



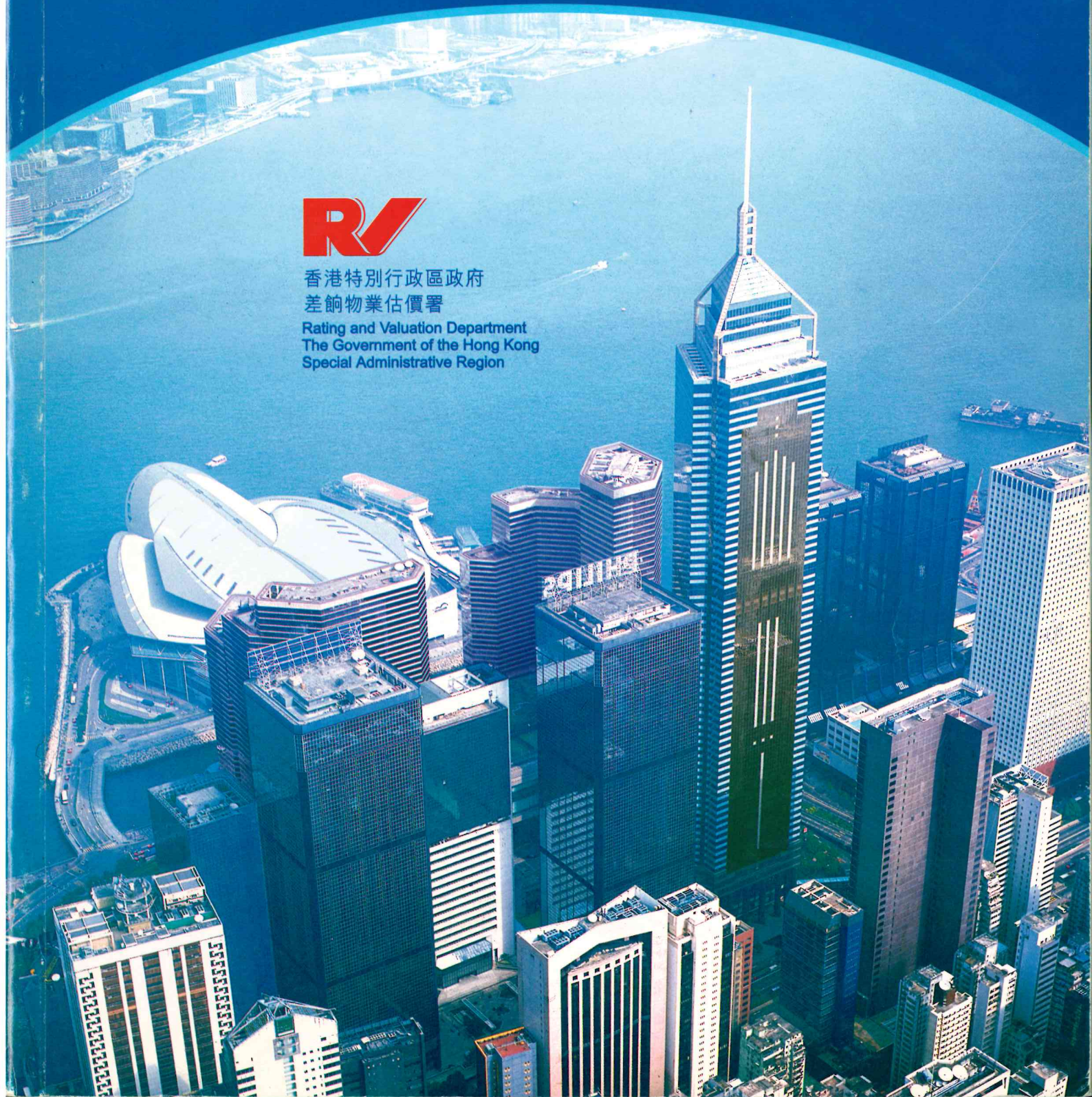
2004

# 香港物業報告

## Hong Kong Property Review



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



# 香港物業報告

# Hong Kong Property Review

## 2004

本報告回顧2003年香港物業市場的活動並預測  
2004及2005年的樓宇落成量  
*A review of the Hong Kong property market for the year 2003  
with forecast of completions for 2004 and 2005*

差餉物業估價署署長 彭贊榮  
2004年4月  
Kenneth T. W. Pang J.P.  
Commissioner  
April 2004

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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數月的有關租金和售價數字均屬臨時性質，有待收到進一步資料後再作分析。市民可透過本署網頁（網址：<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。

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 progress of developments, and changes in the ensuing year are inevitable. Revisions, sometimes major, are only to be expected in subsequent reviews. The degree of revision depends principally on market conditions.

In 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 few months of the year under review are provisional, pending receipt of further data for analysis. Updated figures can be obtained free of charge from the Department's homepage at <http://www.info.gov.hk/rvd> or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

《香港物業報告》所載的住宅單位總存量，基本上包括所有設有專用的煮食設施、浴室和廁所的獨立居住單位，但並不包括**村屋**、解放軍轄下宿舍、公用事業機構物業的附設宿舍、私營機構宿舍(包括教育學院的學生宿舍)、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。請讀者留意，以往報告的總存量、落成量、拆卸量、入住量及空置量均包括村屋的數字，但今期的報告卻不包括村屋。

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

為避免對本報告所載數字有任何誤解，讀者應細心閱讀62至73頁的「技術附註」，以便仔細理解本報告所用詞彙的定義及各項數字的計算方法。

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

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

To avoid misinterpretation of data presented in the Review, readers are strongly advised to refer to the Technical Notes on pages 62 to 73 on the definitions of the terms used in the Review, and details of how the various figures have been arrived at.

如有查詢，可聯絡本署技術秘書(物業資料)：

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

地址：中國香港  
九龍長沙灣道303號  
長沙灣政府合署13樓

Address : 13th Floor, Cheung Sha Wan Government Offices,  
303 Cheung Sha Wan Road,  
Hong Kong, China

電話：2150 8807

Telephone : 2150 8807

圖文傳真：2152 0138

Facsimile : 2152 0138

電子郵件地址：enquiries@rzd.gov.hk

E-Mail : enquiries@rzd.gov.hk

網址：http://www.info.gov.hk/rzd

Homepage : http://www.info.gov.hk/rzd

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

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

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



綜觀

*Overview*







本港經濟在2003年初非典型肺炎爆發後曾短暫下挫，但在下半年卻強勁反彈，2003年本地生產總值錄得3.3%實質增長，超逾2002年的2.3%。

隨著本港與內地簽定更緊密經貿關係的安排，實施內地旅客「個人遊」計劃，以及鞏固房屋政策，整體氣氛向好，原本呆滯的物業市場在2003年下半年轉趨活躍。所有主要類別物業的成交量於第四季都大幅增加，售價亦開始回升，其中以豪宅物業最為顯著。由於租金並未跟隨售價同步上升，故年內的市場回報率普遍下降。

Despite a temporary setback to economic growth following the outbreak of SARS (Severe Acute Respiratory Syndrome) in early 2003, the economy staged a strong rebound in the latter part of the year, resulting in a 3.3% growth of GDP in real terms for the year 2003 which surpassed the 2.3% for 2002.

Amidst positive sentiment supported by the signing of Closer Economic Partnership Arrangement (CEPA), the launch of Individual Visit Scheme for Mainland visitors, and the consolidation of housing policy, the sluggish property market turned more active in the second half of 2003. The volume of sales increased significantly for all major property sectors in the fourth quarter, and prices started to move upwards, especially those in the luxurious end of the residential market. As the price hike was not matched by similar rental growth, property yields generally edged downwards during the year.



