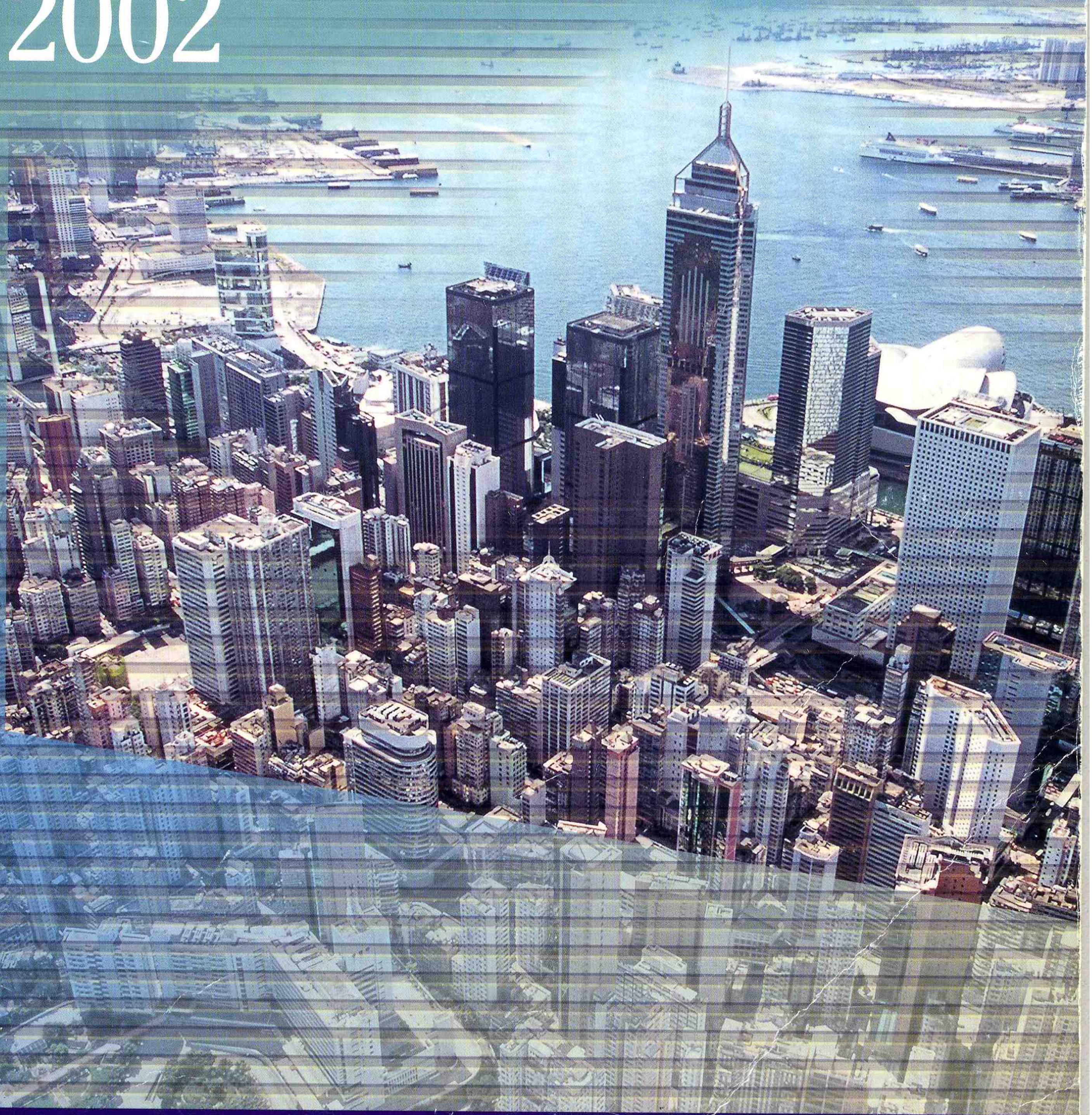
香港物業報告
Hong Kong Property Review
2002



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

A review of the Hong Kong property market for the ye

本報告回顧 2001 年香港物業市場的

HONG KONG PR

差餉物業估價署署長彭贊榮
2002 年 4 月
Kenneth T. W. Pang J.P.
F.H.K.I.S., F.R.I.C.S., M.P.A. (Harvard)
Commissioner of Rating and Valuation
April 2002
差餉物業估價署
Rating and Valuation Department

業 報 告

2001 with forecast of completions for 2002 and 2003

動 並 預 測 2002 及 2003 年 的 樓 宇 落 成 量

OPERTY REVIEW

2002

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

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。

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。

報告所回顧的年度最後6個月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。

Foreword

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.

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

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.

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 on the Department's homepage at http://www.info.gov.hk/rvd or by using the fax-on-demand facility of the 24-hour automatic telephone hotline at 2152 2152.

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《香港物業報告》所載的住宅單位總存量可能跟其他政府刊物所提供的有關數字不同，因為各自採用的定義有別。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.

今期的報告內容只限於私人樓宇類別的統計數字。雖然以往的報告載有政府、房屋委員會及房屋協會所擁有的公營房屋（包括住宅及非住宅）的統計數字，但今期的報告不再編製有關數字。這些資料可於有關機構取得。

This edition of the Review is 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 previous editions. Such information can be obtained from the relevant organisations.

這份報告加插了兩個圖表，提供以下的統計數字：洋房的總存量及落成量，以及私人住宅一手市場買賣。有關數字可參閱表9及表59。

Two new tables are introduced in this edition : the stock and completions of houses, and private domestic primary sales. The relevant figures are shown in Tables 9 and 59.

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.

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如有查詢，市民可聯絡本署技術秘書（物業資料）：

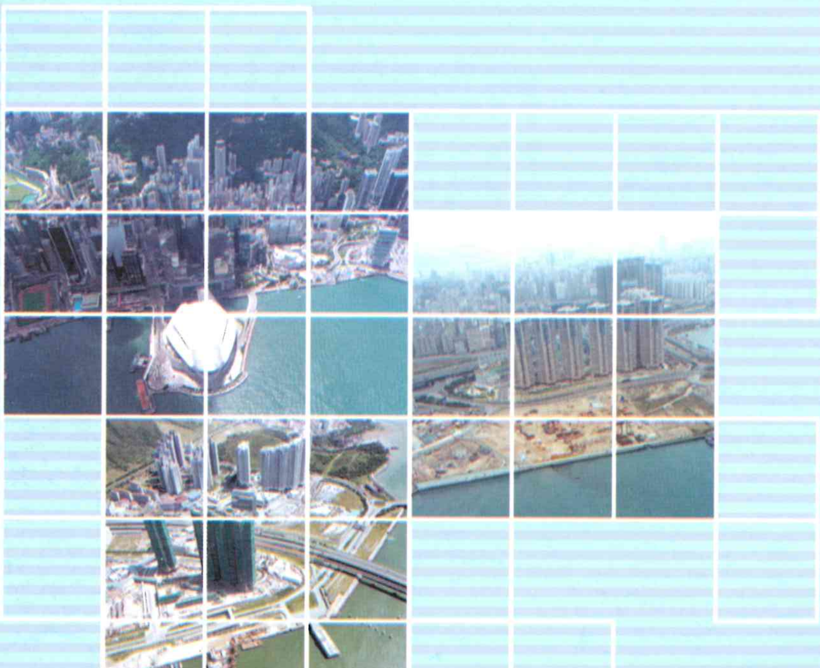
Any enquiries should be directed to the Department's Technical Secretary (Information) at:

地址	:	中國香港 九龍長沙灣道 303 號 長沙灣政府合署 13 樓
電話	:	2150 8807
圖文傳真	:	2152 0138
電子郵件地址	:	enquiries@rvd.gov.hk
網址	:	http://www.info.gov.hk/rvd

Address	:	13th Floor, Cheung Sha Wan Government Offices, 303 Cheung Sha Wan Road, Kowloon, Hong Kong, China
Telephone	:	2150 8807
Facsimile	:	2152 0138
E-Mail	:	enquiries@rvd.gov.hk
Homepage	:	http://www.info.gov.hk/rvd

本報告全文包括圖表亦載於本署網頁(網址:http://www.info.gov.hk/rvd)。

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



綜觀

OVERVIEW

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OVERVIEW

全球經濟不景，在2001年對香港經濟有重大的沖擊。本地生產總值只錄得0.1%的增長，遠遜於2000年所錄得的10.5%大幅增長。去年底的失業率上升至6.1%，通縮持續，儘管最優惠利率連續下調11次，但對於沉寂的物業市場並無刺激作用，各類物業的售價和租金全面向下滑落，入住量及使用量大幅減少，空置量因而上升或高企。

The global economic downturn impacted heavily on Hong Kong during 2001. Gross Domestic Product growth only registered 0.1% compared to a very robust 10.5 % growth in 2000. The unemployment rate climbed to 6.1% at the year end, and deflationary pressures continued. 11 reductions in interest rates failed to stimulate a lacklustre market. Both prices and rents fell across the board. The take-up of space in all sectors showed substantial decreases, causing vacancies to rise or remain at high levels.

由於對就業方面日益憂慮，加上新建樓宇供應充裕，且經濟前景尚未明朗，準置業人士均採取觀望態度，在如此艱難的市場環境，發展商紛紛加強推銷，促進一手住宅市場的買賣，成交在年底更為活躍。總成交量有15%的增長，仍是主要集中在住宅物業市場。寫字樓物業市場受到經濟衰退及企業的相應精簡架構嚴重影響。隨着需求減少，寫字樓物業的使用量只錄得2 800平方米的歷年新低點。零售業樓宇市場依舊受到通縮及零售業銷售額持續減少所拖累。至於工業樓宇市場方面，前景持續暗淡，幾乎全無需求，故此只有極少量的新發展項目。

The growing concern about job security, the abundant supply of new flats coming on stream and the uncertain economic outlook sidelined many potential buyers. Under such difficult market situation, developers stepped up their sale promotions which had stimulated the sales in the primary residential market, particularly towards the end of the year. The total number of sale transactions registered an increase of 15%, again mainly in the residential sector. The office market was much affected by the economy and related corporate downsizing. Given such weak demand, the take-up of office space recorded a historic low figure of 2 800 m^2. The retail market continued to be plagued by deflation and an ongoing contraction in retail sales. As for the industrial sector, the outlook remained gloomy, with virtually no demand and little new development.

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住宅

年內就業情況不明朗，加上受僱人士對裁員和減薪的憂慮，故此***住宅***市場的整體氣氛依然疲弱。爲了推銷新落成單位及積壓的存貨，發展商普遍採取積極的宣傳策略，故市場報導主要集中在一手買賣。由於年內最優惠利率連續下調11次，按揭利率下降至歷年的新低位。發展商亦紛紛推出更多優惠，包括高達16%的現金回贈、零首期，以及其他特別貸款計劃，基本上是變相的折扣優惠。這些措施相當奏效，將年內最後一季的一手市場成交量大幅推高。

住宅物業的總成交量較前一年增加16%，但升幅主要集中在一手市場。二手市場的成交量雖然亦有上升，但幅度遠較一手市場小。儘管成交數目上升，但總成交額並未隨之增加，反而略爲減少，反映出個別物業的價值下降或質素較差。由於市場供應仍然充裕，新樓盤需較長時間才能售出。

Residential

Overall sentiment was still weak in the ***residential*** market due to the uncertain employment situation, with concerns about layoffs and salary cuts. Market activity was dominated by reports of primary sales from the intensive promotion campaigns launched by developers to dispose of both new supply and unsold inventory. The 11 successive interest rate cuts in the year brought mortgage rates down to historic low levels. Developers also offered further incentives, including cash rebates of up to 16%, zero downpayment and other special financing packages, most of which were price discounts in disguise. These measures were effective in boosting primary sales significantly in the last quarter of the year.

Total transaction volumes, mainly from primary sales, increased by 16% over the previous year. Secondary sales also increased but to a much lesser extent. Nevertheless the rise in number of transactions was not matched by a corresponding increase in the total consideration, which registered a slight reduction reflecting either the lower value or lower quality of individual flats. Supply remained plentiful, and new developments took longer to sell.

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年內住宅物業價格普遍向下，儘管在3月及4月曾短暫反彈，但整體樓價較前一年下跌逾10%。至於租賃市場方面，上半年的租金頗爲穩定，但接近年底時，跌幅較爲明顯。由於樓價的下跌幅度較租金大，故回報率較高。

The price trend was generally downward during the year, despite a brief rebound in March and April. In overall terms, prices declined more than 10% from the year before. Rents were quite stable in the first half of the year, but decreased more noticeably towards the end of the year. Yields increased as prices fell more than rents.

政府於2001年9月宣布停售居者有其屋計劃及私人機構參建居屋計劃的單位，爲期10個月，直至2002年6月爲止。此外，並增加合資格家庭的自置居所貸款名額。自樓市高峯期以來，物業價格已累積了相當大的跌幅，因此置業人士較易負擔私人房屋，故當局認爲是適當時候調整出售資助房屋單位時間表。這些措施公布後，年底的一手市場成交量顯著回升，而市場氣氛亦轉趨樂觀。

In September 2001, the Government announced a 10-month moratorium till June 2002 on the sale of Home Ownership Scheme and Private Sector Participation Scheme flats and an increase in home ownership loans to eligible families. The considerable price depreciation since the market peak has made private housing more affordable, and it was an appropriate time to adjust the sale programme of subsidised housing units. The year ended with some positive sentiment in the market, with a welcome revival in primary sales volumes.

2001年住宅單位的落成量爲26 300個，與前10年的每年平均興建量26 500個相若，但稍高於2000年的落成量。入住量從前一年的特高水平大幅下跌至19 300個單位，導致整體空置量上升至5.7%。大型住宅單位的入住量較爲理想，空置量維持在7.3%的水平，較2000年輕微下降。

Completion of 26 300 units in 2001 was in line with the average annual production of 26 500 units for the previous 10 years, and represented a slight increase on 2000. Take-up of 19 300 units was a sharp decline from the exceptionally good record of the previous year, resulting in a higher vacancy of 5.7% overall. A better take-up was recorded in the sub-sector of large units, and vacancy stood at 7.3% which was marginally reduced compared to 2000.

2002及2003年各類私人住宅單位的落成量，預計會分別輕微上升至30 000個及28 000個，但這兩年的大型住宅單位供應量則會稍爲下降。

Completions of all private residential units in 2002 and 2003 are expected to rise moderately to 30 000 units and 28 000 units respectively. Large units will however see a slight decrease in supply in these two years.

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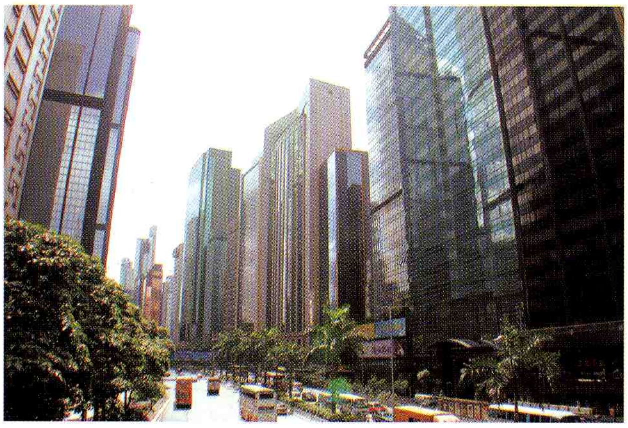
寫字樓

*寫字樓*物業市場受全球經濟放緩影響，表現欠佳，情況在下半年更因美國在9月11日受恐怖分子襲擊而惡化。在這樣的經濟氣氛下，企業紛紛暫時擱置擴張計劃，而代之以精簡架構及進行業務合併。前年科技泡沫爆破的影響持續，有大量物業因租客終止租約而回流市場，這種情況在港島的上環和中區最爲顯著。

面對如此不利的環境，業主以減租、大幅延長免租期，以及提供其他優惠的方法吸引租客。在核心地區，有個別位於分層業權樓宇內的優質物業，收取甚爲低廉的租金，但中區的優質單一業權樓宇，則持續錄得理想的使用率，租金減幅僅屬輕微。

Office

The ***office*** market was adversely impacted by the global economic slowdown, and was aggravated in the latter part of the year by the September 11 terrorist attacks on the United States. Corporate expansion plans were stalled and often replaced by downsizing and consolidation. The IT bubble burst of the previous year continued to take its toll, resulting in substantial space being surrendered by the tenants, particularly in Hong Kong Island, and the Sheung Wan and Central districts.



Landlords reacted to this unfavourable environment by reducing rents and increasing rent-free periods substantially, plus other incentives. There were isolated cases of very low rents in prime strata-title buildings in core districts. However single-ownership, prime office buildings in Central continued to achieve good occupancy, with only slight reductions in rent.

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自2001年2月起，整體的寫字樓租金漸見下調，跌勢持續至年底。年內售價亦下跌，下半年跌幅更大。由於租金的跌幅遠小於售價，故寫字樓的回報率上升並超越2000年的水平。

Since February 2001, overall office rents had taken a gentle downward course which continued for the rest of the year. Prices also fell during the year, more substantially in the second half. Office yield rose above the 2000 level, as rents decreased much less than prices.

2001年的整體落成量爲76 200平方米，較2000年的水平還要少20%，創過往10年的新低。使用量極不理想，乙級和丙級寫字樓更錄得負數，幾乎全抵銷了甲級寫字樓的使用量。整體使用量爲2 800平方米，只佔全年落成量的小部分，使空置量上升至11.1%。甲級寫字樓的落成量爲61 100平方米，也是10年來的新低。使用量爲52 800平方米，只略低於落成量，故空置量與去年相若，維持在8.7%的水平。

Overall completions in 2001, at 76 200 m², were a further drop of 20% from 2000, and a record low over the last 10 years. Take-up staged a very poor performance, with Grade B and C offices recording negative figures, almost fully offsetting the positive take-up of Grade A space. The overall take-up of 2 800 m² was only a fraction of completions in the year, causing a rise in vacancy to 11.1%. Grade A completions of 61 100 m² were also a record low figure over the past 10 years. Take-up of 52 800 m², not far below completions, helped to maintain vacancy at a similar level as the previous year at 8.7%.

預測2002和2003年的整體落成量將分別大幅上升至171 000平方米和312 000平方米。

Overall completions are expected to rise substantially to 171 000 m² and 312 000 m² in 2002 and 2003 respectively.

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商業樓宇

*商業*樓宇的落成量從2000年的低位回升，增加一倍，達131 500平方米，但仍低於過往5年的平均數。使用量只有37 300平方米，遠低於前一年的水平，導致空置量上升至8.2%。預計2002年和2003年的落成量會略爲下降，分別跌至123 000平方米和91 000平方米。

Commercial

Completions of ***commercial*** premises climbed two-fold to 131 500 m^2 from the low level in 2000, but were still below the average of the previous 5 years. A much lower take-up of 37 300 m^2 was recorded, resulting in an increased vacancy to 8.2%. Forecast completions for 2002 and 2003 indicate slight decline to 123 000 m^2 and 91 000 m^2 respectively.

零售業樓宇

本港經濟衰退，失業率上升，市民消費意慾低迷，因而影響*零售業*樓宇市場。年內有若干歷史悠久的連鎖店結業，顯示零售業經營困難，業主亦要面對困境。不過，來港旅客人數卻有5%的增長，使零售業的壓力得以略爲紓緩。經濟不景對管理完善的購物商場，以及位於行人專用區的零售業樓宇影響較微。年內租金緩慢下調，但售價則有較顯著的跌幅，所以回報率較2000年爲高。

Retail

Deterioration of the local economy and rising unemployment contributed to a low level of spending which adversely affected the ***retail*** property sector. Closure of some long established chain stores occurred during the year, signalling difficult times for retailers and landlords. Nevertheless tourist arrivals registered a 5% increase, easing the pressure slightly. Well-managed shopping arcades and those in the pedestrianisation zones were less affected by the downturn. Rents moved down slowly during the year, but prices recorded a more significant reduction, leading to a higher yield than the year 2000.

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工業樓宇

工業樓宇市場未見起色，主要問題依然是缺乏需求。發展商投資興趣不大，致使大部分地盤未有施工跡象。現有樓宇的空置量依然高企。較舊樓宇的業主用盡方法招攬租客，有些甚至願意以象徵式的租金出租，租金收入在扣除物業差餉與管理費的開支後，所餘無幾。

政府察覺到這類樓宇正處於結構性轉變期，須推出措施以適應轉變，故在前一年引入新的「商貿」地帶後，也採取了其他措施，務求令工業樓宇恢復生氣。一般而言，當局放寬了准許用途的限制。與工業用途有關的辦公室、資訊科技、電訊業及其他與工業有關的活動，現已成爲工業用地中的准許用途。至於教育機構和公眾娛樂場所，在取得規劃許可後，便可使用工業用地。鑑於工業生產活動大規模遷移至內地，相信這些措施能面對問題，並有助善用工業樓宇。

Industrial

There were no signs of improvement in the ***industrial*** market. The fundamental problem was still the lack of demand. Developers showed little interest in this sector, with the result that almost all industrial development sites remained inactive. The vacancy levels in existing buildings remained high. Landlords of older buildings were struggling to find tenants, and some were even prepared to let at nominal rents, recovering not much more than property rates and management charges.

Government recognised the need to accommodate the structural changes taking place in this sector. After introducing a new "Business" zone in the previous year, other measures were adopted in the hope of revitalizing industrial premises. In general terms, permitted uses were relaxed. Office related to industrial use, IT and telecommunications industries as well as other industrial-related activities are now permitted as of right in the "Industrial" zone. Educational institutions and places of public entertainment can now be accommodated on industrial lands by way of planning permission. Hopefully these measures can make better use of industrial properties and recognise the massive shift of manufacturing activities to the mainland.

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OVERVIEW

年內*分層工廠*大廈的租金和售價均下調，售價的跌幅比租金的跌幅大，市場回報率因而上升。2001年有兩個發展項目落成，提供的面積有30 400平方米。使用量急跌，錄得447 000平方米的負數，空置量因而升至10.9%。預期2002和2003年的供應量極少。

Both rents and prices of ***flatted factories*** declined during the year, with prices recording a larger fall than rents. The market yield therefore increased. Two development projects were completed in the year, supplying 30 400 m^2 space. Take-up plunged to a negative figure of 447 000 m^2, bringing vacancy up to 10.9%. Negligible supply is expected in 2002 and 2003.

*工業／寫字樓*綜合樓宇只有一個發展項目落成，提供14 400平方米的面積，比2000年大幅減少。使用量只有15 000平方米，遠低於前一年的水平，但與年內的落成量相若，故空置量維持在15%。預測數據顯示，2002年並沒有新的供應，而2003年的落成量則為16 000平方米。

The completion of only one ***industrial/office*** development provided 14 400 m^2 space, a large reduction from 2000. A much lower take-up of 15 000 m^2 was recorded. But since it was about the equivalent space of completions in the year, vacancy maintained at 15%. Forecast figures indicate no completions in 2002 and 16 000 m^2 in 2003.

2001年並無*貨倉*物業落成，而空置率上升至7.1%。2002和2003年的落成量很可能繼續處於低水平，分別為600平方米及31 000平方米。

No ***storage*** space was completed for occupation in 2001. Vacancy rose to 7.1%. Completions in 2002 and 2003 are likely to stay at low level of 600 m^2 and 31 000 m^2 respectively.

私人住宅

PRIVATE DOMESTIC

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

私人住宅

PRIVATE DOMESTIC

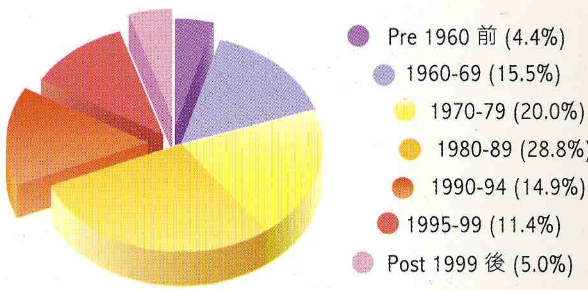
整體

OVERALL

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。2001 年底此類物業的總存量爲 1 050 800 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 1 050 800 units at the end of 2001. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2001 年的私人住宅單位落成量達 26 260 個單位，其中約 26% 於 12 月落成，年內的落成量較 2000 年高 2%，但與截至 2000 年爲止的 10 年每年平均落成量 26 500 個單位數目相若。市區和新界的落成單位分佈頗爲平均，分別佔 54% 及 46%。落成量較高的地區主要是筲箕灣、油麻地、紅磡和將軍澳。

Completions of private domestic accommodation in 2001 amounted to 26 260 units, about 26% of which were completed in December. This was 2% higher than the supply in 2000, but in line with the average annual production of 26 500 units over the 10-year period ending 2000. Distribution of new units was quite even between the urban areas and the New Territories, being 54% and 46% respectively. Shau Kei Wan, Yau Ma Tei, Hung Hom and Tseung Kwan O were the major districts with larger supply.

私人住宅

PRIVATE DOMESTIC

整體

OVERALL

2001年的入住量為19 320個單位，低於截至2000年為止的10年每年平均入住量22 000個單位。2001年的入住量少於落成量26%，導致年底空置量創60 410個單位的新高，佔總存量5.7%。有30%的空置單位位於2001年落成的樓宇。

A lower take-up of 19 320 units was recorded for the year which was less than the average annual take-up of 22 000 units over the 10-year period ending 2000. It was 26% below the completions in 2001, thereby resulting in a higher vacancy at the year end to 60 410 units, which was a record high. This represented 5.7% of total stock. 30% of the vacant units were in new buildings completed in 2001.

預期2002年和2003年的落成量會分別上升至30 400個單位及28 000個單位。新界的供應在2002年會佔預期落成量約76%，但在2003年會下降至58%，而其餘42%位於市區，主要是九龍。

Completions for 2002 and 2003 are expected to rise to 30 400 units and 28 000 units respectively. The New Territories will account for about 76% of the forecast completions in 2002, whereas contributions from the New Territories will decline to 58% in 2003, with the urban areas, mainly Kowloon, providing the remaining 42%.

以***財政年度***計算，預計2001/2002年度的落成量為24 000個單位，預測2002/2003及2003/2004年度，分別會有30 000及27 000個單位落成。

On a ***financial year*** basis, completions in 2001/2002 are estimated to be 24 000 units. Forecasts indicate 30 000 and 27 000 units for 2002/2003 and 2003/2004 respectively.

私人住宅

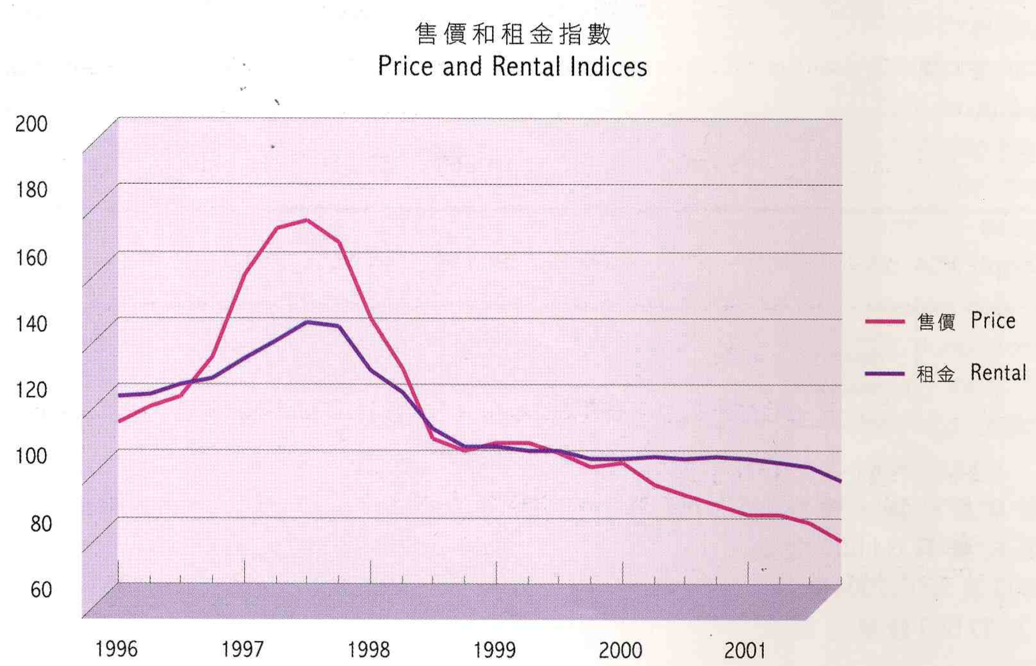
PRIVATE DOMESTIC

整體

OVERALL

2001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13%，而同期租金指數則下跌7%。售價在3月和4月短暫反彈，但在年內其餘月份再繼續下跌。在2001年12月，售價較1997年10月的高峰期下跌58%。租金在上半年走勢大致穩定，但從10月起下降較爲急速。

The provisional territory-wide price index for the 4th quarter 2001 indicates an overall decrease of 13% from a year earlier, and the rental index registered a fall of 7%. Prices recorded a brief rebound in March and April, but fell again during the remaining months of the year. As at December 2001, prices were 58% below the peak in October 1997. Rents were generally quite stable in the first half of the year, but started to edge down more rapidly from October onwards.



