%。預計2003年的落成量會大幅減少至 600平方米；2004年為 3 900平方米，2005年則為 3 000平方米。

There was no **industrial/office** space produced in 2002. Take-up at 15 000 m^2 was the same as the year before. With an absence of new completions, vacancy fell to 12.5%. Completions are likely to stay at low levels, with 19 500 m^2 in 2003, 8 600 m^2 in 2004, and none in 2005.

26 600 m^2 floor space of **storage** space was completed in 2002. Vacancy rose to 7.5%. Completions are expected to fall drastically to 600 m^2 in 2003, 3 900 m^2 in 2004 and 3 000 m^2 in 2005.

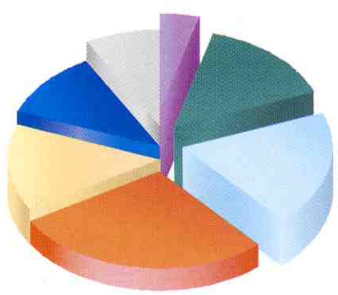
私人住宅

PRIVATE DOMESTIC

整體 OVERALL
中／小型單位 SMALL/MEDIUM UNITS
大型單位 LARGE UNITS

這類別包括設有煮食設施、浴室及廁所的獨立居住單位，但不包括較傳統的村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2002年底此類物業的總存量為1 093 400個單位。圖表顯示按樓齡分類的總存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include the more traditional village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. Stock in this sector was 1 093 400 units at the end of 2002. The chart shows stock distribution by age.



2002年的私人住宅單位落成量較前一年大幅增加30%至34 040個單位，這是自1999年以來最高的數字，當年的落成量為35 320個單位。2002年的數字較截至2001年為止的10年每年平均落成量25 800個單位數目高出32%。76%的落成單位位於新界，其中落成量較高的地區主要是離島、荃灣及元朗，而市區的落成單位中，則以油尖旺的供應為最多。

Completions of private domestic accommodation in 2002 increased substantially by 30% from the previous year to 34 040 units, the highest figure since 1999 which had 35 320 units completed. This was 32% above the average annual production of 25 800 units over the 10-year period ending 2001. 76% of the new units were in the New Territories. Islands, Tsuen Wan and Yuen Long were the major districts with larger supply in the New Territories while Yau Tsim Mong contributed the largest production in urban areas.

2002年的入住量為19 930個單位，較前一年稍高但低於截至2001年為止的10年每年平均入住量21 500個單位。2002年的入住量少於落成量41%，導致年底空置量創74 200個單位的新高，佔總存量6.8%。有38%的空置單位位於2002年落成的樓宇。

A slightly higher take-up of 19 930 units was recorded for the year which was less than the average annual take-up of 21 500 units over the 10-year period ending 2001. It was 41% below the completions in 2002, thereby resulting in a higher vacancy at the year-end to 74 200 units, which was a record high. This represented 6.8% of total stock. 38% of the vacant units were in new buildings completed in 2002.

預期2003年的落成量會下降至30 500個單位，而2004及2005年落成的單位數目均減少至27 700個。這三年的新供應均以位於新界的單位佔大多數：在2003年，54%的落成量位於新界，37%位於九龍；2004年的比例則分別為41%及37%。及至2005年，新界所佔的落成量會上升至64%，而九龍則佔另外28%。

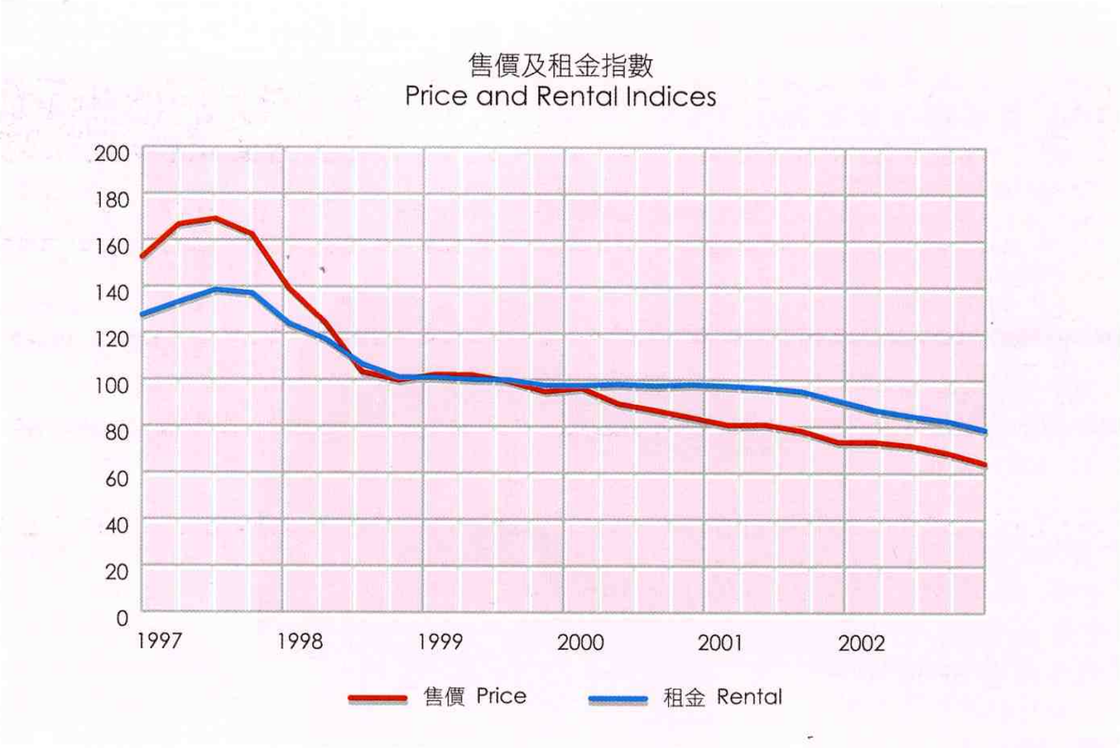
Completions are expected to drop to 30 500 units in 2003, and 27 700 units in 2004 and 2005 respectively. For all three years, the New Territories will provide the bulk of the new supply. In 2003, 54% of the completions will be in the New Territories and 37% in Kowloon, whereas in 2004, their respective contributions will be 41% and 37%. In 2005, the share from the New Territories will rise to 64%, and Kowloon will account for another 28%.

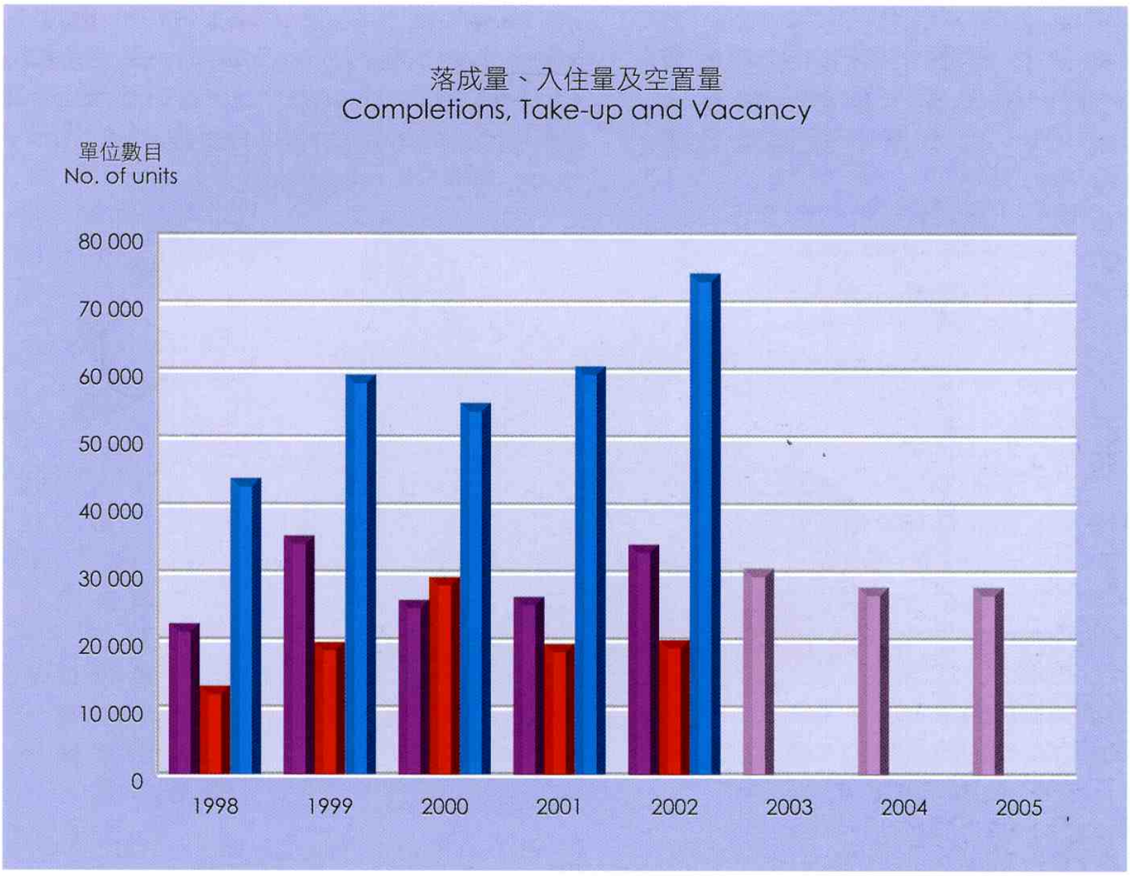
以***財政年度***計算，預計2002/2003年度的落成量為36 000個單位，預測2003/2004及2004/2005年度，分別會有33 000及29 000個單位落成；2005/2006年度則有25 000個。

On a ***financial year*** basis, completions in 2002/2003 are estimated to be 36 000 units. Forecasts indicate 33 000, 29 000 and 25 000 units for 2003/2004, 2004/2005 and 2005/2006 respectively.

2002年第四季全港私人住宅單位的臨時整體售價指數，較前一年同期下降12%，而同期租金指數則下跌14%。售價與租金在2002年內均持續下滑。售價在下半年有較大的跌幅，租金在年內則逐步下跌。在2002年12月，售價與租金較1997年的高峰期相比，累積跌幅分別達63%及44%。

The provisional territory-wide price index for the fourth quarter 2002 indicated an overall decrease of 12% from a year earlier, and the rental index registered a fall of 14%. Both prices and rents slipped continuously throughout 2002. The magnitude of decline in prices was greater in the second half of the year while rents edged down gradually in the whole year. As at December 2002, the accumulated fall in prices and rents from the peak in 1997 was 63% and 44% respectively.





	1998	1999	2000	2001	2002	2003	2004	2005
落成量 Completions	22 280	35 320	25 790	26 260	34 040	[30 500]	[27 700]	[27 700]
入住量 Take-up	13 050	19 560	29 180	19 320	19 930			
空置量 Vacancy	43 820	59 140	54 950	60 410	74 200			
%*	4.5	5.9	5.4	5.7	6.8			

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

[ ] 預測數字
Forecast figures

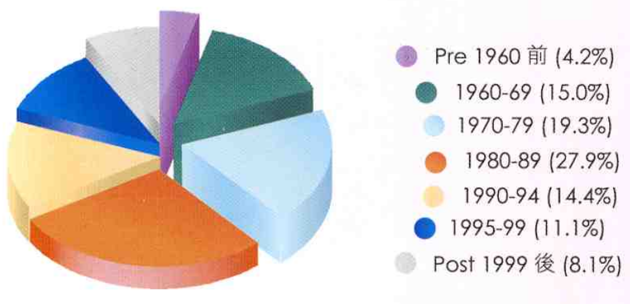
私人住宅（整體） Private Domestic (Overall)

私人住宅（中／小型單位）
PRIVATE DOMESTIC (SMALL/MEDIUM UNITS)

此分類包括實用面積為100平方米以下的單位。2002年底的總存量為1 013 000個單位，佔私人住宅總存量約93%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2002 was 1 013 000 units which accounted for about 93% of the total private domestic stock. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2002年落成的單位共有31 970個，新界的落成量約佔77%，而供應量較多的地區是離島、荃灣、油尖旺和元朗。B類單位佔此分類落成量63%，如以總體新落成量計，則為59%。

31 970 units were completed in 2002, with about 77% in the New Territories. Major supply came from Islands, Tsuen Wan, Yau Tsim Mong and Yuen Long. Class B units provided 63% of the completions in this sub-sector and 59% in terms of the total new supply.

2002年的入住量為19 830個單位，較2001年增加約15%。年底空置量上升至66 690個單位，佔總存量6.6%。

Take-up of 19 830 units in 2002 was about 15% higher than the 2001 level. Vacancy at the year-end increased to 66 690 units, representing 6.6% of stock.

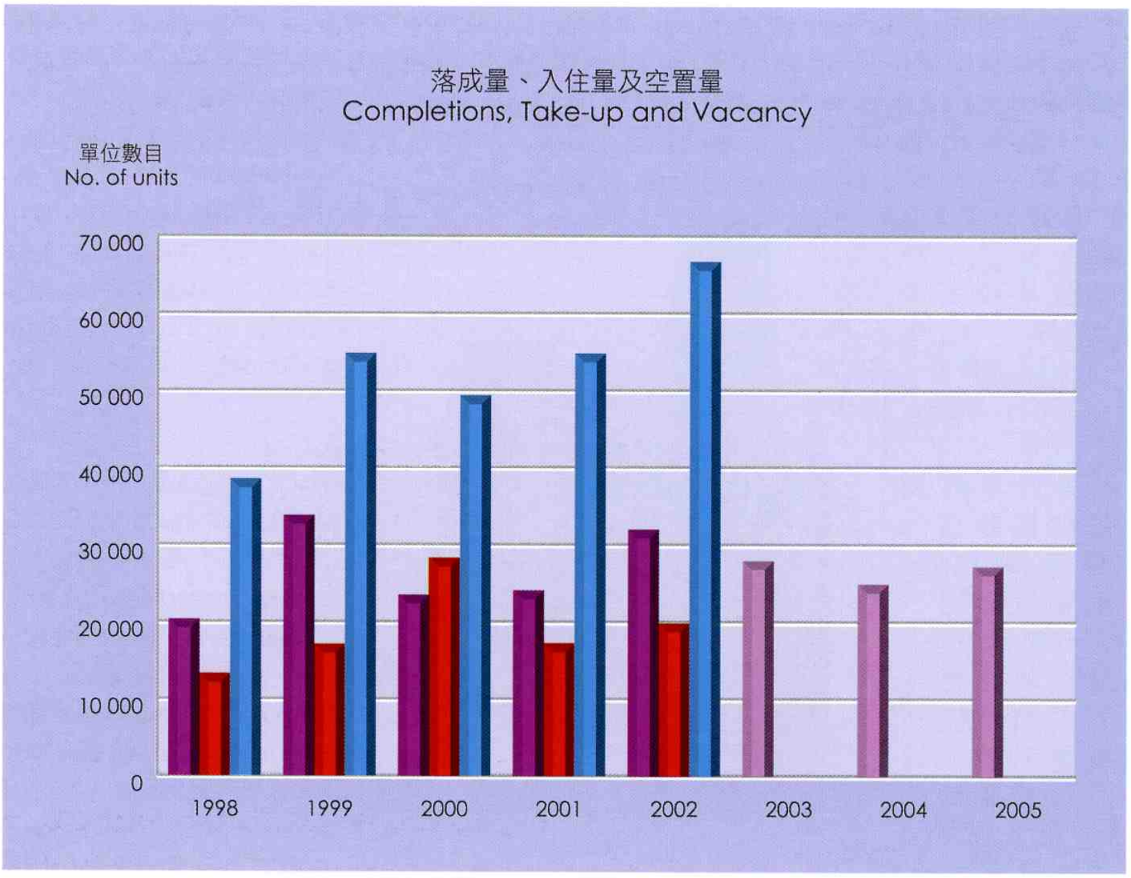
預測 2003、2004及 2005年的落成量會較低，分別是 27 900、24 900及 27 200 個單位。在 2003 年，57%的新建單位位於新界，但 2004年則會有 57%位於市區。到了 2005 年，新建單位大多位於新界，約佔 64%。

Lower completions of 27 900 units, 24 900 units and 27 200 units are expected in 2003, 2004 and 2005 respectively. In 2003, 57% of the completions will be found in the New Territories, but in 2004, 57% of the completions will likely be in the urban areas. In 2005, completions will be mainly in the New Territories, about 64%.

2002年第四季的臨時售價指數較前一年同期下降 13%，臨時租金指數也下跌 14%。售價在下半年度以較急速度下跌。由 1997年 10月的高峰期至 2002年 12月，累積跌幅達 63%。租金在 2002年內亦持續向下調整。與 1997年 10月的高峰期相比，此分類在 2002年 12月的累積跌幅達 45%。

The provisional quarterly price index for the fourth quarter 2002 dropped 13% from a year earlier, and the rental index registered a reduction of 14%. The decrease in prices was more rapid in the second half of the year. In December 2002, the cumulative fall was 63% from the peak in October 1997. Rents recorded a continuous downward movement throughout 2002. The cumulative fall in rents of this sub-sector in December 2002 was 45% as compared with the peak in October 1997.

私人住宅（中／小型單位）
Private Domestic (Small/Medium Units)



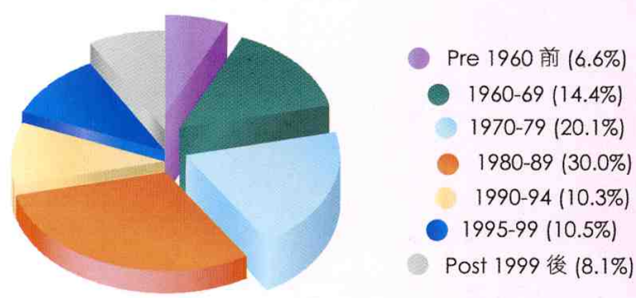
	1998	1999	2000	2001	2002	2003	2004	2005
落成量 Completions	20 270	33 700	23 460	24 050	31 970	[27 900]	[24 900]	[27 200]
入住量 Take-up	13 220	17 070	28 240	17 220	19 830			
空置量 Vacancy	38 420	54 750	49 300	54 770	66 690			
%*	4.3	5.9	5.2	5.6	6.6			

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

[ ] 預測數字
Forecast figures

此分類包括實用面積為100平方米或以上的單位。2002年底總存量為80 400個單位，佔私人住宅總存量7%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of 100 m^2 or above. Stock at the end of 2002 was 80 400 units, representing 7% of the total private domestic stock. The stock distribution by age is shown in the chart.



2002年有2 070個單位落成，較2001年少6%。市區和新界所佔的比例幾乎相等。灣仔和大埔的落成量較多，這兩個地區共佔落成量58%。

There were 2 070 units completed in 2002, a 6% decrease from 2001. Distribution between urban areas and the New Territories was almost even. Wan Chai and Tai Po were the two districts with the larger production, which jointly accounted for about 58% of the completions.

2002年的入住量甚低，僅100個單位，即年內落成量約5%。年底的空置量為7 510個單位，佔此分類9.3%，大幅高於2001年的水平。

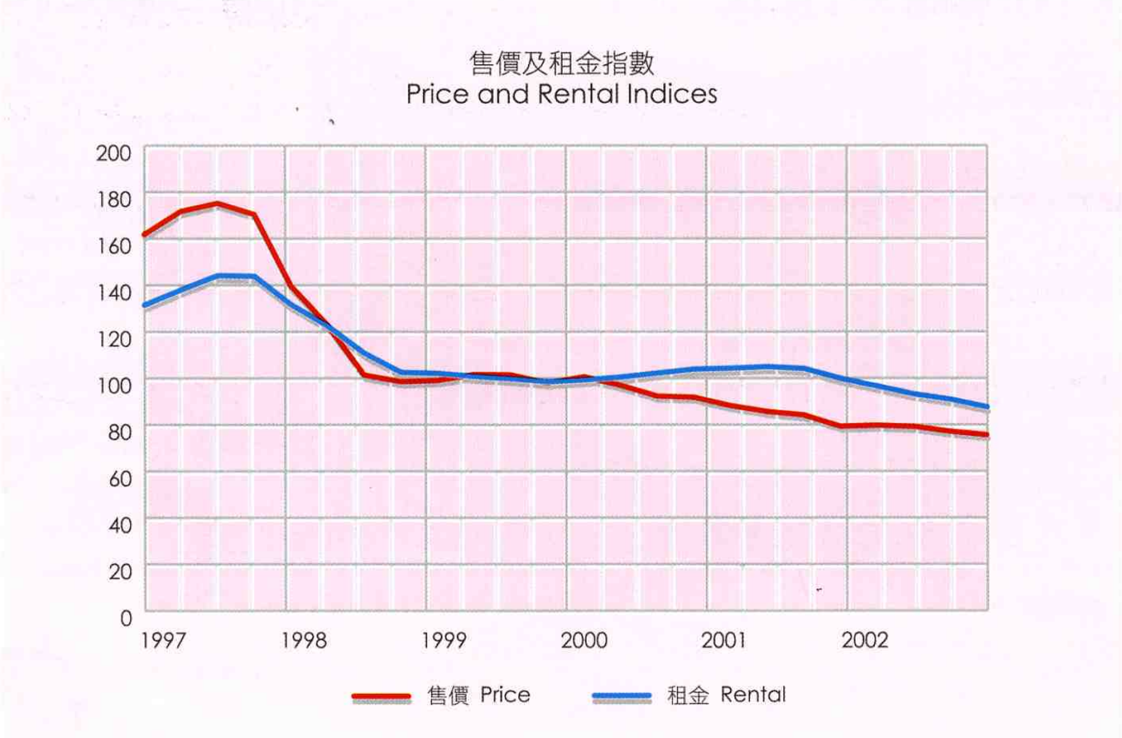
A very low take-up of 100 units was recorded, which was only about 5% of the completions in 2002. The year-end vacancy of 7 510 units, or 9.3% of stock in this sub-sector, was substantially higher than the 2001 level.

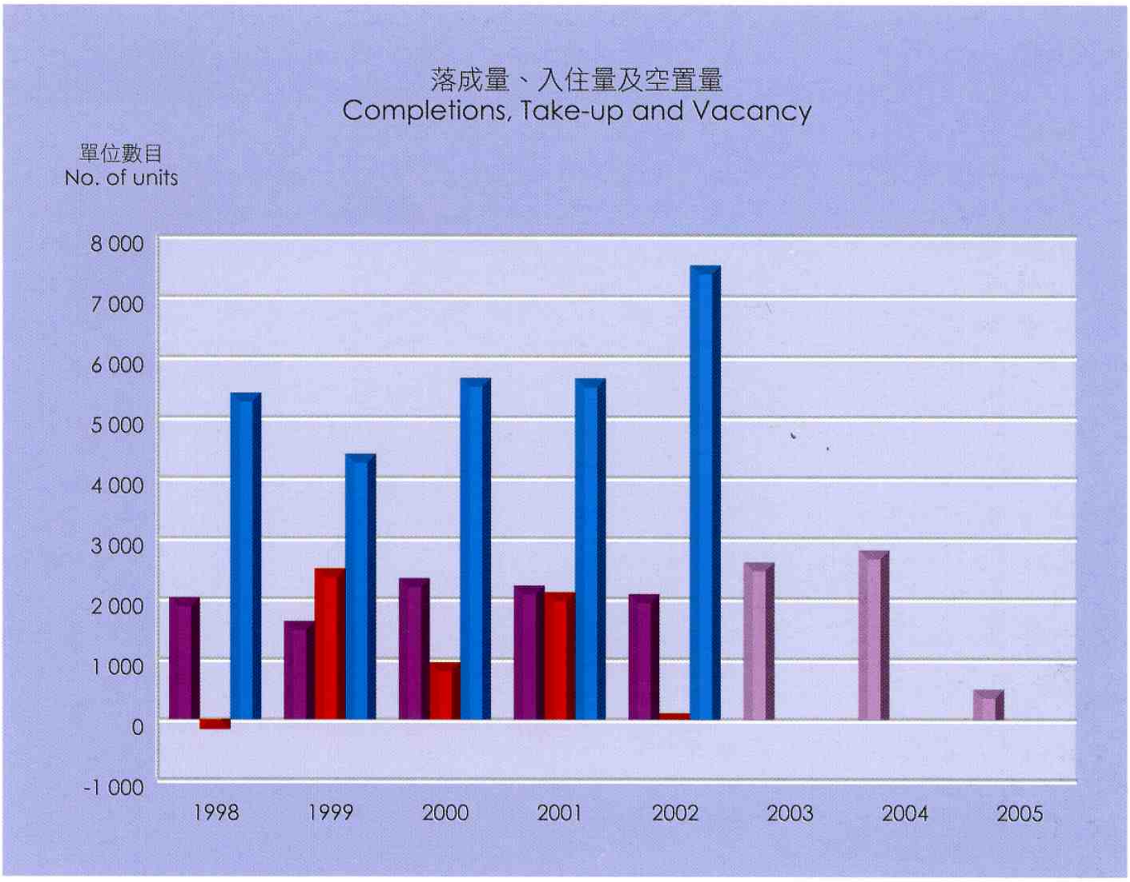
預測2003年的新供應會上升至2 600個單位，大部分的供應位於市區並集中於油尖旺。預計2004年的供應會進一步上升至2 800個單位，大部分仍然會位於市區。然而，2005年的供應會顯著下降至500個單位。

New supply in 2003 is expected to rise to 2 600 units, with the urban areas contributing most of the supply, and mainly in Yau Tsim Mong. Forecast for 2004 will increase further to 2 800 units, with the majority still in the urban areas. However, it will drop significantly to 500 units in 2005.

2002年第四季的臨時售價指數，較前一年同期下降5%，而臨時租金指數則較前一年同期下跌12%。售價在上半年尚算平穩，但在下半年便開始向下回落。2002年12月的售價，較1997年10月的高位下跌59%。租金在2002年則持續下滑。2002年12月的租金，較1997年10月的高位減少了41%。

The provisional quarterly price index for the fourth quarter 2002 registered a decrease of 5% from a year earlier, while the rental index showed a fall of 12% over the same period. Prices were quite stable in the first half of the year but started moving downwards in the second half. In December 2002, prices had fallen by 59% from the peak in October 1997. Rents fell continuously in 2002. In December 2002, it was 41% below the peak in October 1997.





	1998	1999	2000	2001	2002	2003	2004	2005
落成量 Completions	2 010	1 620	2 330	2 210	2 070	[2 600]	[2 800]	[500]
入住量 Take-up	-170	2 490	940	2 100	100			
空置量 Vacancy	5 400	4 390	5 650	5 640	7 510			
%*	7.6	6.0	7.5	7.3	9.3			

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

[ ] 預測數字
Forecast figures

私人寫字樓

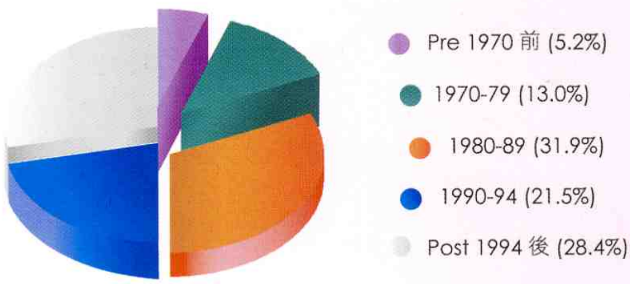
PRIVATE OFFICE

整體 OVERALL
甲級 GRADE A
乙級 GRADE B
丙級 GRADE C

2002年底私人寫字樓的總存量達9 286 500平方米，甲級、乙級與丙級寫字樓分別佔57%、26%及17%。核心寫字樓地區是指上環、中區、灣仔、銅鑼灣及尖沙咀的各個分區，這些地區的寫字樓在2002年底佔總存量的67%。圖表顯示按樓齡分類的所有級別寫字樓總存量。

The total stock of private offices at the end of 2002 amounted to 9 286 500 m². Grade A, B and C offices constituted 57%, 26% and 17% respectively. The core office districts are the sub-districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui. Office space in the core districts accounted for 67% of the total stock at the end of 2002. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2002年新落成的寫字樓有165 600平方米，是2001年落成量的兩倍以上。70%的新落成寫字樓屬甲級類別。

New office space produced in 2002 was 165 600 m², more than twice the amount in 2001. 70% of the completions were Grade A space.