## 住宅

**住宅**物業市場方面，發展商於上半年繼續推出不同形色的優惠，以期吸引買家。但隨著售價於7月跌至最低點而成交開始轉為活躍，該些優惠或折扣安排亦逐漸取消。與上半年相比，下半年的整體成交量上升接近五成，不過，全年的總成交量仍稍低於2002年的水平。

整體售價於2003年上半年下跌，其後自7月的低位逐步回升並錄得10%的升幅。不過，與前一年同期相比，12月的售價水平仍落後1%。大型單位的售價在7月至12月期間，上升17%，升幅較大。年內租金持續下跌，接近年底時才回穩，2003年12月的整體租金水平較前一年下跌7%。

2003年的落成量(不包括村屋)為26 400個單位，較前一年減少15%。但入住量達22 500個單位，對比2002年的水平上升23%。空置量輕微上升至68 800個單位，佔總存量的6.8%。展望2004年及2005年，落成量將分別約為26 400及22 100個單位。

## Residential

In the **residential** market, developers continued to offer incentives of various forms to attract buyers in the first half of the year. As prices bottomed out in July and sales started to pick up, these incentives or discounts were gradually withdrawn. The overall volume of sales surged almost 50% in the second half of the year relative to the first half, although the yearly total was still slightly below the level in 2002.

Overall prices fell in the first half of 2003, but picked up later in the year and gained 10% from the July trough. However the December level was still 1% below the previous year. Large flats enjoyed a higher increase of 17% from July to December. Rents followed a declining trend during the year, only stabilising close to the end of the year, and recorded an overall fall of 7% in December 2003 from a year earlier.

Excluding village type houses, completions in 2003 were 26 400 units, 15% less than the previous year. Take-up was 22 500 units, up 23% from 2002. Vacancy slightly increased to 68 800 units, representing 6.8% of stock. Looking ahead, the forecast completions for 2004 and 2005 are about 26 400 units and 22 100 units respectively.



## 寫字樓

**寫字樓**物業市場氣氛在2003年初持續暗淡，由於供過於求，租金下調壓力極大。為了爭取或挽留租客，優質寫字樓的業主均提供相當優厚的條件，包括悠長的免租期。由於核心地區甲級寫字樓的租金非常吸引，租客從邊緣地區遷往該些黃金地段的情況亦頗常見。

隨著年中經濟復蘇，投資信心恢復，下半年的成交量好轉，售價亦同時大幅上升，期間的增長持續加強。營商氣氛轉趨蓬勃，亦惠及租賃市場，租金在年底回穩並逐步上升。

甲級寫字樓的價格增長比較明顯，年底售價較前一年高9%。不過，年內租金持續偏軟，但於年底回穩，整體租金較前一年下跌12%。年內市場回報率大幅下降。



## Office

Gloomy sentiment prevailed in the **office** sector in the early part of 2003. With abundant supply yet to be matched by demand, there was considerable downward pressure on rents. Landlords of prime buildings offered very competitive terms to attract or retain tenants, including very long rent-free periods. With rentals of core district Grade A space pitched at a very attractive level, it was not unusual to find tenants relocating from fringe areas into these prime districts.

However as the economy began to revive in mid year, investment confidence returned, sales picked up in the second half of the year, and prices recorded substantial gains at the same time. The growth gathered momentum throughout the period. An upturn in business sentiment also had a positive impact on the leasing market, and rents stabilised or edged up at the end of the year.

The capital appreciation was more pronounced for Grade A accommodation, with prices gaining 9% at the year end compared to the previous year. Rents on the other hand continued to soften during the year but stabilised at the year end, registering an overall decline of 12% from a year earlier. The market yield came down considerably in the year.



2003年寫字樓的整體落成量達298 800平方米，較2002年的水平高80%。年內的使用量達117 500平方米，雖然比前一年有明顯改善，但仍低於落成量。整體空置率因而上升至14%。

預期未來兩年即2004年和2005年，落成量會分別下降至283 800平方米及111 600平方米。

Overall 298 800 m<sup>2</sup> office space were completed in 2003, 80% above the level of 2002. Take-up improved significantly on the previous year, with 117 500 m<sup>2</sup> recorded, but was still below the completion level. Overall vacancy rate thus escalated to 14%.

Completions are anticipated to decline in the next two years, to 283 800 m<sup>2</sup> in 2004 and 111 600 m<sup>2</sup> in 2005.



## 商業樓宇

2003年的**商業**樓宇落成量為117 900平方米，較前一年輕微下降。使用量為54 400平方米的正數，扭轉了前一年的負數情況。空置率輕微上升至10.8%。至於未來兩年，預期落成量會進一步減少，在2004年為91 300平方米，而2005年則為57 200平方米。

## Commercial

2003 completions of **commercial** premises amounted to 117 900 m<sup>2</sup>, slightly below the previous year. A positive take-up of 54 400 m<sup>2</sup> reversed the negative position of the year before. Vacancy went up marginally to 10.8%. For the following two years, completions are expected to drop further to 91 300 m<sup>2</sup> and 57 200 m<sup>2</sup> in 2004 and 2005 respectively.



## 零售業樓宇

非典型肺炎於2003年初爆發，嚴重地影響旅遊業和本地消費。不過，對零售業的影響較為短暫。隨著經濟強勁復蘇，訪港的內地旅客數目上升，旅遊貿易和零售業亦在下半年迅速好轉。零售物業的投資市場轉趨活躍，成交量大增。零售物業價格在年底出現10%的按年增長，但租金全年卻下跌了5%，導致市場回報率下降。

## Retail

The outbreak of SARS in early 2003 had adversely affected tourism and local consumption. However the impact on the retail sector was relatively short term. Along with a strong revival in the economy, a rapid turnaround in tourist trades and retail business occurred in the latter part of the year, bolstered by the surge in in-bound tourism of Mainland visitors. The investment market of retail properties became more active, recording strong sales. Prices of retail premises at the year end staged a 10% yearly growth, although rents decreased by 5%, leading to lower market yield.



## 工業樓宇

2003年的工業樓宇市場一般仍然疲弱，建築工程甚少。業主仍然對前景感到悲觀，並於旅遊業在下半年出現反彈後，轉而尋求將土地改為酒店發展。

2003年**分層工廠大廈**的租金下跌了9%，而價格與前一年相比則沒有顯著改變。不過，租金及價格在年底似乎輕微回升。市場回報率年內跟隨趨勢下調。2003年沒有這類樓宇落成。使用量為107 000平方米的負數，而空置量則輕微上升至10.6%。預期未來兩年的供應極少，2004年只有2 300平方米，而2005年則沒有新供應。

2003年有一項**工貿大廈**發展項目落成，面積為14 800平方米。使用量轉為負數，使用面積減少了1 600平方米，導致空置量上升至14.8%。2004年的落成量可能只有4 000平方米，而2005年將沒有新供應。

2003年沒有**貨倉**物業落成，而預計在繼後兩年亦沒有新供應。2003年的空置水平有顯著改善，下跌至5.9%。

## Industrial

The industrial market remained generally weak in 2003 with little building activity. Owners remained pessimistic about the future prospects, seeking to switch to hotel developments as the tourism industry bounced back in the second half of the year.

**Flatted factory** rents fell by 9% in 2003, and prices showed little change from the previous year. Both rents and prices however appeared to pick up slightly at the end of the year. Market yield followed a downward path. There were no completions in 2003. Take-up was negative, at 107 000 m<sup>2</sup>, and vacancy rose marginally to 10.6%. Minimal supply is expected in the next two years, merely 2 300 m<sup>2</sup> in 2004, and none in 2005.

One **industrial/office** development was completed in 2003, amounting to 14 800 m<sup>2</sup>. Take-up turned negative with a decrease of 1 600 m<sup>2</sup> occupied space. This led to higher vacancy of 14.8%. Only 4 000 m<sup>2</sup> are likely to be completed in 2004, and probably none in 2005.

No **storage** space was produced in 2003, and none is expected in the following two years. There was noticeable improvement in the vacancy level in 2003, which fell to 5.9%.





私人住宅

*Private Domestic*







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。讀者應注意2001年及以前的數字是包括村屋在內，但2002年及以後的數字則不包括村屋。2003年底此類物業的總存量為1 008 000個單位。圖表顯示按樓齡分類的總存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. It should be noted that village houses are included in the figures of 2001 and before, but are excluded from the figures in 2002 and onwards. Stock in this sector was 1 008 000 units at the end of 2003. The chart shows stock distribution by age.