私人住宅

PRIVATE DOMESTIC

整體

OVERALL

		1997	1998	1999	2000	2001	2002	2003
落成量	Completions	18 200	22 280	35 320	25 790	26 260	[30 400]	[28 000]
入住量	Take-up	15 090	13 050	19 560	29 180	19 320		
空置量	Vacancy	35 980	43 820	59 140	54 950	60 410		
%*		3.8	4.5	5.9	5.4	5.7		

* 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 住 宅

PRIVATE DOMESTIC

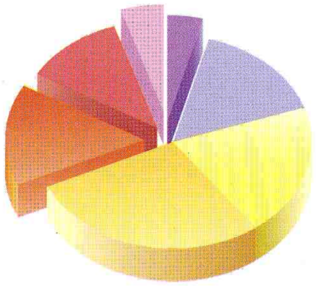
中／小型單位

SMALL/MEDIUM UNITS

此分類包括實用面積為100平方米以下的單位。2001年底的總存量為973 000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 2001 was 973 000 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



2001年落成的單位約有24 050個，市區和新界所佔的比例相若，而供應量較多的地區是筲箕灣、油麻地、紅磡和將軍澳。B類單位佔此分類落成量68%，如以總體新落成量計，則為63%。

About 24 050 units were completed in 2001, with even distribution between the urban areas and the New Territories. Major supply came from Shau Kei Wan, Yau Ma Tei, Hung Hom and Tseung Kwan O. Class B units provided 68% of the completions in this sub-sector and 63% in terms of the total new supply.

2001年的入住量為17 220個單位，較2000年減少近40%。年底空置量上升至54 770個單位，佔總存量5.6%。

Take-up of 17 220 units in 2001 was almost 40% lower than the 2000 level. Vacancy at the year end increased to 54 770 units, representing 5.6% of stock.

私人住宅

PRIVATE DOMESTIC

中 / 小型單位

SMALL/MEDIUM UNITS

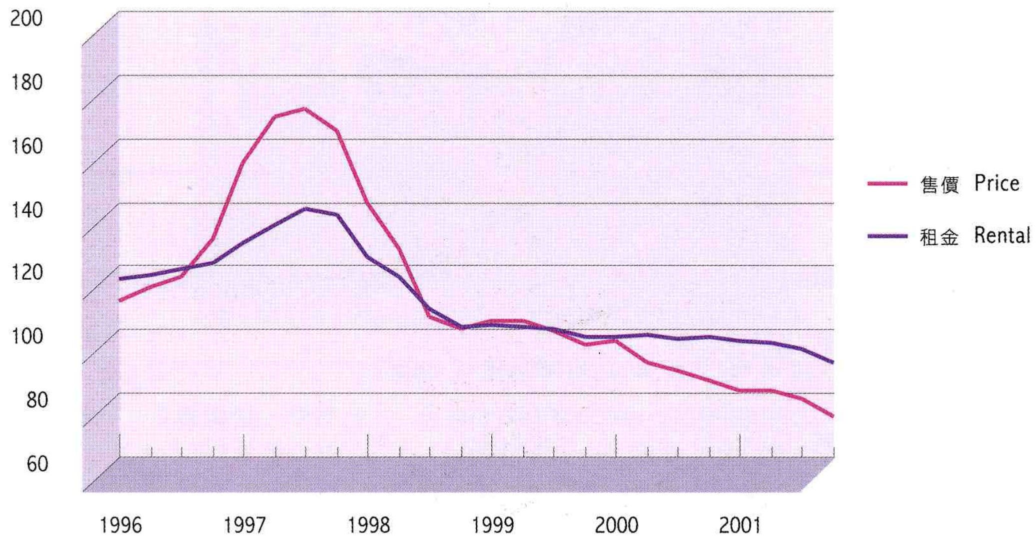
預測2002年及2003年的落成量會較高，分別達到28 300和26 500個單位。在2002年，78%的新建單位位於新界，但到了2003年，則有40%位於市區。

Higher completions of 28 300 units and 26 500 units are expected in 2002 and 2003 respectively. In 2002, 78% of the completions will be found in the New Territories, but in 2003, 40% of the completions will be in the urban areas.

2001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8%。售價雖於3月和4月短暫反彈，但其後再次下調，直至年底。由1997年10月的高峰期至2001年12月，累積跌幅達58%。租金在上半年相對穩定，但由10月開始錄得較明顯的下降。

The provisional quarterly price index for the 4th quarter 2001 declined 13% from a year earlier, and the rental index registered a reduction of 8%. After a brief rebound in March and April, the downward trend in prices continued until the end of the year. As at December 2001, the cumulative fall was 58% from the peak in October 1997. Rents were relatively stable in the first half of the year, but a more distinct decrease was recorded from October onwards.

售價和租金指數
Price and Rental Indices



私人住宅

PRIVATE DOMESTIC

中／小型單位
SMALL/MEDIUM UNITS

	1997	1998	1999	2000	2001	2002	2003
落成量 Completions	17 420	20 270	33 700	23 460	24 050	[28 300]	[26 500]
入住量 Take-up	14 760	13 220	17 070	28 240	17 220		
空置量 Vacancy	32 600	38 420	54 750	49 300	54 770		
%*	3.8	4.3	5.9	5.2	5.6		

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

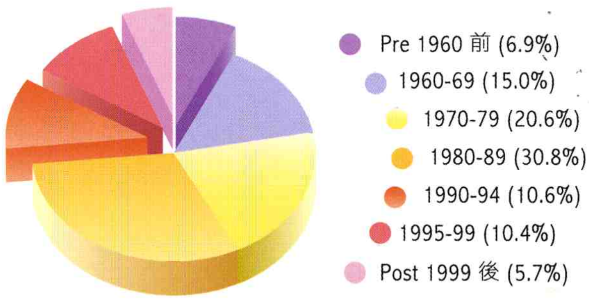
[ ] 預測數字
Forecast figures

大型單位
LARGE UNITS

此分類包括實用面積爲100平方米及以上的單位。2001年底總存量爲77 800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 m² or above. Stock at the end of 2001 was 77 800 units, representing 7% of the total private domestic stock. The stock distribution by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2001年有2 210個單位落成，較2000年少5%。差不多全部新落成單位都位於市區，並主要集中在西區和紅磡，共佔總落成量75%。

There were 2 210 units completed in 2001, a 5% decrease from 2000. Almost all of the completions were in urban areas, with high concentrations in the West and Hung Hom, which together accounted for 75% of the total completions.

2001年的入住量較前一年高，達2 100個單位，接近年內的落成量。年底的空置量爲5 640個單位，佔此分類存量7.3%，稍低於2000年的水平。

Higher take-up of 2 100 units was achieved, which was close to completions in the year. The year end vacancy of 5 640 units, or 7.3% of stock in this sub-sector, was marginally lower than the 2000 level.

大型單位
LARGE UNITS

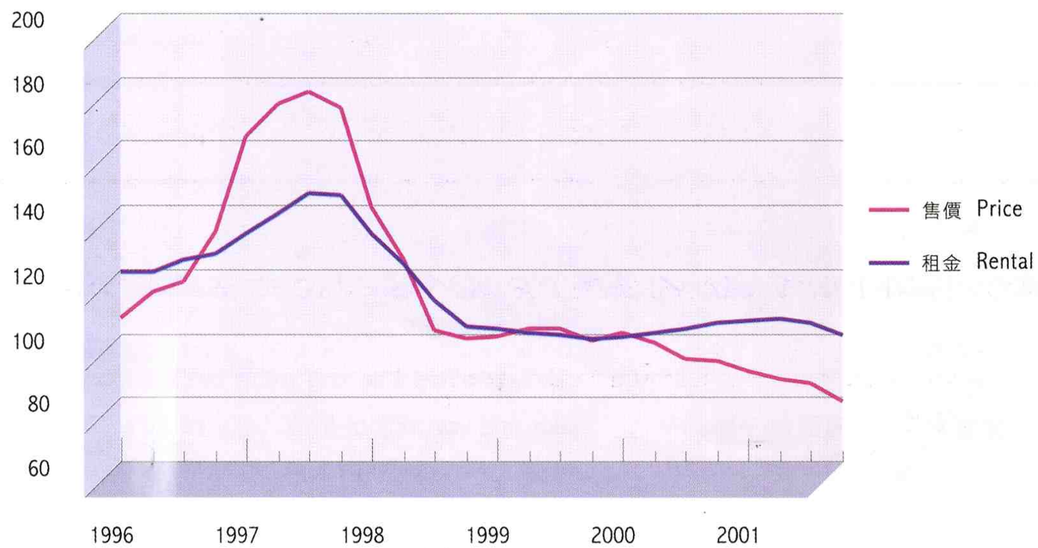
預測 2002 年的新供應會下跌至 2 100 個單位，其中市區和新界的供應數目相若。預計 2003 年的供應會大幅下降至 1 500 個單位，大部分位於市區。

New supply in 2002 is expected to fall to 2 100 units, with the urban areas and the New Territories contributing about the same number of units. Forecast for 2003 will drop significantly to 1 500 units, with the majority to be provided in the urban areas.

2001 年第四季的臨時售價指數，較前一年同期下降 14%，而臨時租金指數則較前一年同期下跌 4%。售價雖然在某些個別月份略爲上升，但年內整體的走勢仍屬向下。2001 年 12 月的售價，較 1997 年 10 月的高位下跌 57%。租金在上半年屬平穩，但由 9 月開始下降。

The provisional quarterly price index for the 4th quarter 2001 registered a decrease of 14% from a year earlier, while the rental index shows a fall of 4% over the same period. Despite some minor increases in a few isolated months, the price trend was on the downward side during the year. As at December 2001, prices had fallen by 57% from the peak in October 1997. Rents were quite stable during the first half of the year, but subsided from September onwards.

售價和租金指數
Price and Rental Indices

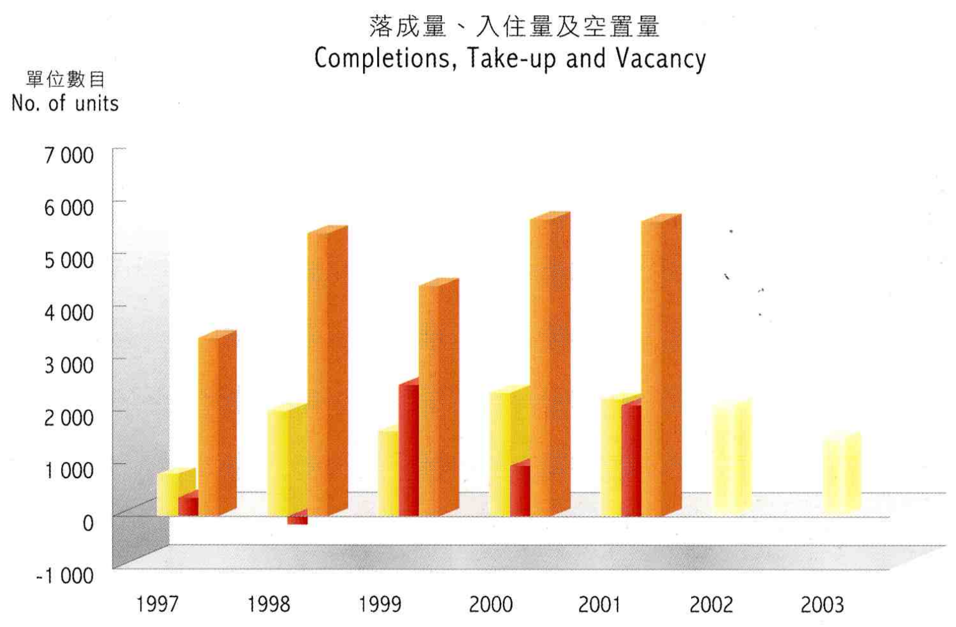


私人住宅

PRIVATE DOMESTIC

大型單位

LARGE UNITS



		1997	1998	1999	2000	2001	2002	2003
落成量	Completions	780	2 010	1 620	2 330	2 210	[2 100]	[1 500]
入住量	Take-up	330	-170	2 490	940	2 100		
空置量	Vacancy	3 380	5 400	4 390	5 650	5 640		
%*		4.9	7.6	6.0	7.5	7.3		

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

[ ] 預測數字
Forecast figures

寫字樓
私人
PRIVATE OFFICE

整體 OVERALL
甲級 GRADE A
乙級 GRADE B
丙級 GRADE C

私人寫字樓

PRIVATE OFFICE

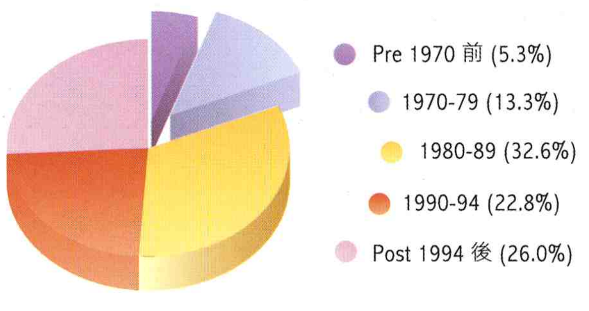
整體

OVERALL

2001年底私人寫字樓的總存量達9 161 700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、銅鑼灣與尖沙咀，這些地區的寫字樓在2001年底約佔總存量的68%。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 2001 amounted to 9 161 700 m^2. Grade A, B and C offices constituted 57%, 26% and 17% respectively. The core office districts are Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui. Office space in these districts accounted for 68% of the total stock at the end of 2001. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2001年新落成的寫字樓有76 200平方米，較2000年的低落成量還要少20%，創下過去10年來的另一個新低記錄。80%的新落成寫字樓屬甲級類別。

New office space produced in 2001 was 76 200 m^2, a further decline of 20% from the already low completions of 2000. This was another record low over the previous 10 years. 80% of the completions were Grade A space.

私人寫字樓

PRIVATE OFFICE

整體

OVERALL

2001年的整體使用量只有2 800平方米，是歷年來的新低點。年內，各級寫字樓的使用量參差，其中乙級和丙級寫字樓的表現欠佳，錄得負數，幾乎全抵消了甲級寫字樓在使用量方面的增長。整體的空置量上升至1 012 500平方米，佔總存量11.1%。

Take-up varied among the sub-sectors, with Grade B and Grade C offices performing poorly. The positive take-up of Grade A space was almost totally offset by the negative take-ups of both Grade B and Grade C offices. Thus overall take-up was a mere 2 800 m², a historic low. Overall vacancy rose to 1 012 500 m², at 11.1% of stock.

預測2002和2003年的落成量，會分別大幅回升至171 000平方米和311 700平方米。預期2002年核心地區的落成量會佔37%，到2003年則會上升至全年總落成量的49%。在2002及2003年落成的面積中，甲級寫字樓分別會佔67%及84%。初步數據顯示，2004年的寫字樓落成量會略低於2003年。

Completions are expected to rise substantially in the next two years to 171 000 m² in 2002 and 311 700 m² in 2003. For the forecast in 2002, 37% of the space will come from the core districts. In 2003, new supply in the core districts will rise to 49% of the year total. Of the space to be built in 2002 and 2003, 67% and 84% respectively will be Grade A accommodation. Preliminary indications are that completions in 2004 will be moderately below 2003.

私人寫字樓

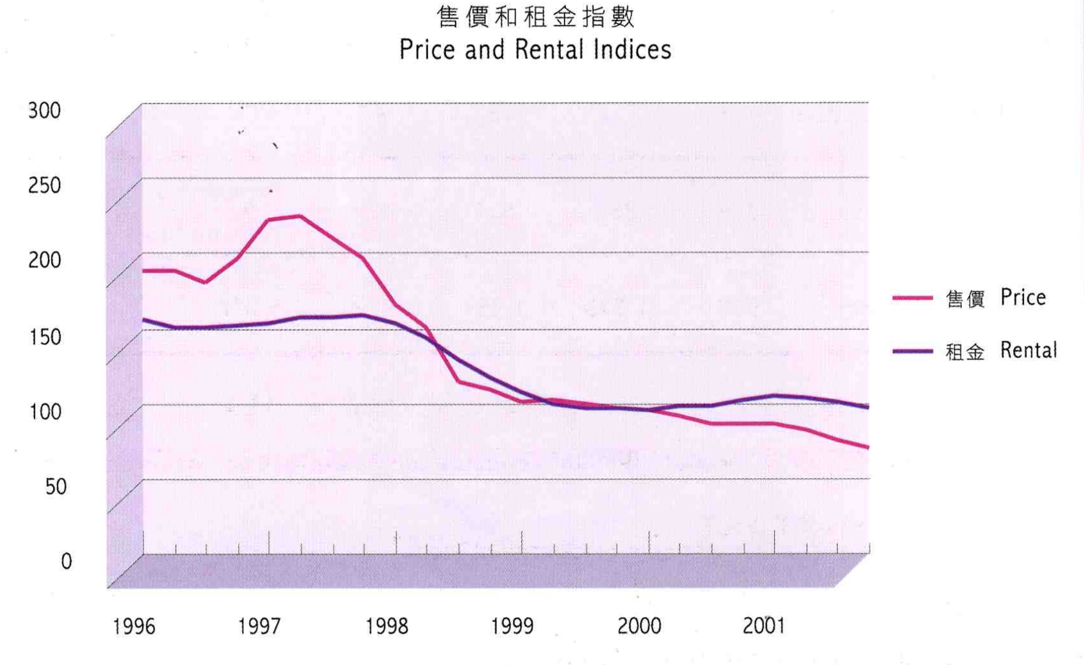
PRIVATE OFFICE

整體

OVERALL

2001年第四季的整體售價指數，比2000年同期下降18%，但租金指數的跌幅遠小於此數，只下跌5%。售價除了在年初短暫反彈外，整體走勢仍屬向下，而在下半年跌幅更爲急劇。租金雖然也是全年持續下跌，但下跌速度較慢。

Comparing the last quarter of 2001 with the corresponding quarter of 2000, the overall price index was down by 18% but the rental index shows a much smaller decrease of 5%. Except for a brief rebound in the early part of the year, the price trend was generally downward, with sharper declines in the second half of the year. Rents also decreased throughout the year but at a much slower pace.

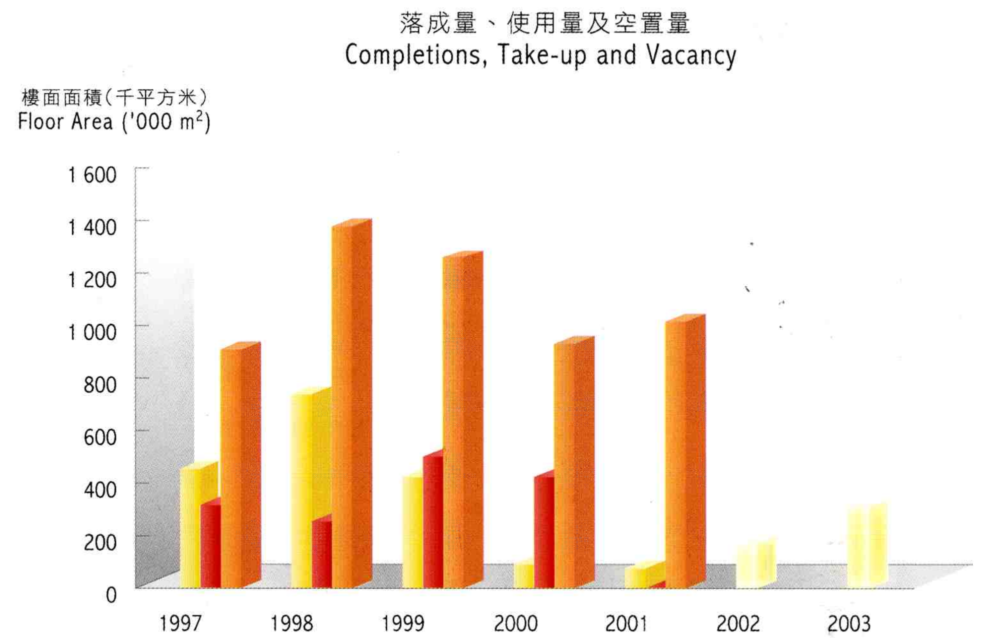


私人寫字樓

PRIVATE OFFICE

整體

OVERALL



	1997	1998	1999	2000	2001	2002	2003
落成量 Completions	456	737	427	95	76	[171]	[312]
使用量 Take-up	314	254	501	424	3##		
空置量 Vacancy	905	1 373	1 257	928	1 012		
%*	11.5	15.9	14.0	10.2	11.1		

* 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.

私人寫字樓

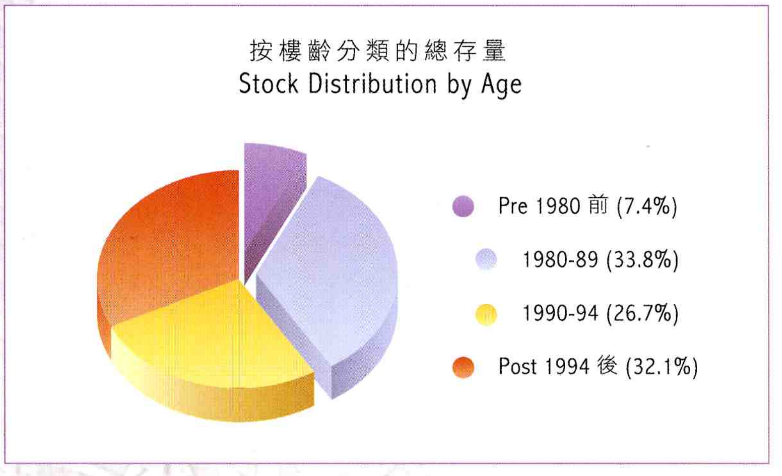
PRIVATE OFFICE

甲級

GRADE A

2001年底甲級寫字樓總存量爲5 200 200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 2001 stood at 5 200 200 m^2 representing 57% of the total office stock. The chart shows the distribution of stock in this grade by age.



總存量的62%位於港島，而九龍及新界則分別佔29%及9%。

Hong Kong Island accounted for 62% of stock. Kowloon and the New Territories constituted 29% and 9% respectively.

2001年甲級寫字樓的落成量爲61 100平方米，與前一年相若，但遠低於截至2000年爲止10年的每年平均落成量287 000平方米。兩個位於核心地區的發展項目，佔新落成物業的60%。該兩個項目分別是中環的中央廣場和尖沙咀的國際都會。

Completions of Grade A offices in 2001 were 61 100 m^2, a similar level to the previous year, and well below the annual average of 287 000 m^2 for the 10-year period ending 2000. Two developments were located in the core districts which accounted for 60% of the new space. They are The Centrium in Central and The Metropolis in Tsim Sha Tsui.

私人寫字樓

PRIVATE OFFICE

甲級

GRADE A

2001年的使用量爲52 800平方米，遠低於過往10年的數字，但接近年內新落成的面積。因此，空置量維持在450 800平方米的水平，佔總存量8.7%。除尖沙咀外，所有核心地區的使用量都錄得負數。港島核心地區的使用量爲負84 600平方米，但尖沙咀的使用量卻有68 500平方米淨增長。上環的空置量仍然高企，佔總存量18.6%，而中環和灣仔的空置率都飆升至8%以上。相反，尖沙咀的空置率則見改善，大幅下降至7.7%。

52 800 m² floor space was taken up in 2001, far below the previous ten years, but close to the new completions in the year. Thus vacancy was maintained at 450 800 m², representing 8.7% of stock. Negative take-ups were recorded for all the core districts except Tsim Sha Tsui. The total decrease in floor space occupied amounted to 84 600 m² in the core districts of Hong Kong Island whereas Tsim Sha Tsui achieved a positive take-up of 68 500 m². Vacancy in Sheung Wan still stood at a high level of 18.6% of stock while both Central and Wan Chai rose sharply to over 8%. On the contrary, improvement was noted in Tsim Sha Tsui where vacancy rate dropped substantially to 7.7%.

預測未來兩年的落成量會大幅上升，在2002年達114 200平方米，到2003年更達262 900平方米。預計在該兩年，約半數的供應量會來自核心寫字樓地區。展望2004年，落成量會略爲減少。

Completions in the following two years are expected to rise considerably to 114 200 m² in 2002 and 262 900 m² in 2003. The core office districts will contribute about half of the forecast supply in both years. Looking ahead, completions in 2004 will decrease moderately.

私人寫字樓

PRIVATE OFFICE

甲級

GRADE A

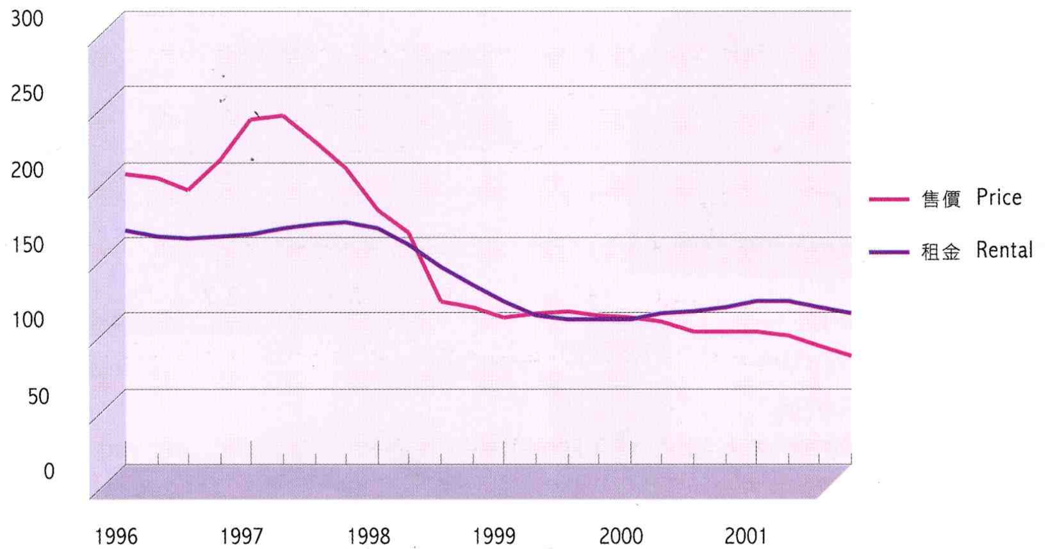
與2000年同期相比，2001年第四季的臨時指數顯示售價下降19%，但租金跌幅輕微，只有4%。售價持續下調，在下半年跌幅更爲急劇。租金在1月大幅上升，但其後一直下跌，而9月錄得更大跌幅。除了尖沙咀有較大的租金跌幅外，其他核心地區的租金走勢與整體市場表現相若。

When compared with the corresponding quarter of 2000, provisional indices for the 4th quarter of 2001 indicate that prices were down by 19% while rents recorded a moderate decrease of only 4%. Prices generally moved downwards, and descended more rapidly in the second half of the year. Rents showed a substantial increase in January, but thereafter edged down continuously, with a larger drop recorded in September. Tsim Sha Tsui experienced a slightly larger rental decline than the other core districts which had similar performance as the overall market.

由於供應增加，而需求卻受到全球的經濟表現影響，故預測租金會進一步下降。售價亦會受到類似的壓力，但跌幅可能小於2001年。

Taking into account the increase in supply and the global economic performance affecting demand, rents are expected to decline further. Prices will also come under pressure, although the extent of the fall may be less than that experienced in 2001.