2002年的整體使用量只有200平方米，是歷年來的新低點。年內，各級寫字樓的使用量參差，其中乙級寫字樓的表現欠佳，錄得負數，幾乎抵消了甲級和丙級寫字樓的使用量。整體的空置量上升至1 174 500平方米，佔總存量12.6%。

Take-up varied among the sub-sectors, with Grade B offices performing poorly. The positive take-up of Grade A and Grade C space was almost offset by the negative take-up of Grade B offices. Thus overall take-up reached a historic low of only 200 m². Overall vacancy rose to 1 174 500 m², at 12.6% of stock.

預測2003年和2004年的落成量，會分別大幅上升至233 500平方米及377 400平方米，但新落成寫字樓在2005年將會急劇回落至87 500平方米。展望2003年，總落成量的67%會來自核心地區，但此百分比到2004年，將會大幅下降至18%，在2005年核心地區的落成量會輕微下跌，但仍佔總落成量的77%。在2003年、2004年及2005年的落成面積中，甲級寫字樓分別會佔85%、78%及92%。

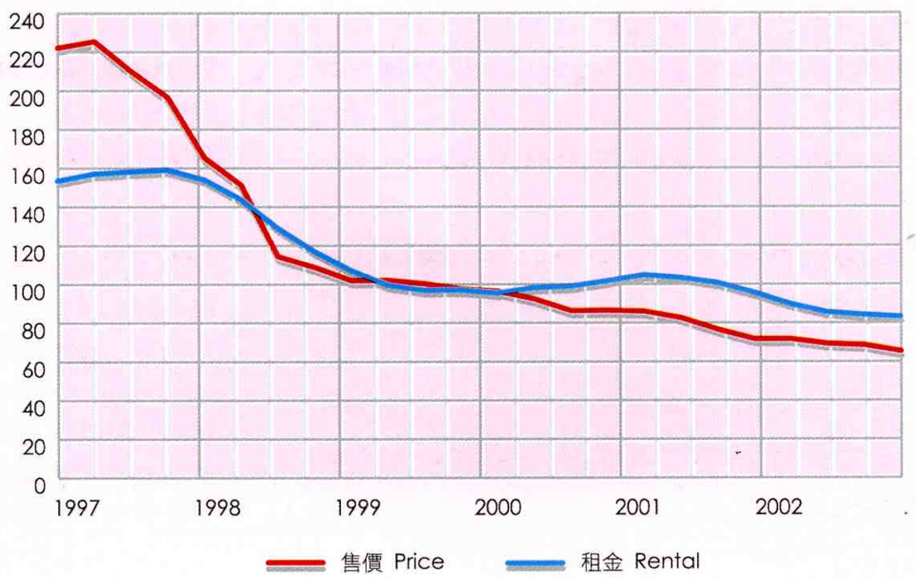
Completions are expected to rise substantially in the next two years to 233 500 m² in 2003 and 377 400 m² in 2004. But it is anticipated that supply of new office space will drop drastically to 87 500 m² in 2005. For the forecast completions in 2003, 67% of the space will come from the core districts. In 2004, new supply in the core districts will drop significantly and is expected to account for only 18% of the year total. Forecast completions in core districts will decrease slightly in 2005 but still constitute 77% of total supply. Of the space to be built in 2003, 2004 and 2005, Grade A office will account for 85%, 78% and 92% respectively.

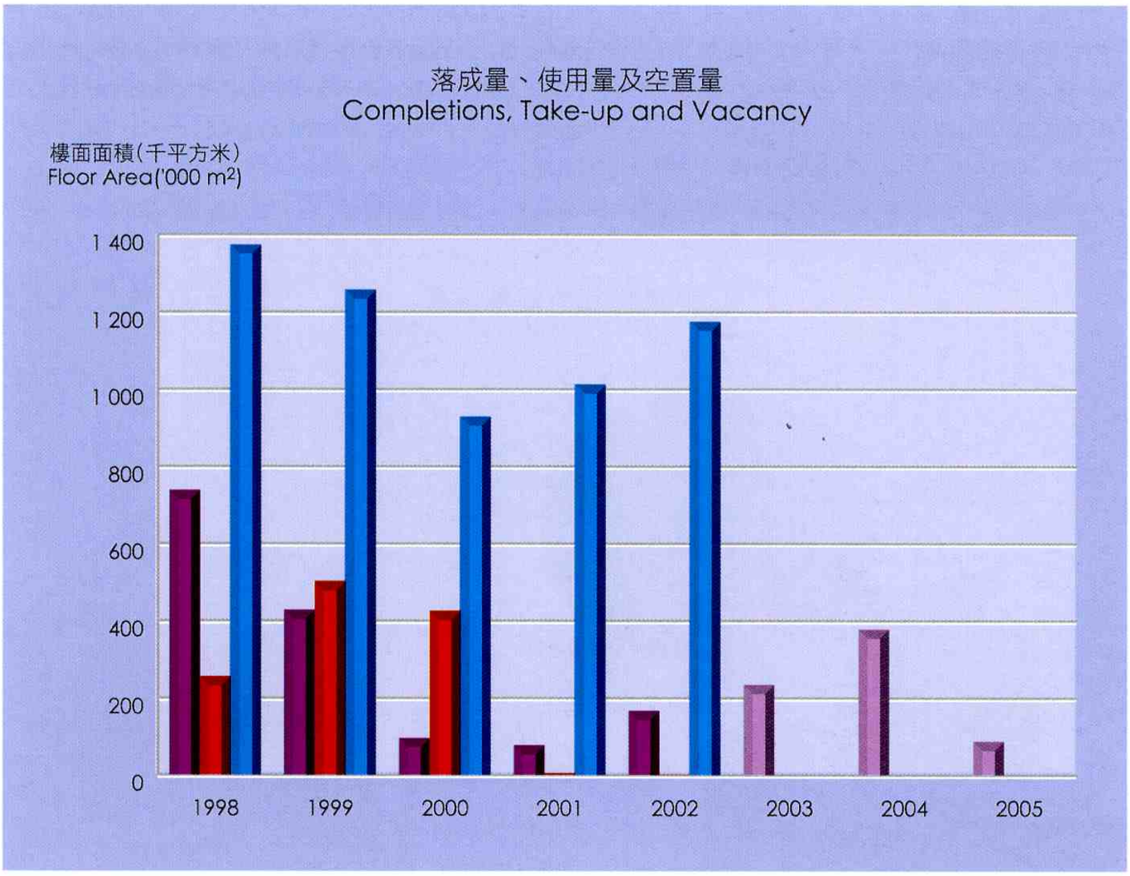
私人寫字樓（整體）
PRIVATE OFFICE (OVERALL)

2002年第四季的整體售價指數，較2001年同期下降9%，租金指數的跌幅更大，達13%。年內的售價走勢普遍向下，租金雖然也是全年持續向下，但下半年的跌勢較緩。

Comparing the last quarter of 2002 with the corresponding quarter of 2001, the overall price index was down by 9% but the rental index showed a larger decrease of 13%. The price trend was generally downward in the year. Rents also decreased throughout the year but at a slower pace in the second half of the year.

售價及租金指數
Price and Rental Indices





	1998	1999	2000	2001	2002	2003	2004	2005
落成量 Completions	737	427	95	76	166	[234]	[377]	[87]
使用量 Take-up	254	501	424	3#	0.2			
空置量 Vacancy	1 373	1 257	928	1 012	1 175			
%*	15.9	14.0	10.2	11.1	12.6			

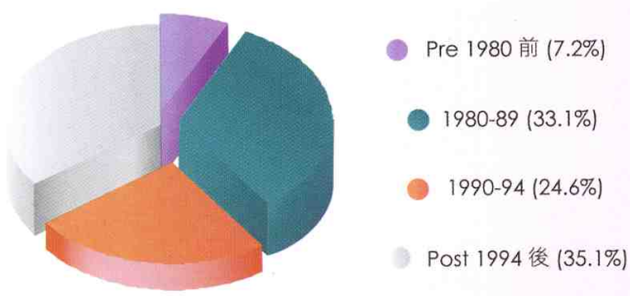
* 年底空置量佔總存量的百分率
Vacancy at the end of the year as a percentage of stock

[ ] 預測數字
Forecast figures

\# 在年內因樓宇改建關係而修訂使用量數字以反映此項改變。
The take-up figure has been adjusted to reflect building conversions which took place during the year.

2002年底甲級寫字樓總存量為5 257 300平方米，佔所有級別寫字樓總存量57%。圖表顯示按樓齡分類的甲級寫字樓總存量。

The stock of Grade A office space at the end of 2002 stood at 5 257 300 m^2 representing 57% of the total office stock. The chart shows the distribution of stock in this grade by age.



此級別的總存量63%位於港島，而九龍及新界則分別佔29%及8%。

Hong Kong Island accounted for 63% of stock in this grade. Kowloon and the New Territories constituted 29% and 8% respectively.

2002年甲級寫字樓的落成量為116 700平方米，幾乎是前一年的兩倍，但仍遠低於截至2001年為止10年的每年平均落成量265 000平方米。位於中區這個核心地區的遮打大廈，以及位於南區的數碼港CI和CII期，合共佔新落成量的80%。

Completions of Grade A offices in 2002 were 116 700 m^2, nearly twice the amount of the previous year, but still well below the annual average of 265 000 m^2 for the 10-year period ending 2001. Chater House in the core district Central and Cyberport Phases CI and CII in the Southern district accounted for 80% of the new space.

2002年的使用量只有1 900平方米樓面面積，遠低於過往10年的平均數字及年內新落成的面積。因此，空置量上升至565 600平方米的水平，佔總存量10.8%。除中區及灣仔外，其他核心地區的使用量都錄得負數。各核心地區的空置量都有所增加。

Only 1 900 m² floor space was taken up in 2002, far below the previous ten-year average as well as the new completions in the year. Vacancy rose to 565 600 m², representing 10.8% of stock. Except for Central and Wan Chai, negative take-ups were recorded in all other core districts. Vacancy climbed up in all core districts.

預測未來兩年的落成量會大幅上升，在2003年達197 700平方米，到2004年更達292 600平方米，但到2005年，新寫字樓的供應量便會回落至80 200平方米，預計在2003年及2005年，約75%的供應量會來自核心寫字樓地區。展望2004年，三分之二落成量會位於觀塘。

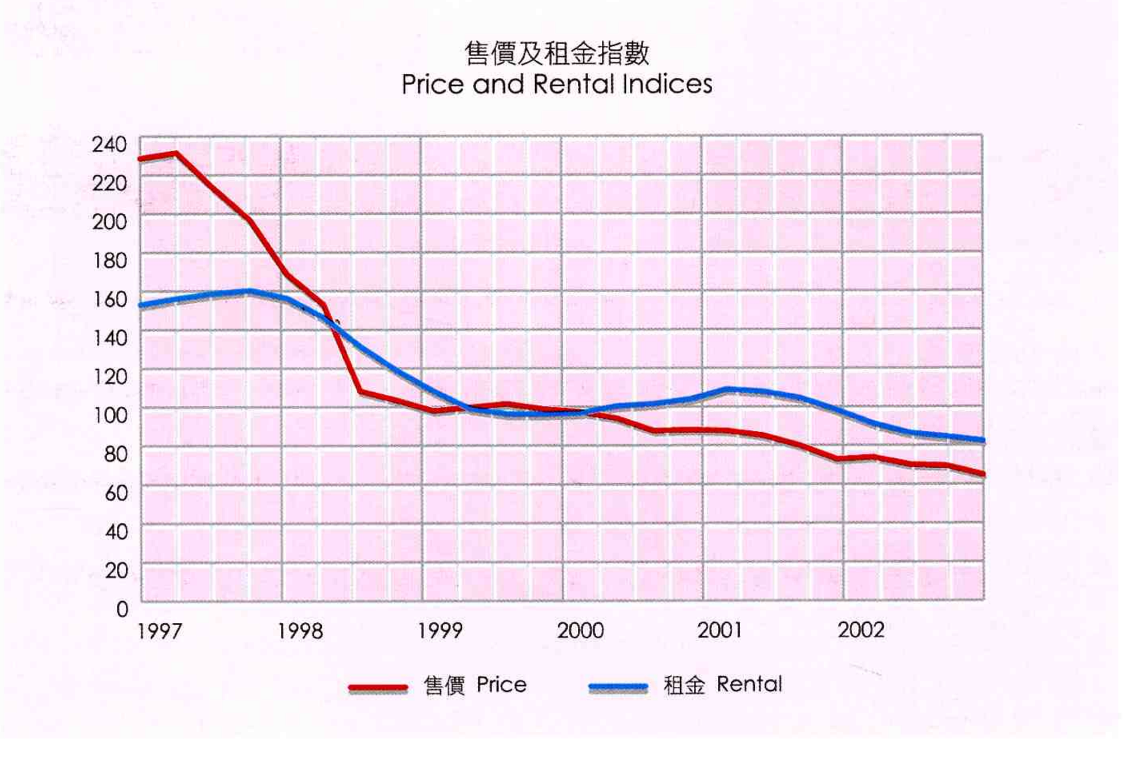
Completions in the following two years are expected to rise considerably to 197 700 m² in 2003 and 292 600 m² in 2004. Supply of new office space will drop to 80 200 m² in 2005. The core districts will contribute about 75% of the forecast supply in 2003 and 2005. For the forecast of 2004, about two-thirds of the new space are expected to come from Kwun Tong.

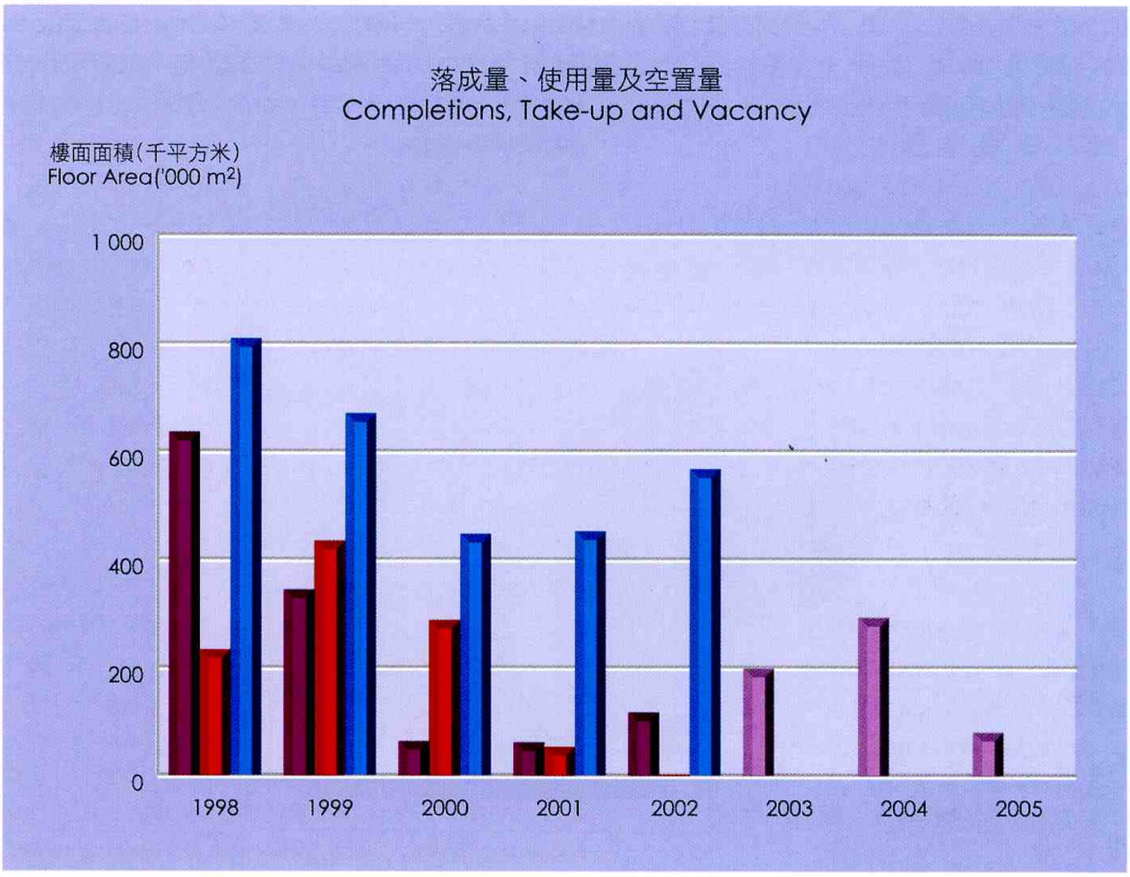
與2001年同期相比，2002年第四季的臨時指數顯示售價下降11%，但租金跌幅較大，達16%。年內售價普遍向下，租金亦持續下滑，到下半年跌勢才開始放緩。尖沙咀的租金跌幅只有9%，與其他核心地區的20%至25%跌幅相比，表現較為理想。

When compared with the corresponding quarter of 2001, provisional indices for the fourth quarter of 2002 indicated that prices were down by 11% while rents recorded a sharper decrease of 16%. Prices generally moved downwards throughout the year. Rents edged down continuously, but at a slower rate in the second half of the year. Tsim Sha Tsui experienced a rental decline of 9% only, outperforming all other core districts which recorded drops of 20% to 25%.

由於未來兩年供應充裕，加上全球經濟前景不明朗，故預測售價和租金仍然有下調壓力。

In view of the abundant new supply in the coming two years as well as the uncertainty of the global economy, it is anticipated that both prices and rents will continue to be under pressure.





	1998	1999	2000	2001	2002	2003	2004	2005
落成量 Completions	635	343	63	61	117	[198]	[292]	[80]
使用量 Take-up	232	434#	287	53#	2			
空置量 Vacancy	808	669	446	451	566			
%*	15.3	12.9	8.7	8.7	10.8			

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

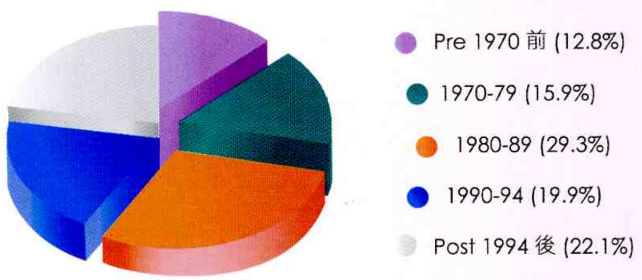
[ ] 預測數字
Forecast figures

\# 本署曾在1999年為私人寫字樓的級別重新分類，並修訂使用量的數字以反映此項改變。2001年的使用量數字亦作出類似修訂，以反映級別的重新分類／樓宇改建。
A regrading exercise was carried out in 1999 and the take-up figure has been adjusted to reflect this. In 2001, the take-up figure was adjusted similarly to reflect regrading/ conversions.

2002年底乙級寫字樓的總存量為2 421 900平方米，佔所有寫字樓總存量26%。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2002, stock of Grade B offices was 2 421 900 m² representing 26% of total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



這級別總存量的64%位於港島，而分佈於九龍及新界的數量則分別佔32%及4%。

Hong Kong Island accounted for 64% of stock in the grade, while the shares for Kowloon and the New Territories were 32% and 4% respectively.

2002年乙級寫字樓的落成量達36 600平方米，是2001年的三倍。年內落成的發展項目差不多全部位於非核心地區。

雖然2002年的使用量較前一年有改善，但仍然錄得負數，於14 100平方米的水平。空置總面積進一步增加至354 700平方米，而空置率則上升至總存量的14.6%。

Grade B offices completed in 2002 amounted to 36 600 m², thrice the level of 2001. Almost all the developments completed in the year were located in non-core districts.

Take-up remained negative, at the level of 14 100 m², although it was less serious than the previous year. The total amount of vacant space increased further to 354 700 m², and the vacancy rate in terms of total stock rose to 14.6%.

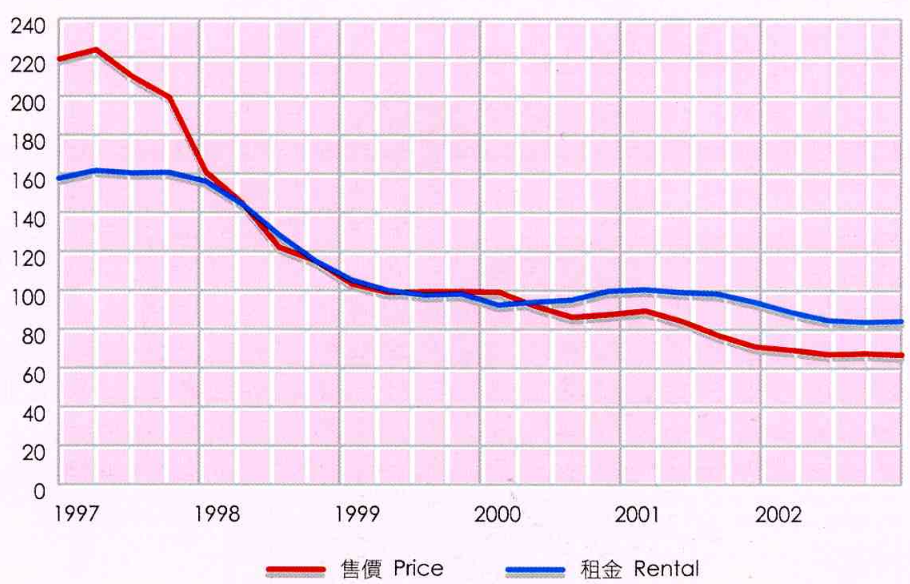
預計2003年的落成量會稍跌至32 800平方米。多達72 600平方米的樓宇將於2004年落成，但預計2005年的供應量會急跌至僅5 300平方米。2003及2004年落成的樓宇大部分會位於非核心地區，而2005年落成的樓宇則全部會坐落於核心地區。

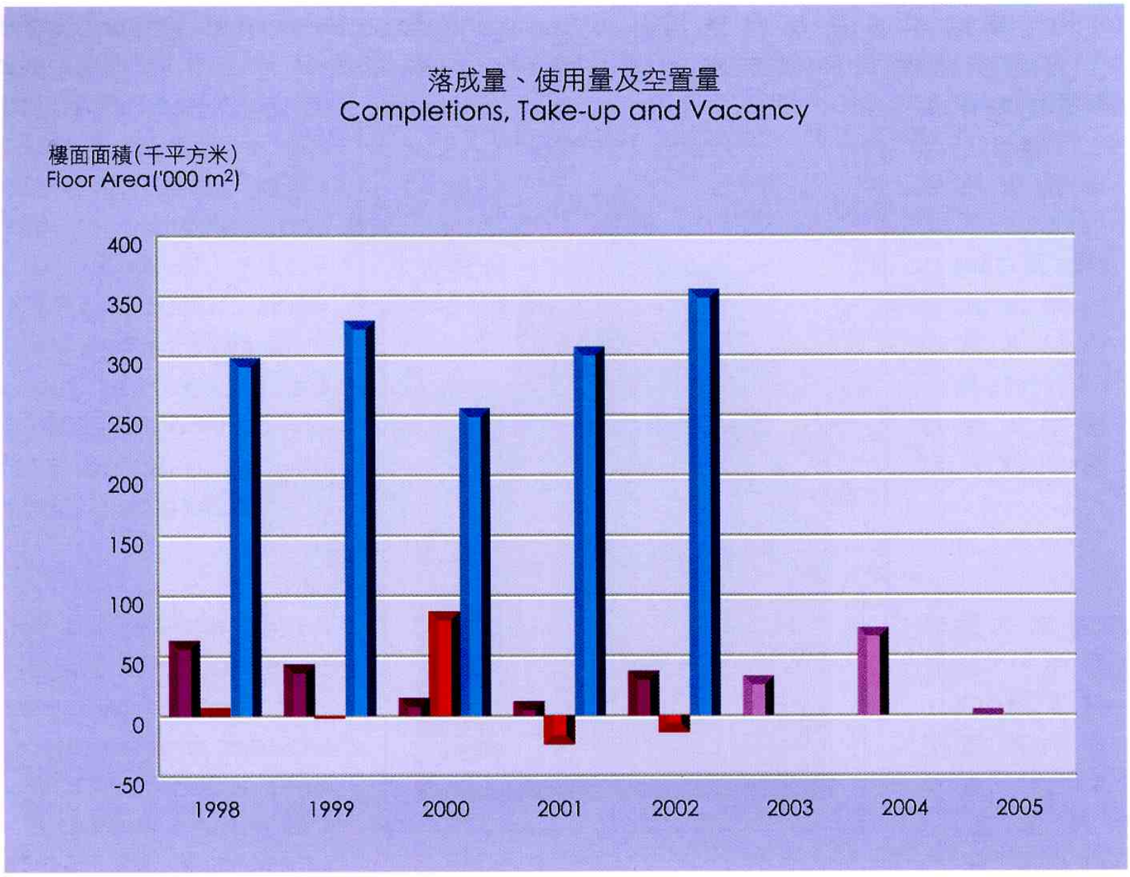
Completions are forecast to fall moderately to 32 800 m² in 2003. Far more new space, amounting to 72 600 m², will be completed in 2004. The supply level is expected to drop sharply to merely 5 300 m² in 2005. For both years of 2003 and 2004, the majority of the new space will be located in non-core districts whereas 2005 will see all the new completions coming from core districts.

2002年第四季臨時指數顯示，在年內售價下跌6%，而租金的跌幅更大，達10%。售價在年內逐漸回落。租金在年內亦持續下跌，至2002年9月才開始止跌回穩。

Provisional indices for the fourth quarter of 2002 showed that prices edged down 6% whereas rents experienced a deeper decline of 10% during the year. Prices dipped gradually in the year. Rents fell continuously during the year until they started to stabilise in September 2002.

售價及租金指數
Price and Rental Indices





	1998	1999	2000	2001	2002	2003	2004	2005
落成量 Completions	63	43	15	12	37	[33]	[73]	[5]
使用量 Take-up	7	-2#	87	-24#	-14			
空置量 Vacancy	298	329	256	307	355			
%*	15.5	15.0	11.1	13.1	14.6			

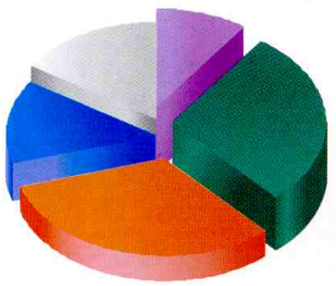
* 年底空置量佔總存量的百分率
Vacancy at the end of the year as a percentage of stock

[ ] 預測數字
Forecast figures

\# 本署曾在1999年為私人寫字樓的級別重新分類，並修訂使用量的數字以反映此項改變。2001年的使用量數字亦作出類似修訂，以反映級別的重新分類 / 樓宇改建。
A regrading exercise was carried out in 1999 and the take-up figure has been adjusted to reflect this. In 2001, the take-up figure was adjusted similarly to reflect regrading/conversions.

2002年底丙級寫字樓的總存量為1 607 300平方米，佔所有級別寫字樓總存量17%。圖表顯示按樓齡分類的丙級寫字樓總存量。

The stock of Grade C offices was 1 607 300 m² at the end of 2002, representing 17% of total office stock. The chart shows the distribution of stock in this grade by age.



總存量的67%位於港島，而分佈於九龍及新界的數量則分別佔31%及2%。

Hong Kong Island accounted for 67% of stock in the grade. Kowloon and the New Territories accounted for 31% and 2% respectively.

2002年丙級寫字樓的落成量，超越2001年的水平三倍以上，達12 300平方米，其中85%的新供應位於核心地區。

年內的使用量有所改善，回升至12 400平方米的正數。然而，空置量仍然處於相若的水平，為254 200平方米，佔總存量15.8%，其中約70%位於核心地區。

Grade C space completions rose to 12 300 m² in 2002, exceeding the amount in 2001 by over three times. 85% of the new space was located in the core districts.