按樓齡分類的總存量  
Stock Distribution by Age



2003年的私人住宅落成量是26 400個單位，較前一年下降15%。新供應主要位於九龍及新界，分別佔新供應量的42%和47%。以地區計，西貢的將軍澳供應最多，佔總落成量的28%，繼而是油尖旺及深水埗，分別佔20%和21%。

Completions of private domestic accommodation in 2003 were 26 400 units, down by 15% from the previous year. The new supply was located mainly in Kowloon and the New Territories, accounting for 42% and 47% of the total respectively. District-wise, Tseung Kwan O of Sai Kung provided the largest supply, contributing 28% of the overall completions, followed by Yau Tsim Mong and Sham Shui Po, each accounting for another 20% and 21% respectively.

2003年的入住量為22 490個單位，較2002年的入住量18 240個單位上升了23%。年底的空置量為68 780個單位，相等於總存量的6.8%。這些單位中約有7 700個單位仍未獲發滿意紙或轉讓同意書，因而未能使用。

預期2004年的落成量維持於相若水平，即26 400個單位，而預計2005年的落成量會下降至約22 100個單位。在2004年，新供應主要會位於九龍及新界，估計分別佔36%和42%。在2005年，新界所佔的比重將會上升，即預測總供應量的56%，而九龍則會佔27%。

Take-up in 2003 was 22 490 units, up 23% from 18 240 units in 2002. Vacancy at the year end was 68 780 units, equivalent to 6.8% of the total stock. About 7 700 of these units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

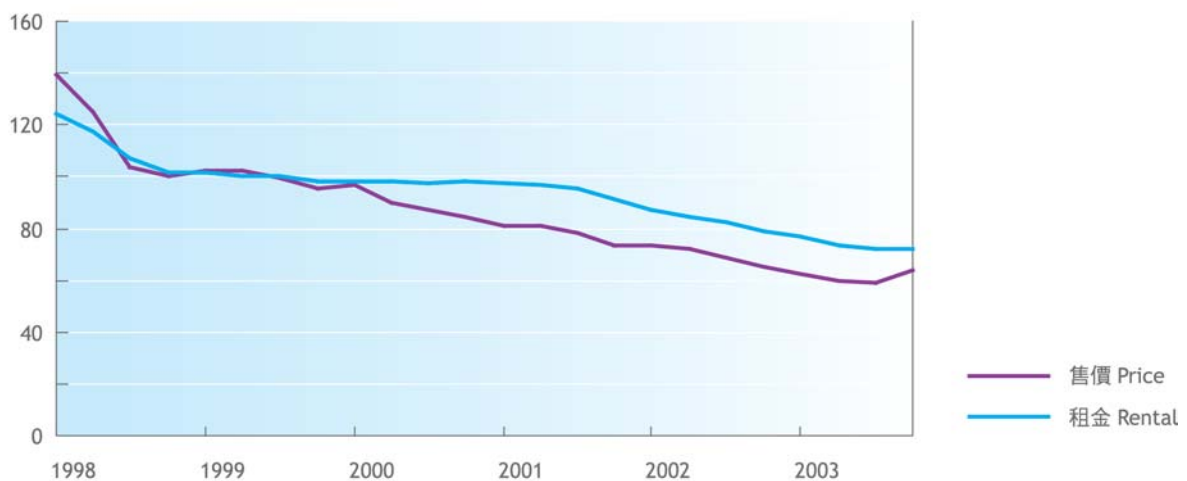
Completions in 2004 are expected to stay at a similar level of about 26 400 units, while 2005 completions are projected to fall to about 22 100 units. In 2004, the new supply will be located mainly in Kowloon and the New Territories, with the estimated respective shares being 36% and 42%. In 2005, the New Territories will contribute a larger proportion of 56%, and Kowloon will account for 27% of the total estimated supply.



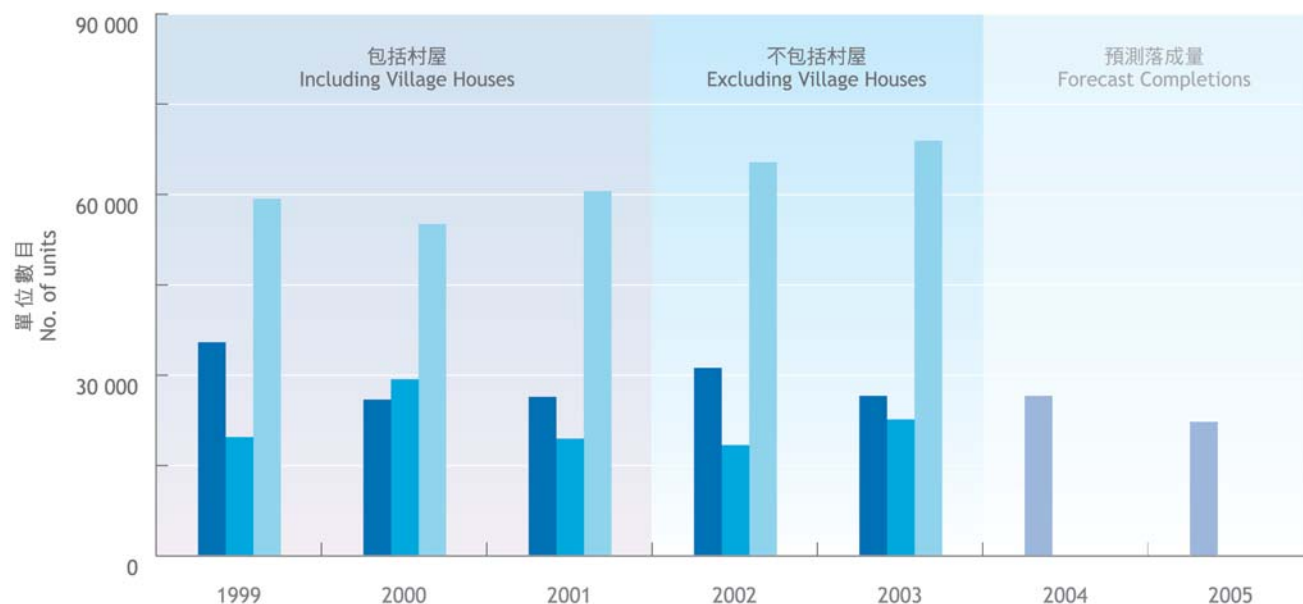
2003年第四季全港私人住宅單位的臨時整體售價指數，較前一年同期下降2%，而同期租金指數則下跌9%。售價在該年上半年下跌，但在8月開始回升。從2003年7月的谷底至該年12月，售價錄得10%的升幅。租金從2003年初逐步下跌，但到了年底時穩定下來。在2003年12月的售價和租金，與1997年的高峰期相比，累積跌幅分別為63%及48%。

The provisional territory-wide price index for the fourth quarter 2003 indicated an overall decrease of 2% from a year earlier, and the rental index registered a decline of 9%. Prices fell in the first half of the year but started picking up in August. In December 2003, a 10% increase from the trough in July was recorded. Rents edged down gradually from the beginning of 2003 but stabilised towards the year end. As at December 2003, the accumulated fall in prices and rents from the peak in 1997 was 63% and 48% respectively.

售價及租金指數  
Price and Rental Indices



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



	1999*	2000*	2001*	2002	2003	2004	2005
落成量 Completions	35 320	25 790	26 260	31 050	26 400	26 400 <sup>#</sup>	22 100 <sup>#</sup>
入住量 Take-up	19 560	29 180	19 320	18 240	22 490		
空置量 Vacancy	59 140	54 950	60 410	65 270	68 780		
% <sup>+</sup>	5.9	5.4	5.7	6.6	6.8		
<p>* 1999至2001年的數字是包括村屋在內，而2002至2005年的數字則不包括村屋。 1999-2001 figures are inclusive of village houses. However 2002-2005 figures exclude village houses.</p> <p>+ 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</p> <p># 預測數字 Forecast figures</p>							

此分類包括實用面積為100平方米以下的單位。2003年底的總存量為935 000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 m<sup>2</sup>. Stock at the end of 2003 was 935 000 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



2003年落成的單位共有25 000個，九龍及新界的落成量分別佔42%和49%，而供應量較多的地區是油尖旺、深水埗和西貢的將軍澳。B類單位佔此分類落成量72%，如以總體新落成量計，則為68%。

25 000 units were completed in 2003, with 42% and 49% in Kowloon and the New Territories respectively. Major supply came from Yau Tsim Mong, Sham Shui Po and Tseung Kwan O of Sai Kung. Class B units provided 72% of the completions in this sub-sector and 68% in terms of the total new supply.