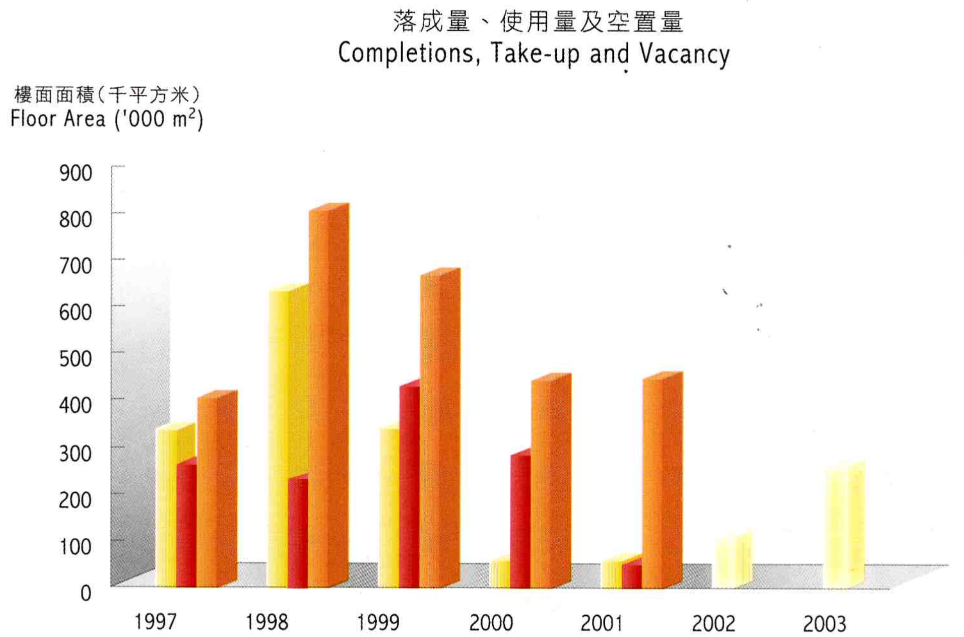
售價和租金指數
Price and Rental Indices



私人寫字樓

PRIVATE OFFICE

甲級
GRADE A



	1997	1998	1999	2000	2001	2002	2003
落成量 Completions	338	635	343	63	61	[114]	[263]
使用量 Take-up	263	232	434#	287	53#		
空置量 Vacancy	408	808	669	446	451		
%*	8.8	15.3	12.9	8.7	8.7		

* 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

\# 本署曾在 1999 年爲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 is adjusted similarly to reflect regrading/conversions.

私人寫字樓

PRIVATE OFFICE

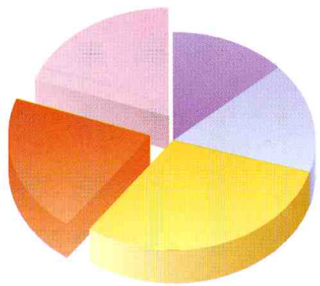
乙級

GRADE B

2001年底乙級寫字樓的總存量爲2 351 700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 2001, stock of Grade B offices was 2 351 700 m^2 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



總存量的65%位於港島，而分佈於九龍及新界的數量則分別佔32%及3%。

Hong Kong Island accounted for 65% of stock, while the shares for Kowloon and the New Territories were 32% and 3% respectively.

2001年乙級寫字樓的落成量繼續下降至12 300平方米，較2000年的水平減少17%。年內共有三個發展項目落成，其中有兩個位於核心地區。

Grade B offices completed in 2001 amounted to 12 300 m^2, a further 17% reduction from 2000. Two out of the three developments completed in the year were located in the core districts.

2001年的使用量錄得負數，使用的樓面面積較2000年爲低，減少了24 400平方米。空置總面積微升至307 400平方米，按總存量計算，空置率亦升至13.1%。

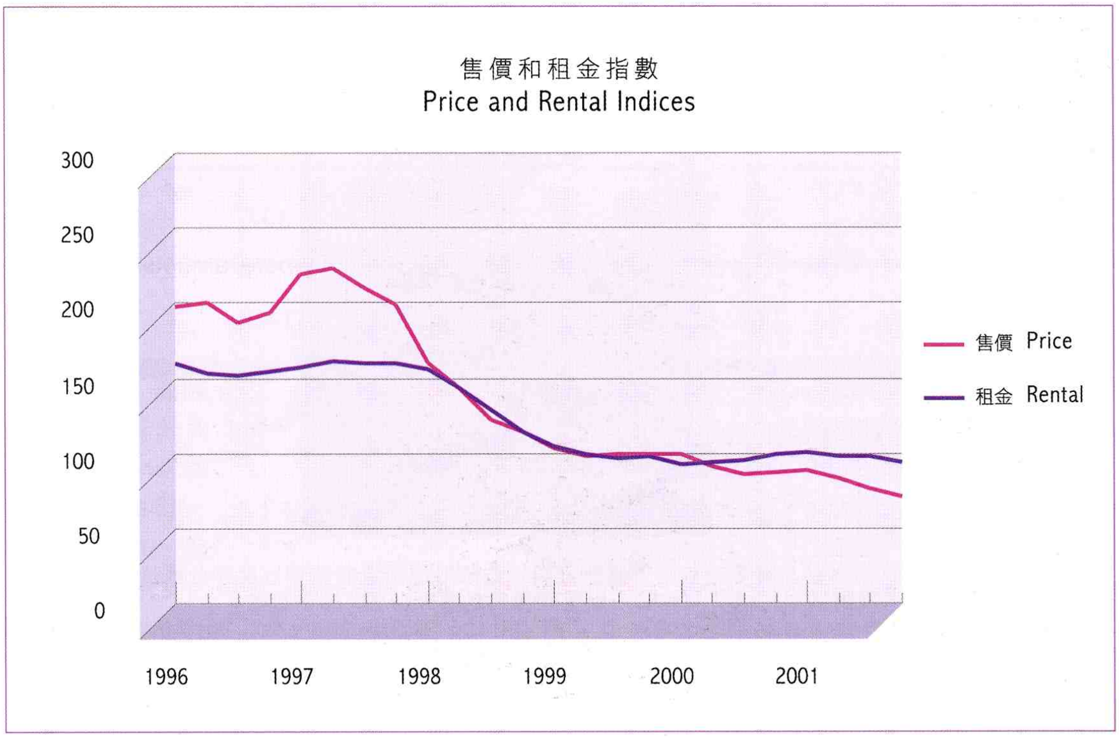
A negative take-up of 24 400 m^2 was recorded for the year showing a poorer performance than 2000. The total amount of vacant space increased moderately to 307 400 m^2, and the vacancy rate in terms of total stock also rose to 13.1%.

預計 2002 年的落成量會大幅增至 37 400 平方米，在 2003 年的落成量則達 39 700 平方米。估計該兩年落成的樓宇大部分會坐落於非核心地區。

Completions are forecast to rise considerably to 37 400 m² in 2002 and 39 700 m² in 2003. For both years, the majority of the new space will come from non-core districts.

2001 年第四季臨時指數顯示，在年內售價急跌 18%，而租金僅下跌 5%。售價在年初曾輕微上升，但由 4 月起便逐漸回落。租金在第一季下跌後，止跌回穩，至下半年再重現輕微的下跌趨勢。

Provisional indices for the 4th quarter of 2001 indicate that prices dipped by 18% whereas rents experienced a decline of only 5% during the year. Having increased very mildly at the beginning of the year, prices began falling gradually from April onwards. As for rents, after an initial drop in the 1st quarter, they stabilised until the second half of the year when the gentle downward trend resumed.

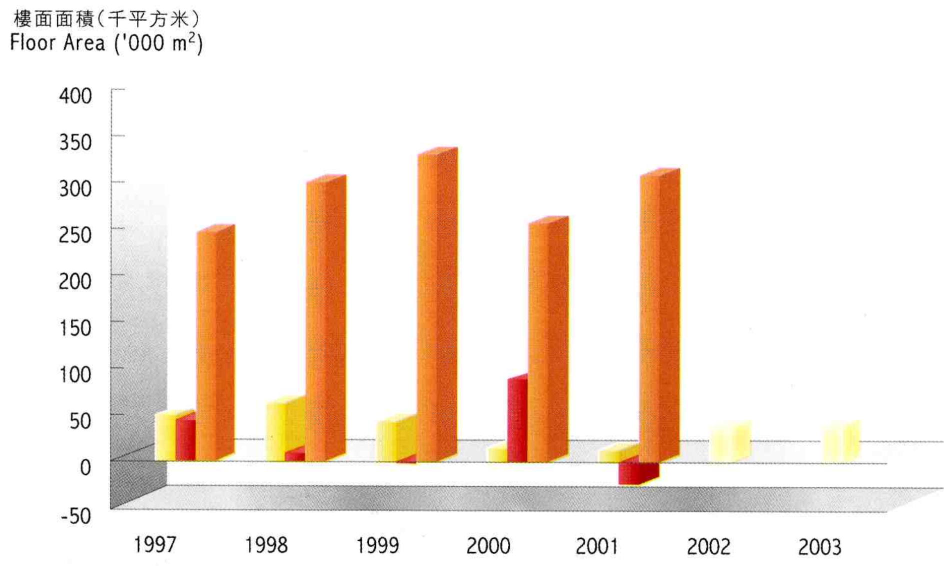


私人寫字樓

PRIVATE OFFICE

乙級
GRADE B

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



		1997	1998	1999	2000	2001	2002	2003
落成量	Completions	48	63	43	15	12	[38]	[40]
使用量	Take-up	43	7	-2#	87	-24#		
空置量	Vacancy	245	298	329	256	307		
%*		13.1	15.5	15.0	11.1	13.1		

* 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 年爲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 is adjusted similarly to reflect regrading/conversions.

私人寫字樓

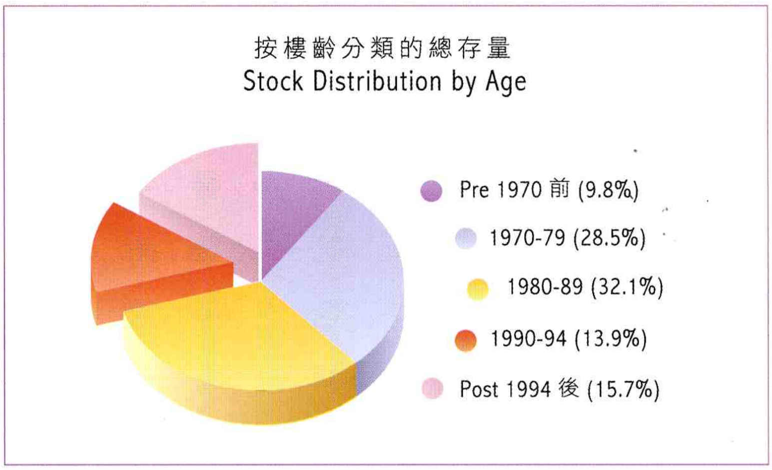
PRIVATE OFFICE

丙級

GRADE C

2001年底丙級寫字樓的總存量爲1 609 800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 1 609 800 m^2 at the end of 2001, 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. Kowloon and the New Territories accounted for 31% and 2% respectively.

2001年丙級寫字樓的落成量持續下降，更急跌84%至僅得2 800平方米。年內共有四個發展項目落成，其中有三個位於市區。

Grade C space completions plunged further by 84% to only 2 800 m^2 in 2001. Four developments were completed, three of them located in the urban areas.

2001年的使用量錄得25 600平方米的負數，與2000年相比，表現令人失望。空置量上升至254 300平方米，佔總存量15.8%，其中約70%位於核心地區。

Take-up in the year was a negative figure of 25 600 m^2, a disappointing result when compared with the positive position in 2000. Vacancy rose to 254 300 m^2, representing 15.8% of stock. About 70% of the vacant space was found in the core districts.

私人寫字樓

PRIVATE OFFICE

丙級

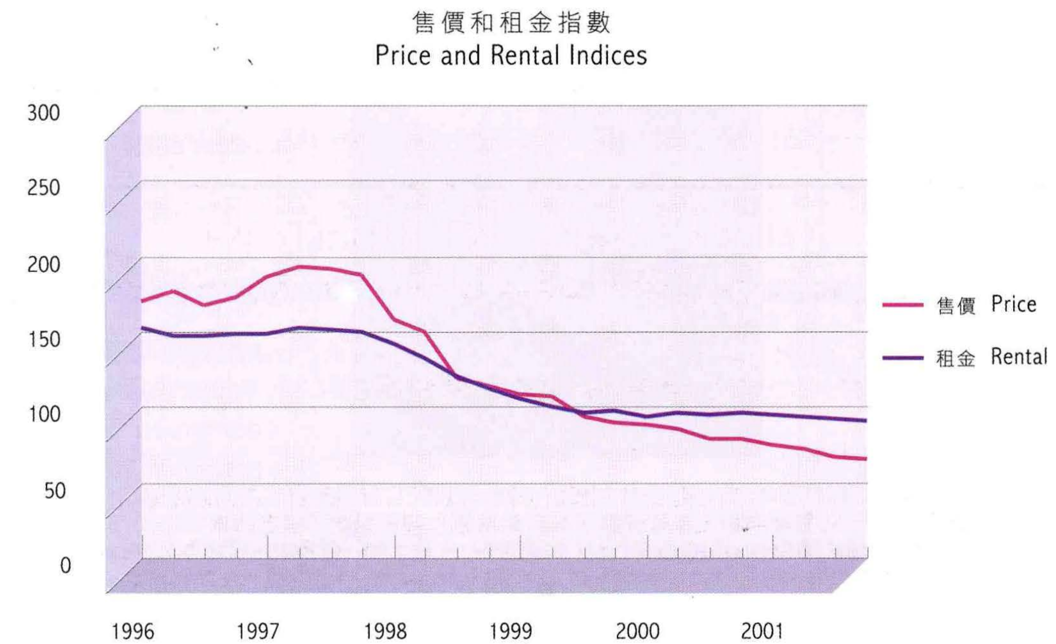
GRADE C

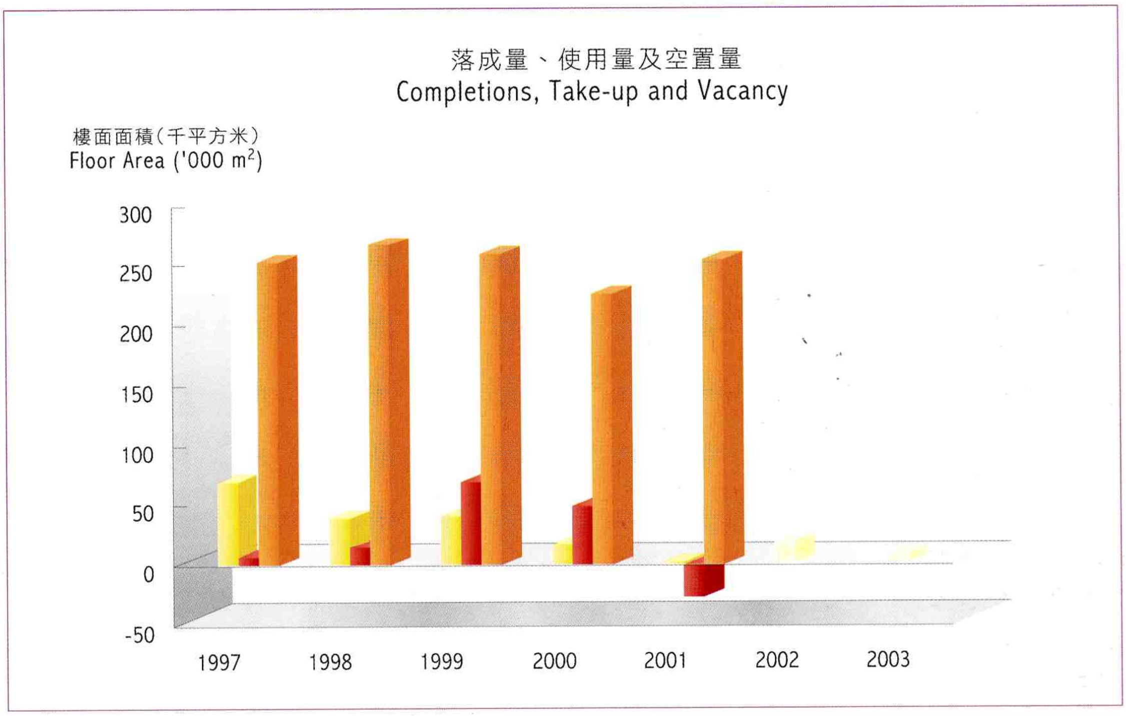
預測2002年及2003年的落成量均會處於低水平，分別爲19 400平方米及9 100平方米。在2002年，預計超過50%的落成量會位於核心地區；2003年的百分比則達70%。

Completions in 2002 and 2003 are expected to stay at low levels of 19 400 m^2 and 9 100 m^2 respectively. Forecast completions in the core districts will account for over 50% and 70% in each respective year.

2001年第四季的臨時售價及租金指數，較2000年同期的水平分別下跌16%及6%。在2001年，售價持續輕微下跌，但在7月曾出現較急的跌勢。租金在過去一整年亦緩慢地逐步下調。

Provisional price and rental indices for the 4th quarter of 2001 declined 16% and 6% respectively from the corresponding quarter in 2000. Apart from the relatively rapid fall in July, prices fell gently throughout the year. Rents followed a slowly downward trend for the whole of 2001.





	1997	1998	1999	2000	2001	2002	2003
落成量 Completions	70	39	41	17	3	[19]	[9]
使用量 Take-up	8	15	69#	50	-26#		
空置量 Vacancy	252	267	259	226	254		
%*	18.0	18.7	16.3	13.9	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

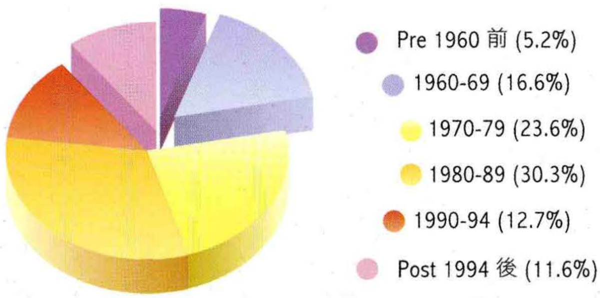
私人商業樓宇

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2001年底的總存量爲9 104 300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 2001 was 9 104 300 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.

繼2000年出現的10年內最低落成量，2001年商業樓宇的落成量回復至較正常的水平，達131 500平方米，較2000年增加一倍，但仍然遠遠低於2000年之前的平均數。2001年落成的商業樓宇，超過80%位於市區，僅油麻地一區已佔整體落成量的30%左右。主要的發展項目包括以下屋苑的購物商場／商業樓宇：筲箕灣的南灣半島、尖沙咀的國際都會、油麻地的柏景灣及荃灣的如心廣場。

After the decade low level in 2000, commercial space completions climbed two-fold to a more normal level of 131 500 m^2, but were still well below the average before 2000. More than 80% of the completed space was in the urban areas, with Yau Ma Tei alone accounting for about 30% of the total completions. Major developments included the shopping arcades/commercial blocks of Island Resort in Shau Kei Wan, The Metropolis in Tsim Sha Tsui, Park Avenue in Yau Ma Tei and Nina Tower in Tsuen Wan.

私人商業樓宇

PRIVATE COMMERCIAL

使用量爲 37 300 平方米，比過去四年大幅下降，未能跟上年內的新落成量。因此，空置面積上升至 750 900 平方米，佔總存量 8.2%。在全港各個地區中，尖沙咀、油麻地及荃灣的空置面積較多。商場舖位和樓上商業單位的空置率稍爲下降，約佔整體空置量的 43%。

Take-up at 37 300 m^2 was considerably below the previous four years, and was less than the new completions in the year. As a result, vacancy rose to 750 900 m^2, which was 8.2% of stock. Tsim Sha Tsui, Yau Ma Tei and Tsuen Wan contributed to relatively large amounts of vacant space among all districts. The share of vacancy from arcade shops and upper floor commercial units dropped moderately to about 43% of the total.

預計未來兩年的落成量會稍爲下降：2002 年落成量是 122 500 平方米；2003 年則爲 90 700 平方米。預計 2002 年新落成樓宇中，約 65% 位於市區，其中中區、半山區及尖沙咀佔整體落成量的一半。至於 2003 年新落成樓宇中，則以新界的佔較多數，約爲 55%。大部分新落成樓宇位於荃灣及將軍澳。初步資料顯示，這類樓宇的落成量會在 2004 年稍爲上升。

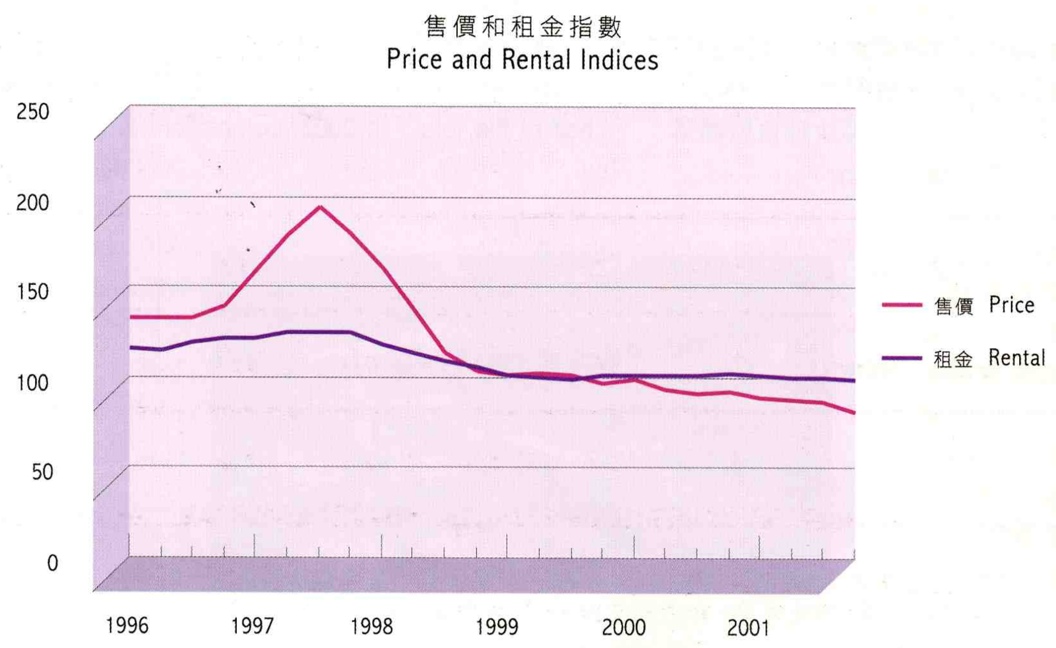
Completions are expected to decline moderately in the two years ahead, to 122 500 m^2 in 2002 and 90 700 m^2 in 2003. About 65% of the new space in 2002 will come from the urban areas, with Central, Mid-levels and Tsim Sha Tsui accounting for half of the total. In 2003, completions in the New Territories will contribute a larger proportion of about 55%. Most of such new space was located in Tsuen Wan and Tseung Kwan O. Preliminary indications are that completions will increase moderately in 2004.

私人商業樓宇

PRIVATE COMMERCIAL

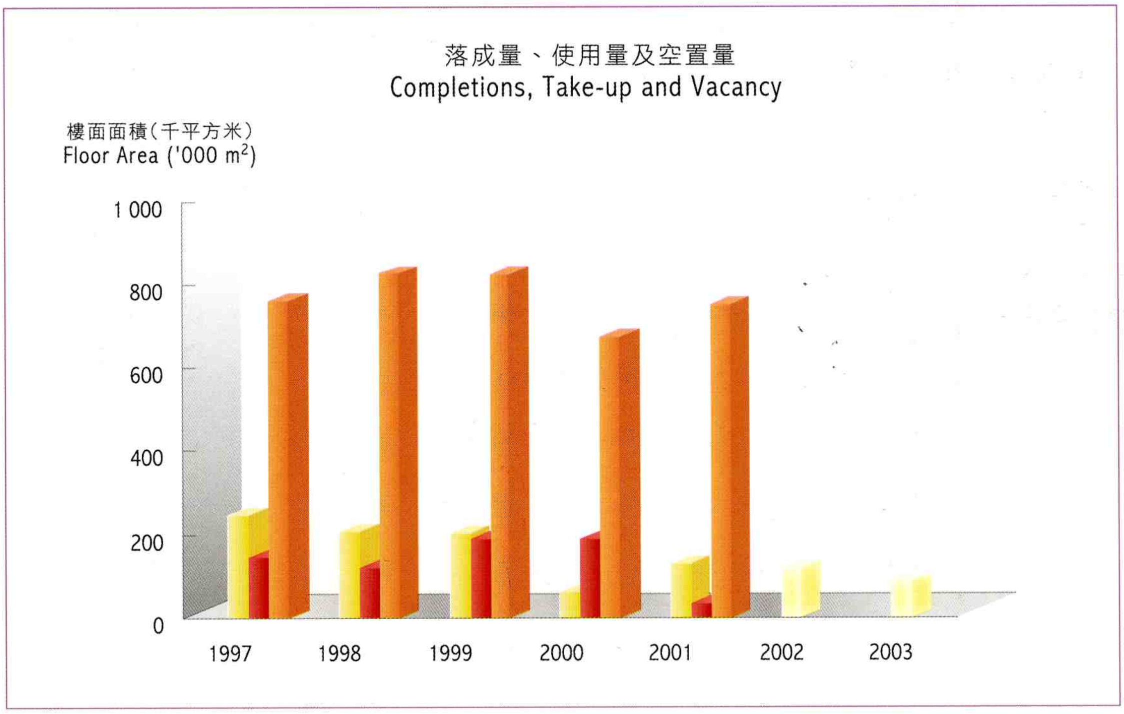
2001年第四季的臨時零售指數顯示，售價比前一年下降12%，而租金則下調4%。雖然售價由3月起有數個月稍見穩定，但整體而言，售價的趨勢仍向下調。租金在2001年上半年略有起跌，但年內餘下時間則以極緩慢的速度逐步下滑。

Provisional retail indices for the 4th quarter of 2001 indicate a decrease of 12% and 4% for prices and rents respectively over a year earlier. Prices generally experienced a downward trend though they were held stable for a few months from March. After some minor fluctuations in the first half of 2001, rents were declining at a very slow pace for the rest of the year.



私人商業樓宇

PRIVATE COMMERCIAL



	1997	1998	1999	2000	2001	2002	2003
落成量 Completions	249	208	205	64	132	[123]	[91]
使用量 Take-up	147	122	189	192	37		
空置量 Vacancy	763	827	824	675	751		
%*	8.9	9.4	9.2	7.5	8.2		

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

[ ] 預測數字
Forecast figures

私人工業樓宇

PRIVATE INDUSTRIAL

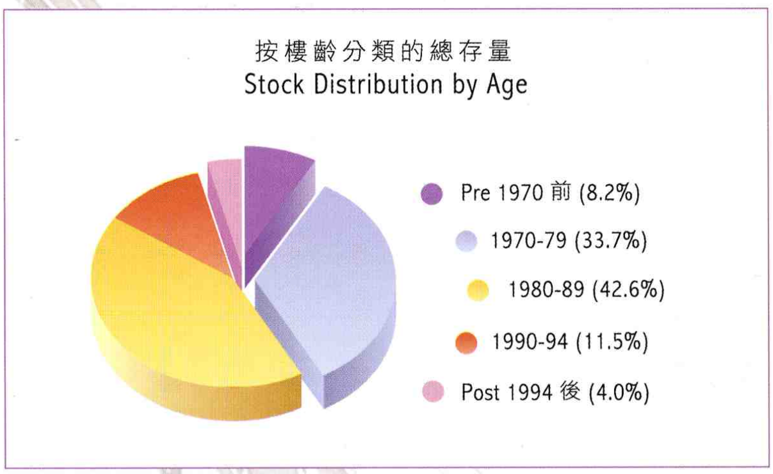
分層工廠大廈 FLATTED FACTORIES
工業/寫字樓綜合樓宇 INDUSTRIAL/OFFICE
專業廠房 SPECIALISED FACTORIES
貨倉 STORAGE

私人分層工廠大廈

PRIVATE FLATTED FACTORIES

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.