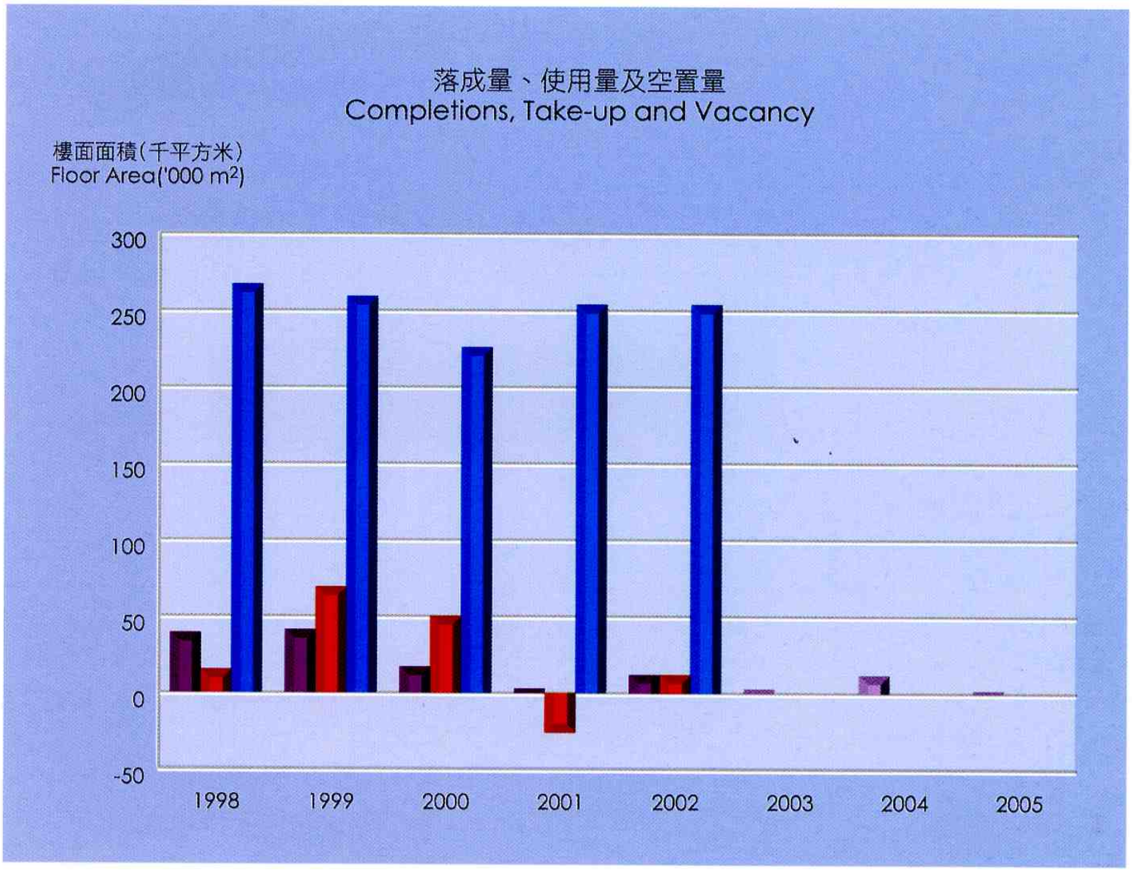
Take-up improved during the year and bounced back to a positive figure of 12 400 m². However, vacancy remained stable at 254 200 m², representing 15.8% of stock. About 70% of the vacant space was found in the core districts.

預測2003、2004及2005年的落成量均會處於低水平：2003及2004年分別為3 000平方米及12 200平方米；2005年則為2 000平方米。在這三年期間，大部分的新供應會位於核心地區。

Completions for 2003, 2004 and 2005 are expected to stay at low levels of 3 000 m², 12 200 m² and 2 000 m² respectively. Majority of the new supply will come from the core districts in this three-year period.

2002年第四季的臨時售價及租金指數，較2001年同期的水平分別下跌8%及9%。售價在上半年出現輕微波動後，在年內的其餘時間加速下調。雖然租金在九、十月曾經稍為回升，但年內的租金一直下跌，而下半年的跌幅才見放緩。

Provisional price and rental indices for the fourth quarter of 2002 indicated declines of 8% and 9% respectively from the corresponding quarter in 2001. After some mild fluctuations in the first half of the year, prices fell at an accelerating pace for the rest of the year. Except for September and October which recorded mild pick-ups, rents decreased throughout the year with the decline slowing down in the second half of the year.



	1998	1999	2000	2001	2002	2003	2004	2005
落成量 Completions	39	41	17	3	12	[3]	[12]	[2]
使用量 Take-up	15	69#	50	-26#	12			
空置量 Vacancy	267	259	226	254	254			
%*	18.7	16.3	13.9	15.8	15.8			

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

[ ] 預測數字
Forecast figures

\# 本署曾在1999年為私人寫字樓的級別重新分類，並修訂使用量的數字以反映此項改變。2001年的使用量數字亦作出類似修訂，以反映級別的重新分類／樓宇改建。
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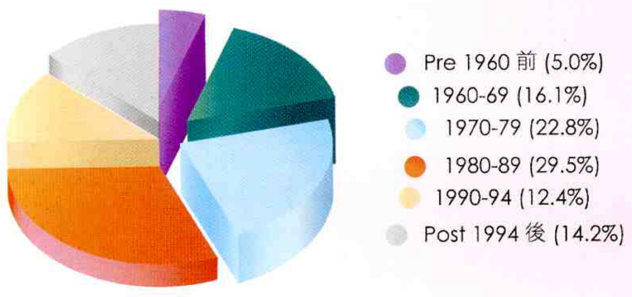
私人商業樓宇

PRIVATE COMMERCIAL

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。

This sector comprises retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices.

按樓齡分類的總存量
Stock Distribution by Age



這類別物業在2002年底的總存量為9 230 700平方米，其中33%的樓面面積分佈於港島、41%位於九龍、26%位於新界。按樓齡分類的總存量詳見圖表。

Stock in this sector at the end of 2002 was 9 230 700 m^2, with 33% of the total space on the Hong Kong Island, 41% in Kowloon and 26% in the New Territories. Distribution of total stock by age is shown in the chart.

2002年商業樓宇的落成量達138 000平方米，與前一年相若。2002年落成的商業樓宇，一半位於市區，另一半位於新界。主要的發展項目包括以下屋苑的購物商場／商業樓宇：南區的數碼港、荃灣的海天豪苑、將軍澳的將軍澳中心，以及油尖旺的港灣豪庭和港景峯。

Commercial space completions in 2002 were 138 000 m^2, similar to the previous year, and were distributed evenly between the urban areas and the New Territories. Major developments included the shopping arcades/commercial blocks of the Cyberport in the Southern District, the Blue Yard in Tsuen Wan, Park Central in Tseung Kwan O, the Metro Harbour View and the Victoria Towers in Yau Tsim Mong.

新落成商業樓宇的使用進度相當緩慢，整體的使用面積呈現減少的現象，即使用量錄得109 600平方米的負數。因此，空置面積上升至990 800平方米，佔總存量10.7%。中西區及油尖旺的空置面積較多。商場舖位和樓上商業單位的空置量約佔整體空置量的41%。

Take-up of the newly completed space was very slow. Overall there was a net loss of occupied space, or a negative take-up amounting to 109 600 m². This led to an increase in vacant space to 990 800 m², equivalent to 10.7% of stock. Central and Western, and Yau Tsim Mong contributed to larger amount of vacant space. The share of vacancy from arcade shops and upper floor commercial units was about 41% of the total.

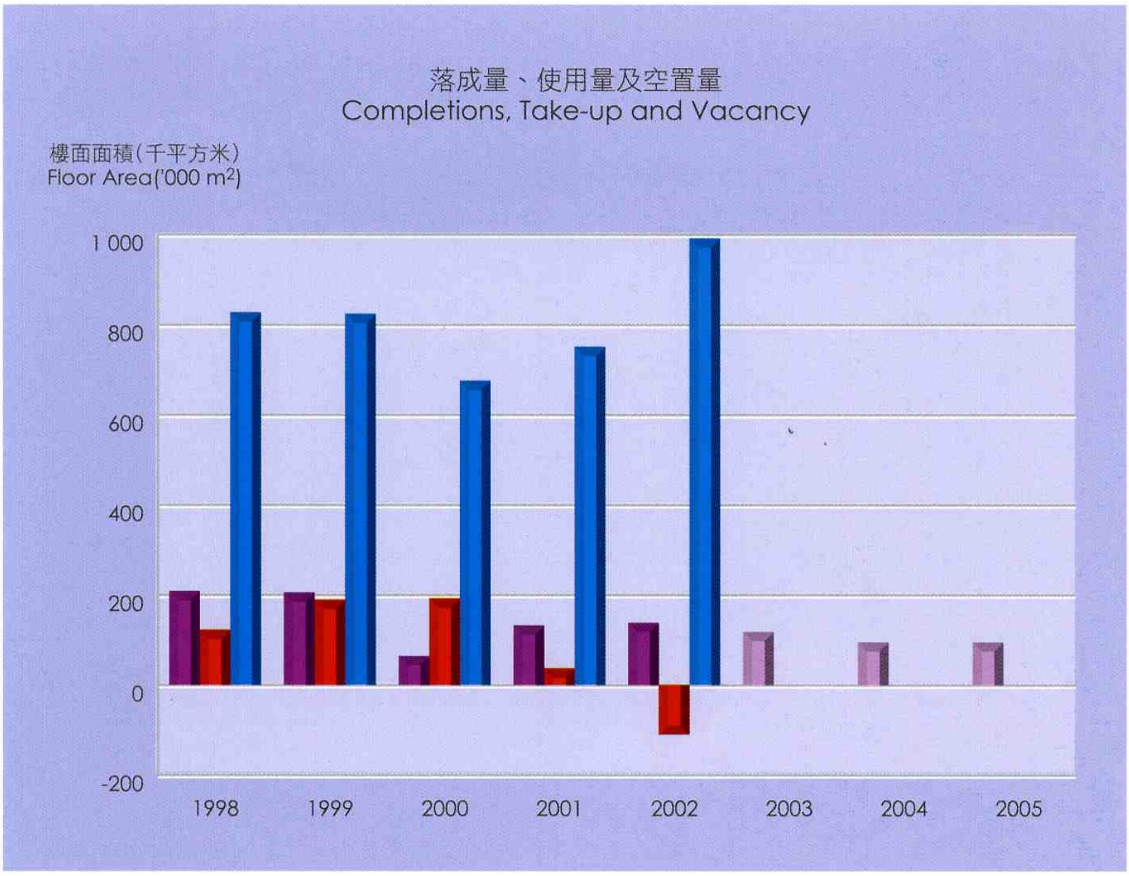
預計未來三年的落成量會稍為下降：2003年落成量為118 200平方米；2004年及2005年的落成量分別為95 400平方米及94 500平方米。預計該三年大部分新落成樓宇會集中於市區。在2003年，30%的落成量將會位於中西區；到2004年，油尖旺與觀塘的新落成樓宇會分別佔總落成量的40%和28%；至於2005年，接近70%的新落成商業樓宇會位於油尖旺。

Completions are expected to decline moderately in the three years ahead, to 118 200 m² in 2003, 95 400 m² in 2004 and 94 500 m² in 2005 respectively. In all three years, most of the new supply will be in the urban areas. In 2003, Central and Western will produce 30% of the completions. For 2004, Yau Tsim Mong and Kwun Tong will account for 40% and 28% respectively of the total completions. 2005 completions will be dominated by large supply of close to 70% in Yau Tsim Mong alone.

2002年第四季的臨時零售業樓宇售價指數顯示，售價和租金比前一年分別下降2%及5%。雖然售價在上半年只有輕微波動，但接近年底時，跌勢較為顯著。租金由1月起逐步下調至12月的低點。

Provisional retail indices for the fourth quarter of 2002 indicated decreases of 2% and 5% for prices and rents respectively over a year earlier. Prices experienced some fluctuations in the first half of the year but dropped visibly towards the year end. Rents declined steadily from January onwards to the year-end low in December.

售價及租金指數
Price and Rental Indices

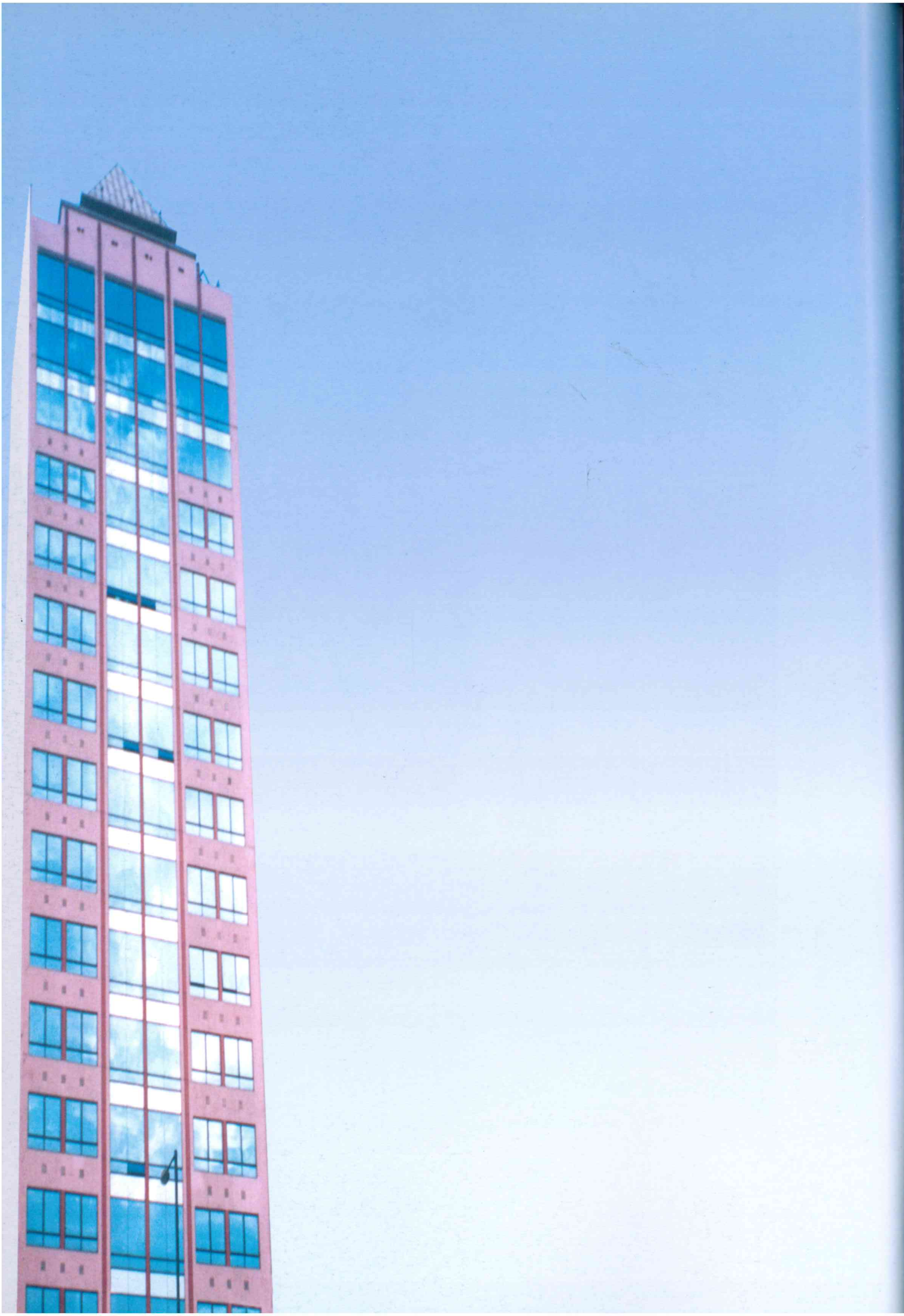


	1998	1999	2000	2001	2002	2003	2004	2005
落成量 Completions	208	205	64	132	138	[118]	[95]	[95]
使用量 Take-up	122	189	192	37	-110			
空置量 Vacancy	827	824	675	751	991			
%*	9.4	9.2	7.5	8.2	10.7			

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

[ ] 預測數字
Forecast figures

私人商業樓宇 Private Commercial



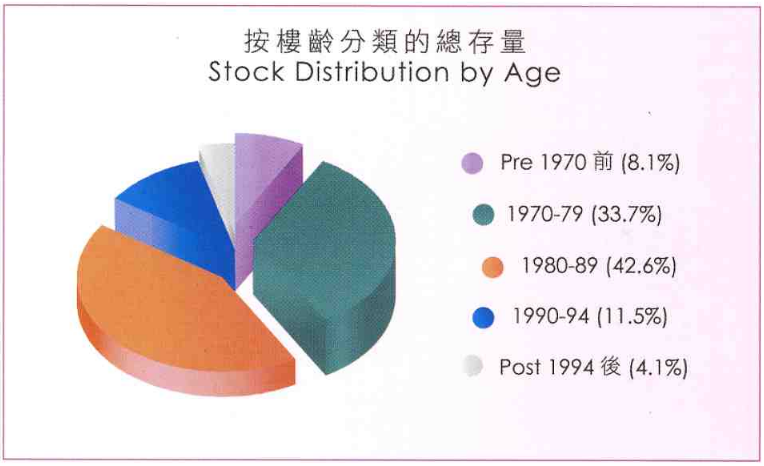
私人工業樓宇

PRIVATE INDUSTRIAL

分層工廠大廈 FLATTED FACTORIES
工貿大廈 INDUSTRIAL/OFFICE
特殊廠房 SPECIALISED FACTORIES
貨倉 STORAGE

這類別包括分層工廠大廈及其附屬寫字樓。

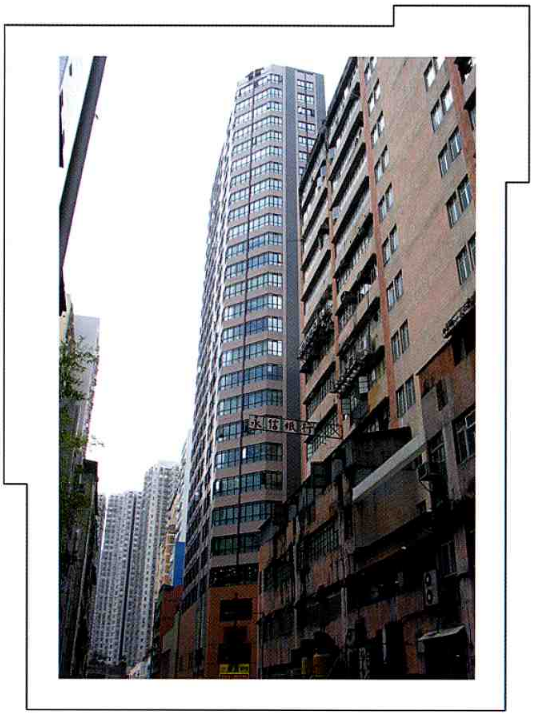
This category comprises flatted factories and ancillary office accommodation.



2002年底這類樓宇的總存量為17 559 600平方米，一半位於市區，另一半位於新界。按樓齡分類的總存量詳見圖表。

Stock in this sector was 17 559 600 m^2 at the end of 2002, and was distributed evenly between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

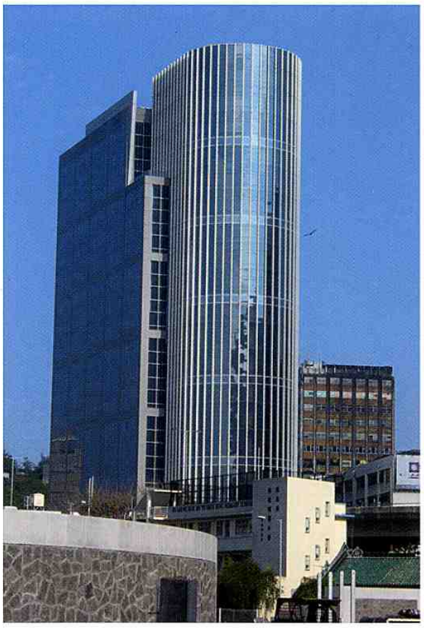
2002年落成量處於低水平。年內只有一個發展項目落成，提供2 700平方米的樓面面積。



Completions were at a low level. Only one development was completed during the year, producing 2 700 m^2 floor space.

年內的使用量為81 500平方米，比前一年的負數大幅改善。空置量下降至1 840 300平方米，約佔總存量的10.5%。觀塘、葵青、荃灣和屯門等四區的空置量共佔總空置量的60%。

Take-up at 81 500 m^2 was a considerable improvement from the negative figure recorded in the previous year. Vacancy fell to 1 840 300 m^2 which was about 10.5% of stock. The four districts of Kwun Tong, Kwai Tsing, Tsuen Wan and Tuen Mun together accounted for 60% of total vacant space.



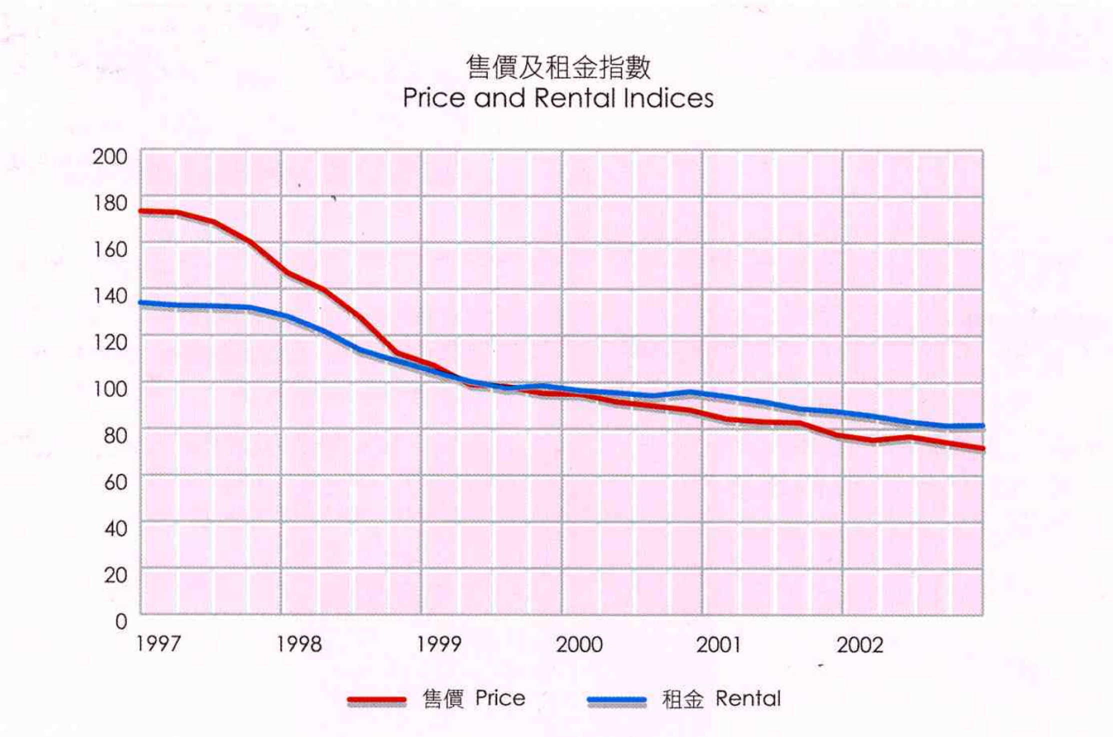
新的供應寥寥可數。不少發展計劃都已長期擱置，發展工地也沒有施工。預期2003和2004年的落成量，分別只有2 300平方米和2 500平方米，而2005年則可能不會有這類別樓宇落成。

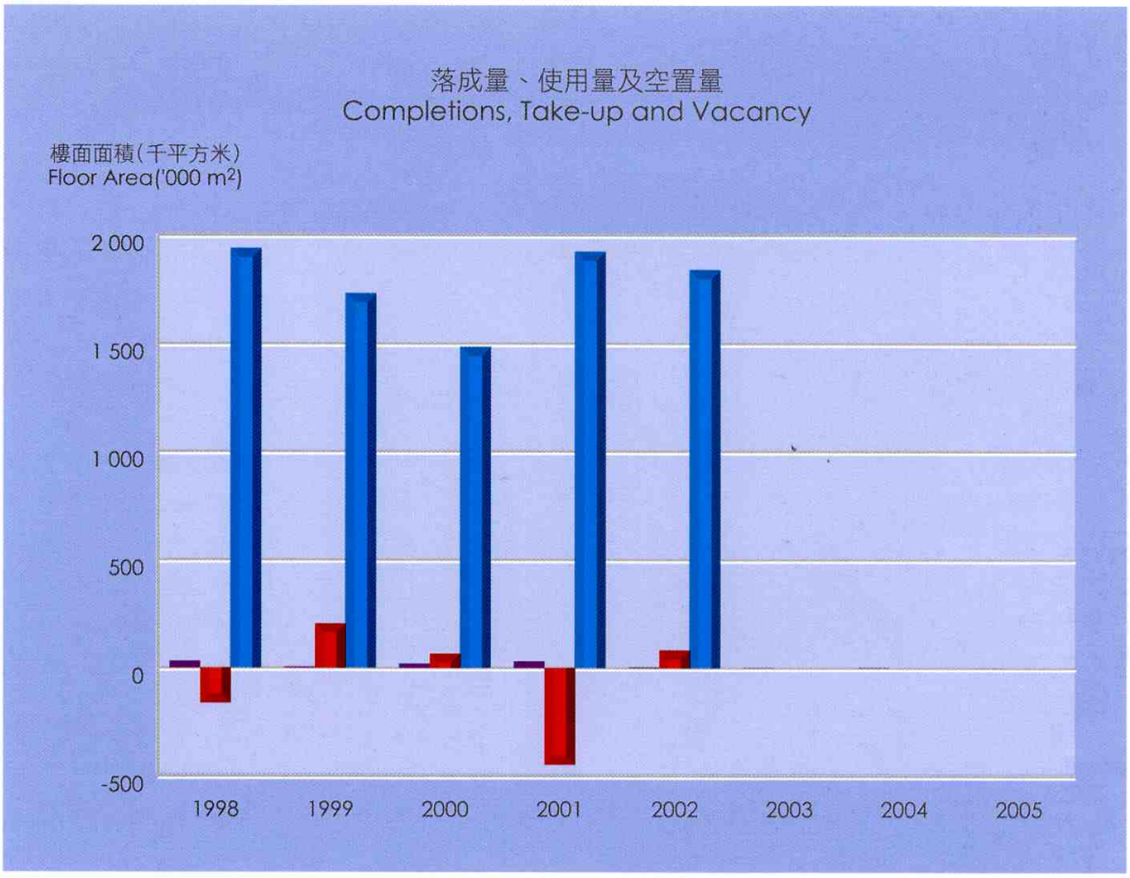
New supplies will be negligible. Development projects have been suspended for long periods, and development sites remained inactive. The forecast completions for 2003 and 2004 are only 2 300 m^2 and 2 500 m^2 respectively. There will unlikely be any completions in 2005.

私人分層工廠大廈
PRIVATE FLATTED FACTORIES

售價和租金由2001年起下滑，此情況延續至2002年。根據2002年第四季的臨時指數，售價和租金都較前一年下降7%。整體來說，年內除第二季外，售價一直下跌，而跌幅更在8月之後加劇。租金自年初起下跌，但在6月之後穩定下來。

The downward trend in both prices and rents continued from 2001 into 2002. The provisional fourth quarter 2002 indices recorded a 7% reduction over the year in prices and rents respectively. Price movements were generally downward in the year, except for the second quarter, and the pace of decline accelerated from August onwards. Rents continued to dip from the beginning of the year, but stabilised after June.





	1998	1999	2000	2001	2002	2003	2004	2005
落成量 Completions	31	4	19	30	3	[2]	[3]	[0]
使用量 Take-up	-162	204	66	-447	82			
空置量 Vacancy	1 938	1 731	1 484	1 923	1 840			
%*	10.8	9.7	8.5	10.9	10.5			

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

[ ] 預測數字
Forecast figures

這個類別包括設計作工貿用途，並且取得入伙紙作這用途的樓宇。

This category comprises floor space in developments designed for industrial/office use, and certified for occupation as such.