2003年的入住量為20 080個單位，較2002年增加約13%。年底空置量上升至62 980個單位，佔總存量6.7%。

預測2004及2005年的落成量會較低，分別是23 700和21 000個單位。在2004年，37%及45%的新建單位會分別位於九龍和新界，但在2005年，則會有差不多60%位於新界。

Take-up of 20 080 units in 2003 was about 13% higher than the 2002 level. Vacancy at the year-end increased to 62 980 units, representing 6.7% of stock.

Lower completions of 23 700 and 21 000 units are expected in 2004 and 2005 respectively. In 2004, 37% and 45% of the completions will be found in Kowloon and the New Territories respectively, but in 2005, almost 60% of the completions will be in the New Territories.

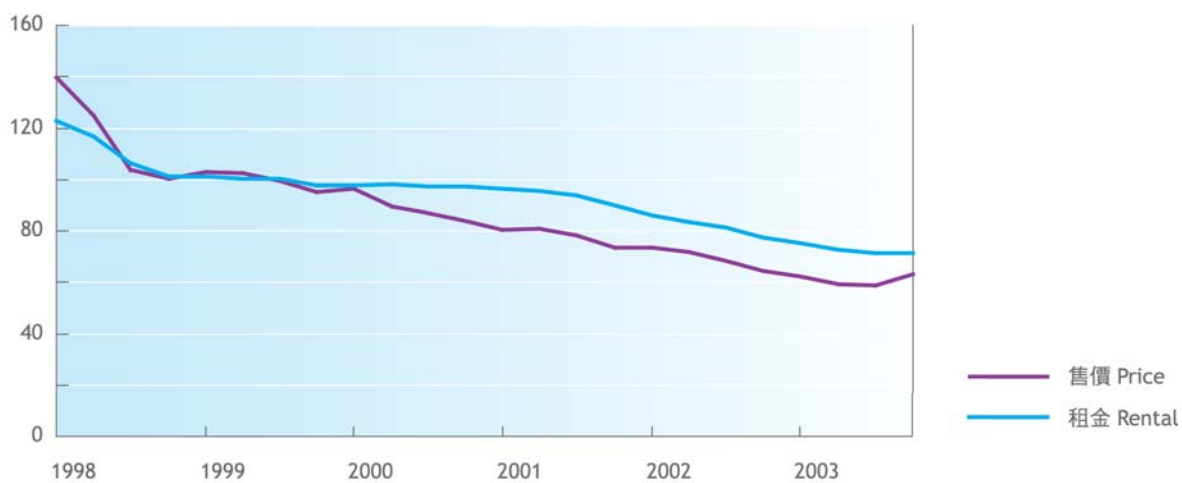


2003年第四季的臨時售價指數較前一年同期下降2%，臨時租金指數則下跌8%。售價在7月跌至谷底，其後逐步回升，至年底時升幅為10%。租金走勢持續疲弱，直至第四季才穩定下來。

The provisional price index for the fourth quarter 2003 dropped 2% from a year earlier, and the rental index registered a reduction of 8%. Prices bottomed out in July, then rose gradually by 10% up to the year end. Rents remained sluggish before stabilising in the fourth quarter.

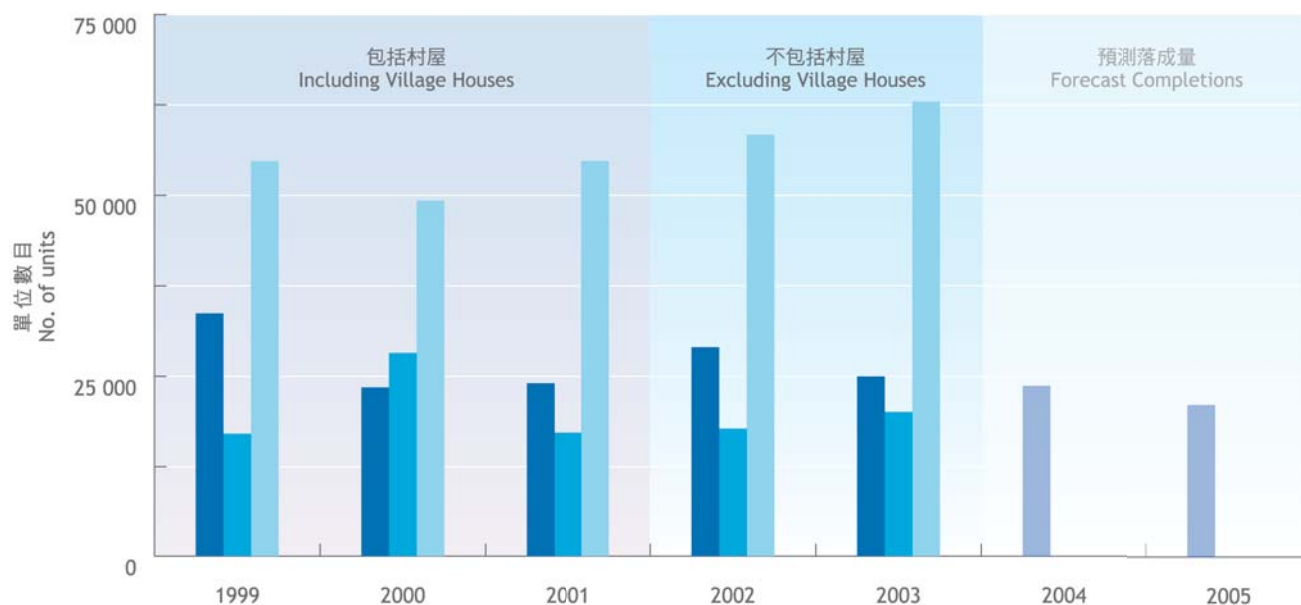


售價及租金指數  
Price and Rental Indices





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



	1999*	2000*	2001*	2002	2003	2004	2005
■ 落成量 Completions	33 700	23 460	24 050	29 030	25 000	23 700 <sup>#</sup>	21 000 <sup>#</sup>
■ 入住量 Take-up	17 070	28 240	17 220	17 780	20 080		
■ 空置量 Vacancy	54 750	49 300	54 770	58 390	62 980		
% <sup>+</sup>	5.9	5.2	5.6	6.4	6.7		
<p>* 1999至2001年的數字是包括村屋在內，而2002至2005年的數字則不包括村屋。 1999-2001 figures are inclusive of village houses. However 2002-2005 figures exclude village houses.</p> <p>+ 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</p> <p># 預測數字 Forecast figures</p>							

此分類包括實用面積為100平方米或以上的單位。2003年底總存量為73 000個單位，佔私人住宅總存量7%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of 100 m<sup>2</sup> or above. Stock at the end of 2003 was 73 000 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



2003年有1 400個單位落成，較2002年減少31%。香港和九龍所佔的落成量分別為37%及48%。油尖旺的落成量是各區之冠，佔此類總落成量46%。

There were 1 400 units completed in 2003, a 31% decrease from 2002. Respective completions from Hong Kong and Kowloon were 37% and 48%. Yau Tsim Mong was the district with the largest production, accounting for 46% of the total completions in this sub-sector.

入住量錄得顯著升幅，2 410個單位的入住量較2002年的入住量超逾5倍。年底的空置量為5 800個單位，佔總存量8%，較2002年的水平有明顯改善。

預測2004年的新供應會上升至2 700個單位，56%的供應位於港島並集中於南區。預計2005年的供應會下跌至1 100個單位，大部分會位於市區。

Substantial increase of take-up was recorded. The 2 410 units were more than 5 times the take-up in 2002. The year-end vacancy of 5 800 units, or 8% of stock, was a distinct improvement on the 2002 level.