2001年底這類樓宇的總存量爲17 569 500平方米。由於年內的清拆量再度較落成量大，故總存量較前一年略低。總存量平均分佈於市區及新界。按樓齡分類的總存量詳見圖表。

Stock in this sector was 17 569 500 m² at the end of 2001, slightly below the previous year, as demolition again exceeded completions. The stock was distributed evenly between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

2001年的新落成量爲30 400平方米，年內只有兩個發展項目落成。

Completions in 2001 was 30 400 m², comprising only two developments.

私人分層工廠大廈

PRIVATE FLATTED FACTORIES

與 2000 年相比，使用量大幅下降，所錄得的負數達 447 000 平方米。各個地區的使用量均錄得負數。屯門、荃灣及觀塘的使用面積更出現最大的跌幅。因此，年底時空置量急升至 1 922 800 平方米，約佔總存量 10.9%。65% 的空置面積位於上述三個錄得較高負數使用量的地區。

Take-up worsened significantly from 2000, to a negative figure of 447 000 m^2. None of the districts achieved positive take-up. Tuen Mun, Tsuen Wan and Kwun Tong recorded the largest net reduction in the amount of space occupied. The year end vacancy therefore rose sharply to 1 922 800 m^2, which was about 10.9% of stock. 65% of the vacant accommodation was in the three districts mentioned above where the highest negative take-ups were recorded.

市場氣氛仍然悲觀，幾乎沒有積極施工的新發展項目。預計 2002 及 2003 年的落成量，分別只有 2 800 平方米及 2 000 平方米。

Pessimism still prevailed in this sector, with hardly any new developments actively taking place. The forecast completions for 2002 and 2003 are only 2 800 m^2 and 2 000 m^2 respectively.

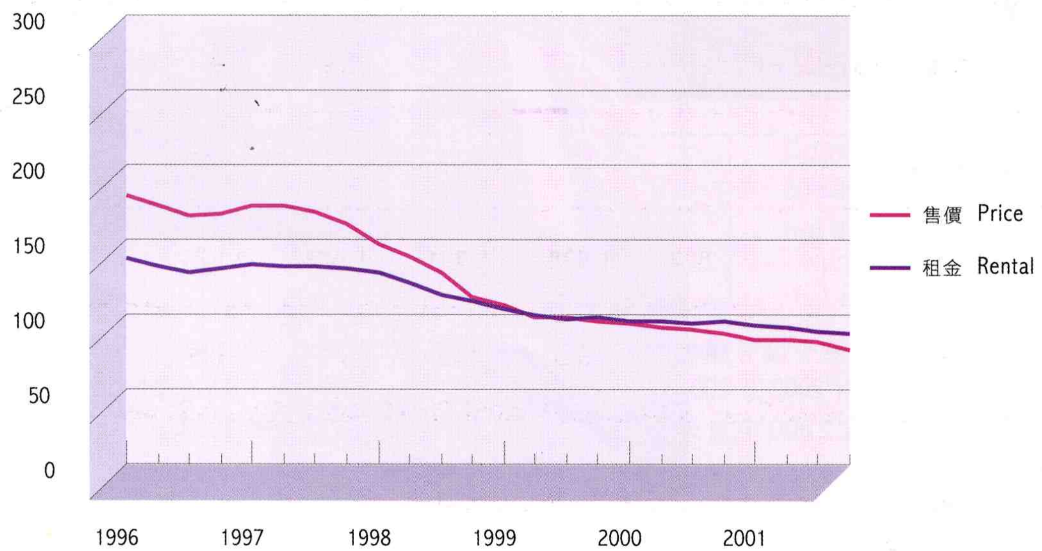
私人分層工廠大廈

PRIVATE FLATTED FACTORIES

2001年的售價和租金繼續下調。根據2001年第四季的臨時指數，售價和租金較前一年分別下降13%及9%。售價在上半年的跌幅只屬輕微，但下半年的跌幅卻加劇。相反，租金在年初的跌勢較爲顯著，但由8月開始，跌勢逐步放緩。

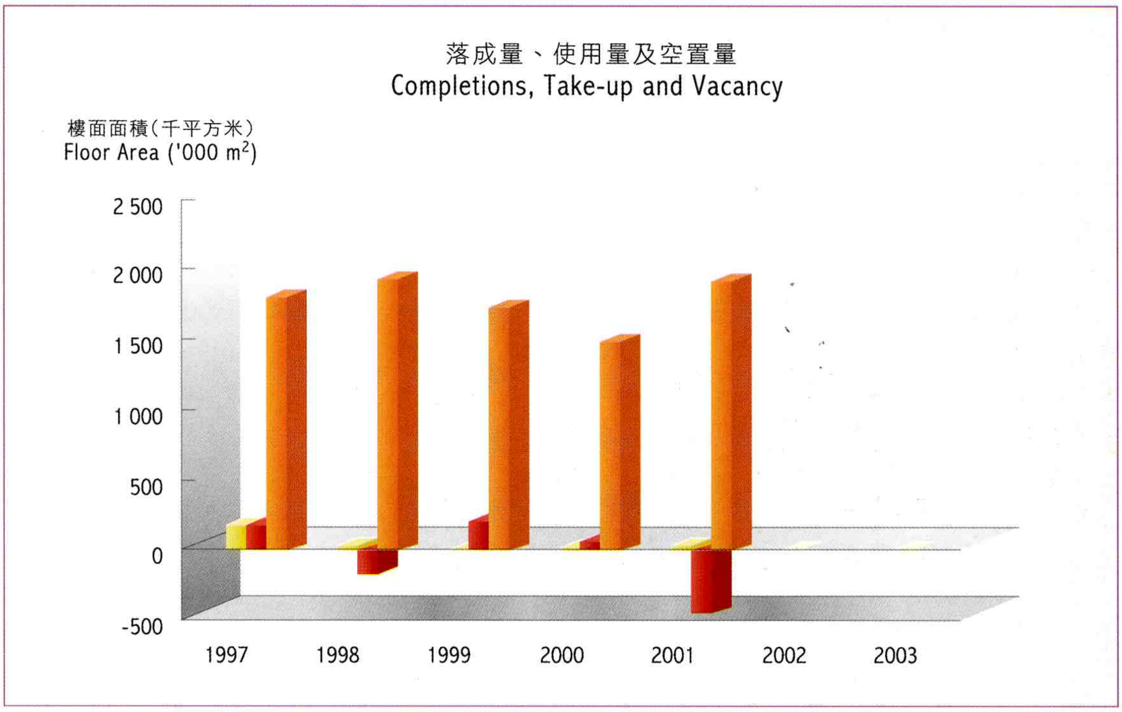
2001 was another year of downward movement in both prices and rents, with the provisional 4th quarter 2001 indices recording price and rental reductions of 13% and 9% respectively from the levels a year earlier. The fall in prices was quite moderate in the first half of the year, but accelerated in the second half. On the other hand, rents dropped more significantly at the beginning of the year, but from August onwards the pace of decline slowed down considerably.

售價和租金指數
Price and Rental Indices



私人分層工廠大廈

PRIVATE FLATTED FACTORIES



		1997	1998	1999	2000	2001	2002	2003
落成量	Completions	181	31	4	19	30	[3]	[2]
使用量	Take-up	173	-162	204	66	-447		
空置量	Vacancy	1 802	1 938	1 731	1 484	1 923		
%*		10.0	10.8	9.7	8.5	10.9		

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

[ ] 預測數字
Forecast figures

私人工業／寫字樓綜合樓宇

PRIVATE INDUSTRIAL/OFFICE

這個類別包括設計作工業／寫字樓綜合用途，並且取得入伙紙作上述用途的樓宇。

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

2001年底的總存量稍增2%至597 800平方米，並分佈全港10區，主要是觀塘、長沙灣和荃灣，大約共佔總存量的75%。

Stock increased slightly by 2% to 597 800 m^2 at the end of 2001. The stock was distributed in 10 districts throughout the territory, with a predominance in Kwun Tong, Cheung Sha Wan and Tsuen Wan, which together accounted for about 75% of the total space.

2001年的落成量進一步下跌至14 400平方米，較2000年的低落成量還要低。年內只有一個位於九龍灣的發展項目取得樓宇入伙紙。

Completions in 2001 were 14 400 m^2, a further decline from the 2000 low level. Only one development in Kowloon Bay was certified for occupation in the year.

各區的使用量各有不同，以沙田的情況最佳，但有數個地區的使用量卻出現負數。整體使用量僅爲15 000平方米，只是2000年的六分之一，但與年內的落成量相若。因此，年底空置量保持在與前一年相若的水平，達89 500平方米，佔總存量15%。空置的樓宇主要位於筲箕灣、觀塘及荃灣。

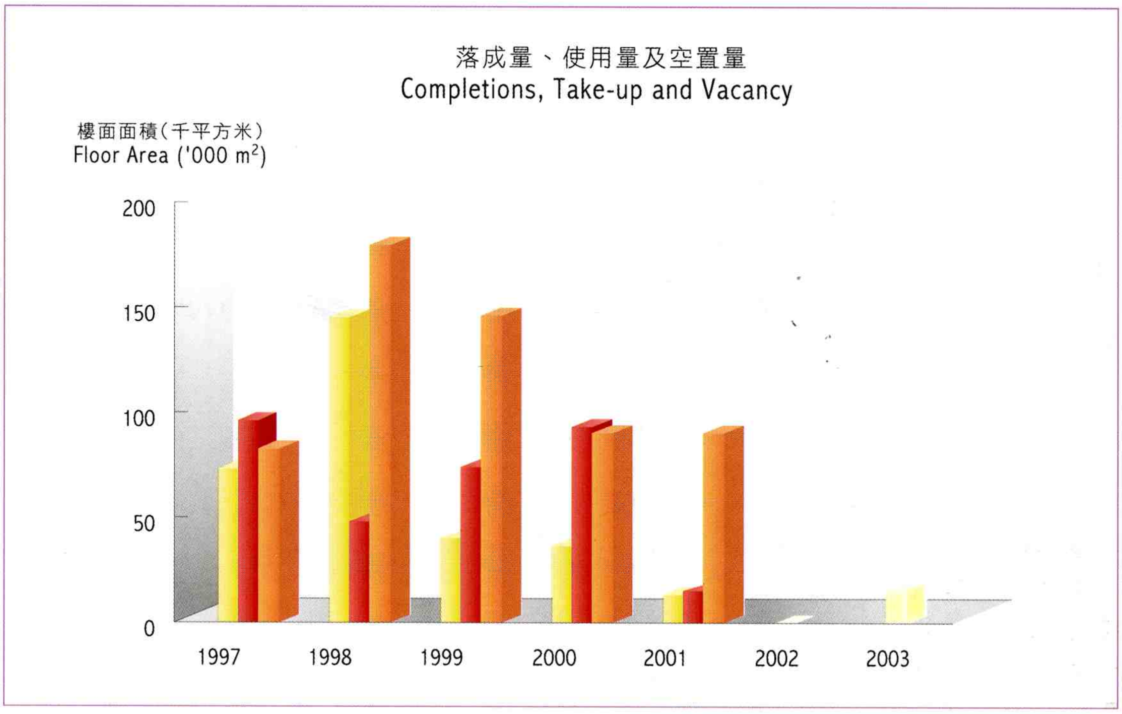
Take-up varied among the districts, with Sha Tin performing the best and a few districts recording negative figures. The overall take-up was 15 000 m^2, only one-sixth of 2000. It was about the same amount of space completed in the year. Thus the year end vacancy stayed at a similar level of 89 500 m^2, representing 15% of stock. The vacant space was mainly in Shau Kei Wan, Kwun Tong and Tsuen Wan.

以下是未來兩年的預測：2002年不會有樓宇落成，而2003年會有15 500平方米的新供應。

Looking two years ahead, 2002 is not expected to produce any new completions while 2003 will bring in 15 500 m^2 of new supply.

私人工業／寫字樓綜合樓宇

PRIVATE INDUSTRIAL/OFFICE



	1997	1998	1999	2000	2001	2002	2003
落成量 Completions	73	145	40	37	14	[0]	[16]
使用量 Take-up	96	48	74	93	15		
空置量 Vacancy	83	180	146	90	90		
%*	25.9	37.6	28.0	15.7	15.0		

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

[ ] 預測數字
Forecast figures

私人專業廠房

PRIVATE SPECIALISED FACTORIES

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

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2001年底的總存量為3 211 700平方米，大部分位於新界，佔總存量80%。

The stock in this sector was 3 211 700 m² at the end of 2001, largely in the New Territories which accounted for 80%.

2001年的落成量僅為28 700平方米，屬五個位於元朗和將軍澳的發展項目。

Completions were only 28 700 m² in 2001, comprising five developments located in Yuen Long and Tseung Kwan O.

預期2002及2003年的落成量均會極低，分別是3 900平方米及5 000平方米。新供應會來自大埔及元朗。

Completions are expected to be quite negligible in 2002 and 2003, at 3 900 m² and 5 000 m² respectively. The new supply will come from Tai Po and Yuen Long.

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.

由於2001年內沒有新落成的樓宇，而有少量的拆卸項目，故年底時總存量稍降至3 408 400平方米，其中約80%存量位於新界，僅荃灣便佔54%。

Stock at the end of 2001 fell slightly to 3 408 400 m^2, due to an absence of new completions but a small amount of demolitions during the year. About 80% of the stock was in the New Territories, with Tsuen Wan alone accounting for 54%.

整體空置率爲7.1%，較2000年顯著上升，而空置總面積亦達241 900平方米。

Overall vacancy stood at 7.1%, a considerable increase from 2000, and the total vacant space amounted to 241 900 m^2.

預計2002年和2003年的落成量都會處於低水平，分別爲600平方米及31 100平方米，全部位於新界。

Low levels of completions are anticipated in both 2002 and 2003, at 600 m^2 and 31 100 m^2 respectively, all in the New Territories.

技術附註

TECHNICAL NOTES

技術附註

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技 術 附 註

TECHNICAL NOTES

1. 報告年度

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

1. Review Period

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

2. 範圍

本報告調查的對象主要是全港私人樓宇，但不包括新界一些較爲傳統的村屋。*以往的報告載有公營房屋的資料，但這份報告不再包括有關資料。*

2. Scope of the Review

The Review is principally concerned with private building developments throughout the territory, excluding some of the more traditional village houses in the New Territories. *Public sector developments were incorporated in previous editions but are no longer included in this edition.*

3. 區域及地區

報告把港島、九龍及新界細分爲多個地區，詳情見於附錄以及圖 1 和圖 2。

3. Areas and Districts

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

4. 物業類別

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

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

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 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 :

技術附註

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

4.3 雖然以往的報告，把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另外設表詳列，但這份報告卻不會包括有關數字。有關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，亦不包括在這份報告內。

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。

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。

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 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, although they were separately tabulated in previous editions. 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 Private Office premises comprise premises situated in buildings designed for commercial/business purposes. Excluded are non-domestic floors in composite buildings. Offices are graded as follows :

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

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

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

技術附註

TECHNICAL NOTES

樓宇的所在地點並不影響等級。*政府產業處所管理由香港特別行政區政府擁有的寫字樓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，也不包括在內。*

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 also excluded.***

4.6 私人分層工廠大廈包括為一般製造業工序及有關用途而建設，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專業廠房。*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 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 私人工業／寫字樓綜合樓宇是設計或獲證明作工業／寫字樓綜合用途的樓面面積。

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

4.8 私人專業廠房包括所有其他廠房，並以供應專門製造業工序而建的廠房為主，每間廠房通常由一名廠東使用。

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爲根據，再就其後落成樓宇和拆卸樓宇的數量而調整。

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，一個於2000年落成但已在2001年底改爲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 one former Sandwich Class Housing Scheme development completed in 2000 but has been changed into private flats at the end of 2001 is 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 包括在報告年份內及隨後兩年的每年落成量預測數字。住宅樓宇是以單位數目計算；而非住宅樓宇則以內部樓面總面積計算。

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

9. Forecast

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

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.

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

10.2 For rated domestic premises completed prior to the review year, 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。*入住量／使用量在以往報告稱吸納量。*

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

12.1 本署會分析新訂租金資料記錄，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，而生效日期即爲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)。

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

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

12.4 計算平均售價時，本署會分析經過審查以釐定印花稅的樓宇交易資料。凡列爲「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，以及並非交吉出售的住宅單位。買賣日期以簽署買賣合約的日期爲準，一般是在達成臨時協議後2至3周。

12.5 有關平均租金和售價的分析，只供一般參考用途。某段時期的水平，主要取決於期內出租或出售物業的特點，包括樓宇質素及位置。由於這些特點未必能代表該類別物業整體存量的特點，所以如果數額水平在兩段期間內出現變化，可能是因爲該等特點有所不同，而不應視爲顯示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. Average Rents and Prices

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

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

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

12.4 Average prices are based on an analysis made 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 and domestic premises sold subject to existing tenancies. Date of sale is the date on which an Agreement for Sale and Purchase is signed. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier.

12.5 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, which may not be representative of the overall stock. Thus changes between 2 periods may be due to changes in these characteristics, and should not be taken as indicating a general change in value. 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，這不單因爲價值有變，也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 shifts 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 本報告有提供每月、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。如果爲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爲低。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 這指數是根據已落成單位的買賣合約所載的售價來分析計算。A、B及C類單位屬中小型住宅單位，而D及E類單位屬大型住宅單位。

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

技術附註

Technical Notes

14.2 選擇作爲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

15. Mode of Occupation after Completion

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。

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

16. Property Market Yields

回報率是把「租金／應課差餉租值」的平均比率與「售價／應課差餉租值」的平均比率作比較後計算出來的。用以分析租金及售價而選取的物業大致相同，但並非同一物業。因此，這方面的數字只能顯示普遍的物業回報率及市場趨勢。

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

技術附註

TECHNICAL NOTES

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，與計算平均售價所採用的日期相同。但在此用作分析的交易有異於用作分析平均售價及指數的交易，用以分析後者的嚴格準則（見上文第12.4段）並不適用於此。

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，土地註冊處的整體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發展樓宇，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57的住宅物業買賣數據，但不包括鄉村屋宇。由於此點及其他因素，兩者的差異<u>不可視</u>爲二手市場的成交量。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 Date of sale is the same as that used for average prices, i.e. the date on which an Agreement for Sale and Purchase is signed. However the transactions included for analysis here must be distinguished from those used for analysing average prices and indices. The restrictive criteria governing the latter (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 overall 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 57, but do not include village houses. For this and other reasons, the difference between them should <u>not</u> 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.

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PLANS

分區圖

圖表

TABLES

私人住宅 Private Domestic

私人寫字樓 Private Office

圖表

TABLES

圖表

TABLES

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)	2001 年底總存量 Stock (at year end)		2001 年底空置數目 No. Vacant (at year end)	空置百分率 % Vacant
A	< 20.0	11 600	361 243	14 181	3.9
	20 - 39.9	349 643			
B	40 - 69.9	501 137	501 137	30 786	6.1
C	70 - 99.9	110 624	110 624	9 798	8.9
D	100 - 159.9	53 646	53 646	3 819	7.1
E	160 - 199.9	11 409	24 112	1 823	7.6
	200 - 279.9	10 371			
	> 279.9	2 332			
所有類別	**ALL CLASSES**	**1 050 762**	**1 050 762**	**60 407**	**5.7**

TABLE 表 2

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

(單位數目 No. of units)

地區	District	2000 年底總存量 Stock (at year end)	2001 年落成量 Completions	落成量佔 2000 年總存量的百分率 Completions as a % of 2000 Stock	2001 年底總存量 Stock (at year end)	2001 年底空置數目 No. Vacant (at year end)	空置百分率 % Vacant
西區	West	43 241	1 285	3.0	44 065	3 387	7.7
上環	Sheung Wan	12 831	141	1.1	12 972	800	6.2
中區	Central	4 349	-	-	4 349	205	4.7
灣仔	Wan Chai	27 945	331	1.2	28 194	1 442	5.1
半山區	Mid-levels	30 329	400	1.3	30 766	2 123	6.9
山頂	Peak	2 376	28	1.2	2 401	212	8.8
銅鑼灣	Causeway Bay	27 630	309	1.1	27 938	1 031	3.7
北角	North Point	89 984	258	0.3	90 230	3 231	3.6
筲箕灣	Shau Kei Wan	29 384	4 014	13.7	33 380	2 966	8.9
香港仔	Aberdeen	25 781	134	0.5	25 915	858	3.3
南區	South	7 725	21	0.3	7 731	481	6.2
港島	**HONG KONG**	**301 575**	**6 921**	**2.3**	**307 941**	**16 736**	**5.4**
尖沙咀	Tsim Sha Tsui	18 094	110	0.6	18 028	1 376	7.6
油麻地	Yau Ma Tei	35 011	3 096	8.8	38 108	3 396	8.9
旺角	Mong Kok	33 954	99	0.3	34 053	1 111	3.3
紅磡	Hung Hom	56 780	3 126	5.5	59 866	3 653	6.1
何文田	Ho Man Tin	16 971	126	0.7	17 083	893	5.2
長沙灣	Cheung Sha Wan	56 533	501	0.9	57 036	2 968	5.2
石硤尾	Shek Kip Mei	6 386	-	-	6 386	183	2.9
九龍塘	Kowloon Tong	6 610	41	0.6	6 648	261	3.9
黃大仙	Wong Tai Sin	21 147	40	0.2	21 173	886	4.2
觀塘	Kwun Tong	47 168	-	-	47 168	1 643	3.5
九龍	**KOWLOON**	**298 654**	**7 139**	**2.4**	**305 549**	**16 370**	**5.4**
荃灣	Tsuen Wan	92 663	1 275	1.4	93 351	2 787	3.0
屯門	Tuen Mun	55 766	393	0.7	56 152	2 976	5.3
元朗	Yuen Long	55 870	2 020	3.6	57 880	3 652	6.3
天水圍	Tin Shui Wai	15 685	-	-	15 685	636	4.1
北區	North	34 577	711	2.1	35 283	3 117	8.8
大埔	Tai Po	37 649	761	2.0	38 409	1 948	5.1
沙田	Sha Tin	53 979	1 095	2.0	55 075	3 033	5.5
馬鞍山	Ma On Shan	15 552	577	3.7	16 129	1 123	7.0
西貢	Sai Kung	17 573	482	2.7	18 053	1 658	9.2
將軍澳	Tseung Kwan O	17 211	4 668	27.1	21 879	4 624	21.1
離島	Outlying Islands	29 159	220	0.8	29 376	1 747	5.9
新界	**NEW TERRITORIES**	**425 684**	**12 202**	**2.9**	**437 272**	**27 301**	**6.2**
全港	**OVERALL**	**1 025 913**	**26 262**	**2.6**	**1 050 762**	**60 407**	**5.7**

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
1997	港島 Hong Kong	724	1 249	101 981	123 407	34 522	22 361	13 809	296 080
	九龍 Kowloon	354	861	117 981	127 090	27 919	10 192	1 941	285 123
	新界 New Territories	100	16 092	127 215	181 211	31 482	14 624	6 482	361 014
	全港 OVERALL	**1 178**	**18 202**	**347 177**	**431 708**	**93 923**	**47 177**	**22 232**	**942 217**
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	103 140	129 821	36 891	23 650	14 439	307 941
	九龍 Kowloon	250	7 139	119 611	138 176	32 810	12 540	2 412	305 549
	新界 New Territories	623	12 202	138 492	233 140	40 923	17 456	7 261	437 272
	全港 OVERALL	**1 487**	**26 262**	**361 243**	**501 137**	**110 624**	**53 646**	**24 112**	**1 050 762**

1997 至 2000 年的總存量已經調整，以配合差餉估價記錄。

Stock for 1997-2000 has been adjusted in order to reconcile it with the rating record.

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
1997	港島 Hong Kong	118	264	141	111	90	724	399	422	214	74	140	1 249
	九龍 Kowloon	39	184	64	59	8	354	512	84	169	58	38	861
	新界 New Territories	33	38	7	10	12	100	367	13 186	2 066	356	117	16 092
	全港 OVERALL	**190**	**486**	**212**	**180**	**110**	**1 178**	**1 278**	**13 692**	**2 449**	**488**	**295**	**18 202**
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**

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
1992	8 557	14 267	2 318	713	367	26 222
1993	8 056	15 663	2 975	737	242	27 673
1994	9 493	18 649	4 033	1 719	279	34 173
1995	4 096	12 690	3 877	1 589	369	22 621
1996	2 552	10 500	5 112	1 194	517	19 875
1997	1 278	13 692	2 449	488	295	18 202
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
平均數 AVERAGE 1992 - 2001	**4 849**	**15 366**	**3 960**	**1 289**	**378**	**25 842**

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)	1997	1998	1999	2000	2001 港島 Hong Kong	2001 九龍 Kowloon	2001 新界 New Territories	2001 總數 Total
A	< 20.0	181	79	86	282	24	36	23	83
	20 - 39.9	1 097	1 170	7 185	2 401	540	1 111	1 523	3 174
B	40 - 69.9	13 692	15 987	20 982	14 753	3 784	3 387	9 304	16 475
C	70 - 99.9	2 449	3 037	5 451	6 025	1 479	1 589	1 252	4 320
D	100 - 159.9	488	1 454	1 188	1 998	940	831	39	1 810
E	160 - 199.9	237	224	176	145	120	157	6	283
	200 - 279.9	35	246	162	115	19	23	51	93
	> 279.9	23	81	92	71	15	5	4	24
所有類別 OVERALL		**18 202**	**22 278**	**35 322**	**25 790**	**6 921**	**7 139**	**12 202**	**26 262**

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	1997	1998	1999	2000	各類單位落成量 2001 by Class A	B	C	D	E	總數 Total	平均落成量 Average 1997-2001	預測落成量 Forecast [2002]	[2003]
西區	West	209	117	285	1 798	70	90	369	754	2	1 285	739	69	128
上環	Sheung Wan	48	-	308	88	10	127	-	4	-	141	117	1 210	166
中區	Central	68	56	124	-	-	-	-	-	-	-	50	-	-
灣仔	Wan Chai	54	-	382	156	174	157	-	-	-	331	185	38	-
半山區	Mid-levels	322	239	331	422	-	-	204	86	110	400	343	190	398
山頂	Peak	7	62	12	39	-	-	-	10	18	28	30	342	47
銅鑼灣	Causeway Bay	76	190	217	29	21	171	58	56	3	309	164	705	45
北角	North Point	214	24	-	630	187	70	1	-	-	258	225	374	896
筲箕灣	Shau Kei Wan	121	88	666	42	102	3 037	845	30	-	4 014	986	-	155
香港仔	Aberdeen	54	-	235	122	-	132	2	-	-	134	109	-	120
南區	South	76	102	81	50	-	-	-	-	21	21	66	49	381
港島	**HONG KONG**	**1 249**	**878**	**2 641**	**3 376**	**564**	**3 784**	**1 479**	**940**	**154**	**6 921**	**3 013 ***	**2 977**	**2 336**
尖沙咀	Tsim Sha Tsui	195	36	499	1 669	106	4	-	-	-	110	502	1 870	168
油麻地	Yau Ma Tei	218	10	194	1 416	74	2 109	857	48	8	3 096	987	1 442	2 312
旺角	Mong Kok	106	8	-	122	99	-	-	-	-	99	67	-	2 035
紅磡	Hung Hom	61	1 112	993	1 250	432	1 156	640	729	169	3 126	1 308	227	14
何文田	Ho Man Tin	27	969	-	220	66	16	42	2	-	126	268	200	385
長沙灣	Cheung Sha Wan	188	248	329	2 634	330	92	28	51	-	501	780	114	4 404
石硤尾	Shek Kip Mei	46	387	260	16	-	-	-	-	-	-	142	-	-
九龍塘	Kowloon Tong	20	26	16	206	-	10	22	1	8	41	62	276	35
黃大仙	Wong Tai Sin	-	1 694	1 255	186	40	-	-	-	-	40	635	195	49
觀塘	Kwun Tong	-	40	-	-	-	-	-	-	-	-	8	-	-
九龍	**KOWLOON**	**861**	**4 530**	**3 546**	**7 719**	**1 147**	**3 387**	**1 589**	**831**	**185**	**7 139**	**4 759**	**4 324**	**9 402**
荃灣	Tsuen Wan	2 462	2 283	5 521	2 916	4	975	280	16	-	1 275	2 891	2 550	2 924
屯門	Tuen Mun	1 153	2 469	2 899	3 557	33	355	2	2	1	393	2 094	3 039	573
元朗	Yuen Long	5 186 (1)	2 319 (1)	1 825 (1)	1 540	172	1 687	128	-	33	2 020	2 578 (1)	4 042	1 614
天水圍	Tin Shui Wai				-	-	-	-	-	-	-		-	1 077
北區	North	682	2 365	3 698	1 623	208	470	21	3	9	711	1 816	563	1 296
大埔	Tai Po	2 020	3 442	1 128	790	29	707	14	4	7	761	1 628	1 464	843
沙田	Sha Tin	1 378 (2)	1 857 (2)	3 159 (2)	259	967	128	-	-	-	1 095	2 123 (2)	135	64
馬鞍山	Ma On Shan				2 290	2	445	128	-	2	577		46	60
西貢	Sai Kung	2 577 (3)	1 125 (3)	9 204 (3)	423	12	434	14	13	9	482	3 855 (3)	430	488
將軍澳	Tseung Kwan O				795	99	3 904	665	-	-	4 668		1 890	6 008
離島	Outlying Islands	634	1 010	1 701	502	20	199	-	1	-	220	813	8 900	1 325
新界	**NEW TERRITORIES**	**16 092**	**16 870**	**29 135**	**14 695**	**1 546**	**9 304**	**1 252**	**39**	**61**	**12 202**	**17 799 ***	**23 059**	**16 272**
全港	**OVERALL**	**18 202**	**22 278**	**35 322**	**25 790**	**3 257**	**16 475**	**4 320**	**1 810**	**400**	**26 262**	**25 571**	**30 360**	**28 010**

* 由於以四捨五入計算，所以表面上看來出現誤差。

(1) 數字包括天水圍。 (2) 數字包括馬鞍山。 (3) 數字包括將軍澳。

* Apparent error due to rounding.