2002年的總存量與前一年相若，為598 900平方米，分佈於全港11區，其中深水埗、觀塘和葵青的存量約佔總存量73%。

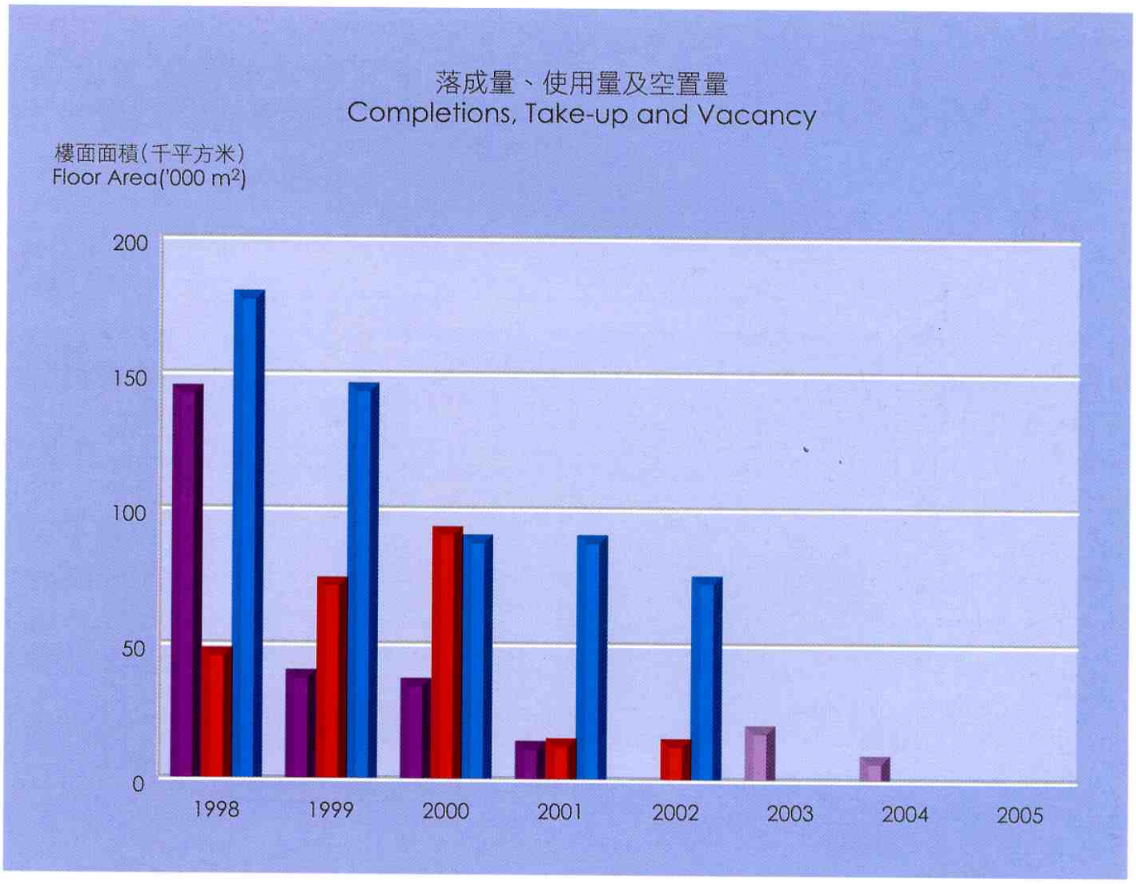
Stock remained at nearly the same level as the previous year, which was 598 900 m^2. The stock was distributed in 11 districts throughout the territory, with Sham Shui Po, Kwun Tong and Kwai Tsing accounting for about 73% of the total space.

使用量為14 900平方米，與前一年相同。由於沒有新落成樓宇，故空置量降至74 600平方米，佔總存量12.5%。空置的樓宇主要位於東區、深水埗、觀塘和葵青。

Take-up at 14 900 m^2 was the same as the previous year. Due to an absence of new completions, vacancy was reduced to 74 600 m^2, or 12.5% of stock. The vacant space was mainly in the Eastern District, Sham Shui Po, Kwun Tong and Kwai Tsing.

與分層工廠大廈的情況相似，很多工貿大廈的發展計劃均已擱置。預測未來數年的落成量會處於低水平，2003年的落成量為19 500平方米，2004年的落成量為8 600平方米，而2005年很可能沒有新樓宇落成。

Similar to flatted factories, many industrial/office development projects have been put on hold. Completions are expected to stay at a low level, with 19 500 m^2 in 2003, 8 600 m^2 in 2004, and probably none in 2005.



	1998	1999	2000	2001	2002	2003	2004	2005
落成量 Completions	145	40	37	14	0	[20]	[9]	[0]
使用量 Take-up	48	74	93	15	15			
空置量 Vacancy	180	146	90	90	75			
%*	37.6	28.0	15.7	15.0	12.5			

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

[ ] 預測數字
Forecast figures

這個類別包括所有其他廠房，並以供應特殊製造業工序而建的廠房為主，每間廠房通常由一名廠東使用。

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

這類樓宇在2002年底的總存量為3 171 400平方米，大部分位於新界，佔總存量80%。

The stock in this sector was 3 171 400 m² at the end of 2002, largely in the New Territories which accounted for 80%.

2002年的落成量僅為5 300平方米，來自兩個分別位於元朗和大埔的小型發展項目。

Completions in 2002 were only 5 300 m², comprising two small developments located in Yuen Long and Tai Po.

預計未來三年的落成量均會處於低水平：2003年的落成量是16 000平方米；而2004及2005年的落成量則分別是38 200平方米及3 200平方米。新供應全部會來自新界。

Low levels of completion are anticipated for the three years ahead, at 16 000 m² in 2003, 38 200 m² in 2004, and 3 200 m² in 2005. The new supply will all come from the New Territories.

私人貨倉

PRIVATE STORAGE

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。

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.

2002年底的總存量為3 396 700平方米，其中約80%存量位於新界，主要集中在葵青及荃灣。該兩個地區的存量已佔整體樓宇面積的53%。

Stock at the end of 2002 was 3 396 700 m^2. About 80% of the stock was in the New Territories, with a predominance in Kwai Tsing and Tsuen Wan, accounting for 53% of the total space.

2002年的落成量是26 600平方米，來自一個位於赤鱲角的發展項目。

Completions in 2002 were 26 600 m^2 in one development located at Chek Lap Kok.

整體空置率輕微上升至7.5%，而空置總面積亦達253 300平方米。預計落成量仍會處於低位：2003年為600平方米；2004及2005年則分別為3 900平方米及3 000平方米。

Overall vacancy increased slightly to 7.5%, and the total vacant space amounted to 253 300 m^2. Completions are anticipated to be low, at 600 m^2 in 2003, 3 900 m^2 in 2004 and 3 000 m^2 in 2005.

技術附註

TECHNICAL NOTES

技術附註
TECHNICAL NOTES

1. 報告年度

每年出版的《香港物業報告》描述上一個曆年本港物業市場活動，並預測***隨後三年***的落成量。

1. Review Period

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

2. 範圍

本報告的調查對象涵蓋全港私人樓宇。

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. 區域及地區

3.1 地區劃分的改變是今期報告與以往報告的主要不同：以往的報告將全港分爲32區，但今期報告則把港島、九龍及新界按區議會的選區分界劃分爲18個地區，詳情見於附錄以及圖1和圖2。附錄的資料亦解釋了新劃分的18區與以往劃分的32區的關係。

3.2 寫字樓類別加插了分區，以便就主要的寫字樓區進行更詳細的分析。這些分區的分界基本上與以往報告沿用的地區分界相同。

3. Areas and Districts

3.1 The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts as shown in the Appendix and on Plans 1 and 2. The boundaries of these districts follow those of the 18 District Council Districts. This is a major change from the division into 32 districts in previous editions. The Appendix also shows the relationship between the new 18 districts and the old 32 districts.

3.2 For the office sector, there is further sub-division into certain sub-districts, to enable more detailed analysis of the principal office districts. Their boundaries are basically the same as in previous editions.

4. 物業類別

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

4. Property Types

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

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

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

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

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

4.3 本報告並不包括私人機構參建居屋計劃的住宅單位，居者有其屋計劃、可租可買計劃、重建置業計劃、夾心階層住屋計劃、市區改善計劃和住宅發售計劃的全部單位的統計數字。房屋委員會與房屋協會興建的出租屋邨、租者置其屋計劃下售出的單位，以及政府所擁有的宿舍資料，亦不包括在本報告內。

4.3 Domestic units built under the Private Sector Participation Scheme, and all units built under the Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes are not included. Data relating to rental estates built by the Housing Authority and Housing Society, units sold under the Tenants Purchase Scheme, and Government owned quarters are also excluded.

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；整層樓面面積廣闊；大堂與通道裝潢講究及寬敞；中央空氣調節系統完善；設有良好的載客及載貨升降機設備；專業管理；普遍有泊車設施。

乙級 - 設計屬一般水平但裝修質素良好；間隔有彈性；整層樓面面積中等；大堂面積適中；設有中央或獨立空氣調節系統；升降機設備足夠；管理妥善；不一定有泊車設施。

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, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.

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

丙級 - 設計簡單及有基本裝修；間隔彈性較少；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。

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

樓宇的所在地點並不影響等級。屬香港特別行政區政府所有並由政府產業處管理的寫字樓並不包括在本報告內。

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

4.5 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。房屋委員會和房屋協會所建的商業樓宇，並不包括在內。

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. Commercial premises built by the Housing Authority and Housing Society are excluded.

4.6 私人分層工廠大廈包括為一般製造業工序及與該等工序有直接關係的用途（包括寫字樓）而建設，並通常由地產商出售或出租的樓宇。一般而言，附屬陳列室的面積最高可佔可用樓面總面積的20%。此類物業並不包括下述的特殊廠房。房屋委員會興建的工廠樓宇，也不包括在內。

4.6 Private Flatted Factories comprise premises designed for general manufacturing processes and uses, including offices, directly related to such processes, and normally intended for sale or letting by the developers. Ancillary showrooms of up to 20% of the total usable floor area is normally permitted. Specialised factories, as described below, are excluded. Similar premises built by the Housing Authority are not included.

4.7 私人工貿大廈是設計或獲證明作工貿用途的樓面面積。

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

4.8 私人特殊廠房包括所有其他廠房，主要是為專門製造業工序而建的廠房，每間廠房通常由一名廠東使用。

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

4.9 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. 樓面面積

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

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）向內的一面所圍繞的全部面積。

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. 樓宇總存量

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

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

6.3 上文4.3段所述的公營房屋的數字，並不包括在內。不過，兩個於2000年落成但已於2002年底改為私人住宅單位的夾心階層住屋計劃屋苑，則包括在樓宇總存量的數字內。而私人商業樓宇總存量亦包括私人機構參建居屋計劃的商業樓宇面積。

6. Stock

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

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

6.3 Public sector figures as mentioned in paragraph 4.3 above are excluded. However two former Sandwich Class Housing Scheme developments which were completed in 2000 but have been turned into private flats as at the end of 2002 are included in the stock figure. The Private Commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme.

7. 落成量

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

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

7.3 上文4.3段所述的公營房屋落成量的數字,並不包括在內。不過,私人商業樓宇落成量則包括私人機構參建居屋計劃的商業樓宇面積。

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 certificate of compliance or a letter of no objection to occupy.

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

7.3 Public sector completion figures, as mentioned in paragraph 4.3 above, are not included. However, the Private Commercial completion figure includes commercial premises built under the Private Sector Participation Scheme.

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價記錄刪除的私人樓宇數量。

8. Demolition

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

9. 預測數量

9.1 包括在報告年份隨後***三年***的每年落成量預測數字。住宅樓宇是以單位數目計算,而非住宅樓宇則以內部樓面總面積計算。

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

9. Forecast

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

9.2 To arrive at the figures, data are compiled in respect of all known 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.

9.3 上文4.3段所述的公營房屋發展項目，並不包括在內。不過，私人商業樓宇預測數字則包括私人機構參建居屋計劃的商業樓宇面積。

9.3 Public sector developments as mentioned in paragraph 4.3 above are not included. However, the Private Commercial forecast completion figure includes commercial premises built under the Private Sector Participation Scheme.

10. 空置量

10. Vacancies

10.1 所有樓宇的空置量，都是在年底普查該等樓宇後計算出來的，但在2001年前落成並已評估差餉的住宅樓宇則有特別的處理方法。空置物業數據是向大廈管理處蒐集，或派員視察而獲得的。

10.1 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2001, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices or by inspection.

10.2 在2001年前落成並已評估差餉的住宅樓宇的空置量，是根據抽樣調查該等樓宇3%的單位所得的結果來推算的。

10.2 For rated domestic premises completed prior to 2001, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. 入住量／使用量

11. Take-up

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

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

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

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

12. 平均租金和售價

12. Average Rents and Prices

12.1 本署會分析新訂租約租金資料，以計算在租金生效月份的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金，而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定（新訂租約是在2至4周前，續訂租約是在1至3個月前）。

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

12.2 本署從多個不同的來源獲得租金資料，包括按照《業主與租客（綜合）條例》的規定所遞交的新租約通知書、按照《差餉條例》與《地租（評估及徵收）條例》的規定而發出的物業詳情申報表、業主和租客的來信，以及本署職員進行實地視察時所得的資料。

12.2 Information is obtained from a variety of sources including notifications of fresh lettings made under the provisions of the Landlord and Tenant (Consolidation) Ordinance, requisitions issued under the provisions of the Rating Ordinance and the Government Rent (Assessment and Collection) Ordinance, letters from landlords and tenants and site visits made by staff of the Department.

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

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

12.4 計算平均售價時，本署會分析經過審查以釐定印花稅的樓宇交易資料。凡列為「可接納」類別的樓宇交易，都會用作分析。不過，有部分交易不會用作分析：包括個別交易中涉及不同類別物業的買賣、未獲評估差餉的樓宇、並非交吉出售的住宅單位，以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準，一般是在達成臨時協議後2至3周。

12.4 Average prices are based on an analysis of transactions scrutinized by the Department for stamp duty purposes. Transactions which are considered 'acceptable' are included in the analysis. Certain transactions are excluded from the analysis : those transactions involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies, and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier.

12.5 有關平均租金和售價的分析，只供一般參考用途。某段時期的水平，主要取決於期內出租或出售物業的特點，包括樓宇質素及位置。因此，在不同時期內出現的變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而**不應**視之為該時段中在價值方面的整體變化。特別是加上括號的數字，是用以表示交易數量有限，在應用時應特別小心。相對而言，租金與售價指數能較準確地反映價值的轉變。

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

12.6 報告年度內最後6個月的租金與售價數字，均屬臨時性質，有待取得更多資料後再作分析。

12.6 The rental and price figures for the last 6 months of the year under review are provisional, pending the availability of further data for analysis.

12.7 租金和售價的統計數字，包括政府資助房屋單位在業權轉讓限制期屆滿及向有關機構繳付補價後，在公開市場的租賃和買賣。這方面與計算樓宇總存量和落成量所依據的數字有所不同。

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

13. 租金和售價指數

13. Rental and Price Indices

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

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

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

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

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

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

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

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

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

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

13.6 指數（尤其是租金指數）未必能充分顯示出市場的趨勢。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，是不會計算在內的。例如在供過於求時，業主通常都會給予租客一些優惠，例如整修樓宇或延長免租期等。如果為反映標準租約條件而調算租金，在指數下降時，經調算的租金很可能較所報的租金為低。在指數上升時，情況則相反。

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

14. 較受歡迎屋苑的售價指數

14. Price Indices for Selected Popular Residential Developments

14.1 這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。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。

14.1 The indices are based on an analysis of prices paid for units in selected developments 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 選擇作為分析的樓宇包括碧瑤灣、比華利山、賽西湖大廈、嘉雲臺、置富花園、城市花園、帝景園、嘉苑、杏花邨、曉峰閣、陽明山莊、康怡花園、寶馬山花園、浪琴園、寶威閣、紅山半島、雍景臺、海怡半島、太古城、嘉兆臺、樂陶苑、樂翠台、畢架山花園、碧華花園、麗港城、美孚新邨、又一居、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、沙田第一城、駿景園、新港城、康樂園、太湖花園、新達廣場、錦綉花園、嘉湖山莊、碧湖花園、粉嶺中心、上水中心及愉景灣。

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, The Redhill Peninsula, Robinson Place, South Horizons, Taikoo Shing, The Grand Panorama, Villa Lotto, Villa Rocha, Beacon Heights, Beverly Villa, Laguna City, Mei Foo Sun Chuen, Parc Oasis, Sceneway Garden, Telford Gardens, Village Gardens, Whampoa Garden, Riviera Gardens, Wonderland Villas, Belvedere Garden, Luk Yeung Sun Chuen, Sea Crest Villa, Marina Garden, Sun Tuen Mun Centre, City One Shatin, Royal Ascot, Sunshine City, Hong Lok Yuen, Serenity Park, Uptown Plaza, Fairview Park, Kingswood Villas, Avon Park, Fanling Centre, Sheung Shui Centre and Discovery Bay.

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

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. 落成後使用方式

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

15. Mode of Occupation after Completion

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

16. 物業市場回報率

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

16. Property Market Yields

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

17. 樓宇買賣

17.1 計算樓宇買賣交易時，本署將土地註冊處的買賣交易記錄及稅務局用以釐定印花稅的交易資料加以分析。這些交易均涉及有成交價值的買賣，也包括土地連同建築物在內的買賣，但不包括政府批出的土地、非全份業權的交易，以及政府資助房屋單位的首次買賣。

17.2 交易的買賣日期，即買賣合約的簽署日期。然而，用以選擇物業作平均售價及指數分析的嚴格準則（見上文第12.4段）在此並不適用。

17.3 在本報告的樓宇買賣交易統計數字，應與土地註冊處所編製的數字有所區別。土地註冊處所採用的日期是買賣合約登記的認收日期。此外，土地註冊處的數字包括一些政府資助房屋單位如私人機構參建居屋計劃單位的首次買賣。

17.4 私人住宅一手市場買賣是指由私人住宅物業發展商出售的單位。換言之，政府資助房屋單位不會計算在內。這些買賣數字並不限於新建樓宇，那些自落成後即被發展商作出租用途的樓宇，在其後首次推出市場出售時也包括在內。計算該等數字的資料，來自編製表51的住宅物業買賣數據，但不包括鄉村屋宇。由於此原因及其他因素，兩者的差異不可視為二手市場的成交量。此外，買賣宗數不一定等同成交單位的數目，這一點也是值得注意的。

17. Sales Transactions

17.1 These are based on analysis made of sales transaction records obtained from the Land Registry and Inland Revenue Department for stamp duty purposes. They include basically all transactions with consideration including land and buildings except land granted by Government, transactions which are not of whole share, and primary sales of Government-subsidised housing units.

17.2 The date of sale is the date on which an Agreement for Sale and Purchase is signed. However, the restrictive criteria for selection of properties for analysing average prices and indices (see paragraph 12.4 above) do not apply here.

17.3 The statistics for sales transactions here should be differentiated from those compiled by the Land Registry. The dates used in the Land Registry statistics refer to the dates of receipt for registration of the Agreements for Sale and Purchase. The Land Registry's figures include primary sales of some Government-subsidised housing units, such as those of the Private Sector Participation Scheme.

17.4 Private domestic primary sales refer to sales from developers of private domestic developments, i.e. excluding Government-subsidised housing units. They are not restricted to new developments, and may include old developments put on the market for the first time after being held for investment purposes by the developer for a certain period since completion. The figures are derived from the data used to compile domestic transactions in Table 51, but do not include village houses. For this and other reasons, the difference between them should **not** be taken as the number of transactions in the secondary market. It should also be noted that the number of transactions is not necessarily the same as number of units.

圖表

TABLES

附錄

APPENDIX

分區圖

PLANS

私人住宅 Private Domestic

私人寫字樓 Private Office

私人商業樓宇 Private Commercial

私人分層工廠大廈 Private Flatted Factories

私人工貿大廈 Private Industrial/Office

私人特殊廠房 Private Specialised Factories

私人貨倉 Private Storage

私人物業的市場回報率 Private Property Market Yields

物業買賣 Sales Transactions

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

(單位數目 No. of units)

類別 Class	面積 Size Range (平方米 m^2)	2002 年底總存量 Stock (at year end)		2002 年底空置數目 No. Vacant (at year end)	空置百分率 % Vacant
A	< 20.0	12 054	367 870	17 347	4.7
	20 - 39.9	355 816			
B	40 - 69.9	526 741	526 741	36 154	6.9
C	70 - 99.9	118 417	118 417	13 188	11.1
D	100 - 159.9	55 351	55 351	4 937	8.9
E	160 - 199.9	11 962	25 068	2 574	10.3
	200 - 279.9	10 734			
	> 279.9	2 372			
所有類別	**ALL CLASSES**	**1 093 447**	**1 093 447**	**74 200**	**6.8**

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

(單位數目 No. of units)

地區	District	2001 年底總存量 * Stock (at year end)	2002 年落成量 Completions	落成量佔 2001 年總存量的百分率 Completions as a % of 2001 Stock	2002 年底總存量 Stock (at year end)	2002 年底空置數目 No. Vacant (at year end)	空置百分率 % Vacant
中西區	Central and Western	87 690	675	0.8	88 365	5 347	6.1
灣仔	Wan Chai	59 896	805	1.3	60 803	4 115	6.8
東區	Eastern	123 634	640	0.5	124 271	4 490	3.6
南區	Southern	36 657	45	0.1	36 704	1 680	4.6
港島	**HONG KONG**	**307 877**	**2 165**	**0.7**	**310 143**	**15 632**	**5.0**
油尖旺	Yau Tsim Mong	90 602	5 114	5.6	95 587	9 313	9.7
深水埗	Sham Shui Po	61 107	114	0.2	61 212	2 177	3.6
九龍城	Kowloon City	90 916	917	1.0	91 814	5 135	5.6
黃大仙	Wong Tai Sin	15 482	-	-	15 482	548	3.5
觀塘	Kwun Tong	47 176	-	-	47 176	896	1.9
九龍	**KOWLOON**	**305 283**	**6 145**	**2.0**	**311 271**	**18 069**	**5.8**
葵青	Kwai Tsing	34 285	1 068	3.1	35 353	1 389	3.9
荃灣	Tsuen Wan	60 998	5 613	9.2	66 600	6 423	9.6
屯門	Tuen Mun	57 170	3 132	5.5	60 299	4 354	7.2
元朗	Yuen Long	76 121	4 433	5.8	80 544	6 958	8.6
北區	North	35 792	962	2.7	36 754	3 903	10.6
大埔	Tai Po	41 278	1 576	3.8	42 850	2 776	6.5
沙田	Sha Tin	69 865	198	0.3	71 175	2 843	4.0
西貢	Sai Kung	40 406	2 407	6.0	42 807	3 222	7.5
離島	Islands	29 318	6 336	21.6	35 651	8 631	24.2
新界	**NEW TERRITORIES**	**445 233**	**25 725**	**5.8**	**472 033**	**40 499**	**8.6**
全港	**OVERALL**	**1 058 393**	**34 035**	**3.2**	**1 093 447**	**74 200**	**6.8**

* 為配合差餉估價記錄，2001年底總存量已經調整，與上一期報告刊載的數字或有不同。
新界數字的增加主要是由於獲豁免差餉估價的村屋已逐漸歸納在地租估價內。

* The 2001 Stock figures have been adjusted to reconcile with the rating record, and may be different from figures published in the previous edition.
The higher New Territories figures are mainly a result of Government rent assessment of village houses which are exempt from assessment to rates.

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

(單位數目 No. of units)

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	各類單位總存量 (年底計算) Stock by Class (at year end) A	B	C	D	E	總數 Total
1998	港島	Hong Kong	504	878	101 719	123 428	34 428	22 425	13 954	295 954
	九龍	Kowloon	810	4 530	117 557	129 495	28 590	10 206	2 004	287 852
	新界	New Territories	75	16 870	127 566	194 741	33 779	15 822	6 864	378 772
	全港	**OVERALL**	**1 389**	**22 278**	**346 842**	**447 664**	**96 797**	**48 453**	**22 822**	**962 578**
1999	港島	Hong Kong	261	2 641	102 399	124 741	34 591	22 424	14 124	298 279
	九龍	Kowloon	128	3 546	118 457	131 471	28 916	10 511	2 062	291 417
	新界	New Territories	63	29 135	135 371	213 248	38 314	17 199	7 056	411 188
	全港	**OVERALL**	**452**	**35 322**	**356 227**	**469 460**	**101 821**	**50 134**	**23 242**	**1 000 884**
2000	港島	Hong Kong	365	3 376	102 802	126 330	35 468	22 720	14 255	301 575
	九龍	Kowloon	360	7 719	118 496	134 919	31 263	11 748	2 228	298 654
	新界	New Territories	74	14 695	137 079	224 102	39 865	17 439	7 199	425 684
	全港	**OVERALL**	**799**	**25 790**	**358 377**	**485 351**	**106 596**	**51 907**	**23 682**	**1 025 913**
2001	港島	Hong Kong	614	6 921	103 164	129 799	36 784	23 691	14 439	307 877
	九龍	Kowloon	250	7 139	119 518	137 956	32 875	12 527	2 407	305 283
	新界	New Territories	623	12 202	140 462	237 899	41 515	17 896	7 461	445 233
	全港	**OVERALL**	**1 487**	**26 262**	**363 144**	**505 654**	**111 174**	**54 114**	**24 307**	**1 058 393**
2002	港島	Hong Kong	93	2 165	103 650	130 600	36 987	24 186	14 720	310 143
	九龍	Kowloon	165	6 145	121 273	140 253	34 655	12 658	2 432	311 271
	新界	New Territories	51	25 725	142 947	255 888	46 775	18 507	7 916	472 033
	全港	**OVERALL**	**309**	**34 035**	**367 870**	**526 741**	**118 417**	**55 351**	**25 068**	**1 093 447**

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

(單位數目 No. of units)

年 Year	區域 Area		拆卸量 Demolition A	B	C	D	E	總數 Total	落成量 Completions A	B	C	D	E	總數 Total
1998	港島	Hong Kong	120	224	44	56	60	504	392	130	110	64	182	878
	九龍	Kowloon	193	472	109	12	24	810	609	2 905	712	188	116	4 530
	新界	New Territories	14	52	1	7	1	75	248	12 952	2 215	1 202	253	16 870
	全港	**OVERALL**	**327**	**748**	**154**	**75**	**85**	**1 389**	**1 249**	**15 987**	**3 037**	**1 454**	**551**	**22 278**
1999	港島	Hong Kong	61	49	37	97	17	261	961	1 106	309	108	157	2 641
	九龍	Kowloon	39	54	21	8	6	128	755	2 110	472	174	35	3 546
	新界	New Territories	13	30	10	4	6	63	5 555	17 766	4 670	906	238	29 135
	全港	**OVERALL**	**113**	**133**	**68**	**109**	**29**	**452**	**7 271**	**20 982**	**5 451**	**1 188**	**430**	**35 322**
2000	港島	Hong Kong	72	180	71	1	41	365	618	1 455	959	262	82	3 376
	九龍	Kowloon	92	129	69	67	3	360	399	2 744	3 021	1 407	148	7 719
	新界	New Territories	23	28	6	11	6	74	1 666	10 554	2 045	329	101	14 695
	全港	**OVERALL**	**187**	**337**	**146**	**79**	**50**	**799**	**2 683**	**14 753**	**6 025**	**1 998**	**331**	**25 790**
2001	港島	Hong Kong	226	294	56	11	27	614	564	3 784	1 479	940	154	6 921
	九龍	Kowloon	32	130	42	40	6	250	1 147	3 387	1 589	831	185	7 139
	新界	New Territories	133	266	194	25	5	623	1 546	9 304	1 252	39	61	12 202
	全港	**OVERALL**	**391**	**690**	**292**	**76**	**38**	**1 487**	**3 257**	**16 475**	**4 320**	**1 810**	**400**	**26 262**
2002	港島	Hong Kong	20	32	2	30	9	93	433	738	196	520	278	2 165
	九龍	Kowloon	50	72	12	4	27	165	1 805	2 369	1 792	134	45	6 145
	新界	New Territories	10	12	3	25	1	51	2 495	16 877	5 263	635	455	25 725
	全港	**OVERALL**	**80**	**116**	**17**	**59**	**37**	**309**	**4 733**	**19 984**	**7 251**	**1 289**	**778**	**34 035**

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

(單位數目 No. of units)

年 Year	A	B	C	D	E	所有類別 All Classes
1993	8 056	15 663	2 975	737	242	27 673
1994	9 493	18 649	4 033	1 719	279	34 173
1995	4 096	12 690	3 877	1 589	369	22 621
1996	2 552	10 500	5 112	1 194	517	19 875
1997	1 278	13 692	2 449	488	295	18 202
1998	1 249	15 987	3 037	1 454	551	22 278
1999	7 271	20 982	5 451	1 188	430	35 322
2000	2 683	14 753	6 025	1 998	331	25 790
2001	3 257	16 475	4 320	1 810	400	26 262
2002	4 733	19 984	7 251	1 289	778	34 035
平均數 AVERAGE 1993 - 2002	**4 467**	**15 938**	**4 453**	**1 347**	**419**	**26 623** *

* 由於以四捨五入計算，所以表面上看來出現誤差。

* Apparent error due to rounding.