New supply in 2004 is expected to rise to 2 700 units, with Hong Kong contributing 56% of the supply, and mainly in the Southern District. Forecast for 2005 will drop to 1 100 units, to be found mostly in the urban areas.

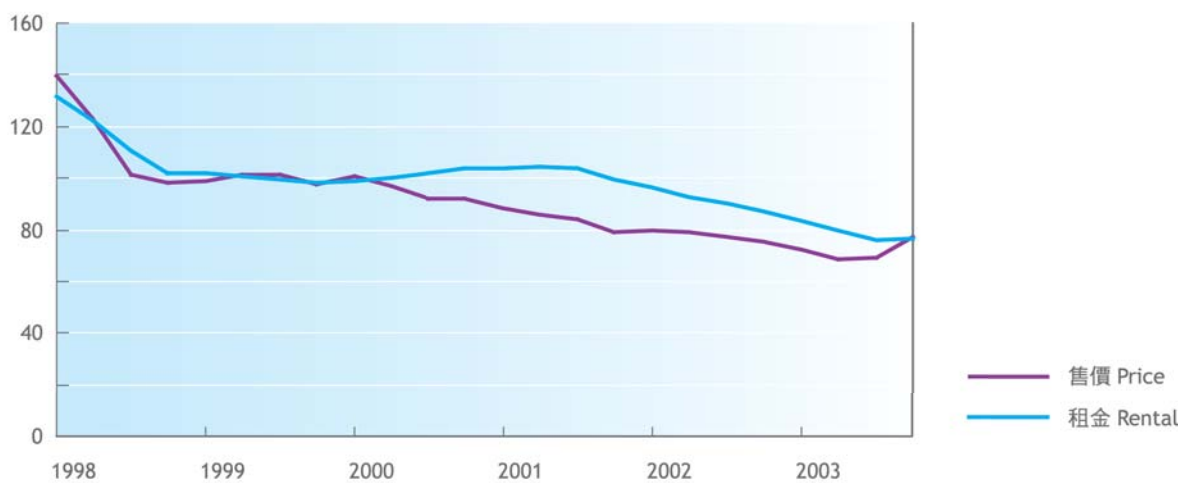


2003年第四季的臨時售價指數，較前一年同期輕微上升2%，而臨時租金指數則較前一年同期下跌12%。售價在上半年下調，但是由於在8月出現反彈，因此從2003年7月的谷底至年底，售價顯著上升了17%。租金持續下滑，但是在接近年底時已見輕微復蘇。

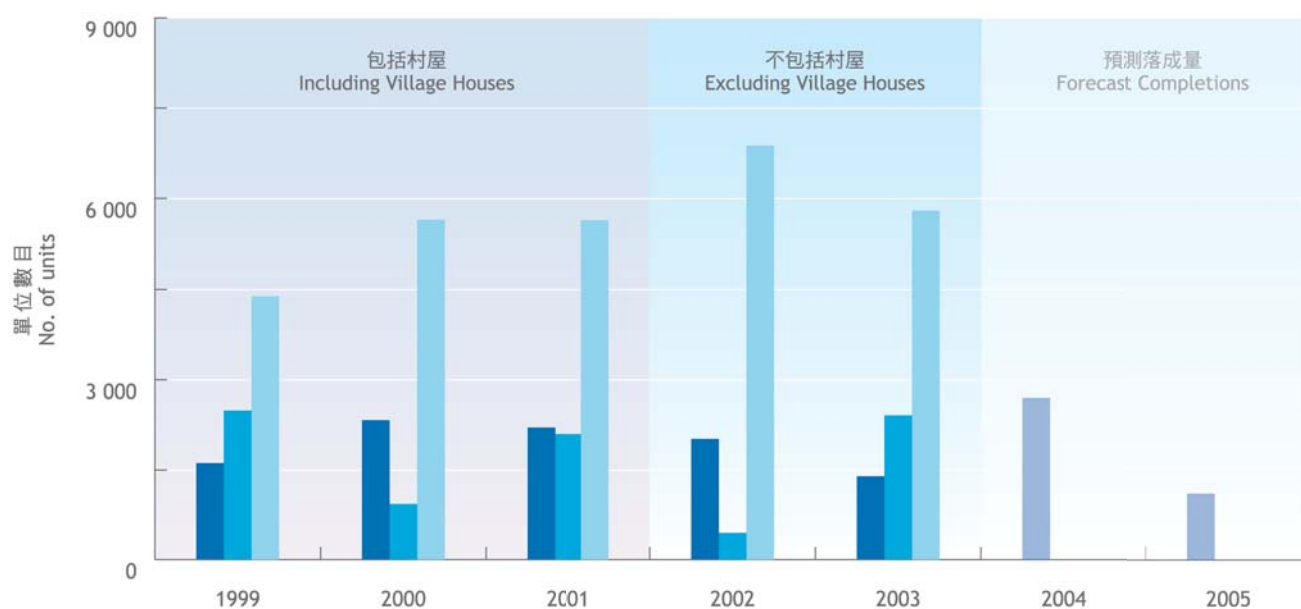
The provisional price index for the fourth quarter 2003 registered a slight increase of 2% from a year earlier, while the rental index declined by 12% over the same period. Prices moved downwards in the first half of the year but a rebound occurred in August, leading to a substantial gain of 17% from the trough in July to the end of 2003. Rents followed a falling trend although a slight recovery was visible close to the end of the year.



售價及租金指數  
Price and Rental Indices



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



	1999*	2000*	2001*	2002	2003	2004	2005
■ 落成量 Completions	1 620	2 330	2 210	2 020	1 400	2 700 <sup>#</sup>	1 100 <sup>#</sup>
■ 入住量 Take-up	2 490	940	2 100	460	2 410		
■ 空置量 Vacancy	4 390	5 650	5 640	6 880	5 800		
% <sup>+</sup>	6.0	7.5	7.3	9.6	8.0		
<p>* 1999至2001年的數字是包括村屋在內，而2002至2005年的數字則不包括村屋。 1999-2001 figures are inclusive of village houses. However 2002-2005 figures exclude village houses.</p> <p>+ 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</p> <p># 預測數字 Forecast figures</p>							



私人寫字樓  
*Private Office*

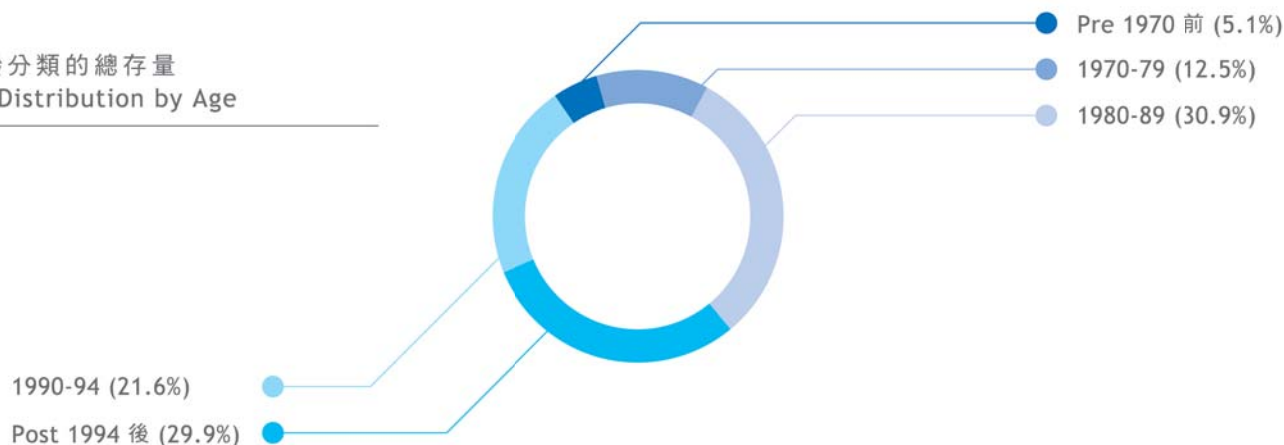




2003年底私人寫字樓的總存量達9 539 200平方米，甲級、乙級與丙級寫字樓分別佔57%、26%及17%。核心寫字樓地區是指上環、中區、灣仔、銅鑼灣及尖沙咀各個分區，這些地區的寫字樓在2003年底佔總存量的67%。圖表顯示按樓齡分類的所有級別寫字樓總存量。

The total stock of private offices at the end of 2003 amounted to 9 539 200 m<sup>2</sup>. Grade A, B and C offices constituted 57%, 26% and 17% respectively. The core office districts are the sub-districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui. Office space in the core districts accounted for 67% of the total stock at the end of 2003. The chart shows the total stock of all offices by age.