(1) Figure includes Tin Shui Wai. (2) Figure includes Ma On Shan. (3) Figure includes Tseung Kwan O.

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	[2002] A	B	C	D	E	所有類別 All Classes	[2003] A	B	C	D	E	所有類別 All Classes
西區	West	46	22	1	-	-	69	-	32	96	-	-	128
上環	Sheung Wan	506	701	2	1	-	1 210	57	109	-	-	-	166
中區	Central	-	-	-	-	-	-	-	-	-	-	-	-
灣仔	Wan Chai	30	-	8	-	-	38	-	-	-	-	-	-
半山區	Mid-levels	48	46	20	28	48	190	59	157	37	27	118	398
山頂	Peak	-	24	28	52	238	342	-	-	-	9	38	47
銅鑼灣	Causeway Bay	120	36	64	358	127	705	16	27	-	2	-	45
北角	North Point	168	192	10	4	-	374	216	304	314	60	2	896
筲箕灣	Shau Kei Wan	-	-	-	-	-	-	124	31	-	-	-	155
香港仔	Aberdeen	-	-	-	-	-	-	-	120	-	-	-	120
南區	South	-	-	-	14	35	49	-	-	-	176	205	381
港島	**HONG KONG**	**918**	**1 021**	**133**	**457**	**448**	**2 977**	**472**	**780**	**447**	**274**	**363**	**2 336**
尖沙咀	Tsim Sha Tsui	748	1 116	-	-	6	1 870	168	-	-	-	-	168
油麻地	Yau Ma Tei	170	318	954	-	-	1 442	302	34	1 716	258	2	2 312
旺角	Mong Kok	-	-	-	-	-	-	1 550	485	-	-	-	2 035
紅磡	Hung Hom	78	149	-	-	-	227	14	-	-	-	-	14
何文田	Ho Man Tin	-	-	130	60	10	200	-	298	62	-	25	385
長沙灣	Cheung Sha Wan	114	-	-	-	-	114	-	4 179	219	6	-	4 404
石硤尾	Shek Kip Mei	-	-	-	-	-	-	-	-	-	-	-	-
九龍塘	Kowloon Tong	6	138	62	48	22	276	-	-	-	22	13	35
黃大仙	Wong Tai Sin	103	92	-	-	-	195	36	13	-	-	-	49
觀塘	Kwun Tong	-	-	-	-	-	-	-	-	-	-	-	-
九龍	**KOWLOON**	**1 219**	**1 813**	**1 146**	**108**	**38**	**4 324**	**2 070**	**5 009**	**1 997**	**286**	**40**	**9 402**
荃灣	Tsuen Wan	-	1 522	1 018	10	-	2 550	261	2 221	360	82	-	2 924
屯門	Tuen Mun	174	2 031	728	84	22	3 039	-	401	138	34	-	573
元朗	Yuen Long	412	3 421	204	5	-	4 042	26	1 190	334	45	19	1 614
天水圍	Tin Shui Wai	-	-	-	-	-	-	-	894	181	2	-	1 077
北區	North	-	559	3	-	1	563	326	900	-	-	70	1 296
大埔	Tai Po	-	733	88	318	325	1 464	-	665	-	-	178	843
沙田	Sha Tin	-	97	-	-	38	135	-	62	-	-	2	64
馬鞍山	Ma On Shan	-	46	-	-	-	46	-	60	-	-	-	60
西貢	Sai Kung	-	427	-	-	3	430	-	430	-	57	1	488
將軍澳	Tseung Kwan O	552	1 338	-	-	-	1 890	916	4 853	239	-	-	6 008
離島	Outlying Islands	821	5 536	2 325	184	34	8 900	-	870	441	12	2	1 325
新界	**NEW TERRITORIES**	**1 959**	**15 710**	**4 366**	**601**	**423**	**23 059**	**1 529**	**12 546**	**1 693**	**232**	**272**	**16 272**
全港	**OVERALL**	**4 096**	**18 544**	**5 645**	**1 166**	**909**	**30 360**	**4 071**	**18 335**	**4 137**	**792**	**675**	**28 010**

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	2000 年底總存量 Stock (at year end)	2001 年落成量 Completions	落成量佔 2000 年總存量的百分率 Completions as a % of 2000 Stock	2001 年底總存量 Stock (at year end)	預測落成量 Forecast Completions [2002]	[2003]
半山區	Mid-levels	122	-	-	123	2	-
山頂	Peak	489	7	1.4	492	41	14
銅鑼灣	Causeway Bay	147	1	0.7	148	2	-
南區	South	1 305	21	1.6	1 321	33	177
其他區	Other Districts	4	-	-	4	-	-
港島	**HONG KONG**	**2 067**	**29**	**1.4**	**2 088**	**78**	**191**
油麻地	Yau Ma Tei	42	-	-	42	-	-
何文田	Ho Man Tin	106	-	-	105	-	-
石硤尾	Shek Kip Mei	50	-	-	50	-	-
九龍塘	Kowloon Tong	314	4	1.3	314	9	9
其他區	Other Districts	5	-	-	5	-	-
九龍	**KOWLOON**	**517**	**4**	**0.8**	**516**	**9**	**9**
荃灣	Tsuen Wan	121	16	13.2	136	-	-
屯門	Tuen Mun	251	-	-	251	38	34
元朗	Yuen Long	6 800	33	0.5	6 833	-	150
北區	North	70	-	-	70	4	70
大埔	Tai Po	1 745	6	0.3	1 751	443	178
沙田	Sha Tin	549	-	-	549	38	2
西貢	Sai Kung	1 788	-	-	1 788	3	58
離島	Outlying Islands	585	-	-	585	29	14
其他區	Other Districts	9	-	-	9	-	-
新界	**NEW TERRITORIES**	**11 918**	**55**	**0.5**	**11 972**	**555**	**506**
全港	**OVERALL**	**14 502**	**88**	**0.6**	**14 576**	**642**	**706**

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。

Village houses are excluded.
The above figures are included in other relevant tables under Private Domestic.

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

(單位數目 No. of units)

地區	District	1997	1998	1999	2000	2001	佔年底總存量的百分率 As a % of Year End Stock
西區	West	594	964	928	2 118	3 387	7.7
上環	Sheung Wan	443	405	464	553	800	6.2
中區	Central	334	398	387	270	205	4.7
灣仔	Wan Chai	925	875	1 092	1 427	1 442	5.1
半山區	Mid-levels	1 202	1 195	1 289	1 203	2 123	6.9
山頂	Peak	161	171	163	137	212	8.8
銅鑼灣	Causeway Bay	492	912	647	1 295	1 031	3.7
北角	North Point	1 103	1 968	1 904	2 326	3 231	3.6
筲箕灣	Shau Kei Wan	253	373	1 800	860	2 966	8.9
香港仔	Aberdeen	430	592	983	738	858	3.3
南區	South	428	812	632	447	481	6.2
港島	**HONG KONG**	**6 365**	**8 665**	**10 289**	**11 374**	**16 736**	**5.4**
尖沙咀	Tsim Sha Tsui	314	1 118	1 174	2 656	1 376	7.6
油麻地	Yau Ma Tei	1 317	969	857	2 532	3 396	8.9
旺角	Mong Kok	638	668	907	1 398	1 111	3.3
紅磡	Hung Hom	1 000	1 725	2 513	1 578	3 653	6.1
何文田	Ho Man Tin	311	1 063	326	440	893	5.2
長沙灣	Cheung Sha Wan	848	2 251	1 789	3 501	2 968	5.2
石硤尾	Shek Kip Mei	202	642	223	262	183	2.9
九龍塘	Kowloon Tong	227	297	184	182	261	3.9
黃大仙	Wong Tai Sin	419	1 267	2 205	1 152	886	4.2
觀塘	Kwun Tong	900	1 049	1 963	1 007	1 643	3.5
九龍	**KOWLOON**	**6 176**	**11 049**	**12 141**	**14 708**	**16 370**	**5.4**
荃灣	Tsuen Wan	2 591	2 307	5 613	4 804	2 787	3.0
屯門	Tuen Mun	819	1 244	4 585	5 442	2 976	5.3
元朗	Yuen Long	6 552 (1)	4 160 (1)	3 838 (1)	3 575	3 652	6.3
天水圍	Tin Shui Wai				393	636	4.1
北區	North	1 080	2 681	3 836	3 726	3 117	8.8
大埔	Tai Po	2 799	4 322	2 487	1 331	1 948	5.1
沙田	Sha Tin	4 311 (2)	4 805 (2)	3 918 (2)	1 868	3 033	5.5
馬鞍山	Ma On Shan				1 733	1 123	7.0
西貢	Sai Kung	3 384 (3)	2 150 (3)	10 020 (3)	1 289	1 658	9.2
將軍澳	Tseung Kwan O				2 378	4 624	21.1
離島	Outlying Islands	1 906	2 445	2 412	2 329	1 747	5.9
新界	**NEW TERRITORIES**	**23 442**	**24 114**	**36 709**	**28 868**	**27 301**	**6.2**
全港	**OVERALL**	**35 983**	**43 828**	**59 139**	**54 950**	**60 407**	**5.7**

(1) 數字包括天水圍。 (2) 數字包括馬鞍山。 (3) 數字包括將軍澳。

(1) Figure includes Tin Shui Wai. (2) Figure includes Ma On Shan. (3) Figure includes Tseung Kwan O.

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
1997	18 202	13 271	72.9	921 926	22 712	2.5	35 983	3.8
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

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 2001 年評估差餉時申報爲已入住的單位數目 No. of Units Valued in 2001 and Reported as Wholly Occupied	業主自住 Owner Occupied 單位數目 No. of Units	百分率 %	出租 Let 單位數目 No. of Units	百分率 %
A	港島	Hong Kong	679	503	74.1	176	25.9
	九龍	Kowloon	456	394	86.4	62	13.6
	新界	New Territories	3 157	2 859	90.6	298	9.4
	全港	**OVERALL**	**4 292**	**3 756**	**87.5**	**536**	**12.5**
B	港島	Hong Kong	2 810	2 229	79.3	581	20.7
	九龍	Kowloon	3 300	2 754	83.5	546	16.5
	新界	New Territories	10 216	9 069	88.8	1 147	11.2
	全港	**OVERALL**	**16 326**	**14 052**	**86.1**	**2 274**	**13.9**
C	港島	Hong Kong	702	521	74.2	181	25.8
	九龍	Kowloon	1 237	944	76.3	293	23.7
	新界	New Territories	1 745	1 561	89.5	184	10.5
	全港	**OVERALL**	**3 684**	**3 026**	**82.1**	**658**	**17.9**
D	港島	Hong Kong	112	71	63.4	41	36.6
	九龍	Kowloon	544	406	74.6	138	25.4
	新界	New Territories	316	220	69.6	96	30.4
	全港	**OVERALL**	**972**	**697**	**71.7**	**275**	**28.3**
E	港島	Hong Kong	99	11	11.1	88	88.9
	九龍	Kowloon	18	15	83.3	3	16.7
	新界	New Territories	98	18	18.4	80	81.6
	全港	**OVERALL**	**215**	**44**	**20.5**	**171**	**79.5**
所有類別 All Classes	港島	Hong Kong	4 402	3 335	75.8	1 067	24.2
	九龍	Kowloon	5 555	4 513	81.2	1 042	18.8
	新界	New Territories	15 532	13 727	88.4	1 805	11.6
	全港	**OVERALL**	**25 489**	**21 575**	**84.6**	**3 914**	**15.4**

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	2000 全年 Whole Year	2001 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	192	188	195	196	191	191	187	185	183	188	186	184	170	188
	九龍 Kowloon	166	161	160	158	155	157	152	151	150	153	152	145	152	154
	新界 New Territories	130	126	127	124	123	121	119	117	121	119	121	119	116	121
B	港島 Hong Kong	198	196	199	194	195	188	192	191	194	195	191	180	176	192
	九龍 Kowloon	149	164	152	147	147	147	138	148	143	143	139	139	137	146
	新界 New Territories	117	120	115	115	110	113	112	111	108	112	114	109	105	112
C	港島 Hong Kong	252	268	259	256	253	258	254	252	257	251	243	247	222	253
	九龍 Kowloon	172	224	209	190	172	190	176	177	186	185	174	154	179	185
	新界 New Territories	144	147	162	141	136	140	140	136	139	140	148	148	(114)	142
D	港島 Hong Kong	276	287	273	285	281	288	296	303	292	274	277	252	255	283
	九龍 Kowloon	195	258	303	243	242	217	238	233	225	220	213	(197)	(173)	235
	新界 New Territories	184	186	191	182	172	193	183	173	176	160	153	182	(177)	177
E	港島 Hong Kong	316	338	324	306	317	330	327	344	337	339	323	323	314	328
	九龍 Kowloon	197	(251)	(221)	(249)	(194)	(200)	(180)	(206)	(151)	(185)	(236)	(149)	(171)	209
	新界 New Territories	174	(178)	187	(210)	188	(194)	153	193	187	(179)	(215)	(215)	(196)	188

* 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	2000 全年 Whole Year	2001 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	35 975	31 920	33 026	33 460	32 332	32 679	33 050	32 495	32 597	30 307	29 233	29 500	29 409	31 686
	九龍 Kowloon	30 990	28 115	27 372	28 065	27 921	27 423	27 277	26 610	26 375	25 459	24 920	24 705	25 013	26 588
	新界 New Territories	31 444	27 699	28 021	28 832	28 706	28 755	28 343	28 664	28 070	27 530	25 846	26 360	25 943	27 811
B	港島 Hong Kong	43 656	40 075	39 455	41 489	39 141	38 975	41 718	42 584	38 405	39 502	34 976	35 491	35 966	39 006
	九龍 Kowloon	31 711	28 792	29 117	29 118	27 647	28 480	32 114	29 361	28 447	27 417	26 662	25 924	27 238	28 427
	新界 New Territories	31 358	28 758	28 388	29 080	28 010	27 997	28 736	29 010	28 004	27 073	25 855	25 141	25 512	27 658
C	港島 Hong Kong	54 957	51 283	49 963	50 282	54 391	54 581	51 818	50 980	46 947	44 089	44 548	46 683	45 557	49 693
	九龍 Kowloon	38 515	33 593	35 052	33 665	34 132	34 894	38 272	32 089	34 021	32 268	32 890	31 786	31 348	33 796
	新界 New Territories	37 324	35 327	33 855	34 353	33 407	34 880	33 944	33 147	31 968	30 928	29 804	29 342	30 713	32 679
D	港島 Hong Kong	63 194	59 323	55 810	58 803	62 783	61 673	54 828	59 368	53 085	57 456	50 987	53 627	55 889	57 187
	九龍 Kowloon	46 639	43 509	(46 579)	45 809	46 234	32 610	38 301	38 717	48 556	42 952	38 982	36 303	39 899	41 002
	新界 New Territories	41 389	38 053	33 478	35 123	37 850	38 105	34 820	31 488	33 667	34 839	31 065	33 335	33 966	34 867
E	港島 Hong Kong	80 222	71 743	70 098	69 598	69 443	67 545	79 298	75 987	65 236	(82 606)	(63 142)	64 952	66 847	70 369
	九龍 Kowloon	70 992	(71 798)	(41 096)	(53 520)	(57 825)	(88 662)	(58 496)	(62 152)	(59 591)	(60 418)	(58 292)	(60 584)	(64 623)	59 389
	新界 New Territories	44 589	(30 807)	(32 820)	37 543	(36 738)	(34 375)	(36 180)	(32 831)	(35 349)	(27 697)	(34 233)	41 778	(43 315)	35 794

* 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
1992		93.1	93.8	95.4	87.4	77.1	93.7	81.9	90.4
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 *		93.2	93.8	97.3	101.9	104.5	94.0	103.0	95.4
2000	1 - 3	97.7	97.7	97.9	98.6	99.6	97.7	99.0	97.9
	4 - 6	98.0	97.6	99.7	100.1	100.1	98.1	100.2	98.4
	7 - 9	97.0	96.6	99.2	101.1	102.8	97.1	101.9	97.8
	10 - 12	96.3	97.5	100.5	102.9	104.6	97.4	103.6	98.3
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 *	92.5	94.5	97.5	102.7	105.2	94.1	103.8	95.6
	10 - 12 *	89.4	89.2	92.9	97.8	102.2	89.8	99.7	91.3
2001	1	95.4	96.7	99.5	103.1	104.6	96.5	103.8	97.6
	2	96.5	96.1	99.7	103.2	105.3	96.7	104.2	97.8
	3	96.3	96.0	100.2	102.5	105.5	96.6	103.9	97.7
	4	95.6	95.7	100.0	103.6	105.6	96.2	104.5	97.5
	5	94.9	95.2	99.0	104.3	105.6	95.6	104.9	97.0
	6	93.6	95.1	97.7	104.2	105.2	94.8	104.6	96.3
	7 *	92.8	95.0	97.7	103.4	105.2	94.5	104.2	96.0
	8 *	92.7	94.7	97.6	103.4	105.3	94.3	104.2	95.8
	9 *	91.9	93.8	97.2	101.4	105.2	93.5	103.1	95.0
	10 *	90.6	92.1	95.8	99.2	105.2	92.0	101.8	93.5
	11 *	90.1	88.3	93.9	98.7	101.7	89.8	100.0	91.3
	12 *	87.4	87.1	89.1	95.4	99.8	87.5	97.3	89.0

* 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
1992		91.2	82.5	79.9	71.4	59.3	86.4	68.0	85.2
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 *		76.9	78.5	80.9	83.2	87.9	78.1	84.4	78.4
2000	1 - 3	95.3	97.1	98.1	99.4	103.9	96.5	100.6	96.8
	4 - 6	88.6	89.8	92.8	96.6	97.8	89.7	96.9	90.1
	7 - 9	86.5	87.1	88.2	91.3	95.4	87.0	92.3	87.3
	10 - 12	82.7	84.0	85.8	89.7	97.7	83.7	91.8	84.2
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	78.8	79.8	83.0	89.0	78.2	84.5	78.5
	10 - 12 *	71.5	73.2	75.6	78.3	81.8	72.7	79.1	73.0
2001	1	78.9	80.5	83.4	88.4	94.6	80.2	90.0	80.7
	2	78.7	80.0	83.0	85.3	91.3	79.8	86.9	80.2
	3	80.5	82.3	83.9	87.2	88.7	81.8	87.6	82.1
	4	81.9	81.4	84.6	87.5	90.0	81.9	88.2	82.2
	5	79.0	80.5	83.8	83.4	88.5	80.2	84.8	80.5
	6	78.7	81.3	85.3	82.5	88.8	80.7	84.1	80.9
	7 *	78.7	81.0	82.9	83.0	88.7	80.3	84.5	80.5
	8 *	76.7	78.8	79.3	84.4	89.9	78.0	85.8	78.4
	9 *	75.8	76.7	77.2	81.5	88.3	76.4	83.1	76.7
	10 *	72.1	73.5	75.9	78.7	81.7	73.2	79.4	73.5
	11 *	71.0	73.0	74.8	78.2	81.0	72.4	78.9	72.7
	12 *	71.3	73.0	76.1	77.9	82.8	72.6	79.1	72.9

* 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			D & E			所有類別 Overall		
		市區 Urban	新界 N.T.	合計 All	市區 Urban	新界 N.T.	合計 All	市區 Urban	新界 N.T.	合計 All
1999	1	100.8	101.8	101.3	98.2	98.9	98.5	100.6	101.6	101.1
	2	100.3	100.6	100.4	94.3	97.7	95.9	99.8	100.4	100.1
	3	100.8	100.7	100.8	96.0	98.5	97.2	100.4	100.5	100.4
	4	102.7	101.9	102.3	102.0	104.9	103.4	102.6	102.1	102.4
	5	104.7	104.0	104.4	103.7	104.5	104.1	104.6	104.0	104.3
	6	103.3	103.2	103.3	105.8	102.5	104.2	103.5	103.1	103.3
	7	102.3	103.0	102.6	104.6	101.7	103.2	102.5	102.9	102.7
	8	102.0	101.3	101.7	101.2	101.6	101.4	101.9	101.3	101.6
	9	97.5	99.0	98.2	100.8	94.9	98.0	97.8	98.7	98.2
	10	96.5	96.4	96.5	96.3	100.0	98.0	96.5	96.7	96.6
	11	93.4	94.2	93.8	98.8	97.6	98.2	93.9	94.5	94.2
	12	95.7	94.1	94.9	98.4	97.3	97.9	95.9	94.4	95.2
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	76.6	77.0	86.0	80.9	83.6	78.0	76.9	77.5
	9 *	75.6	74.0	74.8	85.5	75.8	80.9	76.5	74.1	75.3
	10 *	72.5	72.1	72.3	81.2	76.9	79.2	73.2	72.5	72.9
	11 *	72.2	71.1	71.7	80.3	76.2	78.4	72.9	71.5	72.2
	12 *	72.0	71.6	71.8	81.5	75.9	78.9	72.8	71.9	72.4

* 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.

TABLE 表 18

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	2001 年底總存量 Stock (at year end)				2001 年底空置量 Amount Vacant (at year end)				空置百分率 % Vacant			
		甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
西區	West	50 400	50 100	16 800	117 300	1 200	17 400	4 400	23 000	2.4	34.7	26.2	19.6
上環	Sheung Wan	233 800	344 700	453 600	1 032 100	43 400	49 000	90 400	182 800	18.6	14.2	19.9	17.7
中區	Central	1 425 700	357 500	192 300	1 975 500	121 700	42 700	28 000	192 400	8.5	11.9	14.6	9.7
灣仔	Wan Chai	665 700	440 900	257 300	1 363 900	58 800	60 300	37 400	156 500	8.8	13.7	14.5	11.5
半山區	Mid-levels	14 500	3 200	-	17 700	-	200	-	200	-	6.3	-	1.1
銅鑼灣	Causeway Bay	243 700	133 600	59 400	436 700	11 200	18 000	3 700	32 900	4.6	13.5	6.2	7.5
北角	North Point	600 600	117 700	68 300	786 600	31 300	19 700	8 000	59 000	5.2	16.7	11.7	7.5
筲箕灣	Shau Kei Wan	-	34 100	17 800	51 900	-	14 300	3 400	17 700	-	41.9	19.1	34.1
香港仔	Aberdeen	-	37 500	11 800	49 300	-	17 600	2 200	19 800	-	46.9	18.6	40.2
港島	**HONG KONG**	**3 234 400**	**1 519 300**	**1 077 300**	**5 831 000**	**267 600**	**239 200**	**177 500**	**684 300**	**8.3**	**15.7**	**16.5**	**11.7**
尖沙咀	Tsim Sha Tsui	834 500	338 400	212 400	1 385 300	64 000	24 400	19 900	108 300	7.7	7.2	9.4	7.8
油麻地	Yau Ma Tei	9 800	180 200	173 100	363 100	700	12 200	32 900	45 800	7.1	6.8	19.0	12.6
旺角	Mong Kok	121 300	101 600	52 700	275 600	2 300	5 300	8 600	16 200	1.9	5.2	16.3	5.9
紅磡	Hung Hom	86 300	49 200	17 100	152 600	9 700	5 100	1 900	16 700	11.2	10.4	11.1	10.9
何文田	Ho Man Tin	21 500	5 800	-	27 300	3 900	-	-	3 900	18.1	-	-	14.3
長沙灣	Cheung Sha Wan	77 500	48 300	38 600	164 400	1 500	9 300	3 300	14 100	1.9	19.3	8.5	8.6
石硤尾	Shek Kip Mei	54 200	-	-	54 200	800	-	-	800	1.5	-	-	1.5
九龍塘	Kowloon Tong	-	2 000	-	2 000	-	-	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	22 100	5 000	27 100	-	1 000	400	1 400	-	4.5	8.0	5.2
觀塘	Kwun Tong	303 900	5 600	1 800	311 300	45 200	1 000	1 300	47 500	14.9	17.9	72.2	15.3
九龍	**KOWLOON**	**1 509 000**	**753 200**	**500 700**	**2 762 900**	**128 100**	**58 300**	**68 300**	**254 700**	**8.5**	**7.7**	**13.6**	**9.2**
荃灣	Tsuen Wan	152 000	31 700	2 800	186 500	19 300	2 900	1 700	23 900	12.7	9.1	60.7	12.8
屯門	Tuen Mun	31 700	-	8 400	40 100	22 300	-	3 100	25 400	70.3	-	36.9	63.3
元朗	Yuen Long	-	9 800	18 700	28 500	-	1 400	3 100	4 500	-	14.3	16.6	15.8
天水圍	Tin Shui Wai	-	-	-	-	-	-	-	-	-	-	-	-
北區	North	27 300	-	500	27 800	3 600	-	300	3 900	13.2	-	60.0	14.0
大埔	Tai Po	-	5 200	900	6 100	-	400	300	700	-	7.7	33.3	11.5
沙田	Sha Tin	94 500	17 500	-	112 000	4 700	-	-	4 700	5.0	-	-	4.2
馬鞍山	Ma On Shan	-	-	-	-	-	-	-	-	-	-	-	-
西貢	Sai Kung	9 000	-	-	9 000	-	-	-	-	-	-	-	-
將軍澳	Tseung Kwan O	-	-	-	-	-	-	-	-	-	-	-	-
離島	Outlying Islands	142 300	15 000	500	157 800	5 200	5 200	-	10 400	3.7	34.7	-	6.6
新界	**NEW TERRITORIES**	**456 800**	**79 200**	**31 800**	**567 800**	**55 100**	**9 900**	**8 500**	**73 500**	**12.1**	**12.5**	**26.7**	**12.9**
全港	**OVERALL**	**5 200 200**	**2 351 700**	**1 609 800**	**9 161 700**	**450 800**	**307 400**	**254 300**	**1 012 500**	**8.7**	**13.1**	**15.8**	**11.1**