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

(單位數目 No. of units)

類別 Class	面積 Size Range (平方米 m^2)	1998	1999	2000	2001	2002 港島 Hong Kong	2002 九龍 Kowloon	2002 新界 New Territories	2002 總數 Total
A	< 20.0	79	86	282	83	-	-	197	197
	20 - 39.9	1 170	7 185	2 401	3 174	433	1 805	2 298	4 536
B	40 - 69.9	15 987	20 982	14 753	16 475	738	2 369	16 877	19 984
C	70 - 99.9	3 037	5 451	6 025	4 320	196	1 792	5 263	7 251
D	100 - 159.9	1 454	1 188	1 998	1 810	520	134	635	1 289
E	160 - 199.9	224	176	145	283	150	17	333	500
	200 - 279.9	246	162	115	93	83	10	115	208
	> 279.9	81	92	71	24	45	18	7	70
所有類別 OVERALL		**22 278**	**35 322**	**25 790**	**26 262**	**2 165**	**6 145**	**25 725**	**34 035**

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

(單位數目 No. of units)

地區	District	各類單位落成量 2002 by Class						預測落成量 Forecast		
		A	B	C	D	E	總數 Total	[2003]	[2004]	[2005]
中西區	Central and Western	48	459	20	85	63	675	1 342	1 986	846
灣仔	Wan Chai	161	39	64	363	178	805	279	53	1 103
東區	Eastern	224	240	112	62	2	640	962	1 996	198
南區	Southern	-	-	-	10	35	45	403	2 075	25
港島	**HONG KONG**	**433**	**738**	**196**	**520**	**278**	**2 165**	**2 986**	**6 110**	**2 172**
油尖旺	Yau Tsim Mong	1 510	2 014	1 578	6	6	5 114	5 257	4 484	3 058
深水埗	Sham Shui Po	114	-	-	-	-	114	4 936	3 060	2 150
九龍城	Kowloon City	181	355	214	128	39	917	976	2 814	2 239
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	-	316
九龍	**KOWLOON**	**1 805**	**2 369**	**1 792**	**134**	**45**	**6 145**	**11 169**	**10 358**	**7 763**
葵青	Kwai Tsing	279	615	174	-	-	1 068	1 560	-	896
荃灣	Tsuen Wan	413	3 534	1 636	30	-	5 613	1 646	1 118	6 540
屯門	Tuen Mun	5	2 540	481	84	22	3 132	631	2 804	764
元朗	Yuen Long	438	3 529	462	3	1	4 433	2 111	3 354	1 011
北區	North	346	594	10	3	9	962	538	554	935
大埔	Tai Po	7	799	103	319	348	1 576	669	667	678
沙田	Sha Tin	22	138	-	-	38	198	1 065	810	653
西貢	Sai Kung	760	1 613	11	8	15	2 407	7 981	524	3 026
離島	Islands	225	3 515	2 386	188	22	6 336	156	1 401	3 309
新界	**NEW TERRITORIES**	**2 495**	**16 877**	**5 263**	**635**	**455**	**25 725**	**16 357**	**11 232**	**17 812**
全港	**OVERALL**	**4 733**	**19 984**	**7 251**	**1 289**	**778**	**34 035**	**30 512**	**27 700**	**27 747**

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

(單位數目 No. of units)

地區	District	[2003] A	B	C	D	E	所有類別 All Classes	[2004] A	B	C	D	E	所有類別 All Classes	[2005] A	B	C	D	E	所有類別 All Classes
中西區	Central and Western	717	590	-	-	35	1 342	347	1 213	208	116	102	1 986	391	422	20	4	9	846
灣仔	Wan Chai	30	8	22	26	193	279	32	20	-	-	1	53	9	758	256	76	4	1 103
東區	Eastern	319	420	218	5	-	962	104	1 460	320	112	-	1 996	-	198	-	-	-	198
南區	Southern	-	-	-	180	223	403	-	938	114	992	31	2 075	5	15	-	-	5	25
港島	**HONG KONG**	**1 066**	**1 018**	**240**	**211**	**451**	**2 986**	**483**	**3 631**	**642**	**1 220**	**134**	**6 110**	**405**	**1 393**	**276**	**80**	**18**	**2 172**
油尖旺	Yau Tsim Mong	2 014	1 267	615	1 301	60	5 257	332	2 520	902	676	54	4 484	100	2 860	98	-	-	3 058
深水埗	Sham Shui Po	188	4 742	-	6	-	4 936	-	3 000	-	48	12	3 060	72	1 624	348	99	7	2 150
九龍城	Kowloon City	58	229	469	200	20	976	139	2 632	2	29	12	2 814	-	2 106	132	1	-	2 239
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	-	-	-	-	-	-	312	4	-	-	316
九龍	**KOWLOON**	**2 260**	**6 238**	**1 084**	**1 507**	**80**	**11 169**	**471**	**8 152**	**904**	**753**	**78**	**10 358**	**172**	**6 902**	**582**	**100**	**7**	**7 763**
葵青	Kwai Tsing	195	1 365	-	-	-	1 560	-	-	-	-	-	-	-	896	-	-	-	896
荃灣	Tsuen Wan	197	1 247	110	92	-	1 646	-	348	359	411	-	1 118	444	5 088	960	42	6	6 540
屯門	Tuen Mun	-	464	117	48	2	631	1 490	1 314	-	-	-	2 804	272	492	-	-	-	764
元朗	Yuen Long	-	1 728	331	50	2	2 111	40	3 258	-	56	-	3 354	-	800	72	77	62	1 011
北區	North	12	455	-	-	71	538	-	431	-	45	78	554	108	755	72	-	-	935
大埔	Tai Po	-	665	-	-	4	669	-	667	-	-	-	667	-	666	-	-	12	678
沙田	Sha Tin	12	883	162	8	-	1 065	4	647	134	23	2	810	-	653	-	-	-	653
西貢	Sai Kung	1 546	6 132	267	35	1	7 981	-	490	-	34	-	524	306	2 486	234	-	-	3 026
離島	Islands	-	156	-	-	-	156	-	922	465	12	2	1 401	-	2 316	933	60	-	3 309
新界	**NEW TERRITORIES**	**1 962**	**13 095**	**987**	**233**	**80**	**16 357**	**1 534**	**8 077**	**958**	**581**	**82**	**11 232**	**1 130**	**14 152**	**2 271**	**179**	**80**	**17 812**
全港	**OVERALL**	**5 288**	**20 351**	**2 311**	**1 951**	**611**	**30 512**	**2 488**	**19 860**	**2 504**	**2 554**	**294**	**27 700**	**1 707**	**22 447**	**3 129**	**359**	**105**	**27 747**

私人住宅 - 各區洋房總存量、落成量及預測落成量
PRIVATE DOMESTIC - STOCK, COMPLETIONS AND FORECAST COMPLETIONS OF HOUSES BY DISTRICT

(單位數目 No. of units)

地區	District	2001 年底總存量 Stock (at year end)	2002 年落成量 Completions	落成量佔 2001 年總存量的百分率 Completions as a % of 2001 Stock	2002 年底總存量 Stock (at year end)	預測落成量 Forecast Completions [2003]	[2004]	[2005]
中西區	Central and Western	405	13	3.2	417	23	35	9
灣仔	Wan Chai	283	4	1.4	286	18	1	-
東區	Eastern	1	-	-	1	-	-	-
南區	Southern	1 387	25	1.8	1 411	191	14	5
港島	**HONG KONG**	**2 076**	**42**	**2.0**	**2 115**	**232**	**50**	**14**
油尖旺	Yau Tsim Mong	43	-	-	43	-	-	-
深水埗	Sham Shui Po	51	-	-	51	-	-	-
九龍城	Kowloon City	419	15	3.6	433	6	8	-
黃大仙	Wong Tai Sin	1	-	-	1	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-
九龍	**KOWLOON**	**514**	**15**	**2.9**	**528**	**6**	**8**	**-**
葵青	Kwai Tsing	19	-	-	9	-	-	-
荃灣	Tsuen Wan	114	-	-	114	-	-	6
屯門	Tuen Mun	250	37	14.8	287	35	-	-
元朗	Yuen Long	6 833	-	-	6 833	106	56	139
北區	North	70	4	5.7	74	71	78	-
大埔	Tai Po	1 756	463	26.4	2 220	4	-	12
沙田	Sha Tin	549	38	6.9	587	1	5	-
西貢	Sai Kung	1 792	6	0.3	1 798	26	34	-
離島	Islands	585	29	5.0	614	-	14	-
新界	**NEW TERRITORIES**	**11 968**	**577**	**4.8**	**12 536**	**243**	**187**	**157**
全港	**OVERALL**	**14 558**	**634**	**4.4**	**15 179**	**481**	**245**	**171**

村屋並不包括在內。以上數字均已包括在私人住宅的其他有關列表內。
爲配合差餉估價記錄，2001年底總存量已經調整，與上一期報告刊載的數字或有不同。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
The 2001 Stock figures have been adjusted to reconcile with the rating record, and may be different from figures published in the previous edition.

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

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	空置數目 No. Vacant	佔總存量的百分率 % of Total Stock
1998	22 278	14 289	64.1	940 978	29 539	3.1	43 828	4.5
1999	35 322	26 863	76.1	962 311	32 276	3.4	59 139	5.9
2000	25 790	16 460	63.8	1 000 315	38 490	3.8	54 950	5.4
2001	26 262	17 965	68.4	1 024 500	42 442	4.1	60 407	5.7
2002	34 035	28 005	82.3	1 059 412	46 195	4.4	74 200	6.8

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

類別 Class	區域	Area	於 2002 年評估差餉時申報爲已入住的單位數目 No. of Units Valued in 2002 and Reported as Wholly Occupied	業主自住 Owner Occupied 單位數目 No. of Units	業主自住 Owner Occupied 百分率 %	出租 Let 單位數目 No. of Units	出租 Let 百分率 %
A	港島	Hong Kong	369	274	74.3	95	25.7
	九龍	Kowloon	760	509	67.0	251	33.0
	新界	New Territories	1 158	1 088	94.0	70	6.0
	全港	**OVERALL**	**2 287**	**1 871**	**81.8**	**416**	**18.2**
B	港島	Hong Kong	759	582	76.7	177	23.3
	九龍	Kowloon	2 942	2 624	89.2	318	10.8
	新界	New Territories	6 415	6 052	94.3	363	5.7
	全港	**OVERALL**	**10 116**	**9 258**	**91.5**	**858**	**8.5**
C	港島	Hong Kong	475	408	85.9	67	14.1
	九龍	Kowloon	1 151	1 016	88.3	135	11.7
	新界	New Territories	987	932	94.4	55	5.6
	全港	**OVERALL**	**2 613**	**2 356**	**90.2**	**257**	**9.8**
D	港島	Hong Kong	281	236	84.0	45	16.0
	九龍	Kowloon	177	134	75.7	43	24.3
	新界	New Territories	64	49	76.6	15	23.4
	全港	**OVERALL**	**522**	**419**	**80.3**	**103**	**19.7**
E	港島	Hong Kong	36	3	8.3	33	91.7
	九龍	Kowloon	10	5	50.0	5	50.0
	新界	New Territories	52	39	75.0	13	25.0
	全港	**OVERALL**	**98**	**47**	**48.0**	**51**	**52.0**
所有類別 All Classes	港島	Hong Kong	1 920	1 503	78.3	417	21.7
	九龍	Kowloon	5 040	4 288	85.1	752	14.9
	新界	New Territories	8 676	8 160	94.1	516	5.9
	全港	**OVERALL**	**15 636**	**13 951**	**89.2**	**1 685**	**10.8**

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

(每平方米月租 $ / m^2 per month)

類別 Class	區域 Area	2001 全年 Whole Year	2002 一月 Jan	二月 Feb	三月 Mar	四月 Apr	五月 May	六月 Jun	七月 Jul	八月* Aug*	九月* Sep*	十月* Oct*	十一月* Nov*	十二月* Dec*	全年* Whole Year*
A	港島 Hong Kong	187	177	176	173	167	166	169	168	163	162	155	153	156	166
	九龍 Kowloon	153	147	135	137	135	134	131	138	132	136	129	128	130	135
	新界 New Territories	120	112	106	106	106	105	107	104	105	103	106	105	105	106
B	港島 Hong Kong	191	180	177	170	175	169	169	166	171	165	163	161	154	169
	九龍 Kowloon	146	134	136	135	135	132	135	132	132	131	129	122	124	132
	新界 New Territories	112	107	99	104	102	101	99	97	102	101	104	106	103	101
C	港島 Hong Kong	254	244	236	251	242	228	230	209	221	213	214	222	192	226
	九龍 Kowloon	184	166	193	172	162	182	171	172	162	154	142	157	153	166
	新界 New Territories	141	136	139	123	119	124	116	122	123	120	121	131	113	123
D	港島 Hong Kong	282	274	253	260	253	248	235	240	247	235	252	251	241	248
	九龍 Kowloon	233	(188)	190	211	195	209	222	182	205	182	(199)	168	(156)	196
	新界 New Territories	177	178	167	164	168	157	145	147	151	147	167	137	159	157
E	港島 Hong Kong	328	324	301	306	322	292	307	298	324	312	297	303	264	305
	九龍 Kowloon	207	(157)	(275)	(184)	(117)	(154)	(159)	(180)	(181)	(175)	(293)	(166)	(204)	189
	新界 New Territories	186	(173)	187	168	175	158	140	188	174	(156)	(167)	168	(211)	171

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional
( ) Indicates fewer than 20 transactions.

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

(每平方米售價 $ / m^2)

類別 Class	區域 Area	2001 全年 Whole Year	2002 一月 Jan	二月 Feb	三月 Mar	四月 Apr	五月 May	六月 Jun	七月 Jul	八月* Aug*	九月* Sep*	十月* Oct*	十一月* Nov*	十二月* Dec*	全年* Whole Year*
A	港島 Hong Kong	31 922	31 248	31 350	30 280	30 433	30 071	30 196	29 128	27 778	26 773	25 939	26 207	26 176	29 025
	九龍 Kowloon	26 560	25 122	25 496	24 173	24 138	23 886	23 173	23 111	23 087	22 266	21 652	21 323	20 984	23 240
	新界 New Territories	27 883	25 881	26 055	25 502	24 984	25 047	25 570	24 728	24 258	23 268	22 584	21 605	21 853	24 382
B	港島 Hong Kong	38 783	36 588	34 514	35 859	35 584	34 911	34 531	33 724	33 470	33 181	31 912	31 210	31 705	34 147
	九龍 Kowloon	28 317	26 590	26 555	25 852	26 254	25 792	25 287	24 990	24 382	22 794	22 385	21 817	22 092	24 674
	新界 New Territories	27 841	25 167	25 704	24 835	24 962	26 347	25 511	25 099	25 281	24 373	23 077	22 608	22 148	24 685
C	港島 Hong Kong	49 358	41 930	45 290	41 590	44 198	44 152	45 505	41 528	40 592	38 831	41 751	37 927	39 766	42 064
	九龍 Kowloon	33 792	31 094	33 524	31 090	29 650	32 565	32 402	32 072	29 072	30 289	29 211	30 094	26 786	30 656
	新界 New Territories	32 685	30 097	30 889	28 614	29 022	30 964	31 648	29 105	27 747	29 529	29 951	28 571	28 761	29 593
D	港島 Hong Kong	56 904	47 563	50 845	49 398	54 226	54 564	52 225	51 299	49 861	48 872	55 278	52 033	52 169	51 732
	九龍 Kowloon	40 968	42 541	39 722	37 940	35 547	38 830	36 463	41 824	(35 098)	(31 987)	(34 187)	36 116	33 205	37 701
	新界 New Territories	34 812	33 225	35 079	30 409	34 546	35 779	31 484	32 086	29 169	31 550	30 013	29 737	30 434	32 106
E	港島 Hong Kong	70 312	68 014	71 540	71 745	63 272	70 221	69 572	67 674	61 565	59 109	63 298	61 951	60 928	65 726
	九龍 Kowloon	58 686	(48 743)	(38 674)	(53 416)	(45 062)	(46 094)	(54 835)	(50 385)	(38 841)	(46 571)	(47 268)	-	(50 647)	47 856
	新界 New Territories	35 676	(38 444)	(34 801)	(32 982)	35 427	41 927	(35 891)	(32 363)	(35 883)	(34 577)	29 947	(34 322)	37 280	35 594

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional
( ) Indicates fewer than 20 transactions.

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

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
1993		97.5	98.5	102.0	97.5	89.9	98.7	93.5	97.4
1994		111.7	117.1	126.2	127.1	123.4	116.3	125.3	118.1
1995		114.6	119.6	128.0	128.8	127.5	118.8	128.3	120.7
1996		114.8	119.4	124.7	121.9	121.1	118.3	121.5	119.0
1997		128.1	135.7	140.9	139.3	138.7	133.3	139.0	134.5
1998		112.8	110.3	113.6	116.2	116.9	111.7	116.5	112.6
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		97.2	97.4	99.3	100.7	101.8	97.6	101.2	98.1
2001		93.0	93.9	97.4	101.9	104.5	94.0	103.0	95.4
2002 *		81.3	81.9	85.1	89.9	94.4	82.1	91.8	83.5
2001	1 - 3	96.1	96.3	99.8	102.9	105.1	96.6	104.0	97.7
	4 - 6	94.7	95.3	98.9	104.0	105.5	95.5	104.7	96.9
	7 - 9	92.2	94.4	97.2	102.6	105.4	93.9	103.9	95.4
	10 - 12	89.2	89.6	93.8	97.9	101.8	90.0	99.6	91.4
2002	1 - 3	85.1	85.3	90.2	94.8	98.2	85.9	96.3	87.4
	4 - 6	82.2	83.6	87.0	91.8	94.6	83.5	92.9	84.8
	7 - 9 *	80.6	80.9	84.3	88.1	94.0	81.2	90.6	82.6
	10 - 12 *	77.3	77.6	78.7	84.7	90.9	77.6	87.3	79.0
2002	1	86.5	85.8	91.3	95.3	99.3	86.8	97.0	88.3
	2	84.9	85.3	90.9	94.8	98.0	85.9	96.2	87.4
	3	83.8	84.9	88.4	94.4	97.4	84.9	95.7	86.5
	4	83.3	84.8	87.9	93.4	96.0	84.6	94.5	86.0
	5	81.8	83.5	86.8	92.3	93.6	83.3	92.8	84.6
	6	81.5	82.5	86.2	89.6	94.2	82.6	91.5	83.9
	7	80.8	81.7	85.7	89.4	93.9	81.9	91.3	83.2
	8 *	80.6	81.5	85.0	88.2	94.2	81.6	90.7	82.9
	9 *	80.3	79.6	82.3	86.8	93.8	80.2	89.7	81.6
	10 *	77.8	78.7	80.6	86.6	92.9	78.6	89.2	80.1
	11 *	77.6	77.6	79.8	84.3	91.6	77.9	87.3	79.3
	12 *	76.5	76.4	75.8	83.2	88.2	76.4	85.3	77.7

* 臨時數字 * Provisional

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

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
1993		96.6	91.7	90.6	85.1	74.6	93.8	82.2	93.0
1994		113.8	115.0	119.1	116.9	114.8	114.9	116.3	114.9
1995		109.2	106.1	106.5	104.1	103.4	107.5	103.9	107.3
1996		116.8	117.1	116.5	116.1	117.6	116.9	116.5	116.9
1997		161.4	162.7	168.8	168.5	172.9	162.7	169.7	163.1
1998		118.5	116.0	117.3	116.1	114.0	117.2	115.6	117.1
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		88.3	89.5	91.2	94.2	98.7	89.2	95.4	89.6
2001		77.2	78.8	80.8	83.2	87.8	78.4	84.4	78.7
2002 *		68.0	70.3	72.0	76.6	81.9	69.6	77.9	69.9
2001	1 - 3	79.4	80.9	83.4	87.0	91.5	80.6	88.2	81.0
	4 - 6	79.9	81.1	84.6	84.5	89.1	80.9	85.7	81.2
	7 - 9	77.1	79.0	79.6	82.6	88.7	78.3	84.2	78.6
	10 - 12	72.3	74.2	75.5	78.6	81.8	73.6	79.3	73.8
2002	1 - 3	72.6	73.9	74.8	78.1	85.1	73.5	79.7	73.8
	4 - 6	69.7	73.0	74.2	77.6	84.2	71.9	79.2	72.2
	7 - 9 *	66.9	69.6	71.1	76.4	79.2	68.7	77.1	69.1
	10 - 12 *	62.7	64.5	68.1	74.3	79.1	64.1	75.6	64.7
2002	1	72.6	74.5	75.7	78.2	84.0	73.9	79.5	74.1
	2	73.4	73.7	74.3	78.2	86.2	73.6	80.0	73.9
	3	71.9	73.6	74.3	78.0	85.2	73.0	79.7	73.3
	4	70.4	72.7	74.3	77.9	84.9	72.0	79.5	72.3
	5	69.4	73.7	73.9	77.7	84.4	72.1	79.3	72.4
	6	69.4	72.6	74.3	77.3	83.2	71.5	78.7	71.9
	7	69.0	71.4	72.3	77.2	80.8	70.6	78.1	70.9
	8 *	67.4	69.7	71.4	76.6	79.8	69.0	77.4	69.4
	9 *	64.2	67.6	69.6	75.3	76.9	66.5	75.7	66.9
	10 *	64.0	64.6	69.1	75.1	78.5	64.8	76.0	65.4
	11 *	62.2	64.6	68.6	74.9	79.1	64.0	76.0	64.6
	12 *	61.8	64.4	66.7	73.0	79.8	63.6	74.8	64.2

* 臨時數字

* Provisional

私人住宅 - 較受歡迎屋苑的每月售價指數
PRIVATE DOMESTIC - MONTHLY PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS
(1999 = 100)

年 / 月 Year / Month		A, B & C 市區 Urban	A, B & C 新界 N.T.	A, B & C 合計 All	D & E 市區 Urban	D & E 新界 N.T.	D & E 合計 All	所有類別 Overall 市區 Urban	所有類別 Overall 新界 N.T.	所有類別 Overall 合計 All
2000	1	97.4	95.6	96.5	102.2	101.7	102.0	97.8	96.1	97.0
	2	97.6	96.1	96.9	103.2	100.4	101.9	98.1	96.4	97.3
	3	97.0	95.7	96.4	102.5	98.4	100.6	97.5	95.9	96.7
	4	95.7	93.5	94.6	102.1	92.4	97.5	96.3	93.4	94.9
	5	90.6	88.7	89.7	100.2	89.5	95.2	91.4	88.8	90.1
	6	85.6	82.5	84.1	96.1	87.8	92.2	86.5	82.9	84.7
	7	85.6	83.2	84.4	97.5	87.8	92.9	86.6	83.6	85.1
	8	86.4	84.1	85.3	95.3	89.1	92.4	87.2	84.5	85.9
	9	86.9	85.1	86.0	96.6	89.9	93.4	87.7	85.5	86.6
	10	87.1	86.0	86.6	94.1	89.1	91.7	87.7	86.2	87.0
	11	84.2	83.0	83.6	95.0	85.1	90.3	85.1	83.2	84.2
	12	81.8	79.7	80.8	92.7	85.0	89.1	82.7	80.1	81.4
2001	1	79.6	79.1	79.4	94.7	82.8	89.1	80.9	79.4	80.2
	2	79.1	78.6	78.9	93.0	85.0	89.2	80.3	79.1	79.7
	3	82.2	80.0	81.1	90.5	88.0	89.3	82.9	80.6	81.8
	4	81.2	79.2	80.2	89.4	86.2	87.9	81.9	79.8	80.9
	5	79.2	78.5	78.9	87.3	82.3	84.9	79.9	78.8	79.4
	6	79.0	78.2	78.6	86.2	81.3	83.9	79.6	78.4	79.0
	7	77.7	77.1	77.4	87.6	80.7	84.4	78.6	77.4	78.0
	8	77.3	76.5	76.9	86.0	81.2	83.7	78.0	76.9	77.5
	9	75.6	74.2	74.9	85.2	75.8	80.8	76.4	74.3	75.4
	10	72.6	72.1	72.4	80.3	77.5	79.0	73.3	72.5	72.9
	11	72.3	71.2	71.8	80.3	76.6	78.6	73.0	71.6	72.3
	12	72.1	71.8	72.0	81.9	75.3	78.8	72.9	72.1	72.5
2002	1	72.5	72.2	72.4	81.8	76.0	79.1	73.3	72.5	73.0
	2	72.9	71.8	72.4	81.0	79.4	80.2	73.6	72.4	73.0
	3	72.6	72.5	72.6	80.4	76.6	78.6	73.3	72.8	73.1
	4	71.9	71.6	71.8	81.6	75.0	78.5	72.7	71.9	72.4
	5	71.5	71.0	71.3	81.8	74.6	78.4	72.4	71.3	71.9
	6	71.7	71.0	71.4	81.3	77.1	79.3	72.5	71.5	72.1
	7	70.0	69.8	69.9	80.5	78.6	79.6	70.9	70.5	70.7
	8 *	68.3	67.7	68.0	78.7	77.7	78.2	69.2	68.5	68.8
	9 *	66.8	65.0	65.9	76.8	74.5	75.7	67.7	65.7	66.7
	10 *	65.2	63.6	64.4	75.8	75.8	75.8	66.1	64.6	65.3
	11 *	64.0	62.4	63.2	75.7	75.0	75.4	65.0	63.4	64.2
	12 *	63.9	62.5	63.2	76.1	74.0	75.1	64.9	63.4	64.2

* 臨時數字

技術附註第 14 段對「較受歡迎屋苑」有詳細說明。

* Provisional

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

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

(平方米 m^2)

地區	District	2002 年底總存量 Stock (at year end) 甲級 A	乙級 B	丙級 C	總數 Total	2002 年底空置量 Amount Vacant (at year end) 甲級 A	乙級 B	丙級 C	總數 Total	空置百分率 % Vacant 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	1 750 800	762 100	648 100	3 161 000	206 300	116 000	115 000	437 300	11.8	15.2	17.7	13.8
灣仔	Wan Chai	907 500	574 200	323 700	1 805 400	71 500	75 600	47 600	194 700	7.9	13.2	14.7	10.8
東區	Eastern	572 400	182 700	86 100	841 200	64 800	31 700	11 700	108 200	11.3	17.4	13.6	12.9
南區	Southern	53 600	37 500	12 000	103 100	45 900	19 100	1 600	66 600	85.6	50.9	13.3	64.6
港島	**HONG KONG**	**3 284 300**	**1 556 500**	**1 069 900**	**5 910 700**	**388 500**	**242 400**	**175 900**	**806 800**	**11.8**	**15.6**	**16.4**	**13.6**
油尖旺	Yau Tsim Mong	981 800	622 200	441 900	2 045 900	76 100	51 800	60 600	188 500	7.8	8.3	13.7	9.2
深水埗	Sham Shui Po	125 300	46 900	38 600	210 800	2 300	5 200	4 200	11 700	1.8	11.1	10.9	5.6
九龍城	Kowloon City	107 700	57 000	20 800	185 500	8 700	3 800	2 300	14 800	8.1	6.7	11.1	8.0
黃大仙	Wong Tai Sin	-	22 100	1 100	23 200	-	1 000	1 100	2 100	-	4.5	100.0	9.1
觀塘	Kwun Tong	313 400	16 900	1 800	332 100	26 500	9 900	-	36 400	8.5	58.6	-	11.0
九龍	**KOWLOON**	**1 528 200**	**765 100**	**504 200**	**2 797 500**	**113 600**	**71 700**	**68 200**	**253 500**	**7.4**	**9.4**	**13.5**	**9.1**
葵青	Kwai Tsing	74 800	26 900	2 000	103 700	4 500	5 300	1 200	11 000	6.0	19.7	60.0	10.6
荃灣	Tsuen Wan	67 400	9 000	800	77 200	8 300	1 500	-	9 800	12.3	16.7	-	12.7
屯門	Tuen Mun	31 700	-	8 400	40 100	17 900	-	3 800	21 700	56.5	-	45.2	54.1
元朗	Yuen Long	-	9 800	19 800	29 600	-	1 400	4 800	6 200	-	14.3	24.2	20.9
北區	North	27 300	-	500	27 800	3 100	-	300	3 400	11.4	-	60.0	12.2
大埔	Tai Po	-	5 200	1 200	6 400	-	600	-	600	-	11.5	-	9.4
沙田	Sha Tin	94 400	34 400	-	128 800	9 700	27 800	-	37 500	10.3	80.8	-	29.1
西貢	Sai Kung	9 000	-	-	9 000	-	-	-	-	-	-	-	-
離島	Islands	140 200	15 000	500	155 700	20 000	4 000	-	24 000	14.3	26.7	-	15.4
新界	**NEW TERRITORIES**	**444 800**	**100 300**	**33 200**	**578 300**	**63 500**	**40 600**	**10 100**	**114 200**	**14.3**	**40.5**	**30.4**	**19.7**
全港	**OVERALL**	**5 257 300**	**2 421 900**	**1 607 300**	**9 286 500**	**565 600**	**354 700**	**254 200**	**1 174 500**	**10.8**	**14.6**	**15.8**	**12.6**

分區 Sub-districts

分區	Sub-district	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
上環	Sheung Wan	233 200	349 700	445 000	1 027 900	55 500	55 200	83 300	194 000	23.8	15.8	18.7	18.9
中區	Central	1 467 200	353 700	186 200	2 007 100	149 600	51 700	27 400	228 700	10.2	14.6	14.7	11.4
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	907 500	574 200	323 700	1 805 400	71 500	75 600	47 600	194 700	7.9	13.2	14.7	10.8
北角 / 鰂魚涌	North Point / Quarry Bay	572 400	148 600	68 300	789 300	64 800	17 500	8 900	91 200	11.3	11.8	13.0	11.6
尖沙咀	Tsim Sha Tsui	829 600	339 100	216 300	1 385 000	71 800	26 200	21 200	119 200	8.7	7.7	9.8	8.6
油麻地 / 旺角	Yau Ma Tei / Mong Kok	131 300	283 100	225 600	640 000	4 300	25 600	39 400	69 300	3.3	9.0	17.5	10.8

分區數字已包括在地區數字內。 Sub-district figures have already been included in District figures.