按樓齡分類的總存量  
Stock Distribution by Age



2003年落成的寫字樓達298 800平方米，較2002年多80%。89%的新落成寫字樓屬甲級類別。

New office space produced in 2003 was 298 800 m<sup>2</sup>, exceeding the amount in 2002 by 80%. 89% of the completions were Grade A space.

2003年的使用量自2002年錄得的歷史新低點反彈，即由200平方米增至117 500平方米，但仍及不上新落成量的水平。整體的空置量因而上升至1 333 800平方米，佔總存量14%。

Take-up rebounded from the historic low of 200 m<sup>2</sup> in 2002 to 117 500 m<sup>2</sup> in 2003. However it could not keep up with the level of new completions. Overall vacancy therefore rose to 1 333 800 m<sup>2</sup>, representing 14% of stock.



預測2004年的落成量會達至283 800平方米，與2003年的水平相近，但在2005年，落成量會急劇回落至111 600平方米。展望2004年，落成量的24%會來自核心地區，但此百分比到2005年，將會上升至46%。在2004年及2005年的落成面積中，甲級寫字樓分別會佔68%及80%。初步數據顯示，落成量在2006年將進一步下滑。

Completions are expected to remain at a similar level of 283 800 m<sup>2</sup> in 2004 but will drop substantially to 111 600 m<sup>2</sup> in 2005. For the forecast in 2004, 24% of the space will come from the core districts. In 2005, the proportion of new supply in the core districts will increase to 46%. Of the space to be completed in 2004 and 2005, 68% and 80% respectively will be Grade A accommodation. Preliminary indications are that completions in 2006 will decrease further.

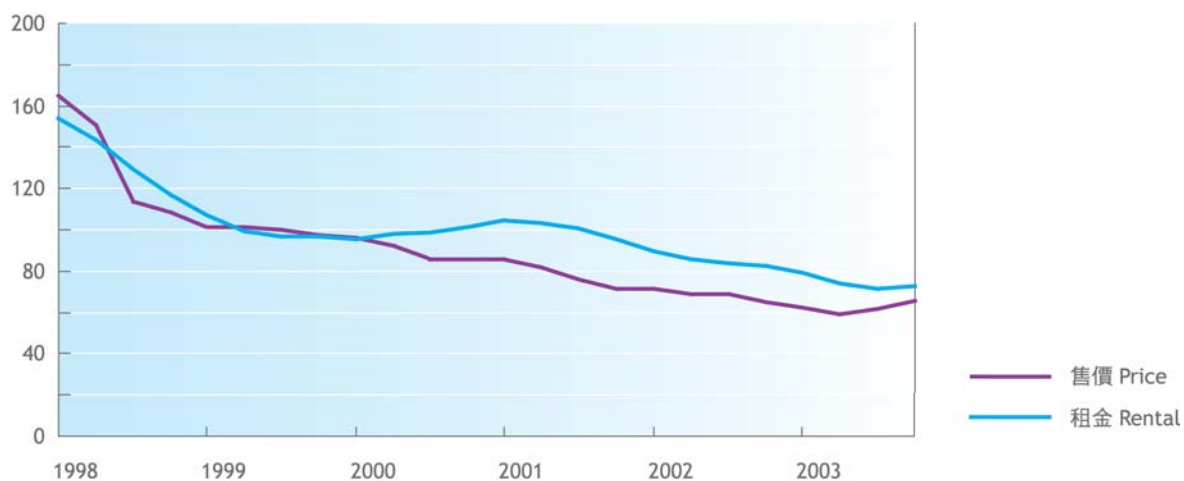


2003年第四季的整體售價指數，較2002年同期微升2%，租金指數則下跌12%。售價在上半年逐步下跌，但於下半年反彈，主要因為甲級寫字樓方面有所增長。租金全年持續向下，僅在最後一季稍為回升。

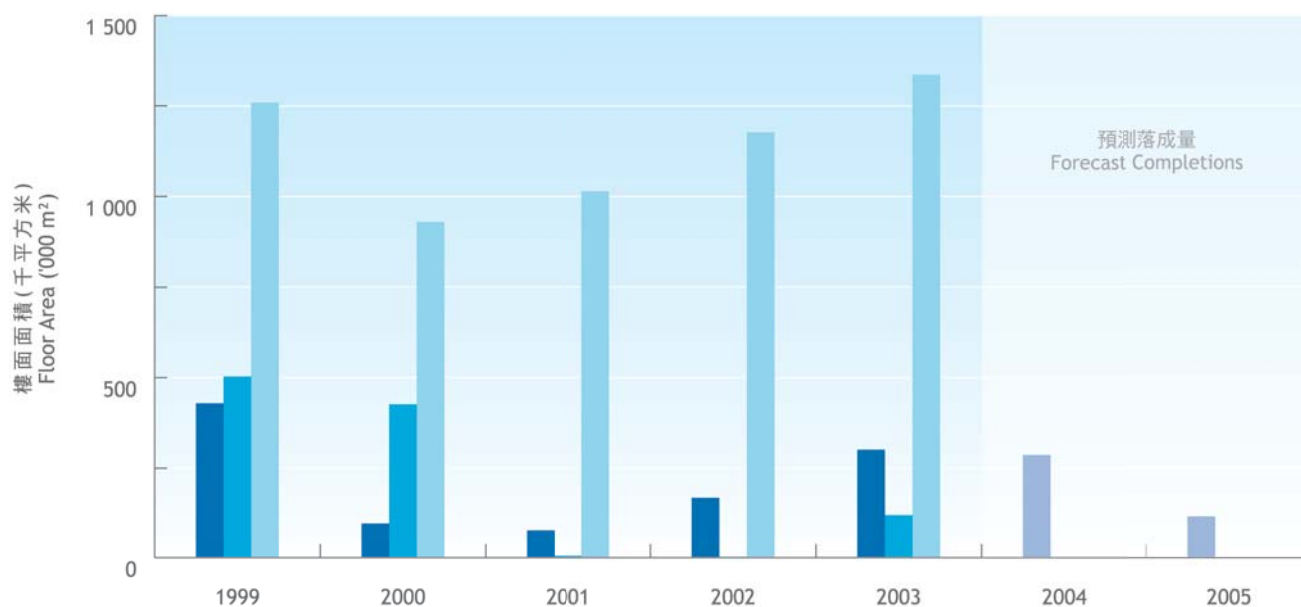
Comparing the last quarter of 2003 with the corresponding quarter of 2002, the overall price index edged up 2% whereas the rental index dropped by 12%. Prices fell steadily in the first half of the year but bounced back in the second half, mainly due to the growth of Grade A accommodation. Rents decreased throughout the year only with a minor pick-up in the last quarter.



售價及租金指數  
Price and Rental Indices



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



	1999	2000	2001	2002	2003	2004	2005
■ 落成量 Completions	427	95	76	166	299	284 <sup>#</sup>	112 <sup>#</sup>
■ 使用量 Take-up	501	424	3*	0.2	118*		
■ 空置量 Vacancy	1 257	928	1 012	1 175	1 334		
% <sup>+</sup>	14.0	10.2	11.1	12.6	14.0		
<p>+ 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</p> <p># 預測數字 Forecast figures</p> <p>* 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.</p>							

2003年底甲級寫字樓總存量為5 482 500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 2003 stood at 5 482 500 m<sup>2</sup> representing 57% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量  
Stock Distribution by Age



總存量63%位於港島，而九龍及新界則分別佔29%及8%。

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

2003年甲級寫字樓的落成量為264 700平方米，較前一年增加127%，並高於截至2002年為止10年的每年平均落成量243 000平方米。年內，兩個位於核心地區的發展項目共佔新落成量的55%，它們分別是位於中區的國際金融中心二期和位於尖沙咀的北京道1號。

Completions of Grade A offices in 2003 were 264 700 m<sup>2</sup>, an upsurge of 127% from the previous year and exceeding the annual average of 243 000 m<sup>2</sup> for the 10-year period ending 2002. Two developments were located in the core districts which accounted for 55% of the new space. They are Two International Finance Centre in Central and One Peking in Tsim Sha Tsui.