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	2000 年底總存量 Stock (at year end)	2001 年落成量 Completions	落成量佔 2000 年總存量的百分率 Completions as a % of 2000 Stock	2001 年底總存量 Stock (at year end)	2001 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
西區	West	117 300	-	-	117 300	23 000	19.6
上環	Sheung Wan	1 032 100	-	-	1 032 100	182 800	17.7
中區	Central	1 953 500	22 000	1.1	1 975 500	192 400	9.7
灣仔	Wan Chai	1 362 000	1 900	0.1	1 363 900	156 500	11.5
半山區	Mid-levels	3 200	14 500	453.1	17 700	200	1.1
銅鑼灣	Causeway Bay	436 700	-	-	436 700	32 900	7.5
北角	North Point	779 800	6 800	0.9	786 600	59 000	7.5
筲箕灣	Shau Kei Wan	51 900	-	-	51 900	17 700	34.1
香港仔	Aberdeen	49 300	-	-	49 300	19 800	40.2
港島	**HONG KONG**	**5 785 800**	**45 200**	**0.8**	**5 831 000**	**684 300**	**11.7**
尖沙咀	Tsim Sha Tsui	1 365 400	19 900	1.5	1 385 300	108 300	7.8
油麻地	Yau Ma Tei	362 000	1 100	0.3	363 100	45 800	12.6
旺角	Mong Kok	275 600	-	-	275 600	16 200	5.9
紅磡	Hung Hom	152 600	-	-	152 600	16 700	10.9
何文田	Ho Man Tin	27 300	-	-	27 300	3 900	14.3
長沙灣	Cheung Sha Wan	164 400	-	-	164 400	14 100	8.6
石硤尾	Shek Kip Mei	54 200	-	-	54 200	800	1.5
九龍塘	Kowloon Tong	2 000	-	-	2 000	-	-
黃大仙	Wong Tai Sin	27 100	-	-	27 100	1 400	5.2
觀塘	Kwun Tong	311 300	-	-	311 300	47 500	15.3
九龍	**KOWLOON**	**2 741 900**	**21 000**	**0.8**	**2 762 900**	**254 700**	**9.2**
荃灣	Tsuen Wan	176 800	9 700	5.5	186 500	23 900	12.8
屯門	Tuen Mun	40 100	-	-	40 100	25 400	63.3
元朗	Yuen Long	28 500	-	-	28 500	4 500	15.8
天水圍	Tin Shui Wai	-	-	-	-	-	-
北區	North	27 800	-	-	27 800	3 900	14.0
大埔	Tai Po	5 800	300	5.2	6 100	700	11.5
沙田	Sha Tin	112 000	-	-	112 000	4 700	4.2
馬鞍山	Ma On Shan	-	-	-	-	-	-
西貢	Sai Kung	9 000	-	-	9 000	-	-
將軍澳	Tseung Kwan O	-	-	-	-	-	-
離島	Outlying Islands	157 800	-	-	157 800	10 400	6.6
新界	**NEW TERRITORIES**	**557 800**	**10 000**	**1.8**	**567 800**	**73 500**	**12.9**
全港	**OVERALL**	**9 085 500**	**76 200**	**0.8**	**9 161 700**	**1 012 500**	**11.1**

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
1997	港島	Hong Kong	-	2 700	4 400	7 100	268 100	18 100	51 000	337 200	3 018 700	1 245 600	906 700	5 171 000
	九龍	Kowloon	-	4 200	-	4 200	47 600	30 300	18 900	96 800	1 328 700	567 700	464 500	2 360 900
	新界	New Territories	-	-	-	-	22 100	-	-	22 100	279 300	52 700	25 400	357 400
	全港	**OVERALL**	**-**	**6 900**	**4 400**	**11 300**	**337 800**	**48 400**	**69 900**	**456 100**	**4 626 700**	**1 866 000**	**1 396 600**	**7 889 300**
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	3 234 400	1 519 300	1 077 300	5 831 000
	九龍	Kowloon	-	-	-	-	19 900	-	1 100	21 000	1 509 000	753 200	500 700	2 762 900
	新界	New Territories	-	-	-	-	9 700	-	300	10 000	456 800	79 200	31 800	567 800
	全港	**OVERALL**	**-**	**-**	**-**	**-**	**61 100**	**12 300**	**2 800**	**76 200**	**5 200 200**	**2 351 700**	**1 609 800**	**9 161 700**

1997 至 2000 年的總存量已經調整，以配合差餉估價記錄。
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%。

Stock for 1997-2000 has been adjusted in order to reconcile it with the rating record.
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	1997	1998	1999	2000	2001 甲級 A	2001 乙級 B	2001 丙級 C	2001 總數 Total	平均落成量 Average 1997-2001	預測落成量 Forecast [2002]	預測落成量 Forecast [2003]
西區	West	5 800	23 400	1 100	-	-	-	-	-	6 100	-	-
上環	Sheung Wan	69 000	127 800	11 500	11 900	-	-	-	-	44 000	1 700	800
中區	Central	54 700	91 900	88 900	7 900	17 000	3 600	1 400	22 000	53 100	40 900	140 700
灣仔	Wan Chai	13 800	45 800	7 300	9 800	-	1 900	-	1 900	15 700	8 100	7 700
半山區	Mid-levels	-	-	-	-	14 500	-	-	14 500	2 900	53 600	27 900
銅鑼灣	Causeway Bay	62 700	5 100	7 800	-	-	-	-	-	15 100	-	1 600
北角	North Point	127 200	106 800	88 700	20 100	-	6 800	-	6 800	69 900	6 200	23 700
筲箕灣	Shau Kei Wan	-	3 600	-	-	-	-	-	-	700	-	-
香港仔	Aberdeen	4 000	-	-	-	-	-	-	-	800	-	-
港島	**HONG KONG**	**337 200**	**404 400**	**205 300**	**49 700**	**31 500**	**12 300**	**1 400**	**45 200**	**208 400 ***	**110 500**	**202 400**
尖沙咀	Tsim Sha Tsui	30 100	19 400	136 500	1 600	19 900	-	-	19 900	41 500	12 000	3 100
油麻地	Yau Ma Tei	20 100	1 700	20 100	1 000	-	-	1 100	1 100	8 800	3 300	3 300
旺角	Mong Kok	42 000	69 100	4 300	-	-	-	-	-	23 100	-	2 500
紅磡	Hung Hom	-	-	-	-	-	-	-	-	-	-	-
何文田	Ho Man Tin	-	-	-	-	-	-	-	-	-	-	-
長沙灣	Cheung Sha Wan	4 600	-	-	20 800	-	-	-	-	5 100	14 200	-
石硤尾	Shek Kip Mei	-	17 700	-	-	-	-	-	-	3 500	-	-
九龍塘	Kowloon Tong	-	-	-	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	23 000	-	-	-	-	-	-	4 600	-	-
觀塘	Kwun Tong	-	86 100	16 700	-	-	-	-	-	20 600	15 700	36 900
九龍	**KOWLOON**	**96 800**	**217 000**	**177 600**	**23 400**	**19 900**	**-**	**1 100**	**21 000**	**107 200**	**45 200**	**45 800**
荃灣	Tsuen Wan	-	4 300	2 800	-	9 700	-	-	9 700	3 400	4 500	35 300
屯門	Tuen Mun	14 700	-	17 300	-	-	-	-	-	6 400	-	-
元朗	Yuen Long	-	4 400	-	-	-	-	-	-	900	1 100	-
天水圍	Tin Shui Wai	-	-	-	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	1 300	-	-	-	300	300	300	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-	-	9 700	28 200
馬鞍山	Ma On Shan	-	-	-	-	-	-	-	-	-	-	-
西貢	Sai Kung	7 400	-	-	-	-	-	-	-	1 500	-	-
將軍澳	Tseung Kwan O	-	-	-	-	-	-	-	-	-	-	-
離島	Outlying Islands	-	106 600	22 700	22 500	-	-	-	-	30 400	-	-
新界	**NEW TERRITORIES**	**22 100**	**115 300**	**44 100**	**22 500**	**9 700**	**-**	**300**	**10 000**	**42 800 ***	**15 300**	**63 500**
全港	**OVERALL**	**456 100**	**736 700**	**427 000**	**95 600**	**61 100**	**12 300**	**2 800**	**76 200**	**358 300 ***	**171 000**	**311 700**

* 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	[2002] 甲級 A	乙級 B	丙級 C	總數 Total	[2003] 甲級 A	乙級 B	丙級 C	總數 Total
西區	West	-	-	-	-	-	-	-	-
上環	Sheung Wan	-	-	1 700	1 700	-	-	800	800
中區	Central	40 900	-	-	40 900	139 100	-	1 600	140 700
灣仔	Wan Chai	-	700	7 400	8 100	-	5 100	2 600	7 700
半山區	Mid-levels	53 600	-	-	53 600	27 900	-	-	27 900
銅鑼灣	Causeway Bay	-	-	-	-	-	-	1 600	1 600
北角	North Point	-	6 200	-	6 200	23 700	-	-	23 700
筲箕灣	Shau Kei Wan	-	-	-	-	-	-	-	-
香港仔	Aberdeen	-	-	-	-	-	-	-	-
港島	**HONG KONG**	**94 500**	**6 900**	**9 100**	**110 500**	**190 700**	**5 100**	**6 600**	**202 400**
尖沙咀	Tsim Sha Tsui	10 600	-	1 400	12 000	-	3 100	-	3 100
油麻地	Yau Ma Tei	-	-	3 300	3 300	-	3 300	-	3 300
旺角	Mong Kok	-	-	-	-	-	-	2 500	2 500
紅磡	Hung Hom	-	-	-	-	-	-	-	-
何文田	Ho Man Tin	-	-	-	-	-	-	-	-
長沙灣	Cheung Sha Wan	-	14 200	-	14 200	-	-	-	-
石硤尾	Shek Kip Mei	-	-	-	-	-	-	-	-
九龍塘	Kowloon Tong	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	9 100	6 600	-	15 700	36 900	-	-	36 900
九龍	**KOWLOON**	**19 700**	**20 800**	**4 700**	**45 200**	**36 900**	**6 400**	**2 500**	**45 800**
荃灣	Tsuen Wan	-	-	4 500	4 500	35 300	-	-	35 300
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	1 100	1 100	-	-	-	-
天水圍	Tin Shui Wai	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	9 700	-	9 700	-	28 200	-	28 200
馬鞍山	Ma On Shan	-	-	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
將軍澳	Tseung Kwan O	-	-	-	-	-	-	-	-
離島	Outlying Islands	-	-	-	-	-	-	-	-
新界	**NEW TERRITORIES**	**-**	**9 700**	**5 600**	**15 300**	**35 300**	**28 200**	**-**	**63 500**
全港	**OVERALL**	**114 200**	**37 400**	**19 400**	**171 000**	**262 900**	**39 700**	**9 100**	**311 700**

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

(平方米 m^2)

地區	District	1997	1998	1999	2000	2001 甲級 A	2001 乙級 B	2001 丙級 C	2001 總數 Total	2001 佔年底總存量的百分率 As a % of Year End Stock
西區	West	21 900	39 700	26 400	32 800	1 200	17 400	4 400	23 000	19.6
上環	Sheung Wan	170 800	274 600	204 600	160 800	43 400	49 000	90 400	182 800	17.7
中區	Central	153 900	214 100	235 500	112 000	121 700	42 700	28 000	192 400	9.7
灣仔	Wan Chai	93 400	165 600	163 600	116 100	58 800	60 300	37 400	156 500	11.5
半山區	Mid-levels	-	-	-	-	-	200	-	200	1.1
銅鑼灣	Causeway Bay	24 200	30 100	35 700	33 200	11 200	18 000	3 700	32 900	7.5
北角	North Point	99 700	114 800	121 800	76 500	31 300	19 700	8 000	59 000	7.5
筲箕灣	Shau Kei Wan	14 800	21 400	19 900	19 200	-	14 300	3 400	17 700	34.1
香港仔	Aberdeen	33 400	25 300	20 200	12 700	-	17 600	2 200	19 800	40.2
港島	**HONG KONG**	**612 100**	**885 600**	**827 700**	**563 300**	**267 600**	**239 200**	**177 500**	**684 300**	**11.7**
尖沙咀	Tsim Sha Tsui	107 900	117 600	165 600	144 800	64 000	24 400	19 900	108 300	7.8
油麻地	Yau Ma Tei	66 200	56 700	60 900	42 200	700	12 200	32 900	45 800	12.6
旺角	Mong Kok	27 500	87 400	29 400	11 800	2 300	5 300	8 600	16 200	5.9
紅磡	Hung Hom	14 100	7 100	8 800	4 500	9 700	5 100	1 900	16 700	10.9
何文田	Ho Man Tin	200	6 400	400	500	3 900	-	-	3 900	14.3
長沙灣	Cheung Sha Wan	13 400	6 200	10 300	34 700	1 500	9 300	3 300	14 100	8.6
石硤尾	Shek Kip Mei	700	17 700	800	1 300	800	-	-	800	1.5
九龍塘	Kowloon Tong	600	600	600	-	-	-	-	-	-
黃大仙	Wong Tai Sin	100	3 200	1 300	300	-	1 000	400	1 400	5.2
觀塘	Kwun Tong	11 800	107 300	71 500	49 100	45 200	1 000	1 300	47 500	15.3
九龍	**KOWLOON**	**242 500**	**410 200**	**349 600**	**289 200**	**128 100**	**58 300**	**68 300**	**254 700**	**9.2**
荃灣	Tsuen Wan	14 300	14 200	10 300	10 400	19 300	2 900	1 700	23 900	12.8
屯門	Tuen Mun	15 800	16 900	28 500	24 300	22 300	-	3 100	25 400	63.3
元朗	Yuen Long	800	5 400	4 400	2 100	-	1 400	3 100	4 500	15.8
天水圍	Tin Shui Wai	-	-	-	-	-	-	-	-	-
北區	North	7 500	3 500	2 600	300	3 600	-	300	3 900	14.0
大埔	Tai Po	-	-	200	-	-	400	300	700	11.5
沙田	Sha Tin	12 100	12 900	11 100	8 300	4 700	-	-	4 700	4.2
馬鞍山	Ma On Shan	-	-	-	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-	-
將軍澳	Tseung Kwan O	-	-	-	-	-	-	-	-	-
離島	Outlying Islands	-	24 500	22 800	30 500	5 200	5 200	-	10 400	6.6
新界	**NEW TERRITORIES**	**50 500**	**77 400**	**79 900**	**75 900**	**55 100**	**9 900**	**8 500**	**73 500**	**12.9**
全港	**OVERALL**	**905 100**	**1 373 200**	**1 257 200**	**928 400**	**450 800**	**307 400**	**254 300**	**1 012 500**	**11.1**

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
1997	456 100	264 200	57.9	7 426 000	640 900	8.6	905 100	11.5
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

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	2000 全年 Whole Year	2001 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 [216 平方米 m^2]	上環	Sheung Wan	324	(245)	266	(270)	333	368	(553)	246	381	401	(400)	(200)	-	327
	中區	Central	411	474	496	504	483	477	506	476	470	480	495	399	428	479
	灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	301	312	328	329	347	348	352	366	327	310	302	303	284	331
	北角 #	North Point #	220	290	292	263	295	250	242	310	253	150	240	(277)	(210)	260
	尖沙咀	Tsim Sha Tsui	266	262	261	268	269	275	255	270	265	254	262	250	254	263
	油麻地 / 旺角	Yau Ma Tei / Mong Kok	262	-	(278)	(284)	-	(245)	-	-	-	(432)	329	(343)	-	309
乙 B [85 平方米 m^2]	上環	Sheung Wan	180	196	184	175	171	172	189	166	181	171	190	173	178	177
	中區	Central	288	314	325	322	328	348	329	331	295	340	292	301	242	322
	灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	212	226	231	228	217	220	230	216	206	218	211	205	197	218
	北角 #	North Point #	168	166	164	158	173	166	169	171	190	(185)	169	(148)	(150)	168
	尖沙咀	Tsim Sha Tsui	224	248	245	247	242	244	224	236	266	262	242	258	280	246
	油麻地 / 旺角	Yau Ma Tei / Mong Kok	209	214	211	212	222	220	206	202	201	185	198	180	213	207
丙 C [41 平方米 m^2]	上環	Sheung Wan	166	165	166	165	170	173	161	160	162	171	154	158	158	165
	中區	Central	235	238	250	236	259	257	253	239	261	262	242	243	242	249
	灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	215	220	217	216	207	215	208	213	217	231	213	194	196	214
	北角 #	North Point #	205	222	201	197	210	191	196	200	206	189	206	216	178	201
	尖沙咀	Tsim Sha Tsui	226	242	248	229	232	237	231	292	227	220	211	228	212	239
	油麻地 / 旺角	Yau Ma Tei / Mong Kok	207	211	208	193	194	208	205	201	204	201	197	199	212	202

* 臨時數字
# 包括鰂魚涌。
( ) 表示少於 5 宗交易。
[ ] 表示 2001 年內所分析單位的平均面積。
- 本署沒有成交個案。

* Provisional
# Including Quarry Bay.
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2001.
- 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	2000 全年 Whole Year	2001 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 [181 平方米 m^2]	上環	Sheung Wan	50 582	(29 240)	-	-	(81 173)	(23 959)	-	(24 074)	-	-	(57 930)	-	(23 752)	40 977
	中區	Central	82 489	(84 710)	72 427	76 519	(66 085)	73 706	68 159	78 762	(63 604)	(52 133)	-	-	(63 046)	73 224
	灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	51 350	-	(66 950)	47 752	(71 281)	(63 353)	(45 342)	(37 449)	(77 163)	(42 332)	(33 459)	(61 180)	(32 577)	51 963
	北角 #	North Point #	38 969	(44 470)	(43 243)	(34 894)	-	-	(32 041)	(33 497)	-	-	-	-	(32 513)	34 770
	尖沙咀	Tsim Sha Tsui	48 787	47 185	45 904	(50 358)	(45 537)	50 372	46 219	43 899	(49 317)	44 933	(39 285)	(47 876)	41 008	45 981
	油麻地 / 旺角	Yau Ma Tei / Mong Kok	(44 508)	-	-	-	-	-	-	-	-	-	-	-	-	-
乙 B [98 平方米 m^2]	上環	Sheung Wan	32 696	(46 838)	(28 667)	(36 400)	(30 644)	(39 313)	(24 033)	21 912	(17 799)	(25 253)	(23 031)	(26 528)	(21 142)	27 680
	中區	Central	60 539	(40 664)	(45 443)	(49 686)	-	(48 814)	-	(43 541)	(30 769)	(46 667)	-	(51 689)	-	45 554
	灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	34 892	35 648	(38 429)	43 264	-	28 430	29 792	(30 457)	(27 404)	(38 765)	(41 310)	(38 625)	28 658	34 795
	北角 #	North Point #	29 140	(27 756)	-	-	(25 974)	(27 306)	(21 954)	(23 494)	(20 259)	(22 228)	-	(19 750)	(22 253)	22 590
	尖沙咀	Tsim Sha Tsui	35 525	(38 866)	(32 027)	31 174	(30 163)	37 976	34 036	(34 428)	30 926	32 377	(28 494)	(22 317)	26 719	31 770
	油麻地 / 旺角	Yau Ma Tei / Mong Kok	31 719	(23 480)	28 560	(22 171)	(21 331)	33 212	26 934	(22 971)	24 154	20 770	(13 995)	25 099	23 907	25 112
丙 C [45 平方米 m^2]	上環	Sheung Wan	25 588	28 459	(21 068)	20 210	22 624	22 091	22 553	(18 623)	21 200	17 139	(23 043)	19 826	19 081	21 321
	中區	Central	28 000	-	-	(27 231)	(22 067)	(32 640)	(22 300)	(25 026)	(32 452)	(23 048)	(26 087)	(23 048)	(28 744)	27 324
	灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	30 753	(31 378)	29 416	26 397	27 596	28 317	30 448	29 870	24 767	28 063	(25 367)	19 833	(27 949)	27 621
	北角 #	North Point #	32 732	(30 560)	(30 194)	28 921	(27 778)	25 570	24 606	27 940	33 619	(25 711)	24 959	21 701	(24 593)	26 585
	尖沙咀	Tsim Sha Tsui	24 884	22 016	24 418	25 188	23 342	25 039	24 424	22 442	(21 203)	26 299	(23 105)	21 301	(20 058)	23 851
	油麻地 / 旺角	Yau Ma Tei / Mong Kok	27 869	23 628	27 300	24 006	23 517	21 263	25 333	21 596	19 846	20 852	21 779	23 745	22 884	22 927

* 臨時數字
\# 包括鰂魚涌。
( ) 表示少於 5 宗交易。
[ ] 表示 2001 年內所分析單位的平均面積。
\- 本署沒有成交個案。

* Provisional
\# Including Quarry Bay.
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2001.
\- 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
1992		130.8	143.9	135.9	136.8	131.3	150.6	143.8	137.1
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 *		105.4	98.0	93.3	101.3	81.2	80.3	70.2	78.3
2000	1 - 3	96.9	92.3	94.1	95.3	97.8	98.9	87.9	95.9
	4 - 6	100.5	93.8	95.8	98.1	94.5	91.6	85.2	91.9
	7 - 9	101.6	94.9	94.6	98.8	88.0	86.1	79.4	85.8
	10 - 12	104.0	99.5	96.3	101.6	88.4	87.5	78.5	86.0
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	98.1	93.0	100.7	79.4	76.4	66.7	75.3
	10 - 12 *	99.9	94.7	90.7	96.7	71.8	71.4	66.1	70.2
2001	1	110.7	102.6	96.4	106.4	(83.6)	88.0	76.6	83.3
	2	109.1	100.0	94.6	104.4	86.8	89.4	73.6	84.6
	3	107.4	98.4	94.5	102.9	93.5	90.9	74.6	88.5
	4	109.0	98.1	94.5	103.6	(86.5)	(86.7)	73.9	83.6
	5	108.5	98.9	94.5	103.6	85.2	84.9	73.3	82.3
	6	106.3	99.5	94.3	102.3	84.8	80.4	71.4	80.5
	7 *	106.4	98.5	93.3	101.9	85.1	79.2	66.6	78.9
	8 *	105.4	98.0	93.3	101.1	(78.7)	76.2	66.4	74.8
	9 *	102.1	97.8	92.4	99.1	74.3	73.7	67.1	72.2
	10 *	101.6	95.4	91.7	98.0	(73.4)	(72.8)	66.9	71.5
	11 *	99.2	94.6	91.6	96.5	(71.2)	72.1	66.0	70.1
	12 *	99.0	94.2	88.8	95.7	70.8	69.2	65.5	68.9

* 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 #
1992		123.9	126.0	141.8	126.7
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 *		117.2	105.8	95.5	86.3
2000	1 - 3	94.3	96.6	95.5	100.2
	4 - 6	102.2	100.5	98.1	93.0
	7 - 9	106.0	102.5	96.7	93.6
	10 - 12	114.4	104.7	96.4	94.3
2001	1 - 3	122.8	106.9	98.7	91.3
	4 - 6	120.5	110.0	98.3	91.8
	7 - 9 *	116.5	105.0	95.1	86.2
	10 - 12 *	109.1	101.1	89.7	75.9
2001	1	120.9	110.9	98.6	(92.4)
	2	122.9	105.2	96.1	88.4
	3	124.5	104.6	101.5	93.0
	4	118.6	110.2	98.8	93.5
	5	120.2	109.8	97.8	91.9
	6	122.7	109.9	98.4	90.1
	7 *	116.6	109.4	97.3	86.5
	8 *	117.3	103.7	95.2	(90.5)
	9 *	115.5	101.9	92.9	81.7
	10 *	114.2	101.1	88.8	(77.0)
	11 *	108.2	101.6	89.5	(78.7)
	12 *	104.9	100.7	90.8	72.1

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	2000 年底總存量 Stock (at year end)	2001 年落成量 Completions	落成量佔 2000 年底總存量的百分率 Completions as a % of 2000 Stock	2001 年底總存量 Stock (at year end)	2001 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
西區	West	292 800	800	0.3	290 800	44 900	15.4
上環	Sheung Wan	324 800	-	-	324 800	35 400	10.9
中區	Central	445 300	2 900	0.7	448 000	26 800	6.0
灣仔	Wan Chai	656 700	7 500	1.1	663 600	50 800	7.7
半山區	Mid-levels	33 800	-	-	33 800	7 400	21.9
山頂	Peak	14 700	-	-	14 700	1 500	10.2
銅鑼灣	Causeway Bay	347 900	3 300	0.9	350 700	22 400	6.4
北角	North Point	508 800	1 400	0.3	510 000	43 200	8.5
筲箕灣	Shau Kei Wan	182 500	12 400	6.8	194 500	12 700	6.5
香港仔	Aberdeen	139 300	2 600	1.9	141 900	14 800	10.4
南區	South	24 900	1 300	5.2	25 300	1 200	4.7
港島	**HONG KONG**	**2 971 500**	**32 200**	**1.1**	**2 998 100**	**261 100**	**8.7**
尖沙咀	Tsim Sha Tsui	846 100	20 800	2.5	862 700	102 800	11.9
油麻地	Yau Ma Tei	493 400	41 200	8.4	534 600	57 700	10.8
旺角	Mong Kok	421 800	1 000	0.2	422 800	30 800	7.3
紅磡	Hung Hom	456 100	12 300	2.7	468 400	38 800	8.3
何文田	Ho Man Tin	65 300	200	0.3	64 300	6 400	10.0
長沙灣	Cheung Sha Wan	564 900	1 300	0.2	566 200	27 500	4.9
石硤尾	Shek Kip Mei	59 400	-	-	59 400	1 300	2.2
九龍塘	Kowloon Tong	12 700	-	-	12 700	600	4.7
黃大仙	Wong Tai Sin	332 900	300	0.1	337 900	14 400	4.3
觀塘	Kwun Tong	441 600	-	-	441 600	27 400	6.2
九龍	**KOWLOON**	**3 694 200**	**77 100**	**2.1**	**3 770 600**	**307 700**	**8.2**
荃灣	Tsuen Wan	665 000	15 500	2.3	674 400	71 800	10.6
屯門	Tuen Mun	304 400	-	-	304 400	21 600	7.1
元朗	Yuen Long	337 200	-	-	337 200	19 500	5.8
天水圍	Tin Shui Wai	38 100	-	-	38 100	2 400	6.3
北區	North	168 100	1 800	1.1	169 900	13 200	7.8
大埔	Tai Po	180 600	400	0.2	181 000	5 100	2.8
沙田	Sha Tin	236 900	-	-	236 900	10 300	4.3
馬鞍山	Ma On Shan	73 800	2 300	3.1	76 100	5 700	7.5
西貢	Sai Kung	37 800	-	-	37 800	2 100	5.6
將軍澳	Tseung Kwan O	121 100	2 200	1.8	123 300	15 700	12.7
離島	Outlying Islands	156 600	-	-	156 500	14 700	9.4
新界	**NEW TERRITORIES**	**2 319 600**	**22 200**	**1.0**	**2 335 600**	**182 100**	**7.8**
全港	**OVERALL**	**8 985 300**	**131 500**	**1.5**	**9 104 300**	**750 900**	**8.2**

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)
1997	港島	Hong Kong	11 300	92 700	2 942 200
	九龍	Kowloon	16 600	82 100	3 544 900
	新界	New Territories	2 100	74 000	2 077 800
	全港	**OVERALL**	**30 000**	**248 800**	**8 564 900**
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	2 998 100
	九龍	Kowloon	6 300	77 100	3 770 600
	新界	New Territories	6 200	22 200	2 335 600
	全港	**OVERALL**	**18 100**	**131 500**	**9 104 300**

1997 至 2000 年的總存量已經調整，以配合差餉估價記錄。

Stock for 1997-2000 has been adjusted in order to reconcile it with the rating record.