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

(平方米 m^2)

地區	District	2001 年底總存量 Stock (at year end)	2002 年落成量 Completions	落成量佔 2001 年總存量的百分率 Completions as a % of 2001 Stock	2002 年底總存量 Stock (at year end)	2002 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
中西區	Central and Western	3 126 300	40 700	1.3	3 161 000	437 300	13.8
灣仔	Wan Chai	1 797 400	8 000	0.4	1 805 400	194 700	10.8
東區	Eastern	835 300	5 900	0.7	841 200	108 200	12.9
南區	Southern	49 500	53 600	108.3	103 100	66 600	64.6
港島	**HONG KONG**	**5 808 500**	**108 200**	**1.9**	**5 910 700**	**806 800**	**13.6**
油尖旺	Yau Tsim Mong	2 041 500	4 400	0.2	2 045 900	188 500	9.2
深水埗	Sham Shui Po	196 400	14 400	7.3	210 800	11 700	5.6
九龍城	Kowloon City	185 500	-	-	185 500	14 800	8.0
黃大仙	Wong Tai Sin	23 200	-	-	23 200	2 100	9.1
觀塘	Kwun Tong	311 300	16 100	5.2	332 100	36 400	11.0
九龍	**KOWLOON**	**2 757 900**	**34 900**	**1.3**	**2 797 500**	**253 500**	**9.1**
葵青	Kwai Tsing	99 200	4 500	4.5	103 700	11 000	10.6
荃灣	Tsuen Wan	86 900	-	-	77 200	9 800	12.7
屯門	Tuen Mun	40 100	-	-	40 100	21 700	54.1
元朗	Yuen Long	28 500	1 100	3.9	29 600	6 200	20.9
北區	North	27 800	-	-	27 800	3 400	12.2
大埔	Tai Po	6 400	-	-	6 400	600	9.4
沙田	Sha Tin	111 900	16 900	15.1	128 800	37 500	29.1
西貢	Sai Kung	9 000	-	-	9 000	-	-
離島	Islands	155 700	-	-	155 700	24 000	15.4
新界	**NEW TERRITORIES**	**565 500**	**22 500**	**4.0**	**578 300**	**114 200**	**19.7**
全港	**OVERALL**	**9 131 900**	**165 600**	**1.8**	**9 286 500**	**1 174 500**	**12.6**

分區 Sub-districts

地區	District	2001 年底總存量 Stock (at year end)	2002 年落成量 Completions	落成量佔 2001 年總存量的百分率 Completions as a % of 2001 Stock	2002 年底總存量 Stock (at year end)	2002 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
上環	Sheung Wan	1 029 000	1 500	0.1	1 027 900	194 000	18.9
中區	Central	1 971 300	39 200	2.0	2 007 100	228 700	11.4
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 797 400	8 000	0.4	1 805 400	194 700	10.8
北角 / 鰂魚涌	North Point / Quarry Bay	783 400	5 900	0.8	789 300	91 200	11.6
尖沙咀	Tsim Sha Tsui	1 383 800	1 200	0.1	1 385 000	119 200	8.6
油麻地 / 旺角	Yau Ma Tei / Mong Kok	636 800	3 200	0.5	640 000	69 300	10.8

爲配合差餉估價記錄，2001年底總存量已經調整，與上一期報告刊載的數字或有不同。
分區數字已包括在地區數字內。

The 2001 Stock figures have been adjusted to reconcile with the rating record, and may be different from figures published in the previous edition.
Sub-district figures have already been included in District figures.

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

(平方米 m^2)

年 Year	區域 Area	拆卸量 Demolition 甲級 A	乙級 B	丙級 C	總數 Total	落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	年底總存量 Stock (at year end) 甲級 A	乙級 B	丙級 C	總數 Total
1998	港島 Hong Kong	3 400	2 000	7 500	12 900	326 600	53 600	24 200	404 400	3 355 300	1 304 100	912 700	5 572 100
	九龍 Kowloon	-	-	1 600	1 600	201 900	400	14 700	217 000	1 503 500	559 600	480 000	2 543 100
	新界 New Territories	-	-	-	-	106 600	8 700	-	115 300	394 800	68 100	25 400	488 300
	全港 OVERALL	**3 400**	**2 000**	**9 100**	**14 500**	**635 100**	**62 700**	**38 900**	**736 700**	**5 253 600**	**1 931 800**	**1 418 100**	**8 603 500**
1999	港島 Hong Kong	14 000	27 800	-	41 800	156 200	20 100	29 000	205 300	3 209 100	1 475 300	1 061 300	5 745 700
	九龍 Kowloon	-	-	-	-	144 300	22 700	10 600	177 600	1 466 600	741 400	496 600	2 704 600
	新界 New Territories	-	-	-	-	42 800	-	1 300	44 100	398 900	74 300	47 400	520 600
	全港 OVERALL	**14 000**	**27 800**	**-**	**41 800**	**343 300**	**42 800**	**40 900**	**427 000**	**5 074 600**	**2 291 000**	**1 605 300**	**8 970 900**
2000	港島 Hong Kong	-	-	400	400	20 100	14 800	14 800	49 700	3 202 900	1 507 000	1 075 900	5 785 800
	九龍 Kowloon	-	-	200	200	20 800	-	2 600	23 400	1 489 100	753 200	499 600	2 741 900
	新界 New Territories	-	-	-	-	22 500	-	-	22 500	447 100	79 200	31 500	557 800
	全港 OVERALL	**-**	**-**	**600**	**600**	**63 400**	**14 800**	**17 400**	**95 600**	**5 139 100**	**2 339 400**	**1 607 000**	**9 085 500**
2001	港島 Hong Kong	-	-	-	-	31 500	12 300	1 400	45 200	3 191 500	1 553 700	1 063 300	5 808 500
	九龍 Kowloon	-	-	-	-	19 900	-	1 100	21 000	1 504 300	751 400	502 200	2 757 900
	新界 New Territories	-	-	-	-	9 700	-	300	10 000	454 500	78 900	32 100	565 500
	全港 OVERALL	**-**	**-**	**-**	**-**	**61 100**	**12 300**	**2 800**	**76 200**	**5 150 300**	**2 384 000**	**1 597 600**	**9 131 900**
2002	港島 Hong Kong	-	3 400	-	3 400	92 800	6 200	9 200	108 200	3 284 300	1 556 500	1 069 900	5 910 700
	九龍 Kowloon	-	-	-	-	23 900	9 000	2 000	34 900	1 528 200	765 100	504 200	2 797 500
	新界 New Territories	-	-	-	-	-	21 400	1 100	22 500	444 800	100 300	33 200	578 300
	全港 OVERALL	**-**	**3 400**	**-**	**3 400**	**116 700**	**36 600**	**12 300**	**165 600**	**5 257 300**	**2 421 900**	**1 607 300**	**9 286 500**

在 1999 年寫字樓所屬級別已重新整理，甲級寫字樓的存量因而減少了 7%，而乙級和丙級寫字樓則分別增加了 13% 及 10%。

A general regrading of offices was carried out in 1999. Due to this regrading Grade A stock was reduced by 7%, whilst Grade B and Grade C stocks were increased by 13% and 10% respectively.

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

(平方米 m^2)

地區	District	2002 甲級 A	2002 乙級 B	2002 丙級 C	2002 總數 Total	預測落成量 Forecast [2003]	預測落成量 Forecast [2004]	預測落成量 Forecast [2005]
中西區	Central and Western	39 200	-	1 500	40 700	136 600	8 800	39 000
灣仔	Wan Chai	-	300	7 700	8 000	6 400	58 200	6 200
東區	Eastern	-	5 900	-	5 900	17 700	-	-
南區	Southern	53 600	-	-	53 600	33 100	-	-
港島	**HONG KONG**	**92 800**	**6 200**	**9 200**	**108 200**	**193 800**	**67 000**	**45 200**
油尖旺	Yau Tsim Mong	-	2 400	2 000	4 400	18 700	54 300	22 300
深水埗	Sham Shui Po	14 400	-	-	14 400	-	13 500	-
九龍城	Kowloon City	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-
觀塘	Kwun Tong	9 500	6 600	-	16 100	-	197 300	-
九龍	**KOWLOON**	**23 900**	**9 000**	**2 000**	**34 900**	**18 700**	**265 100**	**22 300**
葵青	Kwai Tsing	-	4 500	-	4 500	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	1 500	20 000
屯門	Tuen Mun	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	1 100	1 100	-	-	-
北區	North	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-
沙田	Sha Tin	-	16 900	-	16 900	21 000	43 800	-
西貢	Sai Kung	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-
新界	**NEW TERRITORIES**	**-**	**21 400**	**1 100**	**22 500**	**21 000**	**45 300**	**20 000**
全港	**OVERALL**	**116 700**	**36 600**	**12 300**	**165 600**	**233 500**	**377 400**	**87 500**

分區 **Sub-districts**

地區	District	2002 甲級 A	2002 乙級 B	2002 丙級 C	2002 總數 Total	[2003]	[2004]	[2005]
上環	Sheung Wan	-	-	1 500	1 500	300	400	600
中區	Central	39 200	-	-	39 200	136 300	8 400	38 400
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	300	7 700	8 000	6 400	58 200	6 200
北角 / 鰂魚涌	North Point / Quarry Bay	-	5 900	-	5 900	17 700	-	-
尖沙咀	Tsim Sha Tsui	-	-	1 200	1 200	13 700	2 200	22 300
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	2 400	800	3 200	5 000	52 100	-

分區數字已包括在地區數字內。

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

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

(平方米 m^2)

地區	District	[2003] 甲級 A	乙級 B	丙級 C	總數 Total	[2004] 甲級 A	乙級 B	丙級 C	總數 Total	[2005] 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	136 300	-	300	136 600	-	5 400	3 400	8 800	38 400	-	600	39 000
灣仔	Wan Chai	-	5 400	1 000	6 400	44 000	9 900	4 300	58 200	-	4 800	1 400	6 200
東區	Eastern	17 700	-	-	17 700	-	-	-	-	-	-	-	-
南區	Southern	33 100	-	-	33 100	-	-	-	-	-	-	-	-
港島	**HONG KONG**	**187 100**	**5 400**	**1 300**	**193 800**	**44 000**	**15 300**	**7 700**	**67 000**	**38 400**	**4 800**	**2 000**	**45 200**
油尖旺	Yau Tsim Mong	10 600	6 400	1 700	18 700	51 300	-	3 000	54 300	21 800	500	-	22 300
深水埗	Sham Shui Po	-	-	-	-	-	13 500	-	13 500	-	-	-	-
九龍城	Kowloon City	-	-	-	-	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	197 300	-	-	197 300	-	-	-	-
九龍	**KOWLOON**	**10 600**	**6 400**	**1 700**	**18 700**	**248 600**	**13 500**	**3 000**	**265 100**	**21 800**	**500**	**-**	**22 300**
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	1 500	1 500	20 000	-	-	20 000
屯門	Tuen Mun	-	-	-	-	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	21 000	-	21 000	-	43 800	-	43 800	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-	-	-	-	-
新界	**NEW TERRITORIES**	**-**	**21 000**	**-**	**21 000**	**-**	**43 800**	**1 500**	**45 300**	**20 000**	**-**	**-**	**20 000**
全港	**OVERALL**	**197 700**	**32 800**	**3 000**	**233 500**	**292 600**	**72 600**	**12 200**	**377 400**	**80 200**	**5 300**	**2 000**	**87 500**

分區 **Sub-districts**

地區	District	[2003] 甲級 A	乙級 B	丙級 C	總數 Total	[2004] 甲級 A	乙級 B	丙級 C	總數 Total	[2005] 甲級 A	乙級 B	丙級 C	總數 Total
上環	Sheung Wan	-	-	300	300	-	-	400	400	-	-	600	600
中區	Central	136 300	-	-	136 300	-	5 400	3 000	8 400	38 400	-	-	38 400
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	5 400	1 000	6 400	44 000	9 900	4 300	58 200	-	4 800	1 400	6 200
北角 / 鰂魚涌	North Point / Quarry Bay	17 700	-	-	17 700	-	-	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	10 600	3 100	-	13 700	-	-	2 200	2 200	21 800	500	-	22 300
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	3 300	1 700	5 000	51 300	-	800	52 100	-	-	-	-

分區數字已包括在地區數字內。 Sub-district figures have already been included in District figures.

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

(平方米 m^2)

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
1998	736 700	541 600	73.5	7 897 400	831 600	10.5	1 373 200	15.9
1999	427 000	283 800	66.5	8 561 200	973 400	11.4	1 257 200	14.0
2000	95 600	70 300	73.5	8 979 800	858 100	9.6	928 400	10.2
2001	76 200	58 100	76.2	9 085 500	954 400	10.5	1 012 500	11.1
2002	165 600	105 400	63.6	9 120 900	1 069 100	11.7	1 174 500	12.6

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

(每平方米月租 $ / m^2 per month)

級別 Grade [平均面積] [Average size]	地區	District	2001 全年 Whole Year	2002 一月 Jan	二月 Feb	三月 Mar	四月 Apr	五月 May	六月 Jun	七月 Jul	八月* Aug*	九月* Sep*	十月* Oct*	十一月* Nov*	十二月* Dec*	全年* Whole Year*
甲 A [229 平方米 m^2]	上環	Sheung Wan	331	319	(372)	(156)	218	196	(325)	(204)	(281)	(263)	(242)	277	(212)	251
	中區	Central	474	385	364	339	357	323	349	331	349	331	334	317	339	344
	灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	329	278	275	254	238	236	231	248	228	219	254	223	215	242
	北角 / 鰂魚涌	North Point / Quarry Bay	257	230	(188)	(246)	(191)	(174)	221	199	(261)	(224)	-	178	(150)	204
	尖沙咀	Tsim Sha Tsui	261	241	230	240	216	229	224	225	220	222	220	215	213	225
	油麻地 / 旺角	Yau Ma Tei / Mong Kok	308	-	-	-	(206)	-	-	-	(274)	(228)	-	(233)	-	234
乙 B [83 平方米 m^2]	上環	Sheung Wan	177	171	154	144	144	154	145	155	143	140	157	137	144	149
	中區	Central	319	268	256	258	247	252	223	246	242	240	227	235	201	242
	灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	218	190	187	199	180	179	194	178	182	184	182	182	193	185
	北角 / 鰂魚涌	North Point / Quarry Bay	163	160	150	137	127	121	155	160	149	140	-	141	(150)	142
	尖沙咀	Tsim Sha Tsui	244	221	207	209	210	210	200	207	208	214	202	206	223	209
	油麻地 / 旺角	Yau Ma Tei / Mong Kok	207	198	192	201	185	193	189	201	190	186	184	199	172	191
丙 C [45 平方米 m^2]	上環	Sheung Wan	164	151	155	150	147	151	148	139	144	147	149	132	128	146
	中區	Central	248	237	199	213	217	203	201	213	217	203	227	223	219	213
	灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	211	189	194	200	198	190	184	182	184	178	176	187	167	187
	北角 / 鰂魚涌	North Point / Quarry Bay	201	192	181	184	174	175	174	180	190	178	170	184	176	180
	尖沙咀	Tsim Sha Tsui	235	189	206	210	195	212	200	237	220	213	184	190	191	206
	油麻地 / 旺角	Yau Ma Tei / Mong Kok	202	194	182	181	193	184	189	176	174	186	180	187	193	184

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2002 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2002.
\- No transaction record received by this Department.

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

(每平方米售價 \$ / m^2)

級別 Grade [平均面積] [Average size]	地區	District	2001 全年 Whole Year	2002 一月 Jan	二月 Feb	三月 Mar	四月 Apr	五月 May	六月 Jun	七月 Jul	八月* Aug*	九月* Sep*	十月* Oct*	十一月* Nov*	十二月* Dec*	全年* Whole Year*
甲 A [214 平方米 m^2]	上環	Sheung Wan	40 977	-	(24 330)	-	(18 785)	-	(18 000)	-	-	-	-	(21 242)	(17 680)	19 673
	中區	Central	73 237	(73 282)	(58 443)	54 519	(51 906)	(58 706)	48 954	(65 007)	(44 695)	(66 667)	-	(50 709)	(41 802)	54 337
	灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	52 242	(32 560)	-	(55 629)	(50 667)	(45 884)	-	(29 336)	-	(29 379)	-	(24 946)	(49 828)	39 643
	北角 / 鰂魚涌	North Point / Quarry Bay	34 156	(29 250)	-	-	-	(19 940)	(21 674)	(35 023)	(33 085)	(37 594)	-	-	-	27 648
	尖沙咀	Tsim Sha Tsui	45 804	(39 581)	(47 713)	43 480	41 680	(40 152)	42 576	(36 186)	(28 173)	43 725	39 171	38 675	29 049	39 490
	油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	-	-	-	-	-	-	-	-	-	-
乙 B [69 平方米 m^2]	上環	Sheung Wan	27 830	-	(22 195)	(12 903)	(24 376)	(17 978)	(23 403)	(25 084)	(22 847)	(20 831)	(20 872)	(17 226)	(29 085)	20 800
	中區	Central	46 124	-	(39 697)	-	-	(46 160)	-	-	(30 000)	-	(34 142)	-	-	40 214
	灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	34 420	(34 864)	(30 596)	(32 197)	(25 792)	(24 424)	(30 736)	31 905	(35 423)	36 298	(28 223)	(25 248)	(22 954)	30 315
	北角 / 鰂魚涌	North Point / Quarry Bay	22 475	-	-	(17 849)	(20 030)	(22 045)	(21 669)	(18 401)	-	(18 072)	-	(20 992)	(19 270)	20 092
	尖沙咀	Tsim Sha Tsui	32 084	(26 307)	31 020	33 254	28 203	29 739	31 968	30 929	(29 318)	26 961	30 058	(28 267)	30 328	29 794
	油麻地 / 旺角	Yau Ma Tei / Mong Kok	25 076	25 360	(21 844)	27 112	24 315	26 435	22 059	21 675	23 916	25 792	(18 660)	24 949	22 595	24 498
丙 C [47 平方米 m^2]	上環	Sheung Wan	21 785	19 432	19 018	20 789	20 091	19 210	22 867	17 210	17 839	20 099	21 555	18 941	15 295	19 300
	中區	Central	28 178	(25 325)	(41 907)	(29 041)	(29 091)	(29 373)	(28 241)	-	(29 308)	(36 111)	-	(30 303)	(30 303)	29 929
	灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	27 794	26 037	(23 268)	27 795	23 217	22 809	22 838	24 336	(24 085)	22 211	(21 518)	(21 496)	20 757	23 409
	北角 / 鰂魚涌	North Point / Quarry Bay	26 571	28 326	(22 038)	(22 425)	(27 111)	(29 164)	(24 055)	(23 298)	21 222	(25 770)	21 651	(21 310)	(28 040)	24 376
	尖沙咀	Tsim Sha Tsui	24 001	24 356	(18 543)	19 332	(25 473)	24 802	19 915	23 314	22 506	23 130	(17 932)	(17 881)	19 130	21 755
	油麻地 / 旺角	Yau Ma Tei / Mong Kok	23 008	23 506	24 684	24 407	21 210	17 483	22 153	22 249	21 047	21 014	22 532	20 107	20 216	21 921

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2002 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2002.
\- No transaction record received by this Department.

私人寫字樓 - 各級別租金及售價指數
PRIVATE OFFICE - RENTAL AND PRICE INDICES BY GRADE
(1999 = 100)

年 / 月 Year / Month		租金 Rents 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	售價 Prices 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
1993		146.3	156.6	147.5	149.9	161.6	176.2	165.2	164.6
1994		184.4	186.7	169.4	181.8	232.7	253.8	204.1	230.3
1995		181.5	181.5	168.5	178.6	196.5	207.2	181.9	194.6
1996		151.8	155.2	148.8	152.3	191.9	194.9	171.7	188.4
1997		157.2	159.8	150.6	156.8	217.9	213.0	189.4	213.1
1998		138.3	135.9	127.2	135.9	133.8	135.5	135.0	134.5
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		100.8	95.1	95.2	98.5	92.2	91.0	82.8	89.9
2001		105.0	97.7	93.2	101.0	81.8	80.2	70.9	78.7
2002 *		86.2	85.2	84.1	85.5	70.0	67.5	66.4	68.3
2001	1 - 3	109.1	100.3	95.2	104.6	88.0	89.4	74.9	85.5
	4 - 6	107.9	98.8	94.4	103.2	85.5	84.0	72.9	82.1
	7 - 9	104.6	98.0	92.7	100.6	80.3	76.6	67.7	76.1
	10 - 12	98.4	93.8	90.4	95.6	73.3	70.8	68.0	71.2
2002	1 - 3	91.3	88.6	86.8	89.6	74.3	69.1	68.7	71.2
	4 - 6	86.5	84.5	84.2	85.4	70.5	66.9	68.1	68.8
	7 - 9 *	84.6	83.6	82.8	84.0	69.9	67.4	66.2	68.1
	10 - 12 *	82.4	84.1	82.7	83.0	65.3	66.7	62.5	64.9
2002	1	93.8	91.2	88.3	92.0	(72.6)	(69.2)	68.9	70.6
	2	91.8	87.3	86.6	89.5	(75.6)	(69.2)	68.3	71.8
	3	88.2	87.2	85.4	87.4	(74.6)	68.8	68.9	71.3
	4	86.8	85.3	84.4	85.9	71.6	66.6	69.0	69.4
	5	86.5	84.1	84.1	85.3	(70.2)	66.5	68.8	68.7
	6	86.1	84.0	84.0	85.1	69.7	67.6	66.6	68.2
	7	85.5	83.9	82.8	84.5	(71.4)	68.4	66.6	69.2
	8 *	84.3	83.4	82.4	83.7	(69.5)	(67.2)	66.1	67.9
	9 *	84.1	83.6	83.3	83.8	(68.7)	66.5	65.9	67.3
	10 *	83.9	84.0	84.0	83.9	(66.9)	(66.5)	65.7	66.5
	11 *	81.8	84.1	82.3	82.6	(65.0)	(67.7)	62.7	65.2
	12 *	81.6	84.2	81.7	82.4	(63.9)	65.8	59.0	63.0

* 臨時數字
( ) 表示少於 20 宗交易。
上述指數並非限於主要地區。
由 2000 年四月起，租金和售價指數均就重新界定級別的寫字樓編製。
這些指數不能直接與較早前的指數相比。

* Provisional
( ) Indicates fewer than 20 transactions.
The indices are not restricted to the main districts.
Since April 2000 both indices have been compiled in respect of units graded according to revised grading criteria.
They are not strictly comparable to earlier indices.

私人寫字樓 - 核心地區甲級寫字樓的租金及售價指數
PRIVATE OFFICE - RENTAL AND PRICE INDICES FOR GRADE A OFFICE IN CORE DISTRICTS
(1999 = 100)

年 / 月 Year / Month		租金 Rents 上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售價 Prices 核心地區 # Core Districts #
1993		147.7	149.5	154.4	161.5
1994		191.2	191.6	186.9	240.3
1995		191.6	189.7	171.9	192.7
1996		158.9	160.6	143.2	193.8
1997		170.8	168.4	148.8	231.7
1998		150.3	150.1	129.8	129.4
1999		100.0	100.0	100.0	100.0
2000		104.2	101.1	96.7	95.3
2001		116.8	105.7	95.2	86.7
2002 *		85.5	83.4	83.1	70.3
2001	1 - 3	122.8	106.9	98.7	91.3
	4 - 6	120.5	110.0	98.3	91.8
	7 - 9	115.9	106.0	95.1	87.4
	10 - 12	107.9	99.8	88.7	76.1
2002	1 - 3	93.5	91.2	85.3	75.0
	4 - 6	85.4	82.2	83.7	72.7
	7 - 9 *	82.0	79.9	82.8	70.0
	10 - 12 *	81.0	80.3	80.7	63.6
2002	1	99.0	95.2	85.9	(74.4)
	2	94.3	93.6	84.8	(76.7)
	3	87.1	84.9	85.3	74.0
	4	87.6	83.2	83.9	72.9
	5	84.5	83.1	83.7	(74.0)
	6	84.2	80.2	83.4	71.2
	7	82.6	80.6	83.4	70.1
	8 *	81.8	80.3	82.5	(70.1)
	9 *	81.5	78.9	82.4	(69.9)
	10 *	81.0	81.3	81.4	(63.9)
	11 *	82.4	80.3	79.6	64.6
	12 *	79.6	79.3	81.0	62.3

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

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

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

(平方米 m^2)

地區	District	2001 年底總存量 Stock (at year end)	2002 年落成量 Completions	落成量佔 2001 年底總存量的百分率 Completions as a % of 2001 Stock	2002 年底總存量 Stock (at year end)	2002 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
中西區	Central and Western	1 112 500	5 500	0.5	1 111 300	118 500	10.7
灣仔	Wan Chai	1 011 000	3 500	0.3	1 009 700	81 100	8.0
東區	Eastern	713 000	3 200	0.4	715 900	58 100	8.1
南區	Southern	165 600	18 300	11.1	183 900	35 400	19.2
港島	**HONG KONG**	**3 002 100**	**30 500**	**1.0**	**3 020 800**	**293 100**	**9.7**
油尖旺	Yau Tsim Mong	1 815 700	32 700	1.8	1 848 000	214 000	11.6
深水埗	Sham Shui Po	620 700	1 400	0.2	622 000	49 100	7.9
九龍城	Kowloon City	711 000	4 100	0.6	716 900	73 800	10.3
黃大仙	Wong Tai Sin	170 000	-	-	170 000	12 000	7.1
觀塘	Kwun Tong	442 200	1 600	0.4	445 300	62 500	14.0
九龍	**KOWLOON**	**3 759 600**	**39 800**	**1.1**	**3 802 200**	**411 400**	**10.8**
葵青	Kwai Tsing	255 300	6 300	2.5	261 600	20 400	7.8
荃灣	Tsuen Wan	420 300	22 500	5.4	442 800	77 100	17.4
屯門	Tuen Mun	300 800	1 200	0.4	302 000	22 200	7.4
元朗	Yuen Long	372 300	5 200	1.4	377 500	46 600	12.3
北區	North	172 500	3 700	2.1	176 200	18 400	10.4
大埔	Tai Po	181 300	300	0.2	181 600	8 400	4.6
沙田	Sha Tin	312 600	1 100	0.4	313 700	21 400	6.8
西貢	Sai Kung	162 100	21 900	13.5	184 000	38 600	21.0
離島	Islands	162 800	5 500	3.4	168 300	33 200	19.7
新界	**NEW TERRITORIES**	**2 340 000**	**67 700**	**2.9**	**2 407 700**	**286 300**	**11.9**
全港	**OVERALL**	**9 101 700**	**138 000**	**1.5**	**9 230 700**	**990 800**	**10.7**

爲配合差餉估價記錄，2001年底總存量已經調整，與上一期報告刊載的數字或有不同。

The 2001 Stock figures have been adjusted to reconcile with the rating record, and may be different from figures published in the previous edition.