2003年的使用量達61 700平方米，雖然遠低於年內的落成量，卻大幅超越前一年的使用量。核心地區的使用量為24 100平方米，佔總使用量39%。空置量飆升至752 100平方米，佔總存量的13.7%。大部分核心地區的空置率升幅都相當大，其中以上環的情況最為顯著，錄得31.3%的空置率。相反，尖沙咀的情況則有所改善，空置率輕微下降至8%。

預測未來兩年的落成量會大幅減少，在2004年減至192 300平方米，到2005年更只有89 700平方米，預計在2004年及2005年，分別只有約四分之一和三分之一的供應量來自核心寫字樓地區。預計該兩年各有近半數的落成量會位於觀塘。展望2006年，落成量會繼續下跌。

Take-up in 2003 at 61 700 m<sup>2</sup>, though well below completions in the year, far exceeded the previous year's take-up level. 24 100 m<sup>2</sup>, or 39% of the space taken up, was in the core districts. Vacancy rose sharply to 752 100 m<sup>2</sup>, representing 13.7% of stock. Vacancy rates climbed up considerably in most core districts especially Sheung Wan which recorded 31.3%. On the contrary, improvement was noted in Tsim Sha Tsui where vacancy rate dropped moderately to 8%.

Completions in the following two years are expected to fall considerably to 192 300 m<sup>2</sup> in 2004 and 89 700 m<sup>2</sup> in 2005. The core office districts will contribute only about one-quarter and one-third of the forecast supply in 2004 and 2005 respectively. Nearly half of the new space for each of these two years will come from Kwun Tong. Looking ahead, completions in 2006 will continue to drop substantially.

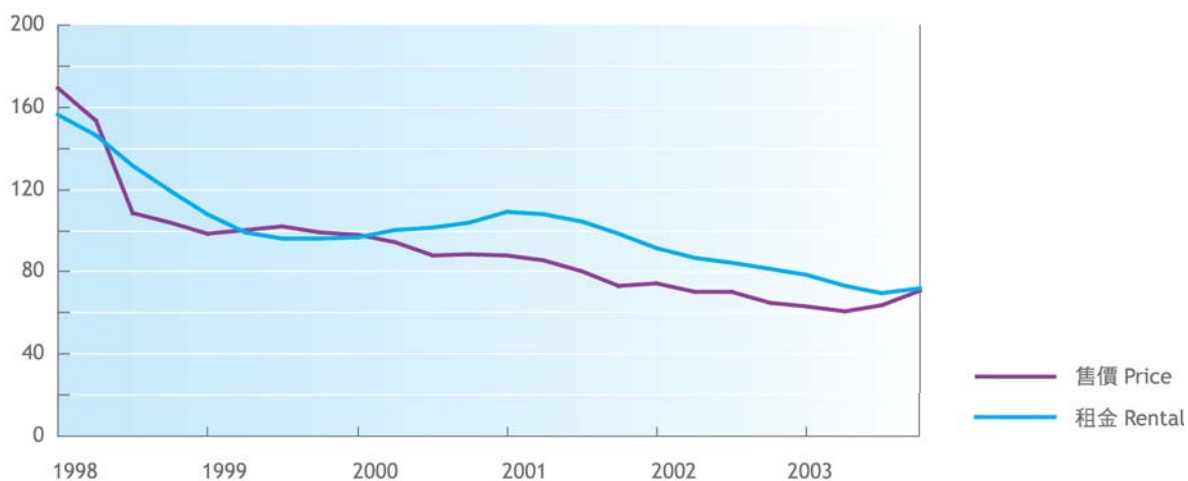


與2002年同期相比，2003年第四季的臨時指數顯示售價上升9%，但租金則下跌12%。售價於上半年緩步下跌，但於下半年大幅反彈；年內租金持續下跌，到第四季才稍見起色。上環／中區和灣仔／銅鑼灣這兩個核心地區的租金跌幅分別為22%和19%，較同類寫字樓的全港平均跌幅嚴重。

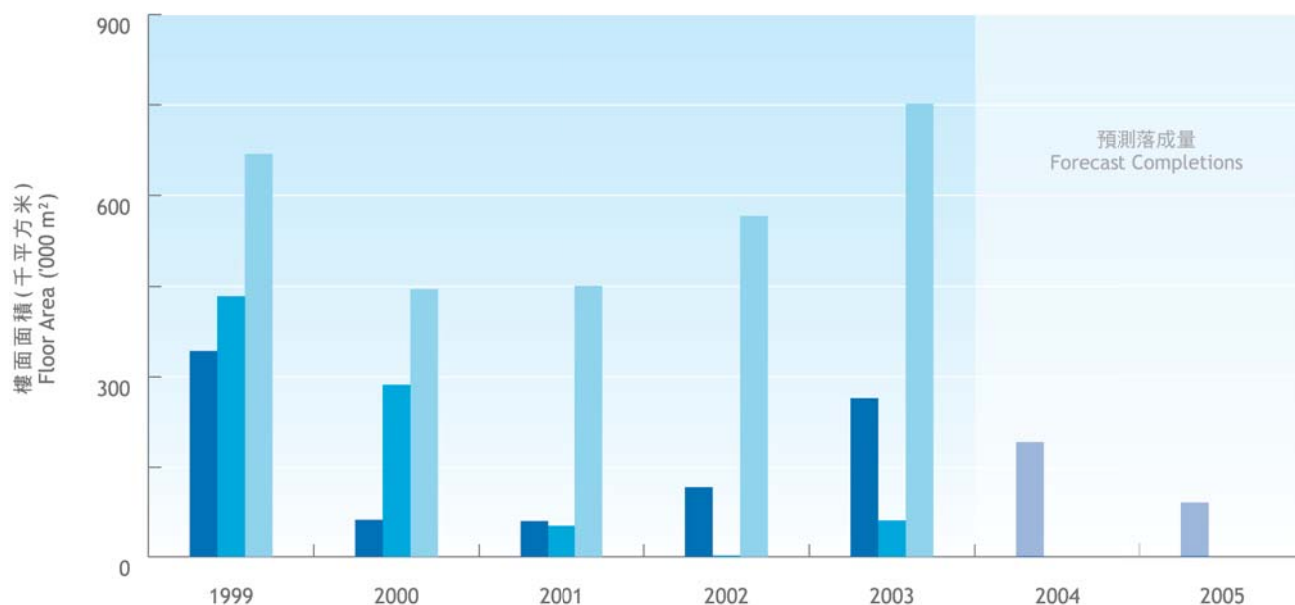
When compared with the corresponding quarter of 2002, provisional indices for the fourth quarter of 2003 indicated that prices rose 9% whilst rents recorded a decrease of 12%. Prices edged down in the first half of the year but then rebounded considerably in the second half. Rents decreased continuously during the year until the fourth quarter when a slight recovery was recorded. Two of the core districts experienced more severe drops than the territory-wide average, with Sheung Wan/Central plunging by 22%, and Wan Chai/Causeway Bay falling by 19%.