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

(平方米 m^2)

地區	District	1997	1998	1999	2000	2001	平均落成量 Average 1997 - 2001	預測落成量 Forecast [2002]	[2003]
西區	West	800	1 300	1 100	12 500	800	3 300	200	-
上環	Sheung Wan	2 000	5 800	1 800	500	-	2 000	1 300	900
中區	Central	3 800	9 300	4 500	1 200	2 900	4 300	24 400	2 100
灣仔	Wan Chai	58 500	2 700	2 200	1 200	7 500	14 400	1 100	5 400
半山區	Mid-levels	300	-	-	200	-	100	18 300	200
山頂	Peak	-	-	-	-	-	-	-	-
銅鑼灣	Causeway Bay	9 400	2 000	3 100	-	3 300	3 600	2 100	1 300
北角	North Point	14 600	1 700	9 500	1 100	1 400	5 700	2 800	900
筲箕灣	Shau Kei Wan	2 500	1 200	1 100	2 300	12 400	3 900	-	-
香港仔	Aberdeen	800	-	2 100	-	2 600	1 100	-	800
南區	South	-	-	300	-	1 300	300	-	-
港島	**HONG KONG**	**92 700**	**24 000**	**25 700**	**19 000**	**32 200**	**38 700**	**50 200**	**11 600**
尖沙咀	Tsim Sha Tsui	6 400	34 300	6 900	500	20 800	13 800	18 400	2 500
油麻地	Yau Ma Tei	6 300	5 200	15 100	400	41 200	13 600	3 400	6 000
旺角	Mong Kok	35 400	1 600	600	1 200	1 000	8 000	-	2 200
紅磡	Hung Hom	300	3 700	1 700	16 000	12 300	6 800	1 200	200
何文田	Ho Man Tin	400	600	-	-	200	200	-	1 500
長沙灣	Cheung Sha Wan	3 800	3 500	7 900	1 900	1 300	3 700	800	13 700
石硤尾	Shek Kip Mei	-	43 500	200	-	-	8 700	-	-
九龍塘	Kowloon Tong	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	29 500	400	4 000	2 000	300	7 200	1 700	2 200
觀塘	Kwun Tong	-	1 100	-	-	-	200	1 500	2 200
九龍	**KOWLOON**	**82 100**	**93 900**	**36 400**	**22 000**	**77 100**	**62 300 ***	**27 000**	**30 500**
荃灣	Tsuen Wan	27 900	33 100	4 500	-	15 500	16 200	11 200	15 000
屯門	Tuen Mun	8 000	3 000	5 800	9 900	-	5 300	1 200	-
元朗	Yuen Long	3 800 (1)	12 600 (1)	17 200 (1)	2 000	-	7 100 (1)	1 700	-
天水圍	Tin Shui Wai				-	-		-	3 500
北區	North	-	5 800	9 200	4 900	1 800	4 300	3 700	1 200
大埔	Tai Po	2 700	3 800	1 000	600	400	1 700	300	-
沙田	Sha Tin	4 600 (2)	-	300 (2)	200	-	1 500 (2)	1 000	-
馬鞍山	Ma On Shan		-		-	2 300		-	-
西貢	Sai Kung	25 300 (3)	5 300 (3)	88 900 (3)	-	-	24 300 (3)	4 000	-
將軍澳	Tseung Kwan O				-	2 200		16 800	21 300
離島	Outlying Islands	1 700	26 000	16 400	5 700	-	10 000	5 400	7 600
新界	**NEW TERRITORIES**	**74 000**	**89 600**	**143 300**	**23 300**	**22 200**	**70 500 ***	**45 300**	**48 600**
全港	**OVERALL**	**248 800**	**207 500**	**205 400**	**64 300**	**131 500**	**171 500**	**122 500**	**90 700**

* 由於以四捨五入計算，所以表面上看來出現誤差。

(1) 數字包括天水圍。 (2) 數字包括馬鞍山。 (3) 數字包括將軍澳。

* Apparent error due to rounding.

(1) Figure includes Tin Shui Wai. (2) Figure includes Ma On Shan. (3) Figure includes Tseung Kwan O.

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

(平方米 m^2)

地區	District	1997	1998	1999	2000	2001	佔年底總存量的百分率 As a % of Year End Stock
西區	West	50 000	49 200	35 300	47 700	44 900	15.4
上環	Sheung Wan	25 000	33 600	29 100	19 300	35 400	10.9
中區	Central	21 600	28 000	33 600	11 800	26 800	6.0
灣仔	Wan Chai	32 700	32 900	38 600	38 000	50 800	7.7
半山區	Mid-levels	3 300	4 000	3 400	4 000	7 400	21.9
山頂	Peak	100	1 000	800	1 700	1 500	10.2
銅鑼灣	Causeway Bay	19 300	24 600	22 900	23 700	22 400	6.4
北角	North Point	37 300	44 900	43 300	31 000	43 200	8.5
筲箕灣	Shau Kei Wan	13 400	11 900	10 600	14 700	12 700	6.5
香港仔	Aberdeen	15 600	10 700	10 900	8 200	14 800	10.4
南區	South	700	800	2 300	4 500	1 200	4.7
港島	**HONG KONG**	**219 000**	**241 600**	**230 800**	**204 600**	**261 100**	**8.7**
尖沙咀	Tsim Sha Tsui	72 200	102 000	100 200	85 300	102 800	11.9
油麻地	Yau Ma Tei	44 300	34 200	47 200	33 800	57 700	10.8
旺角	Mong Kok	21 300	32 700	24 800	24 300	30 800	7.3
紅磡	Hung Hom	43 500	40 100	45 300	46 200	38 800	8.3
何文田	Ho Man Tin	6 000	5 300	4 800	3 800	6 400	10.0
長沙灣	Cheung Sha Wan	39 600	44 200	32 300	34 300	27 500	4.9
石硤尾	Shek Kip Mei	1 400	16 400	2 800	2 600	1 300	2.2
九龍塘	Kowloon Tong	100	1 200	1 900	1 000	600	4.7
黃大仙	Wong Tai Sin	19 600	23 300	21 800	22 800	14 400	4.3
觀塘	Kwun Tong	26 200	20 700	24 100	22 900	27 400	6.2
九龍	**KOWLOON**	**274 200**	**320 100**	**305 200**	**277 000**	**307 700**	**8.2**
荃灣	Tsuen Wan	105 200	110 900	64 300	55 800	71 800	10.6
屯門	Tuen Mun	40 000	42 300	17 800	29 000	21 600	7.1
元朗	Yuen Long	55 000 (1)	44 900 (1)	29 100 (1)	26 500	19 500	5.8
天水圍	Tin Shui Wai				3 400	2 400	6.3
北區	North	11 800	16 300	19 500	16 900	13 200	7.8
大埔	Tai Po	8 400	14 000	14 500	4 700	5 100	2.8
沙田	Sha Tin	41 000 (2)	18 300 (2)	21 500 (2)	6 800	10 300	4.3
馬鞍山	Ma On Shan				3 800	5 700	7.5
西貢	Sai Kung	3 000 (3)	8 200 (3)	95 900 (3)	1 800	2 100	5.6
將軍澳	Tseung Kwan O				22 400	15 700	12.7
離島	Outlying Islands	5 500	10 200	24 900	22 100	14 700	9.4
新界	**NEW TERRITORIES**	**269 900**	**265 100**	**287 500**	**193 200**	**182 100**	**7.8**
全港	**OVERALL**	**763 100**	**826 800**	**823 500**	**674 800**	**750 900**	**8.2**

(1) 數字包括天水圍。 (2) 數字包括馬鞍山。 (3) 數字包括將軍澳。

(1) Figure includes Tin Shui Wai. (2) Figure includes Ma On Shan. (3) Figure includes Tseung Kwan O.

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
1997	248 800	74 100	29.8	8 282 000	689 000	8.3	763 100	8.9
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

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]	2000 全年 Whole Year	2001 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 [56 平方米 m^2]	798	775	882	898	787	800	869	804	809	924	858	1 108	785	857
九龍 Kowloon [48 平方米 m^2]	969	889	1 010	921	890	858	905	870	893	905	907	1 017	1 126	914
新界 New Territories [55 平方米 m^2]	748	653	635	713	675	730	705	707	713	735	748	672	563	699

* 臨時數字
[ ] 表示 2001 年內所分析單位的平均面積。

* Provisional
[ ] Indicates average size of the units analysed during 2001.

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]	2000 全年 Whole Year	2001 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 [46 平方米 m^2]	121 920	88 847	108 558	100 328	111 348	86 007	118 730	154 568	133 151	90 308	77 074	87 483	103 839	105 650
九龍 Kowloon [45 平方米 m^2]	152 995	181 467	169 950	107 213	162 749	100 941	111 748	129 961	161 849	89 246	135 919	116 943	90 973	128 633
新界 New Territories [32 平方米 m^2]	90 013	(96 915)	(67 510)	93 910	104 339	95 171	88 609	89 499	121 197	81 361	75 022	65 809	58 266	87 249

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2001 年內所分析單位的平均面積。

* Provisional
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2001.

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
1992		92.3	93.3
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 *		99.7	85.7
2000	1 - 3	100.6	98.2
	4 - 6	100.8	93.6
	7 - 9	101.3	91.1
	10 - 12	102.3	91.6
2001	1 - 3	101.2	89.1
	4 - 6	99.9	87.1
	7 - 9 *	99.4	85.8
	10 - 12 *	98.2	81.0
2001	1	102.2	92.0
	2	101.6	87.9
	3	99.7	87.3
	4	99.0	86.8
	5	100.3	87.1
	6	100.4	87.3
	7 *	99.8	86.8
	8 *	99.4	85.7
	9 *	98.9	84.9
	10 *	98.8	81.7
	11 *	97.5	81.1
	12 *	98.3	80.2

* 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	2000 年底總存量 Stock (at year end)	2001 年落成量 Completions	落成量佔 2000 年總存量的百分率 Completions as a % of 2000 Stock	2001 年底總存量 Stock (at year end)	2001 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
西區	West	109 300	-	-	109 300	11 000	10.1
北角	North Point	493 200	-	-	493 200	38 000	7.7
筲箕灣	Shau Kei Wan	920 300	-	-	920 300	72 000	7.8
香港仔	Aberdeen	776 400	-	-	776 400	125 700	16.2
港島	**HONG KONG**	**2 299 200**	**-**	**-**	**2 299 200**	**246 700**	**10.7**
旺角	Mong Kok	322 900	-	-	322 900	42 100	13.0
紅磡	Hung Hom	863 400	-	-	863 400	69 700	8.1
長沙灣	Cheung Sha Wan	1 068 600	-	-	1 068 600	62 400	5.8
黃大仙	Wong Tai Sin	803 100	-	-	803 100	59 900	7.5
觀塘	Kwun Tong	3 457 400	14 600	0.4	3 432 900	429 500	12.5
九龍	**KOWLOON**	**6 515 400**	**14 600**	**0.2**	**6 490 900**	**663 600**	**10.2**
荃灣	Tsuen Wan	5 595 600	-	-	5 595 600	528 800	9.5
屯門	Tuen Mun	1 406 000	15 800	1.1	1 421 800	283 200	19.9
元朗	Yuen Long	206 400	-	-	206 400	32 900	15.9
北區	North	272 200	-	-	272 200	52 500	19.3
大埔	Tai Po	151 700	-	-	151 700	22 500	14.8
沙田	Sha Tin	1 121 800	-	-	1 121 800	92 200	8.2
將軍澳	Tseung Kwan O	9 000	-	-	9 000	-	-
離島	Outlying Islands	900	-	-	900	400	44.4
新界	**NEW TERRITORIES**	**8 763 600**	**15 800**	**0.2**	**8 779 400**	**1 012 500**	**11.5**
全港	**OVERALL**	**17 578 200**	**30 400**	**0.2**	**17 569 500**	**1 922 800**	**10.9**

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)
1997	港島	Hong Kong	1 800	12 600	2 307 300
	九龍	Kowloon	74 800	53 200	6 734 000
	新界	New Territories	-	115 100	8 900 800
	全港	**OVERALL**	**76 600**	**180 900**	**17 942 100**
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	-	-	2 299 200
	九龍	Kowloon	39 100	14 600	6 490 900
	新界	New Territories	-	15 800	8 779 400
	全港	**OVERALL**	**39 100**	**30 400**	**17 569 500**

1997 至 2000 年的總存量已經調整，以配合差餉估價記錄。

Stock for 1997-2000 has been adjusted in order to reconcile it with the rating record.

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

(平方米 m^2)

地區	District	1997	1998	1999	2000	2001	平均落成量 Average 1997 - 2001	預測落成量 Forecast [2002]	[2003]
西區	West	-	-	-	-	-	-	-	-
北角	North Point	-	-	-	-	-	-	-	-
筲箕灣	Shau Kei Wan	-	-	-	15 100	-	3 000	-	-
香港仔	Aberdeen	12 600	-	-	-	-	2 500	-	-
港島	**HONG KONG**	**12 600**	**-**	**-**	**15 100**	**-**	**5 500**	**-**	**-**
旺角	Mong Kok	-	-	-	-	-	-	-	-
紅磡	Hung Hom	9 300	-	-	-	-	1 900	-	-
長沙灣	Cheung Sha Wan	12 400	8 900	-	-	-	4 300	-	-
黃大仙	Wong Tai Sin	16 900	-	-	-	-	3 400	-	-
觀塘	Kwun Tong	14 600	13 700	-	3 600	14 600	9 300	-	-
九龍	**KOWLOON**	**53 200**	**22 600**	**-**	**3 600**	**14 600**	**18 800 ***	**-**	**-**
荃灣	Tsuen Wan	44 500	-	3 700	-	-	9 600	-	-
屯門	Tuen Mun	13 800	-	-	-	15 800	5 900	-	-
元朗	Yuen Long	-	7 300	-	-	-	1 500	-	-
北區	North	32 100	800	-	-	-	6 600	2 800	2 000
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	24 700	-	-	-	-	4 900	-	-
將軍澳	Tseung Kwan O	-	-	-	-	-	-	-	-
離島	Outlying Islands	-	-	-	-	-	-	-	-
新界	**NEW TERRITORIES**	**115 100**	**8 100**	**3 700**	**-**	**15 800**	**28 500**	**2 800**	**2 000**
全港	**OVERALL**	**180 900**	**30 700**	**3 700**	**18 700**	**30 400**	**52 900**	**2 800**	**2 000**

* 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.

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

(平方米 m^2)

地區	District	1997	1998	1999	2000	2001	佔年底總存量的百分率 As a % of Year End Stock
西區	West	6 900	7 900	9 400	5 200	11 000	10.1
北角	North Point	22 500	18 200	17 700	18 200	38 000	7.7
筲箕灣	Shau Kei Wan	43 600	55 000	54 600	59 000	72 000	7.8
香港仔	Aberdeen	135 500	127 800	138 600	120 700	125 700	16.2
港島	**HONG KONG**	**208 500**	**208 900**	**220 300**	**203 100**	**246 700**	**10.7**
旺角	Mong Kok	50 900	72 600	28 500	26 300	42 100	13.0
紅磡	Hung Hom	119 000	74 600	89 300	47 700	69 700	8.1
長沙灣	Cheung Sha Wan	72 000	99 400	78 300	39 700	62 400	5.8
黃大仙	Wong Tai Sin	73 500	66 500	58 900	37 000	59 900	7.5
觀塘	Kwun Tong	327 500	443 100	406 500	390 000	429 500	12.5
九龍	**KOWLOON**	**642 900**	**756 200**	**661 500**	**540 700**	**663 600**	**10.2**
荃灣	Tsuen Wan	581 800	556 600	521 800	435 400	528 800	9.5
屯門	Tuen Mun	185 700	175 600	146 300	140 200	283 200	19.9
元朗	Yuen Long	14 700	59 700	26 700	25 700	32 900	15.9
北區	North	44 600	47 500	52 600	41 900	52 500	19.3
大埔	Tai Po	300	5 000	7 900	12 100	22 500	14.8
沙田	Sha Tin	123 400	126 000	93 600	85 000	92 200	8.2
將軍澳	Tseung Kwan O	-	2 300	-	-	-	-
離島	Outlying Islands	-	-	-	-	400	44.4
新界	**NEW TERRITORIES**	**950 500**	**972 700**	**848 900**	**740 300**	**1 012 500**	**11.5**
全港	**OVERALL**	**1 801 900**	**1 937 800**	**1 730 700**	**1 484 100**	**1 922 800**	**10.9**

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
1997	180 900	121 600	67.2	17 750 000	1 680 300	9.5	1 801 900	10.0
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

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]	2000 全年 Whole Year	2001 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 [185 平方米 m^2]	96	92	93	95	90	89	87	88	78	92	80	81	83	88
九龍 Kowloon [167 平方米 m^2]	98	97	98	96	89	93	91	88	91	94	87	84	91	92
新界 New Territories [154 平方米 m^2]	67	61	60	65	63	67	66	64	67	66	66	65	62	65

* 臨時數字
[ ] 表示 2001 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 2001.
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 $ / m^2)

區域 Area [平均面積] [Average size]	2000 全年 Whole Year	2001 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 [170 平方米 m^2]	9 817	(7 782)	(9 135)	9 529	8 504	8 208	8 366	8 901	8 505	(7 655)	7 562	7 683	7 936	8 325
九龍 Kowloon [155 平方米 m^2]	9 308	7 730	8 447	8 744	9 156	9 019	8 208	7 985	8 586	8 921	7 422	8 289	8 907	8 488
新界 New Territories [118 平方米 m^2]	6 215	5 766	6 090	5 639	5 489	5 592	5 703	5 976	5 626	5 557	5 232	5 260	5 217	5 565

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2001 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 2001.
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
1992		131.3	175.9
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 *		90.4	81.5
2000	1 - 3	96.3	95.0
	4 - 6	95.4	91.7
	7 - 9	94.1	90.0
	10 - 12	95.8	88.2
2001	1 - 3	93.8	84.4
	4 - 6	91.5	83.2
	7 - 9 *	88.8	82.0
	10 - 12 *	87.4	76.5
2001	1	97.1	84.5
	2	93.2	84.5
	3	91.1	84.2
	4	92.9	83.7
	5	91.2	83.0
	6	90.4	82.8
	7 *	88.9	82.9
	8 *	88.8	82.6
	9 *	88.6	80.4
	10 *	88.3	78.0
	11 *	87.8	76.0
	12 *	86.0	75.5

* 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]	2000 全年 Whole Year	2001 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*
北角 North Point [110 平方米 m²]	25 762	(21 240)	-	(25 377)	(24 973)	-	(21 394)	(24 017)	(22 035)	(18 113)	(20 952)	(23 139)	(19 398)	22 385
筲箕灣 Shau Kei Wan [73 平方米 m²]	15 056	-	-	(13 872)	(12 386)	(13 084)	(17 240)	(15 495)	(19 034)	(11 335)	(14 685)	-	-	14 277
長沙灣 Cheung Sha Wan [83 平方米 m²]	18 082	(16 680)	18 912	(21 382)	17 341	-	-	(21 409)	(24 355)	(17 059)	-	(18 295)	(14 723)	18 495
觀塘 Kwun Tong [60 平方米 m²]	15 783	13 134	16 109	16 391	15 844	14 385	15 484	16 354	(15 642)	14 315	(14 963)	14 137	13 808	14 964
荃灣 Tsuen Wan [83 平方米 m²]	9 059	9 423	8 050	7 538	7 088	6 988	7 010	8 641	8 756	8 098	9 431	9 739	6 922	8 090
沙田 Sha Tin [71 平方米 m²]	11 153	9 513	12 240	10 891	(9 743)	10 178	11 797	(10 032)	11 455	11 562	(11 775)	(12 163)	10 406	10 987

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2001 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 2001.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

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

(平方米 m^2)

地區	District	2000 年底總存量* Stock (at year end)*	2001 年落成量 Completions	落成量佔 2000 年總存量的百分率 Completions as a % of 2000 Stock	2001 年底總存量 Stock (at year end)	2001 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
筲箕灣	Shau Kei Wan	47 900	-	-	47 900	19 200	40.1
香港仔	Aberdeen	5 900	-	-	5 900	2 400	40.7
港島	**HONG KONG**	**53 800**	**-**	**-**	**53 800**	**21 600**	**40.1**
旺角	Mong Kok	9 700	-	-	9 700	4 500	46.4
紅磡	Hung Hom	5 200	-	-	5 200	3 100	59.6
長沙灣	Cheung Sha Wan	132 400	-	-	132 400	8 400	6.3
黃大仙	Wong Tai Sin	28 100	-	-	28 100	1 600	5.7
觀塘	Kwun Tong	212 200	14 400	6.8	226 600	24 800	10.9
九龍	**KOWLOON**	**387 600**	**14 400**	**3.7**	**402 000**	**42 400**	**10.5**
荃灣	Tsuen Wan	96 600	-	-	96 600	19 500	20.2
北區	North	6 400	-	-	6 400	3 000	46.9
沙田	Sha Tin	39 000	-	-	39 000	3 000	7.7
新界	**NEW TERRITORIES**	**142 000**	**-**	**-**	**142 000**	**25 500**	**18.0**
全港	**OVERALL**	**583 400**	**14 400**	**2.5**	**597 800**	**89 500**	**15.0**

* 總存量已經調整，以配合差餉估價記錄。

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

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

(平方米 m^2)

地區	District	1997	1998	1999	2000	2001	平均落成量 Average 1997 - 2001	預測落成量 Forecast [2002]	[2003]
筲箕灣	Shau Kei Wan	-	-	-	23 300	-	4 700	-	-
香港仔	Aberdeen	-	-	-	-	-	-	-	-
港島	**HONG KONG**	**-**	**-**	**-**	**23 300**	**-**	**4 700**	**-**	**-**
旺角	Mong Kok	-	-	-	-	-	-	-	-
紅磡	Hung Hom	-	-	-	-	-	-	-	-
長沙灣	Cheung Sha Wan	-	52 900	-	13 800	-	13 300	-	-
黃大仙	Wong Tai Sin	9 700	-	-	-	-	1 900	-	-
觀塘	Kwun Tong	41 100	37 100	14 500	-	14 400	21 400	-	-
九龍	**KOWLOON**	**50 800**	**90 000**	**14 500**	**13 800**	**14 400**	**36 700 ***	**-**	**-**
荃灣	Tsuen Wan	21 700	55 000	-	-	-	15 300	-	15 500
北區	North	-	-	6 400	-	-	1 300	-	-
沙田	Sha Tin	-	-	19 200	-	-	3 800	-	-
新界	**NEW TERRITORIES**	**21 700**	**55 000**	**25 600**	**-**	**-**	**20 500 ***	**-**	**15 500**
全港	**OVERALL**	**72 500**	**145 000**	**40 100**	**37 100**	**14 400**	**61 800 ***	**-**	**15 500**

* 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.

私人工業／寫字樓綜合樓宇 - 各區空置量
PRIVATE INDUSTRIAL / OFFICE - VACANCY BY DISTRICT

(平方米 m^2)

地區	District	1997	1998	1999	2000	2001	佔年底總存量的百分率 As a % of Year End Stock
筲箕灣	Shau Kei Wan	4 200	1 700	300	23 300	19 200	40.1
香港仔	Aberdeen	2 500	2 000	2 100	1 800	2 400	40.7
港島	**HONG KONG**	**6 700**	**3 700**	**2 400**	**25 100**	**21 600**	**40.1**
旺角	Mong Kok	4 400	6 900	5 600	4 900	4 500	46.4
紅磡	Hung Hom	800	600	900	2 000	3 100	59.6
長沙灣	Cheung Sha Wan	1 800	36 800	16 200	14 100	8 400	6.3
黃大仙	Wong Tai Sin	5 100	600	500	3 300	1 600	5.7
觀塘	Kwun Tong	37 000	71 700	48 400	17 200	24 800	10.9
九龍	**KOWLOON**	**49 100**	**116 600**	**71 600**	**41 500**	**42 400**	**10.5**
荃灣	Tsuen Wan	26 700	59 300	45 000	5 300	19 500	20.2
北區	North	-	-	6 400	4 400	3 000	46.9
沙田	Sha Tin	200	-	20 100	13 500	3 000	7.7
新界	**NEW TERRITORIES**	**26 900**	**59 300**	**71 500**	**23 200**	**25 500**	**18.0**
全港	**OVERALL**	**82 700**	**179 600**	**145 500**	**89 800**	**89 500**	**15.0**

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

(平方米 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
1997	72 500	48 400	66.8	247 300	34 300	13.9	82 700	25.9
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

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

(平方米 m^2)

地區	District	2000 年底總存量* Stock (at year end)*	2001 年落成量 Completions	落成量佔 2000 年總存量的百分率 Completions as a % of 2000 Stock	2001 年底總存量 Stock (at year end)
西區	West	-	-	-	-
北角	North Point	19 000	-	-	19 000
筲箕灣	Shau Kei Wan	7 900	-	-	7 900
香港仔	Aberdeen	114 900	-	-	114 900
港島	**HONG KONG**	**141 800**	**-**	**-**	**141 800**
旺角	Mong Kok	2 200	-	-	2 200
紅磡	Hung Hom	43 700	-	-	43 700
長沙灣	Cheung Sha Wan	42 200	-	-	42 200
黃大仙	Wong Tai Sin	39 100	-	-	39 100
觀塘	Kwun Tong	372 800	-	-	372 800
九龍	**KOWLOON**	**500 000**	**-**	**-**	**500 000**
荃灣	Tsuen Wan	406 200	-	-	405 000
屯門	Tuen Mun	256 600	-	-	256 600
元朗	Yuen Long	514 900	18 100	3.5	533 000
北區	North	118 800	-	-	118 800
大埔	Tai Po	715 800	-	-	715 800
沙田	Sha Tin	165 600	-	-	165 600
西貢	Sai Kung	33 700	-	-	33 700
將軍澳	Tseung Kwan O	250 900	10 600	4.2	261 500
離島	Outlying Islands	79 900	-	-	79 900
新界	**NEW TERRITORIES**	**2 542 400**	**28 700**	**1.1**	**2 569 900**
全港	**OVERALL**	**3 184 200**	**28 700**	**0.9**	**3 211 700**

* 總存量已經調整，以配合差餉估價記錄。

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

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

(平方米 m^2)

地區	District	1997	1998	1999	2000	2001	平均落成量 Average 1997 - 2001	預測落成量 Forecast Completions [2002]	[2003]
西區	West	-	-	-	-	-	-	-	-
北角	North Point	-	-	-	-	-	-	-	-
筲箕灣	Shau Kei Wan	-	-	-	-	-	-	-	-
香港仔	Aberdeen	-	-	-	-	-	-	-	-
港島	**HONG KONG**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
旺角	Mong Kok	-	-	-	-	-	-	-	-
紅磡	Hung Hom	-	-	-	-	-	-	-	-
長沙灣	Cheung Sha Wan	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	-
九龍	**KOWLOON**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-
屯門	Tuen Mun	-	31 200	-	-	-	6 200	-	-
元朗	Yuen Long	2 400	-	12 400	19 400	18 100	10 500	-	5 000
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	400	-	-	-	-	100	3 900	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
將軍澳	Tseung Kwan O	72 400	79 400	26 100	16 000	10 600	40 900	-	-
離島	Outlying Islands	-	61 100	-	-	-	12 200	-	-
新界	**NEW TERRITORIES**	**75 200**	**171 700**	**38 500**	**35 400**	**28 700**	**69 900**	**3 900**	**5 000**
全港	**OVERALL**	**75 200**	**171 700**	**38 500**	**35 400**	**28 700**	**69 900**	**3 900**	**5 000**

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

(平方米 m^2)

地區	District	2000 年底總存量* Stock (at year end)*	2001 年落成量 Completions	落成量佔 2000 年總存量的百分率 Completions as a % of 2000 Stock	2001 年底總存量 Stock (at year end)	2001 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
西區	West	30 400	-	-	29 900	3 100	10.4
上環	Sheung Wan	400	-	-	400	400	100.0
北角	North Point	32 100	-	-	32 100	10 100	31.5
筲箕灣	Shau Kei Wan	84 700	-	-	84 700	-	-
香港仔	Aberdeen	29 800	-	-	29 800	200	0.7
港島	**HONG KONG**	**177 400**	**-**	**-**	**176 900**	**13 800**	**7.8**
尖沙咀	Tsim Sha Tsui	44 000	-	-	44 000	-	-
旺角	Mong Kok	-	-	-	-	-	-
紅磡	Hung Hom	56 300	-	-	56 300	7 400	13.1
長沙灣	Cheung Sha Wan	145 900	-	-	145 900	700	0.5
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	288 900	-	-	286 600	44 300	15.5
九龍	**KOWLOON**	**535 100**	**-**	**-**	**532 800**	**52 400**	**9.8**
荃灣	Tsuen Wan	1 842 500	-	-	1 842 500	123 700	6.7
屯門	Tuen Mun	100 800	-	-	100 800	14 800	14.7
元朗	Yuen Long	111 800	-	-	111 800	8 300	7.4
天水圍	Tin Shui Wai	4 400	-	-	4 400	-	-
北區	North	109 200	-	-	109 200	5 500	5.0
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	457 100	-	-	457 100	7 600	1.7
西貢	Sai Kung	7 000	-	-	7 000	-	-
將軍澳	Tseung Kwan O	1 000	-	-	1 000	-	-
離島	Outlying Islands	64 900	-	-	64 900	15 800	24.3
新界	**NEW TERRITORIES**	**2 698 700**	**-**	**-**	**2 698 700**	**175 700**	**6.5**
全港	**OVERALL**	**3 411 200**	**-**	**-**	**3 408 400**	**241 900**	**7.1**

* 總存量已經調整，以配合差餉估價記錄。
上述數字包括貨櫃碼頭的貨倉。

* Stock has been adjusted in order to reconcile it with the rating record.
Figures include storage facilities at container terminals.