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

(平方米 m^2)

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock (at year end)
1998	港島	Hong Kong	11 600	24 000	2 996 100
	九龍	Kowloon	9 500	93 900	3 612 200
	新界	New Territories	600	89 600	2 181 400
	全港	**OVERALL**	**21 700**	**207 500**	**8 789 700**
1999	港島	Hong Kong	17 800	25 700	2 954 600
	九龍	Kowloon	1 600	36 400	3 640 600
	新界	New Territories	500	143 300	2 321 400
	全港	**OVERALL**	**19 900**	**205 400**	**8 916 600**
2000	港島	Hong Kong	4 100	19 000	2 971 500
	九龍	Kowloon	14 600	22 000	3 694 200
	新界	New Territories	2 400	23 300	2 319 600
	全港	**OVERALL**	**21 100**	**64 300**	**8 985 300**
2001	港島	Hong Kong	5 600	32 200	3 002 100
	九龍	Kowloon	6 300	77 100	3 759 600
	新界	New Territories	6 200	22 200	2 340 000
	全港	**OVERALL**	**18 100**	**131 500**	**9 101 700**
2002	港島	Hong Kong	7 200	30 500	3 020 800
	九龍	Kowloon	500	39 800	3 802 200
	新界	New Territories	-	67 700	2 407 700
	全港	**OVERALL**	**7 700**	**138 000**	**9 230 700**

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

(平方米 m^2)

地區	District	2002	預測落成量 Forecast [2003]	[2004]	[2005]
中西區	Central and Western	5 500	37 500	6 400	5 200
灣仔	Wan Chai	3 500	5 700	3 100	2 500
東區	Eastern	3 200	2 000	300	800
南區	Southern	18 300	800	200	-
港島	**HONG KONG**	**30 500**	**46 000**	**10 000**	**8 500**
油尖旺	Yau Tsim Mong	32 700	19 900	38 200	63 900
深水埗	Sham Shui Po	1 400	24 000	8 200	3 900
九龍城	Kowloon City	4 100	2 100	4 200	8 600
黃大仙	Wong Tai Sin	-	1 700	-	-
觀塘	Kwun Tong	1 600	-	26 400	1 400
九龍	**KOWLOON**	**39 800**	**47 700**	**77 000**	**77 800**
葵青	Kwai Tsing	6 300	100	-	1 300
荃灣	Tsuen Wan	22 500	2 600	1 100	1 900
屯門	Tuen Mun	1 200	-	2 700	2 500
元朗	Yuen Long	5 200	-	100	-
北區	North	3 700	1 500	-	-
大埔	Tai Po	300	-	-	-
沙田	Sha Tin	1 100	-	-	-
西貢	Sai Kung	21 900	20 300	-	2 500
離島	Islands	5 500	-	4 500	-
新界	**NEW TERRITORIES**	**67 700**	**24 500**	**8 400**	**8 200**
全港	**OVERALL**	**138 000**	**118 200**	**95 400**	**94 500**

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

(平方米 m^2)

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
1998	207 500	124 200	59.9	8 543 200	702 600	8.2	826 800	9.4
1999	205 400	170 800	83.2	8 788 500	652 700	7.4	823 500	9.2
2000	64 300	55 200	85.8	8 903 900	619 600	7.0	674 800	7.5
2001	131 500	82 600	62.8	8 972 800	668 300	7.4	750 900	8.2
2002	138 000	122 300	88.6	9 092 700	868 500	9.6	990 800	10.7

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

(每平方米月租 \$ / m^2 per month)

區域 Area [平均面積] [Average size]	2001 全年 Whole Year	2002 一月 Jan	二月 Feb	三月 Mar	四月 Apr	五月 May	六月 Jun	七月 Jul	八月* Aug*	九月* Sep*	十月* Oct*	十一月* Nov*	十二月* Dec*	全年* Whole Year*
港島 Hong Kong [55 平方米 m^2]	858	780	764	852	743	920	798	750	732	773	781	835	815	795
九龍 Kowloon [52 平方米 m^2]	932	772	829	950	853	890	815	889	798	747	903	927	1 099	865
新界 New Territories [57 平方米 m^2]	687	691	525	647	733	616	662	608	603	627	692	697	621	649

* 臨時數字
[ ] 表示 2002 年內所分析單位的平均面積。

* Provisional
[ ] Indicates average size of the units analysed during 2002.

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

(每平方米售價 $ / m^2)

區域 Area [平均面積] [Average size]	2001 全年 Whole Year	2002 一月 Jan	二月 Feb	三月 Mar	四月 Apr	五月 May	六月 Jun	七月 Jul	八月* Aug*	九月* Sep*	十月* Oct*	十一月* Nov*	十二月* Dec*	全年* Whole Year*
港島 Hong Kong [54 平方米 m^2]	109 710	109 905	109 661	93 931	129 094	161 389	104 094	118 727	132 159	109 528	153 166	95 837	124 405	123 201
九龍 Kowloon [47 平方米 m^2]	125 402	113 451	114 342	129 542	146 688	153 789	130 090	127 162	111 109	137 069	101 462	82 006	90 997	120 183
新界 New Territories [40 平方米 m^2]	93 928	141 865	118 602	95 584	113 116	105 649	129 913	90 347	93 433	75 671	80 727	108 761	118 883	107 839

* 臨時數字
[ ] 表示 2002 年內所分析單位的平均面積。

* Provisional
[ ] Indicates average size of the units analysed during 2002.

私人零售業樓宇 - 租金及售價指數
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month		租金 Rents	售價 Prices
1993		102.4	113.3
1994		116.5	133.5
1995		117.8	129.7
1996		117.8	134.0
1997		123.5	177.3
1998		111.2	128.3
1999		100.0	100.0
2000		101.3	93.6
2001		99.4	86.8
2002 *		93.1	84.9
2001	1 - 3	101.2	89.1
	4 - 6	99.9	87.1
	7 - 9	99.1	87.0
	10 - 12	97.4	84.0
2002	1 - 3	94.0	84.4
	4 - 6	92.6	86.6
	7 - 9 *	92.9	86.4
	10 - 12 *	92.7	82.1
2002	1	95.2	85.0
	2	93.6	84.7
	3	93.3	83.5
	4	93.0	85.3
	5	92.6	86.7
	6	92.3	87.7
	7	92.9	87.1
	8 *	92.5	86.8
	9 *	93.3	85.4
	10 *	93.1	84.5
	11 *	92.5	81.6
	12 *	92.5	80.3

* 臨時數字

* Provisional

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

(平方米 m^2)

地區	District	2001 年底總存量 Stock (at year end)	2002 年落成量 Completions	落成量佔 2001 年總存量的百分率 Completions as a % of 2001 Stock	2002 年底總存量 Stock (at year end)	2002 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
中西區	Central and Western	109 300	-	-	109 300	6 200	5.7
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 414 900	-	-	1 414 900	139 600	9.9
南區	Southern	791 400	-	-	791 400	164 300	20.8
港島	**HONG KONG**	**2 315 600**	**-**	**-**	**2 315 600**	**310 100**	**13.4**
油尖旺	Yau Tsim Mong	322 900	-	-	319 200	33 300	10.4
深水埗	Sham Shui Po	1 068 200	-	-	1 068 200	71 900	6.7
九龍城	Kowloon City	863 300	-	-	863 300	62 300	7.2
黃大仙	Wong Tai Sin	803 100	-	-	803 100	64 000	8.0
觀塘	Kwun Tong	3 431 600	-	-	3 431 600	341 300	9.9
九龍	**KOWLOON**	**6 489 100**	**-**	**-**	**6 485 400**	**572 800**	**8.8**
葵青	Kwai Tsing	3 303 400	-	-	3 303 400	274 000	8.3
荃灣	Tsuen Wan	2 285 000	-	-	2 285 000	225 500	9.9
屯門	Tuen Mun	1 405 700	-	-	1 405 700	272 500	19.4
元朗	Yuen Long	206 400	-	-	206 400	25 000	12.1
北區	North	272 100	2 700	1.0	274 800	46 400	16.9
大埔	Tai Po	151 700	-	-	151 700	8 500	5.6
沙田	Sha Tin	1 121 700	-	-	1 121 700	105 100	9.4
西貢	Sai Kung	9 000	-	-	9 000	-	-
離島	Islands	900	-	-	900	400	44.4
新界	**NEW TERRITORIES**	**8 755 900**	**2 700**	*****	**8 758 600**	**957 400**	**10.9**
全港	**OVERALL**	**17 560 600**	**2 700**	*****	**17 559 600**	**1 840 300**	**10.5**

爲配合差餉估價記錄，2001年底總存量已經調整，與上一期報告刊載的數字或有不同。

* 少於 0.05%

The 2001 Stock figures have been adjusted to reconcile with the rating record, and may be different from figures published in the previous edition.

* Below 0.05%

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

(平方米 m^2)

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock (at year end)
1998	港島	Hong Kong	4 100	-	2 303 000
	九龍	Kowloon	17 400	22 600	6 729 500
	新界	New Territories	35 700	8 100	8 855 000
	全港	**OVERALL**	**57 200**	**30 700**	**17 887 500**
1999	港島	Hong Kong	-	-	2 289 800
	九龍	Kowloon	7 300	-	6 606 100
	新界	New Territories	-	3 700	8 829 400
	全港	**OVERALL**	**7 300**	**3 700**	**17 725 300**
2000	港島	Hong Kong	5 700	15 100	2 299 200
	九龍	Kowloon	105 400	3 600	6 515 400
	新界	New Territories	87 900	-	8 763 600
	全港	**OVERALL**	**199 000**	**18 700**	**17 578 200**
2001	港島	Hong Kong	-	-	2 315 600
	九龍	Kowloon	39 100	14 600	6 489 100
	新界	New Territories	-	15 800	8 755 900
	全港	**OVERALL**	**39 100**	**30 400**	**17 560 600**
2002	港島	Hong Kong	-	-	2 315 600
	九龍	Kowloon	3 700	-	6 485 400
	新界	New Territories	-	2 700	8 758 600
	全港	**OVERALL**	**3 700**	**2 700**	**17 559 600**

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

(平方米 m^2)

地區	District	2002	預測落成量 Forecast [2003]	[2004]	[2005]
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	-	-	-	-
南區	Southern	-	-	-	-
港島	**HONG KONG**	**-**	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	-	-	-	-
九龍城	Kowloon City	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-
觀塘	Kwun Tong	-	-	-	-
九龍	**KOWLOON**	**-**	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	2 500	-
荃灣	Tsuen Wan	-	-	-	-
屯門	Tuen Mun	-	-	-	-
元朗	Yuen Long	-	-	-	-
北區	North	2 700	2 300	-	-
大埔	Tai Po	-	-	-	-
沙田	Sha Tin	-	-	-	-
西貢	Sai Kung	-	-	-	-
離島	Islands	-	-	-	-
新界	**NEW TERRITORIES**	**2 700**	**2 300**	**2 500**	**-**
全港	**OVERALL**	**2 700**	**2 300**	**2 500**	**-**

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

(平方米 m^2)

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
1998	30 700	29 900	97.4	17 884 900	1 907 900	10.7	1 937 800	10.8
1999	3 700	2 700	73.0	17 880 200	1 728 000	9.7	1 730 700	9.7
2000	18 700	14 200	75.9	17 526 300	1 469 900	8.4	1 484 100	8.5
2001	30 400	14 600	48.0	17 539 100	1 908 200	10.9	1 922 800	10.9
2002	2 700	2 700	100.0	17 556 900	1 837 600	10.5	1 840 300	10.5

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

(每平方米月租 $ / m^2 per month)

區域 Area [平均面積] [Average size]	2001 全年 Whole Year	2002 一月 Jan	二月 Feb	三月 Mar	四月 Apr	五月 May	六月 Jun	七月 Jul	八月* Aug*	九月* Sep*	十月* Oct*	十一月* Nov*	十二月* Dec*	全年* Whole Year*
港島 Hong Kong [161 平方米 m^2]	88	90	85	87	78	81	75	79	80	83	81	81	79	81
九龍 Kowloon [151 平方米 m^2]	91	89	91	94	83	86	85	87	88	88	84	83	90	87
新界 New Territories [162 平方米 m^2]	64	60	61	64	58	58	58	60	59	60	60	58	62	59

* 臨時數字
[ ] 表示 2002 年內所分析單位的平均面積。
平均租金只以樓上單位的租金計算。

* Provisional
[ ] Indicates average size of the units analysed during 2002.
Average rents are in respect of upper floor units only.

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

(每平方米售價 $ / m²)

區域 Area [平均面積] [Average size]	2001 全年 Whole Year	2002 一月 Jan	二月 Feb	三月 Mar	四月 Apr	五月 May	六月 Jun	七月 Jul	八月* Aug*	九月* Sep*	十月* Oct*	十一月* Nov*	十二月* Dec*	全年* Whole Year*
港島 Hong Kong [142 平方米 m^2]	8 321	6 474	7 722	(8 543)	8 780	9 260	9 550	8 146	7 275	8 100	(8 348)	7 687	(6 924)	8 099
九龍 Kowloon [145 平方米 m^2]	8 521	8 398	8 733	7 852	8 053	8 809	9 329	8 434	7 702	8 284	7 777	7 735	7 789	8 236
新界 New Territories [119 平方米 m^2]	5 641	5 179	5 113	4 882	4 954	5 359	4 920	4 948	4 889	4 546	4 666	4 875	4 998	4 958

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2002 年內所分析單位的平均面積。
平均售價只以樓上單位的售價計算。

* Provisional
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2002.
Average prices are in respect of upper floor units only.

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

年 / 月 Year / Month		租金 Rents	售價 Prices
1993		144.7	209.8
1994		149.5	223.7
1995		146.9	198.7
1996		132.4	171.4
1997		132.5	168.9
1998		118.1	131.8
1999		100.0	100.0
2000		95.4	91.2
2001		90.3	82.0
2002 *		82.8	74.7
2001	1 - 3	93.8	84.4
	4 - 6	91.5	83.2
	7 - 9	88.5	82.8
	10 - 12	87.4	77.7
2002	1 - 3	85.5	75.4
	4 - 6	83.0	76.9
	7 - 9 *	81.3	74.4
	10 - 12 *	81.5	72.0
2002	1	86.3	75.7
	2	85.2	75.1
	3	84.9	75.3
	4	84.6	75.5
	5	83.1	77.0
	6	81.2	78.1
	7	81.0	77.1
	8 *	81.0	73.4
	9 *	81.8	72.8
	10 *	81.7	71.4
	11 *	81.2	72.1
	12 *	81.6	72.4

* 臨時數字

上述指數只就樓上單位計算。

* Provisional

The indices are in respect of upper floor units only.

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

(每平方米售價 $ / m²)

地區 District [平均面積] [Average size]	2001 全年 Whole Year	2002 一月 Jan	二月 Feb	三月 Mar	四月 Apr	五月 May	六月 Jun	七月 Jul	八月* Aug*	九月* Sep*	十月* Oct*	十一月* Nov*	十二月* Dec*	全年* Whole Year*
東區 Eastern [99 平方米 m²]	15 162	-	(18 648)	(14 127)	(16 010)	13 801	18 372	(19 166)	(13 195)	10 992	(11 238)	(13 298)	(17 223)	14 615
深水埗 Sham Shui Po [65 平方米 m²]	19 005	(20 771)	(19 766)	15 698	(19 626)	19 305	(16 739)	18 069	(18 251)	(16 311)	(17 832)	(18 447)	17 867	18 066
觀塘 Kwun Tong [61 平方米 m²]	15 111	15 408	15 994	12 765	13 971	14 821	15 980	13 794	15 565	14 254	13 468	15 971	13 188	14 565
葵青 Kwai Tsing [76 平方米 m²]	6 463	5 102	5 298	5 049	5 510	5 815	(6 660)	(5 612)	5 279	5 710	4 955	(4 923)	5 461	5 403
荃灣 Tsuen Wan [102 平方米 m²]	9 479	9 478	7 262	8 627	6 837	8 335	9 000	8 235	(6 418)	9 451	6 699	9 381	6 101	8 024
沙田 Sha Tin [73 平方米 m²]	10 831	11 870	10 616	9 603	11 565	13 413	11 205	8 898	10 875	8 309	8 042	7 870	10 715	10 453

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2002 年內所分析單位的平均面積。
所分析的樓宇是於 1992 年或之後建成。
平均售價只以樓上單位的售價計算。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2002.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

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

(平方米 m^2)

地區	District	2001 年底總存量 Stock (at year end)	2002 年落成量 Completions	落成量佔 2001 年總存量的百分率 Completions as a % of 2001 Stock	2002 年底總存量 Stock (at year end)	2002 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
東區	Eastern	47 900	-	-	47 900	22 100	46.1
南區	Southern	5 900	-	-	5 900	2 500	42.4
港島	**HONG KONG**	**53 800**	**-**	**-**	**53 800**	**24 600**	**45.7**
油尖旺	Yau Tsim Mong	9 700	-	-	9 700	4 800	49.5
深水埗	Sham Shui Po	133 200	-	-	133 200	12 200	9.2
九龍城	Kowloon City	5 200	-	-	5 200	2 600	50.0
黃大仙	Wong Tai Sin	28 100	-	-	28 100	1 800	6.4
觀塘	Kwun Tong	226 900	-	-	226 900	10 500	4.6
九龍	**KOWLOON**	**403 100**	**-**	**-**	**403 100**	**31 900**	**7.9**
葵青	Kwai Tsing	74 900	-	-	74 900	14 900	19.9
荃灣	Tsuen Wan	21 700	-	-	21 700	1 000	4.6
北區	North	6 500	-	-	6 500	1 000	15.4
沙田	Sha Tin	38 900	-	-	38 900	1 200	3.1
新界	**NEW TERRITORIES**	**142 000**	**-**	**-**	**142 000**	**18 100**	**12.7**
全港	**OVERALL**	**598 900**	**-**	**-**	**598 900**	**74 600**	**12.5**

爲配合差餉估價記錄，2001年底總存量已經調整，與上一期報告刊載的數字或有不同。 The 2001 Stock figures have been adjusted to reconcile with the rating record, and may be different from figures published in the previous edition.

私人工貿大廈 - 各區落成量及預測落成量
PRIVATE INDUSTRIAL / OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(平方米 m^2)

地區	District	2002	預測落成量 Forecast [2003]	[2004]	[2005]
東區	Eastern	-	-	-	-
南區	Southern	-	-	-	-
港島	**HONG KONG**	**-**	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	-	-	-	-
九龍城	Kowloon City	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-
觀塘	Kwun Tong	-	-	8 600	-
九龍	**KOWLOON**	**-**	**-**	**8 600**	**-**
葵青	Kwai Tsing	-	15 500	-	-
荃灣	Tsuen Wan	-	4 000	-	-
北區	North	-	-	-	-
沙田	Sha Tin	-	-	-	-
新界	**NEW TERRITORIES**	**-**	**19 500**	**-**	**-**
全港	**OVERALL**	**-**	**19 500**	**8 600**	**-**

私人工貿大廈 - 整體空置趨勢
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

(平方米 m^2)

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
1998	145 000	127 100	87.7	332 800	52 500	15.8	179 600	37.6
1999	40 100	28 300	70.6	479 300	117 200	24.5	145 500	28.0
2000	37 100	35 600	96.0	535 000	54 200	10.1	89 800	15.7
2001	14 400	7 300	50.7	583 400	82 200	14.1	89 500	15.0
2002	-	-	-	598 900	74 600	12.5	74 600	12.5

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

(平方米 m^2)

地區	District	2001 年底總存量 Stock (at year end)	2002 年落成量 Completions	落成量佔 2001 年總存量的百分率 Completions as a % of 2001 Stock	2002 年底總存量 Stock (at year end)
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	26 900	-	-	26 900
南區	Southern	97 100	-	-	97 100
港島	**HONG KONG**	**124 000**	**-**	**-**	**124 000**
油尖旺	Yau Tsim Mong	2 200	-	-	2 200
深水埗	Sham Shui Po	42 200	-	-	42 200
九龍城	Kowloon City	43 700	-	-	43 700
黃大仙	Wong Tai Sin	39 100	-	-	39 100
觀塘	Kwun Tong	372 800	-	-	365 100
九龍	**KOWLOON**	**500 000**	**-**	**-**	**492 300**
葵青	Kwai Tsing	192 000	-	-	192 000
荃灣	Tsuen Wan	218 800	-	-	218 800
屯門	Tuen Mun	256 600	-	-	256 600
元朗	Yuen Long	530 900	1 400	0.3	532 300
北區	North	118 800	-	-	118 800
大埔	Tai Po	703 400	3 900	0.6	707 300
沙田	Sha Tin	165 600	-	-	165 600
西貢	Sai Kung	283 800	-	-	283 800
離島	Islands	79 900	-	-	79 900
新界	**NEW TERRITORIES**	**2 549 800**	**5 300**	**0.2**	**2 555 100**
全港	**OVERALL**	**3 173 800**	**5 300**	**0.2**	**3 171 400**

爲配合差餉估價記錄，2001年底總存量已經調整，與上一期報告刊載的數字或有不同。

The 2001 Stock figures have been adjusted to reconcile with the rating record, and may be different from figures published in the previous edition.

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

(平方米 m^2)

地區	District	2002	預測落成量 Forecast Completions [2003]	[2004]	[2005]
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	-	-	-	-
南區	Southern	-	-	-	-
港島	**HONG KONG**	**-**	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	-	-	-	-
九龍城	Kowloon City	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-
觀塘	Kwun Tong	-	-	-	-
九龍	**KOWLOON**	**-**	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-
屯門	Tuen Mun	-	-	-	-
元朗	Yuen Long	1 400	-	-	-
北區	North	-	-	-	3 200
大埔	Tai Po	3 900	-	38 200	-
沙田	Sha Tin	-	-	-	-
西貢	Sai Kung	-	16 000	-	-
離島	Islands	-	-	-	-
新界	**NEW TERRITORIES**	**5 300**	**16 000**	**38 200**	**3 200**
全港	**OVERALL**	**5 300**	**16 000**	**38 200**	**3 200**

私人貨倉 - 各區總存量、落成量及空置量
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

(平方米 m^2)

地區	District	2001 年底總存量 Stock (at year end)	2002 年落成量 Completions	落成量佔 2001 年總存量的百分率 Completions as a % of 2001 Stock	2002 年底總存量 Stock (at year end)	2002 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
中西區	Central and Western	30 300	-	-	30 300	5 700	18.8
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	115 000	-	-	104 900	9 500	9.1
南區	Southern	29 800	-	-	29 800	600	2.0
港島	**HONG KONG**	**175 100**	**-**	**-**	**165 000**	**15 800**	**9.6**
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	145 900	-	-	145 900	900	0.6
九龍城	Kowloon City	100 300	-	-	100 300	4 100	4.1
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	278 200	-	-	278 200	55 700	20.0
九龍	**KOWLOON**	**524 400**	**-**	**-**	**524 400**	**60 700**	**11.6**
葵青	Kwai Tsing	1 362 200	-	-	1 362 200	62 300	4.6
荃灣	Tsuen Wan	448 700	-	-	448 700	46 400	10.3
屯門	Tuen Mun	115 700	-	-	115 700	3 300	2.9
元朗	Yuen Long	116 200	-	-	116 200	4 100	3.5
北區	North	108 900	-	-	108 900	11 500	10.6
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	456 500	-	-	456 500	6 800	1.5
西貢	Sai Kung	7 600	-	-	7 600	-	-
離島	Islands	64 900	26 600	41.0	91 500	42 400	46.3
新界	**NEW TERRITORIES**	**2 680 700**	**26 600**	**1.0**	**2 707 300**	**176 800**	**6.5**
全港	**OVERALL**	**3 380 200**	**26 600**	**0.8**	**3 396 700**	**253 300**	**7.5**

爲配合差餉估價記錄，2001年底總存量已經調整，與上一期報告刊載的數字或有不同。

The 2001 Stock figures have been adjusted to reconcile with the rating record, and may be different from figures published in the previous edition.