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	1997	1998	1999	2000	2001	平均落成量 Average 1997 - 2001	預測落成量 Forecast Completions [2002]	[2003]
西區	West	-	-	-	-	-	-	-	-
上環	Sheung Wan	-	-	-	-	-	-	-	-
北角	North Point	-	-	-	-	-	-	-	-
筲箕灣	Shau Kei Wan	-	-	-	-	-	-	-	-
香港仔	Aberdeen	19 700	-	-	-	-	3 900	-	-
港島	**HONG KONG**	**19 700**	**-**	**-**	**-**	**-**	**3 900**	**-**	**-**
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	-	-	-
旺角	Mong Kok	-	-	-	-	-	-	-	-
紅磡	Hung Hom	-	-	-	-	-	-	-	-
長沙灣	Cheung Sha Wan	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	-
九龍	**KOWLOON**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
荃灣	Tsuen Wan	54 200	42 400	139 400	-	-	47 200	-	-
屯門	Tuen Mun	16 100	-	-	-	-	3 200	-	-
元朗	Yuen Long	-	24 900	-	-	-	5 000	-	-
天水圍	Tin Shui Wai	-	-	-	-	-	-	-	-
北區	North	-	-	-	1 300	-	300	-	-
大埔	Tai Po	-	-	-	-	-	-	600	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	5 000	-	1 000	-	-
將軍澳	Tseung Kwan O	-	-	-	-	-	-	-	-
離島	Outlying Islands	-	56 600	7 400	-	-	12 800	-	31 100
新界	**NEW TERRITORIES**	**70 300**	**123 900**	**146 800**	**6 300**	**-**	**69 500**	**600**	**31 100**
全港	**OVERALL**	**90 000**	**123 900**	**146 800**	**6 300**	**-**	**73 400**	**600**	**31 100**

上述數字包括貨櫃碼頭的貨倉。

Figures include storage facilities at container terminals.

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

(平方米 m^2)

地區	District	1997	1998	1999	2000	2001	佔年底總存量的百分率 As a % of Year End Stock
西區	West	7 600	3 800	2 000	600	3 100	10.4
上環	Sheung Wan	400	400	400	400	400	100.0
北角	North Point	10 100	17 200	20 600	-	10 100	31.5
筲箕灣	Shau Kei Wan	100	-	-	1 200	-	-
香港仔	Aberdeen	4 600	-	-	8 400	200	0.7
港島	**HONG KONG**	**22 800**	**21 400**	**23 000**	**10 600**	**13 800**	**7.8**
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	-
旺角	Mong Kok	-	1 700	-	-	-	-
紅磡	Hung Hom	11 400	7 200	6 600	1 700	7 400	13.1
長沙灣	Cheung Sha Wan	3 200	700	6 700	6 900	700	0.5
黃大仙	Wong Tai Sin	-	53 100	-	-	-	-
觀塘	Kwun Tong	22 400	-	53 200	33 800	44 300	15.5
九龍	**KOWLOON**	**37 000**	**62 700**	**66 500**	**42 400**	**52 400**	**9.8**
荃灣	Tsuen Wan	205 900	126 300	149 500	61 000	123 700	6.7
屯門	Tuen Mun	16 100	9 500	9 400	3 400	14 800	14.7
元朗	Yuen Long	-	27 600 (1)	1 300 (1)	9 800	8 300	7.4
天水圍	Tin Shui Wai	-			-	-	-
北區	North	-	-	-	2 900	5 500	5.0
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	29 100	17 900	37 000	14 600	7 600	1.7
西貢	Sai Kung	-	-	-	-	-	-
將軍澳	Tseung Kwan O	-	-	-	-	-	-
離島	Outlying Islands	-	20 200	-	15 700	15 800	24.3
新界	**NEW TERRITORIES**	**251 100**	**201 500**	**197 200**	**107 400**	**175 700**	**6.5**
全港	**OVERALL**	**310 900**	**285 600**	**286 700**	**160 400**	**241 900**	**7.1**

上述數字包括貨櫃碼頭的貨倉。
(1) 數字包括天水圍。

Figures include storage facilities at container terminals.
(1) Figure includes Tin Shui Wai.

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
1997	90 000	68 500	76.1	3 200 500	242 400	7.6	310 900	9.4
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

空置數目包括貨櫃碼頭的貨倉。

Vacancy figures include storage facilities at container terminals.

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
1992		5.6	5.4	5.7	5.9	6.0	6.1	6.5	8.9	6.5
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	7.4	8.4	14.0	8.3
2000	1 - 3	5.4	4.4	4.5	4.4	4.0	5.6	6.3	12.8	7.2
	4 - 6	5.8	4.9	4.8	4.6	4.3	6.0	7.1	13.1	7.7
	7 - 9	5.9	5.0	5.0	4.9	4.6	6.5	7.6	13.0	8.0
	10 - 12	6.2	5.2	5.2	5.1	4.5	6.7	7.8	13.6	8.1
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	7.6	8.8	13.6	8.3
	10 - 12 *	6.5	5.4	5.5	5.5	5.3	8.0	9.2	14.5	8.6
2001	1	6.4	5.4	5.4	5.1	4.7	7.5	8.1	14.3	8.0
	2	6.5	5.4	5.4	5.3	4.9	7.1	7.7	13.8	8.3
	3	6.3	5.2	5.3	5.2	5.1	6.5	7.5	13.6	8.2
	4	6.1	5.2	5.2	5.2	4.9	7.2	7.8	13.9	8.1
	5	6.3	5.2	5.3	5.5	5.0	7.3	8.0	13.7	8.0
	6	6.2	5.2	5.1	5.5	5.0	7.2	8.5	13.5	8.2
	7 *	6.1	5.2	5.2	5.4	5.0	7.2	8.5	13.4	8.2
	8 *	6.3	5.3	5.5	5.4	4.9	7.7	8.8	13.5	8.3
	9 *	6.3	5.4	5.6	5.4	5.0	7.9	9.1	13.9	8.3
	10 *	6.5	5.5	5.6	5.5	5.4	8.0	9.0	14.3	8.6
	11 *	6.6	5.4	5.6	5.5	5.3	8.0	9.0	14.7	8.6
	12 *	6.4	5.3	5.2	5.4	5.0	8.0	9.3	14.4	8.8

* 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 *		77 502	1 764	2 957	3 506	7 169	453	93 351
2000	1 - 3	16 874	368	512	782	1 458	80	20 074
	4 - 6	14 171	439	586	873	1 543	107	17 719
	7 - 9	21 204	470	641	860	2 207	99	25 481
	10 - 12	14 443	447	672	879	1 402	124	17 967
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 *	17 698	498	768	860	1 492	117	21 433
	10 - 12 *	22 969	384	668	872	2 444	109	27 446
2001	1	3 722	124	214	232	550	34	4 876
	2	5 415	131	219	248	520	32	6 565
	3	7 533	193	332	383	616	47	9 104
	4	5 476	121	213	267	562	34	6 673
	5	7 229	178	270	326	496	29	8 528
	6	7 460	135	273	318	489	51	8 726
	7	6 553	184	263	273	441	35	7 749
	8 *	5 621	173	251	322	597	44	7 008
	9 *	5 524	141	254	265	454	38	6 676
	10 *	7 678	97	198	257	942	12	9 184
	11 *	7 743	130	224	298	857	36	9 288
	12 *	7 548	157	246	317	645	61	8 974

* 臨時數字
住宅數字不包括首次出售的政府資助房屋單位。
其他類別包括工業/寫字樓綜合樓宇、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 *		167 454	6 512	12 377	3 938	16 194	4 850	211 325
2000	1 - 3	44 335	2 186	2 043	964	2 425	494	52 446
	4 - 6	32 413	2 642	2 715	1 063	3 083	2 060	43 976
	7 - 9	54 325	5 711	3 558	915	4 381	5 292	74 183
	10 - 12	39 643	2 970	3 858	1 272	2 834	2 233	52 809
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 *	36 232	1 367	3 807	909	4 771	1 174	48 259
	10 - 12 *	48 334	1 537	2 647	882	2 274	1 027	56 702
2001	1	8 423	434	1 038	373	861	233	11 362
	2	11 668	543	757	317	548	509	14 342
	3	16 501	1 060	1 141	441	3 447	378	22 967
	4	11 485	324	963	342	277	279	13 670
	5	16 356	709	979	292	1 543	778	20 657
	6	18 456	539	1 044	382	2 473	473	23 366
	7	14 308	526	1 293	321	2 180	401	19 029
	8 *	11 163	430	1 295	295	1 464	605	15 253
	9 *	10 761	410	1 219	293	1 127	168	13 978
	10 *	13 893	293	883	225	887	241	16 421
	11 *	17 205	522	922	301	550	164	19 664
	12 *	17 236	722	842	357	838	622	20 617

* 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。
其他類別包括工業/寫字樓綜合樓宇、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.

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							買賣總值 (百萬元) Total Consideration ($ million)
		落成前的買賣 Transactions Before Completion		落成一年內的買賣 Transactions Within 1 Year After Completion		落成一年後的買賣 Transactions More Than 1 Year After Completion		總買賣宗數 Total	
		買賣宗數 No.	百分率 %	買賣宗數 No.	百分率 %	買賣宗數 No.	百分率 %		
2000		10 798	65	4 989	30	889	5	16 676	63 763
2001 *		12 942	58	6 649	30	2 744	12	22 335	67 210
2000	1 - 3	3 137	77	825	20	127	3	4 089	14 644
	4 - 6	1 566	51	1 401	46	84	3	3 051	8 303
	7 - 9	4 164	62	2 173	32	376	6	6 713	23 652
	10 - 12	1 931	68	590	21	302	11	2 823	17 165
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	1 574	39	571	14	3 998	12 479
	10 - 12 *	6 875	78	1 405	16	533	6	8 813	24 661
2001	1	269	35	297	39	204	26	770	2 638
	2	941	48	711	36	310	16	1 962	5 459
	3	1 289	66	495	25	159	8	1 943	5 392
	4	408	34	677	56	119	10	1 204	3 786
	5	531	31	802	47	384	22	1 717	5 201
	6	776	40	688	36	464	24	1 928	7 594
	7	1 013	57	476	27	303	17	1 792	5 963
	8 *	502	51	321	33	157	16	980	3 094
	9 *	338	28	777	63	111	9	1 226	3 422
	10 *	2 926	85	340	10	171	5	3 437	7 334
	11 *	2 095	76	410	15	247	9	2 752	8 797
	12 *	1 854	71	655	25	115	4	2 624	8 530

* 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	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	西區	West	堅尼地城、石塘咀、西營盤	Kennedy Town, Shek Tong Tsui, Sai Ying Pun	1.1.1(p), 1.1.2, 1.1.6
	上環	Sheung Wan			1.1.3, 1.1.4, 1.1.5
	中區	Central	金鐘	Admiralty	1.2.1, 1.2.2, 1.2.3, 1.2.4
	灣仔	Wan Chai			1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.5
	半山區	Mid-levels	薄扶林	Pok Fu Lam	1.1.1(p), 1.4.0, 1.4.1, 1.4.2, 1.4.3, 1.7.1
	山頂	Peak			1.8.1, 1.8.2, 1.8.3, 1.8.4
	銅鑼灣	Causeway Bay	大坑、跑馬地、渣甸山、掃桿埔、東角	Tai Hang, Happy Valley, Jardine's Lookout, So Kon Po, East Point	1.4.4, 1.4.5, 1.4.6, 1.4.7, 1.4.8, 1.4.9
	北角	North Point	鰂魚涌	Quarry Bay	1.5.1, 1.5.2, 1.5.3, 1.5.4, 1.5.5, 1.5.6, 1.5.7
	筲箕灣	Shau Kei Wan	西灣河、柴灣、小西灣	Sai Wan Ho, Chai Wan, Siu Sai Wan	1.6.1, 1.6.2, 1.6.3, 1.6.4, 1.6.5, 1.6.6, 1.6.7
	香港仔	Aberdeen	薄扶林村、鴨脷洲、黃竹坑	Pok Fu Lam Village, Ap Lei Chau, Wong Chuk Hang	1.7.2, 1.7.3, 1.7.4, 1.7.5
	南區	South	深水灣、壽臣山、淺水灣、赤柱、大潭、石澳	Deep Water Bay, Shouson Hill, Repulse Bay, Stanley, Tai Tam, Shek O	1.5.8, 1.7.6, 1.9.0, 1.9.1, 1.9.2, 1.9.3,1.9.4, 1.9.5, 1.9.6, 1.9.7, 1.9.8
九龍 KOWLOON	尖沙咀	Tsim Sha Tsui	紅磡填海區	Hung Hom Reclamation	2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6
	油麻地	Yau Ma Tei	京士柏	King's Park	2.1.7, 2.2.0, 2.2.5, 2.2.6, 2.2.7, 2.2.8, 2.2.9
	旺角	Mong Kok	大角咀	Tai Kok Tsui	2.2.1, 2.2.2
	紅磡	Hung Hom	土瓜灣、馬頭角	To Kwa Wan, Ma Tau Kok	2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.7(p)
	何文田	Ho Man Tin	馬頭圍、嘉道理山	Ma Tau Wai, Kadoorie Hill	2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6, 2.3.7, 2.4.6
	長沙灣	Cheung Sha Wan	荔枝角、深水埗、昂船洲	Lai Chi Kok, Sham Shui Po, Stonecutters Island	2.6.0(p), 2.6.1, 2.6.4, 2.6.5, 2.6.6, 2.6.7, 2.6.9
	石硤尾	Shek Kip Mei	蘇屋、大坑東、大坑西、又一村	So Uk, Tai Hang Tung, Tai Hang Sai, Yau Yat Tsuen	2.6.2, 2.6.3, 2.6.8
	九龍塘	Kowloon Tong			2.7.1, 2.7.2

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區	District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
九龍（續） KOWLOON (Cont'd)	黃大仙	Wong Tai Sin	九龍城、新蒲崗、啓德、東頭、橫頭磡、樂富、大磡、鑽石山、慈雲山、竹園、牛池灣	Kowloon City, San Po Kong, Kai Tak, Tung Tau, Wang Tau Hom, Lok Fu, Tai Hom, Diamond Hill, Tsz Wan Shan, Chuk Yuen, Ngau Chi Wan	2.4.7(p), 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7, 2.8.8, 2.8.9
	觀塘	Kwun Tong	牛頭角、佐敦谷、九龍灣、秀茂坪、藍田、茶果嶺、油塘	Ngau Tau Kok, Jordan Valley, Kowloon Bay, Sau Mau Ping, Lam Tin, Cha Kwo Ling, Yau Tong	2.4.7(p), 2.8.0, 2.9.0, 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.7, 2.9.8
新界 NEW TERRITORIES	荃灣	Tsuen Wan	葵涌、青衣、牙鷹洲、汀九、深井、青龍頭	Kwai Chung, Tsing Yi, Nga Ying Chau, Ting Kau, Sham Tseng, Tsing Lung Tau	2.6.0(p), 3.1.0, 3.2.0, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6(p), 3.4.0(p), 3.5.0, 3.5.1, 4.1.3(p), 7.3.3(p), 7.6.1(p)
	屯門	Tuen Mun	大欖、掃管笏、青山灣、藍地	Tai Lam, So Kwun Wat, Castle Peak Bay, Lam Tei	3.3.6(p), 3.4.0(p), 4.1.1, 4.1.2(p), 4.1.3(p), 4.1.4, 4.1.5, 4.1.6, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.4.1, 4.4.2(p), 5.1.2(p), 5.1.9(p), 5.3.1(p)
	元朗	Yuen Long	廈村、屏山、橋頭圍、大生圍、新田、洪水橋、錦田、石崗、八鄉、流浮山	Ha Tsuen, Ping Shan, Kiu Tau Wai, Tai Sang Wai, San Tin, Hung Shui Kiu, Kam Tin, Shek Kong, Pat Heung, Lau Fau Shan	4.1.2(p), 4.1.3(p), 4.4.2(p), 5.1.1, 5.1.2(p), 5.1.3, 5.1.4, 5.1.5, 5.1.6, 5.1.7, 5.1.8, 5.1.9(p), 5.2.1, 5.2.2, 5.2.3, 5.2.4, 5.2.5, 5.2.6, 5.2.7,5.2.8, 5.2.9, 5.3.1(p), 5.3.2, 5.3.3, 5.4.1, 5.4.2, 5.4.3, 5.4.4, 5.4.5(p), 5.4.6, 6.1.0(p)
	天水圍	Tin Shui Wai			5.1.0

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

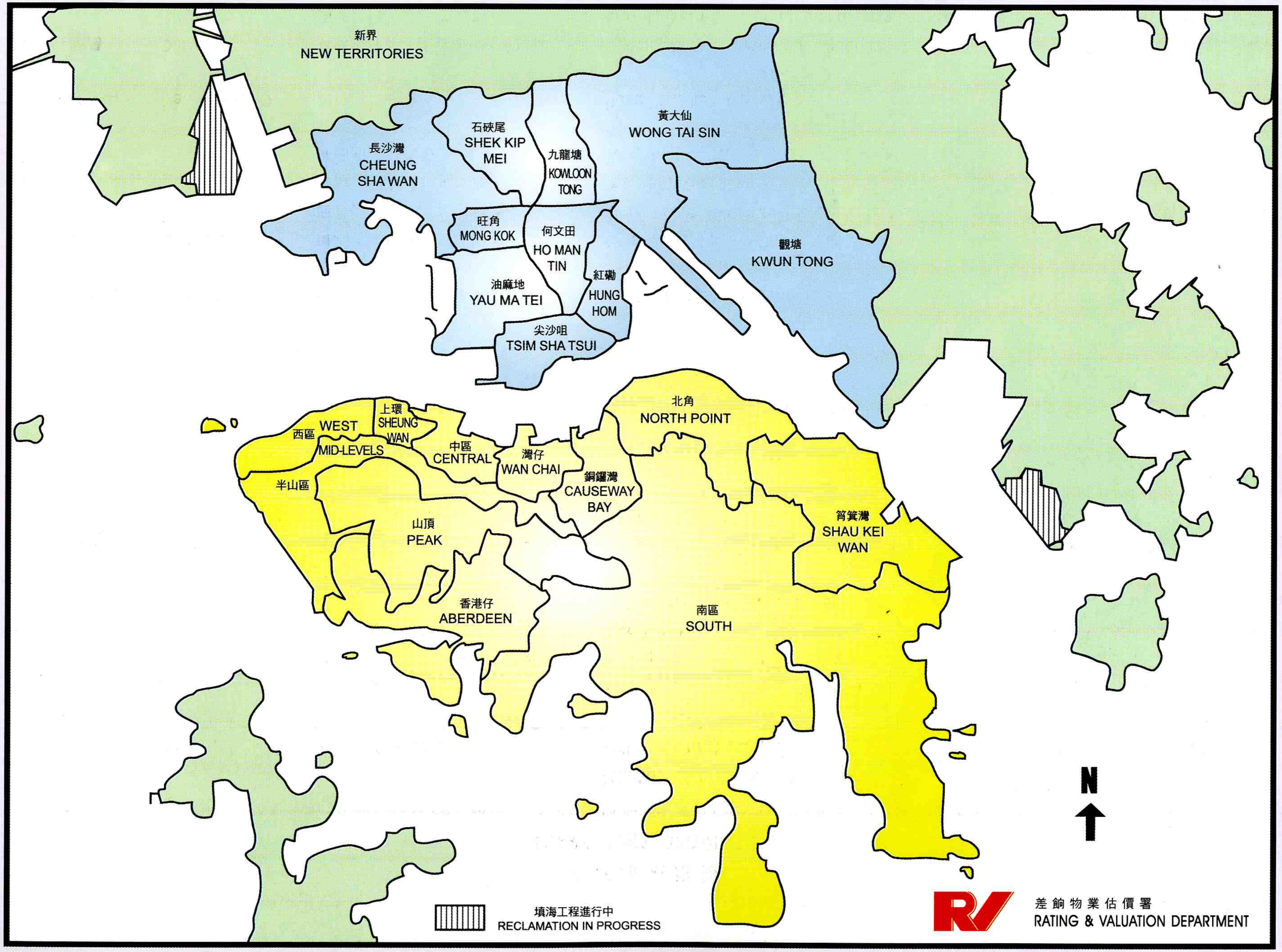
區域 Area	地區	District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新界(續) NEW TERRITORIES (Cont'd)	北區	North	粉嶺、聯和墟、安樂村、和合石、鶴藪、上水、石湖墟、金錢、營盤、天平山、古洞、打鼓嶺、坪輋、沙頭角、吉澳洲	Fanling, Luen Wo Market, On Lok Tsuen, Wo Hop Shek, Hok Tau, Sheung Shui, Shek Wu Hui, Kam Tsin, Ying Pun, Tin Ping Shan, Kwu Tung, Ta Kwu Ling, Ping Che, Sha Tau Kok, Kat O Chau	5.4.5(p), 6.1.0(p), 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7, 6.2.8, 6.2.9, 6.3.1(p), 6.3.2, 6.3.3, 6.3.4, 6.4.1, 6.4.2, 6.5.1, 6.5.2, 6.5.3, 7.1.1(p), 7.2.2(p)
	大埔	Tai Po	大埔墟、大埔滘、康樂園、大尾篤、烏蛟騰、塔門洲	Tai Po Market, Tai Po Kau, Hong Lok Yuen, Tai Mei Tuk, Wu Kau Tang, Tap Mun Chau	6.3.1(p), 7.1.1(p), 7.1.2, 7.2.0, 7.2.1, 7.2.2(p), 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9(p), 7.4.1, 7.4.2(p), 7.4.3, 7.4.4(p), 7.5.1, 7.5.3(p), 7.6.2(p), 8.1.1(p), 8.1.2(p), 8.2.2(p)
	沙田	Sha Tin	大圍、火炭、馬料水、赤泥坪	Tai Wai, Fo Tan, Ma Liu Shui, Chek Nai Ping	7.2.9(p), 7.3.1, 7.3.2, 7.3.3(p), 7.4.4(p), 7.5.3(p), 7.5.4, 7.5.5, 7.5.6, 7.5.8, 7.5.9, 7.6.1(p), 7.6.2(p), 8.2.4(p)
	馬鞍山	Ma On Shan	大水坑、烏溪沙、樟木頭	Tai Shui Hang, Wu Kai Sha, Cheung Muk Tau	7.5.7
	西貢	Sai Kung	清水灣、蠔涌、白沙灣、西貢公路、大網仔、南圍、竹角、沙角尾、東龍洲、井欄樹、銀線灣	Clear Water Bay, Ho Chung, Pak Sha Wan (Hebe Haven), Hiram's Highway, Tai Mong Tsai, Nam Wai, Chuk Kok, Sha Kok Mei, Tung Lung Chau, Tseng Lan Shue, Silverstrand	7.4.2(p), 7.6.2(p), 8.1.1(p), 8.1.2(p), 8.1.3, 8.1.4, 8.1.5, 8.2.0, 8.2.1, 8.2.2(p), 8.2.3, 8.2.4(p), 8.2.5, 8.2.6, 8.2.7, 8.2.8, 8.2.9, 8.3.1, 8.3.2, 8.3.4
	將軍澳	Tseung Kwan O	坑口、調景嶺	Hang Hau, Tiu Keng Leng	8.3.3, 8.3.5, 8.3.6, 8.3.7, 8.3.8, 8.3.9
	離島	Outlying Islands	長洲、坪洲、大嶼山(包括東涌)、馬灣、南丫島、索罟群島、石鼓洲、喜靈洲、蒲台群島	Cheung Chau, Peng Chau, Lantau Island (incl. Tung Chung), Ma Wan, Lamma Island, Soko Islands, Shek Kwu Chau, Hei Ling Chau, Po Toi Islands	9.1.1, 9.1.2, 9.1.3, 9.2.0, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.4.1, 9.4.2, 9.4.3, 9.4.4, 9.5.0, 9.5.1, 9.6.1, 9.6.2, 9.6.3, 9.7.1, 9.7.2, 9.7.3, 9.7.4, 9.7.5, 9.7.6

(p) = part 部分

港島及九龍地區

HONG KONG AND KOWLOON DISTRICTS

圖一
PLAN 1



填海工程進行中
RECLAMATION IN PROGRESS

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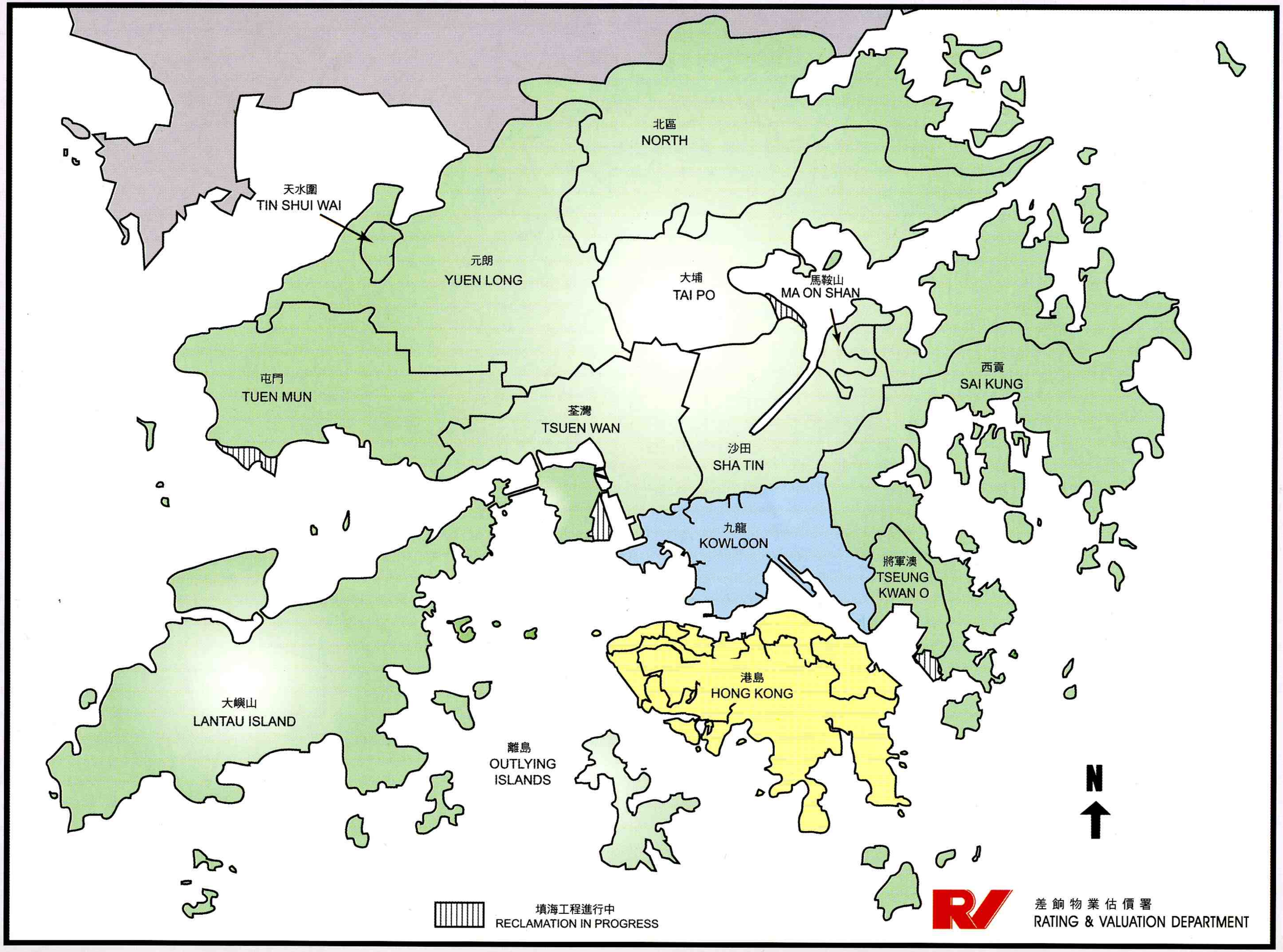
RATING & VALUATION DEPARTMENT

新界地區
NEW TERRITORIES DISTRICTS

圖二
PLAN 2



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