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

(平方米 m^2)

地區	District	2002	預測落成量 Forecast Completions [2003]	[2004]	[2005]
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	-	-	-	-
南區	Southern	-	-	-	-
港島	**HONG KONG**	**-**	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	-	-	-	-
九龍城	Kowloon City	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-
觀塘	Kwun Tong	-	-	-	-
九龍	**KOWLOON**	**-**	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-
屯門	Tuen Mun	-	-	-	-
元朗	Yuen Long	-	-	3 900	-
北區	North	-	-	-	3 000
大埔	Tai Po	-	600	-	-
沙田	Sha Tin	-	-	-	-
西貢	Sai Kung	-	-	-	-
離島	Islands	26 600	-	-	-
新界	**NEW TERRITORIES**	**26 600**	**600**	**3 900**	**3 000**
全港	**OVERALL**	**26 600**	**600**	**3 900**	**3 000**

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

(平方米 m^2)

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
1998	123 900	72 000	58.1	3 277 100	213 600	6.5	285 600	8.4
1999	146 800	78 200	53.3	3 379 400	208 500	6.2	286 700	8.1
2000	6 300	1 000	15.9	3 412 200	159 400	4.7	160 400	4.7
2001	-	-	-	3 408 400	241 900	7.1	241 900	7.1
2002	26 600	26 600	100.0	3 370 100	226 700	6.7	253 300	7.5

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

(回報百分率 % return)

年 / 月 Year / Month		住宅 Domestic A	B	C	D	E	寫字樓 Office + 甲級 Grade A	乙級 Grade B	分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
1993		5.5	5.0	5.2	5.4	5.3	5.5	5.9	8.2	5.9
1994		5.4	4.7	5.0	5.4	5.2	5.0	5.1	8.5	5.9
1995		5.7	5.2	5.6	6.0	5.8	5.8	5.9	9.5	6.1
1996		5.2	4.6	4.8	4.9	4.7	4.8	5.4	10.0	5.6
1997		4.2	3.7	3.8	3.7	3.4	4.2	5.0	10.0	4.6
1998		4.9	4.1	4.3	4.4	4.4	6.1	6.4	11.5	5.7
1999		5.2	4.4	4.5	4.5	4.2	5.6	6.7	12.8	7.0
2000		5.8	4.9	4.8	4.7	4.4	6.2	7.2	13.0	7.8
2001		6.3	5.3	5.4	5.4	5.0	7.3	8.4	13.8	8.1
2002 *		6.2	5.1	5.1	5.0	4.7	7.1	8.5	13.9	7.8
2001	1 - 3	6.4	5.3	5.3	5.2	4.9	6.9	7.7	14.0	8.2
	4 - 6	6.2	5.2	5.2	5.4	5.0	7.3	8.2	13.8	8.1
	7 - 9	6.2	5.3	5.4	5.4	5.0	7.5	8.8	13.4	8.1
	10 - 12	6.4	5.3	5.5	5.5	5.2	7.7	9.1	14.2	8.3
2002	1 - 3	6.1	5.1	5.3	5.3	4.8	7.0	8.8	14.3	7.9
	4 - 6	6.1	5.0	5.1	5.1	4.6	7.0	8.5	13.6	7.6
	7 - 9 *	6.2	5.1	5.2	5.0	4.9	7.0	8.4	13.6	7.6
	10 - 12 *	6.4	5.3	5.0	4.9	4.7	7.3	8.5	14.2	8.0
2002	1	6.2	5.1	5.4	5.3	5.0	7.4	9.0	14.3	8.0
	2	6.0	5.1	5.4	5.3	4.8	7.0	8.7	14.3	7.9
	3	6.1	5.1	5.3	5.3	4.8	6.8	8.7	14.3	7.9
	4	6.1	5.1	5.2	5.2	4.6	7.0	8.6	14.1	7.7
	5	6.1	5.0	5.1	5.1	4.6	7.1	8.5	13.5	7.6
	6	6.1	5.0	5.1	5.0	4.7	7.1	8.4	13.1	7.4
	7	6.0	5.0	5.2	5.0	4.8	6.9	8.3	13.1	7.5
	8 *	6.2	5.1	5.2	5.0	4.8	7.0	8.4	13.8	7.5
	9 *	6.5	5.2	5.2	5.0	5.0	7.0	8.5	14.0	7.7
	10 *	6.3	5.3	5.1	5.0	4.9	7.2	8.5	14.3	7.8
	11 *	6.4	5.3	5.1	4.8	4.8	7.2	8.4	14.1	8.0
	12 *	6.4	5.2	5.0	4.9	4.5	7.3	8.6	14.1	8.1

* 臨時數字

\+ 由 2000 年四月起，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。

* Provisional

\+ Since April 2000 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.

各類物業買賣宗數
NUMBER OF SALES TRANSACTIONS BY PROPERTY TYPE

(買賣宗數 No. of transactions)

年 / 月 Year / Month		住宅 Domestic	寫字樓 Office	商業樓宇 Commercial	分層工廠大廈 Flatted Factories	其他類別 Other Types	多種類別 Mixed Types	所有類別 Overall
1999		78 359	1 378	2 101	2 730	3 609	325	88 502
2000		66 692	1 724	2 411	3 394	6 610	410	81 241
2001		77 601	1 774	2 989	3 504	7 236	467	93 571
2002 *		76 308	1 626	3 149	3 755	6 773	527	92 138
2001	1 - 3	16 670	448	765	863	1 686	113	20 545
	4 - 6	20 165	434	756	911	1 547	114	23 927
	7 - 9	17 670	498	769	860	1 493	116	21 406
	10 - 12	23 096	394	699	870	2 510	124	27 693
2002	1 - 3	18 714	368	693	901	1 960	126	22 762
	4 - 6	21 887	472	885	1 047	1 597	160	26 048
	7 - 9 *	17 724	408	790	935	1 649	131	21 637
	10 - 12 *	17 983	378	781	872	1 567	110	21 691
2002	1	7 461	142	307	347	769	52	9 078
	2	4 663	82	179	220	612	22	5 778
	3	6 590	144	207	334	579	52	7 906
	4	8 363	174	232	382	468	47	9 666
	5	8 306	156	345	401	595	50	9 853
	6	5 218	142	308	264	534	63	6 529
	7	5 026	121	278	352	653	45	6 475
	8 *	7 139	127	255	299	569	54	8 443
	9 *	5 559	160	257	284	427	32	6 719
	10 *	5 993	107	264	273	538	29	7 204
	11 *	5 358	129	259	287	458	42	6 533
	12 *	6 632	142	258	312	571	39	7 954

* 臨時數字
住宅數字不包括首次出售的政府資助房屋單位。
其他類別包括工貿大廈，貨倉，車位，整座物業等。
多種類別指包含超過一種物業類別的樓宇買賣。

* Provisional
Domestic figures do not include primary sales of Government-subsidised housing units.
Other Types include industrial/office, storage, carparking spaces, whole building etc.
Mixed Types refer to transactions comprising more than one property type.

各類物業買賣總值
CONSIDERATIONS OF SALES TRANSACTIONS BY PROPERTY TYPE

(百萬元 $ million)

年 / 月 Year / Month		住宅 Domestic	寫字樓 Office	商業樓宇 Commercial	分層工廠大廈 Flatted Factories	其他類別 Other Types	多種類別 Mixed Types	所有類別 Overall
1999		213 286	8 020	9 548	3 475	11 318	2 189	247 835
2000		170 715	13 509	12 173	4 215	12 723	10 079	223 414
2001		167 638	6 560	12 591	3 871	16 518	4 955	212 133
2002 *		152 871	4 909	14 747	3 992	13 564	6 886	196 969
2001	1 - 3	36 592	2 037	2 937	1 130	4 856	1 120	48 671
	4 - 6	46 297	1 572	2 986	1 016	4 293	1 530	57 693
	7 - 9	36 159	1 367	3 798	909	4 762	1 182	48 176
	10 - 12	48 591	1 585	2 871	816	2 607	1 123	57 593
2002	1 - 3	38 210	1 207	3 383	1 050	2 723	1 257	47 829
	4 - 6	47 594	1 367	4 871	1 024	4 521	3 364	62 741
	7 - 9 *	33 799	1 386	3 233	929	2 272	1 220	42 839
	10 - 12 *	33 268	949	3 261	989	4 048	1 045	43 561
2002	1	15 295	287	1 154	319	1 512	528	19 095
	2	9 978	375	1 129	195	684	255	12 615
	3	12 937	546	1 100	535	527	474	16 119
	4	18 254	440	1 070	327	807	302	21 201
	5	18 957	424	2 406	401	1 792	540	24 520
	6	10 383	502	1 395	296	1 923	2 522	17 020
	7	9 875	317	1 235	322	635	191	12 573
	8 *	13 663	653	872	284	557	591	16 620
	9 *	10 261	417	1 126	324	1 080	439	13 646
	10 *	11 106	207	1 513	166	577	290	13 858
	11 *	9 750	333	872	243	799	215	12 211
	12 *	12 413	410	876	581	2 672	540	17 492

* 臨時數字
由於四捨五入關係，個別項目的數字加起來可能與總數略有出入。
住宅數字不包括首次出售的政府資助房屋單位。
其他類別包括工貿大廈，貨倉，車位，整座物業等。
多種類別指包含超過一種物業類別的樓宇買賣。

* Provisional
There may be a slight discrepancy between the sum of individual items and the total owing to rounding.
Domestic figures do not include primary sales of Government-subsidised housing units.
Other Types include industrial/office, storage, carparking spaces, whole building etc.
Mixed Types refer to transactions comprising more than one property type.

住宅買賣 — 按成交金額分類的買賣宗數
DOMESTIC SALES - NUMBER OF TRANSACTIONS BY CONSIDERATION RANGE

(買賣宗數 No. of transactions)

年 / 月 Year / Month		少於 1 Less than 1 買賣宗數 No.	%	1 至少於 2 1 to less than 2 買賣宗數 No.	%	2 至少於 3 2 to less than 3 買賣宗數 No.	%	3 至少於 5 3 to less than 5 買賣宗數 No.	%	5 至少於 10 5 to less than 10 買賣宗數 No.	%	10 或以上 10 or over 買賣宗數 No.	%	總買賣宗數 Total
		成交金額 (百萬元) Range of Consideration ($ million)												
2000		12 933	20	24 977	38	13 409	20	9 263	14	4 074	6	1 651	2	66 307
2001		19 107	25	29 963	39	14 277	18	9 333	12	3 745	5	819	1	77 244
2002 *		22 227	29	28 603	38	14 611	19	6 711	9	2 832	4	960	1	75 944
2001	1 - 3	3 910	24	6 161	37	3 443	21	2 104	13	730	4	209	1	16 557
	4 - 6	4 889	24	7 385	37	3 571	18	2 781	14	1 240	6	230	1	20 096
	7 - 9	4 827	27	6 602	38	3 492	20	1 826	10	674	4	170	1	17 591
	10 - 12	5 481	24	9 815	43	3 771	16	2 622	11	1 101	5	210	1	23 000
2002	1 - 3	5 443	29	6 874	37	3 202	17	2 023	11	893	5	192	1	18 627
	4 - 6	5 677	26	7 850	36	4 901	22	2 154	10	822	4	379	2	21 783
	7 - 9 *	5 037	29	7 391	42	3 211	18	1 223	7	582	3	187	1	17 631
	10 - 12 *	6 070	34	6 488	36	3 297	18	1 311	7	535	3	202	1	17 903
2002	1	2 147	29	2 588	35	1 375	18	911	12	350	5	65	1	7 436
	2	1 312	28	1 670	36	838	18	500	11	260	6	63	1	4 643
	3	1 984	30	2 616	40	989	15	612	9	283	4	64	1	6 548
	4	2 018	24	3 063	37	1 922	23	909	11	285	3	130	2	8 327
	5	2 003	24	2 961	36	1 959	24	829	10	363	4	167	2	8 282
	6	1 656	32	1 826	35	1 020	20	416	8	174	3	82	2	5 174
	7	1 826	37	1 729	35	727	15	395	8	243	5	77	2	4 997
	8 *	1 666	23	3 283	46	1 452	20	471	7	167	2	65	1	7 104
	9 *	1 545	28	2 379	43	1 032	19	357	6	172	3	45	1	5 530
	10 *	1 840	31	2 266	38	1 158	19	474	8	174	3	50	1	5 962
	11 *	2 060	39	1 794	34	854	16	383	7	180	3	60	1	5 331
	12 *	2 170	33	2 428	37	1 285	19	454	7	181	3	92	1	6 610

* 臨時數字

數字不包括首次出售的政府資助房屋單位。有關數字來自"各類物業買賣宗數"圖表，但若該宗買賣涉及多個單位，則不計算在內。故此，上述數字是反映單一物業單位的買賣宗數。

* Provisional figures

Figures do not include primary sales of Government-subsidised housing units. They are derived from the table 'Number of Sales Transactions By Property Type', but multiple-unit transactions have been excluded. Thus the figures represent single-unit transactions.

私人住宅一手市場 - 買賣宗數及總值
PRIVATE DOMESTIC PRIMARY SALES - NUMBER OF TRANSACTIONS AND TOTAL CONSIDERATION

年 / 月 Year / Month		買賣宗數 Number of Transactions 落成前的買賣 Transactions Before Completion 買賣宗數 No.	百分率 %	落成一年內的買賣 Transactions Within 1 Year After Completion 買賣宗數 No.	百分率 %	落成一年後的買賣 Transactions More Than 1 Year After Completion 買賣宗數 No.	百分率 %	總買賣宗數 Total	買賣總值 (百萬元) Total Consideration ($ million)
2000		10 798	65	4 989	30	889	5	16 676	63 763
2001		13 106	58	6 639	30	2 733	12	22 478	67 583
2002 *		12 438	48	9 962	39	3 364	13	25 764	70 920
2001	1 - 3	2 499	53	1 503	32	673	14	4 675	13 489
	4 - 6	1 715	35	2 167	45	967	20	4 849	16 581
	7 - 9	1 853	46	1 572	39	571	14	3 996	12 474
	10 - 12	7 039	79	1 397	16	522	6	8 958	25 039
2002	1 - 3	2 922	57	1 646	32	594	12	5 162	16 062
	4 - 6	5 264	66	838	11	1 820	23	7 922	22 988
	7 - 9 *	1 628	25	4 411	68	444	7	6 483	16 104
	10 - 12 *	2 624	42	3 067	49	506	8	6 197	15 766
2002	1	1 098	54	747	37	179	9	2 024	6 477
	2	583	45	521	40	195	15	1 299	4 106
	3	1 241	67	378	21	220	12	1 839	5 479
	4	2 947	85	280	8	242	7	3 469	10 032
	5	1 515	45	379	11	1 458	43	3 352	9 778
	6	802	73	179	16	120	11	1 101	3 178
	7	429	53	235	29	147	18	811	3 051
	8 *	373	11	2 863	84	156	5	3 392	7 880
	9 *	826	36	1 313	58	141	6	2 280	5 172
	10 *	567	25	1 547	68	173	8	2 287	5 573
	11 *	701	48	591	41	158	11	1 450	4 050
	12 *	1 356	55	929	38	175	7	2 460	6 143

* 臨時數字

一手市場買賣指由發展商出售的單位，但不包括政府資助房屋單位及村屋。

數字不限於新落成樓宇的買賣。

落成日期是指屋宇署所發出的入伙紙日期。

由於四捨五入關係，買賣總值欄內的個別項目數字的總和可能與總數略有出入。

* Provisional

Primary sales refer to sales from developers and exclude sales of Government-subsidised housing units and village houses.

They are not restricted to newly completed buildings.

Completion is determined by the issue of occupation permit by the Buildings Department.

In the Total Consideration column, there may be a slight discrepancy between the sum of individual items and the total due to rounding.

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	以往報告沿用的地區名稱 Old District Names in Previous Publications		地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
港島 HONG KONG	中西區 CENTRAL AND WESTERN	西區 上環 中區 半山區(部分) 山頂(部分)	West Sheung Wan Central Mid-levels(p) Peak(p)	堅尼地城、石塘咀、西營盤、上環、中環、金鐘、半山區、山頂	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 172(p), 181, 182(p)
	灣仔 WAN CHAI	灣仔 半山區(部分) 山頂(部分) 銅鑼灣(部分) 北角(部分) 南區(部分)	Wan Chai Mid-levels(p) Peak(p) Causeway Bay(p) North Point(p) South(p)	灣仔、銅鑼灣、跑馬地、大坑、掃桿埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190
	東區 EASTERN	銅鑼灣(部分) 北角(部分) 筲箕灣	Causeway Bay(p) North Point(p) Shau Kei Wan	天后、寶馬山、北角、鰂魚涌、西灣河、筲箕灣、柴灣、小西灣	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 194(p)
	南區 SOUTHERN	半山區(部分) 香港仔 南區(部分)	Mid-levels(p) Aberdeen South(p)	薄扶林、香港仔、鴨脷洲、黃竹坑、壽臣山、淺水灣、春磡角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	111(p), 171, 172(p), 173, 174, 175(p), 176, 183(p), 191, 192, 193, 194(p), 195, 196, 197, 198
九龍 KOWLOON	油尖旺 YAU TSIM MONG	尖沙咀（部分） 油麻地 旺角 長沙灣(部分)	Tsim Sha Tsui(p) Yau Ma Tei Mong Kok Cheung Sha Wan(p)	尖沙咀、油麻地、西九龍填海區、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 213(p), 214, 215, 216, 217, 220, 221, 222(p), 225, 226, 227, 228, 229, 236(p), 266(p), 269(p)
	深水埗 SHAM SHUI PO	長沙灣(部分) 石硤尾	Cheung Sha Wan(p) Shek Kip Mei	美孚、荔枝角、長沙灣、深水埗、石硤尾、又一村、大窩坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	260, 261, 262, 263, 264, 265, 266(p), 267, 268(p), 269(p), 271(p), 320(p)

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	以往報告沿用的地區名稱 Old District Names in Previous Publications		地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
	九龍城 KOWLOON CITY	尖沙咀(部分) 紅磡 何文田 九龍塘 黃大仙(部分)	Tsim Sha Tsui(p) Hung Hom Ho Man Tin Kowloon Tong Wong Tai Sin(p)	紅磡、土瓜灣、馬頭角、馬頭圍、啓德、九龍城、何文田、九龍塘、筆架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213(p), 222(p), 231, 232, 233, 234, 235, 236(p), 237, 241, 242, 243, 244, 245, 246, 247(p), 268(p), 271(p), 272, 283(p), 285, 286(p)
	黃大仙 WONG TAI SIN	黃大仙(部分)	Wong Tai Sin(p)	新蒲崗、黃大仙、東頭、橫頭磡、樂富、鑽石山、慈雲山、牛池灣	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	271(p), 281, 282, 283(p), 284, 287, 288, 289
	觀塘 KWUN TONG	觀塘	Kwun Tong	坪石、九龍灣、牛頭角、佐敦谷、觀塘、秀茂坪、藍田、油塘、鯉魚門	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	247(p), 280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298(p)
新界 NEW TERRITORIES	**葵青區 KWAI TSING**	荃灣(部分)	Tsuen Wan(p)	葵涌、青衣	Kwai Chung, Tsing Yi	269(p), 310(p), 320(p), 321(p), 326, 327(p), 328, 329, 350, 351
	荃灣 TSUEN WAN	荃灣(部分) 離島(部分)	Tsuen Wan(p) Outlying Islands(p)	荃灣、梨木樹、汀九、深井、青龍頭、馬灣、陰澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Yam O	310(p), 321(p), 322, 323, 324, 325, 331, 332, 333(p), 334, 335, 336, 340(p), 413(p), 531(p), 533(p), 731, 732(p), 961(p), 971(p), 972(p), 973(p), 974, 975
	屯門 TUEN MUN	屯門	Tuen Mun	大欖涌、掃管笏、屯門、藍地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441, 442, 513(p), 531(p), 951(p)
	元朗 YUEN LONG	元朗 天水圍	Yuen Long Tin Shui Wai	洪水橋、廈村、流浮山、天水圍、元朗、新田、落馬州、錦田、石崗、八鄉	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 510, 511, 512, 513(p), 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 632(p)

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	以往報告沿用的地區名稱 Old District Names in Previous Publications		地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
	北區 NORTH	北區(部分) 大埔(部分)	North(p) Tai Po(p)	粉嶺、聯和墟、上水、石湖墟、沙頭角、鹿頸、烏蛟騰	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 621, 622, 623, 624, 625, 626, 627, 628, 629, 631(p), 632(p), 633(p), 634(p), 641, 642, 651, 652(p), 653, 711(p), 712(p)
	大埔 TAI PO	大埔(部分) 馬鞍山(部分) 北區(部分)	Tai Po(p) Ma On Shan(p) North(p)	大埔墟、大埔、大埔滘、大尾篤、船灣、樟木頭、企嶺下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 533(p), 631(p), 632(p), 633(p), 634(p), 652(p), 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729(p), 732(p), 741, 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 811(p), 812(p), 815(p), 822(p), 824(p)
	沙田區 SHA TIN	沙田 馬鞍山(部分)	Sha Tin Ma On Shan(p)	大圍、沙田、火炭、馬料水、烏溪沙、馬鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	327(p), 729(p), 732(p), 733, 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)
	西貢 SAI KUNG	西貢 將軍澳	Sai Kung Tseung Kwan O	清水灣、西貢、大網仔、將軍澳、坑口、調景嶺、馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 298(p), 742(p), 761(p), 762(p), 811(p), 812(p), 813, 814, 815(p), 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	離島 ISLANDS	離島(部分)	Outlying Islands(p)	長洲、坪洲、大嶼山(包括東涌)、南丫島	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

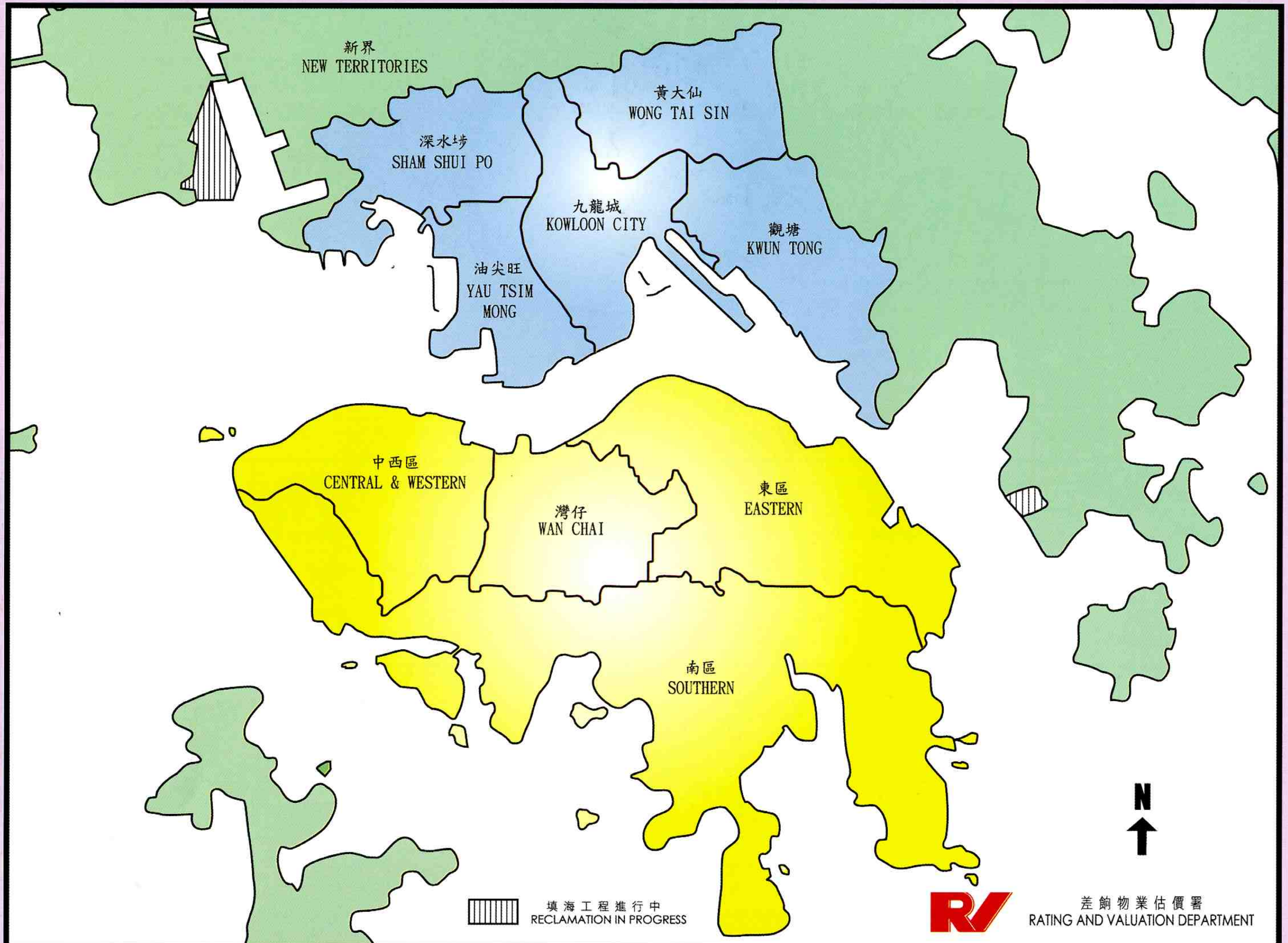
(p) = part 部分

寫字樓分區
OFFICE SUB-DISTRICTS

寫字樓的分區	Sub-districts for Offices	規劃統計小區 Tertiary Planning Units
上環	Sheung Wan	113, 114, 115
中區	Central	121, 122, 123, 124(p)
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 148(p), 149
北角 / 鰂魚涌	North Point / Quarry Bay	151(p), 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213(p), 214, 215, 216
油麻地 / 旺角	Yau Ma Tei / Mong Kok	217, 220, 221, 222(p), 225, 226, 227, 228, 229

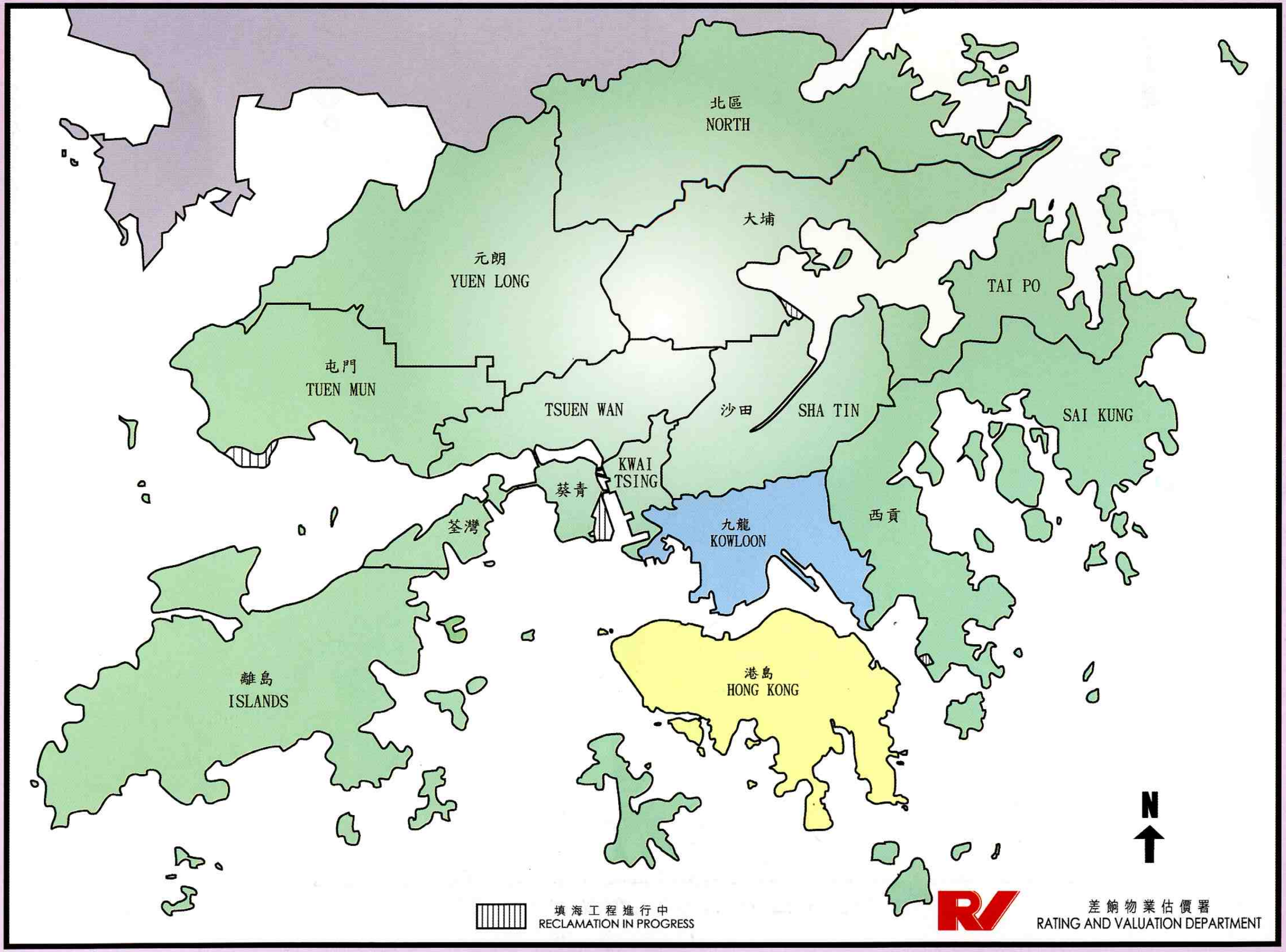
港島及九龍地區
HONG KONG AND KOWLOON DISTRICTS

圖一
PLAN 1



新界地區
NEW TERRITORIES DISTRICTS

圖二
PLAN 2



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香港特別行政區政府新聞處設計 政府印務局印
Designed by the Information Services Department
Printed by the Printing Department
Hong Kong Special Administrative Region Government