售價及租金指數  
Price and Rental Indices



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



	1999	2000	2001	2002	2003	2004	2005
■ 落成量 Completions	343	63	61	117	265	192 <sup>#</sup>	90 <sup>#</sup>
■ 使用量 Take-up	434*	287	53*	2	62*		
■ 空置量 Vacancy	669	446	451	566	752		
% <sup>+</sup>	12.9	8.7	8.7	10.8	13.7		
<p>+ 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</p> <p># 預測數字 Forecast figures</p> <p>* 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年及2003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 and 2003, the take-up figures were adjusted similarly to reflect regrading/conversions.</p>							

2003年底乙級寫字樓的總存量為2 451 400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 2003, stock of Grade B offices was 2 451 400 m<sup>2</sup> 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64%位於港島，而分佈於九龍及新界的面積則分別佔31%及5%。

Hong Kong Island accounted for 64% of stock, while the shares for Kowloon and the New Territories were 31% and 5% respectively.

2003年乙級寫字樓的落成量為33 800平方米，較2002年減少8%。只有22%的新落成量位於核心地區。

Grade B offices completed in 2003 amounted to 33 800 m<sup>2</sup>, a reduction of 8% from 2002. Only 22% of the new supply was located in the core districts.

2003年的使用量有所好轉，錄得45 600平方米的正數。空置總面積輕微減少至337 900平方米，而空置率亦下降至總存量的13.8%。

Take-up improved in 2003 and returned to a positive level at 45 600 m<sup>2</sup>. The total amount of vacant space dropped moderately to 337 900 m<sup>2</sup>, and the vacancy rate in terms of total stock fell to 13.8%.



預計2004年的落成量會大幅上升至84 700平方米。但到2005年則會急跌至9 500平方米。2004年落成的樓宇大部分會位於非核心地區，而2005年落成的樓宇則幾乎全部會坐落於中區。

Completions are forecast to rise considerably to 84 700 m<sup>2</sup> in 2004 but will drop sharply to 9 500 m<sup>2</sup> in 2005. For 2004, the majority of the new completions will be located in non-core districts whereas 2005 will see almost all new space coming from Central.

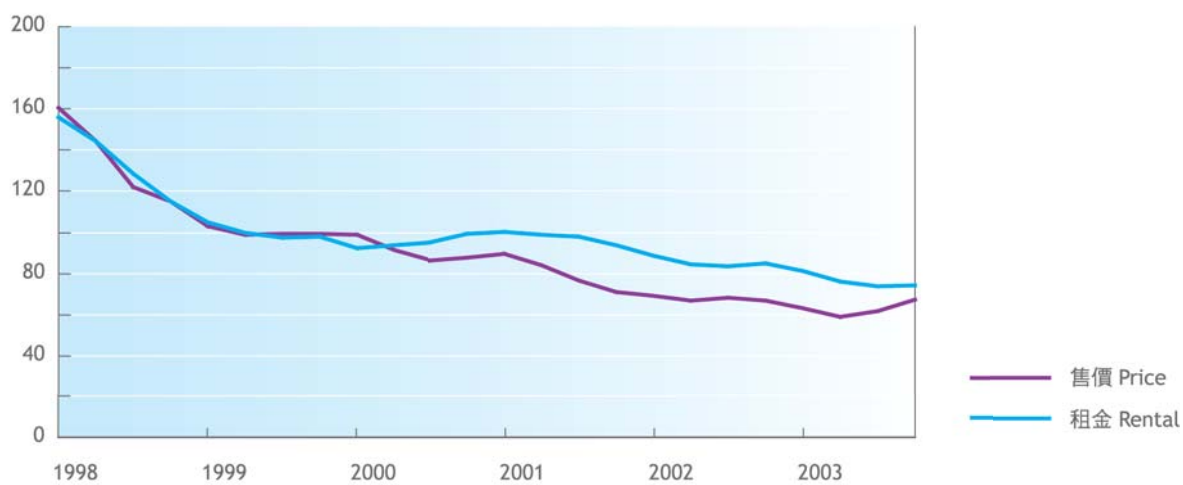


2003年第四季臨時指數顯示，售價較2002年同期上升不足1%，但年內租金則大幅下跌12%。售價於首兩季同告下跌後，從第三季起回升。租金於年內持續向下，至第四季時才止跌回穩。

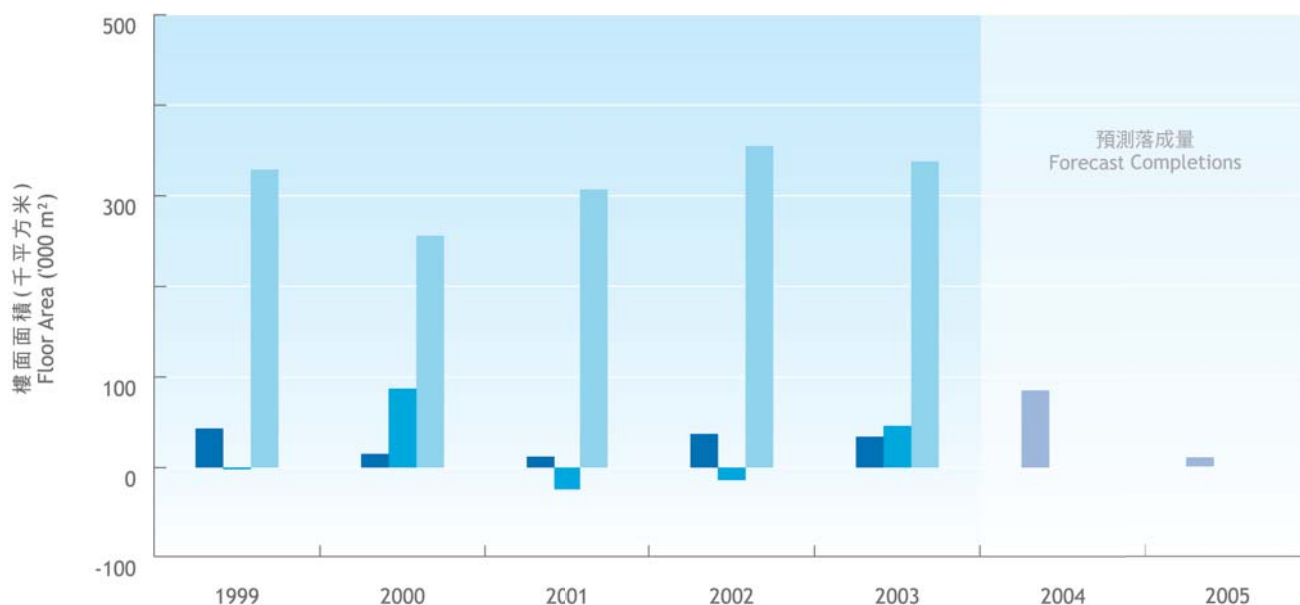
Provisional indices for the fourth quarter of 2003 showed that prices edged up by less than 1% from the same period in 2002, whereas rents experienced a substantial decline of 12% during the year. Having fallen for the first two quarters of the year, prices started to climb up from the third quarter onwards. Rents fell continuously during the year until they became stable in the fourth quarter.



售價及租金指數  
Price and Rental Indices



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



	1999	2000	2001	2002	2003	2004	2005
■ 落成量 Completions	43	15	12	37	34	85 <sup>#</sup>	10 <sup>#</sup>
■ 使用量 Take-up	-2 <sup>*</sup>	87	-24 <sup>*</sup>	-14	46		
■ 空置量 Vacancy	329	256	307	355	338		
% <sup>+</sup>	15.0	11.1	13.1	14.6	13.8		
<p><sup>+</sup> 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</p> <p><sup>#</sup> 預測數字 Forecast figures</p> <p><sup>*</sup> 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，以反映級別的重重新分類／樓宇改建。 A regrading exercise was carried out in 1999 and the take-up figure has been adjusted to reflect this. In 2001, the take-up figure was adjusted similarly to reflect regrading/conversions.</p>							

2003年底丙級寫字樓的總存量為1 605 300平方米，佔所有級別寫字樓總存量17%。圖表顯示按樓齡分類的丙級寫字樓總存量。

The stock of Grade C office was 1 605 300 m<sup>2</sup> at the end of 2003, representing 17% 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66%位於港島，而九龍及新界則分別佔32%及2%。

Hong Kong Island accounted for 66% of stock. Kowloon and the New Territories accounted for 32% and 2% respectively.

2003年丙級寫字樓的新供應量驟減98%，僅得300平方米。年內只有一個位於上環的發展項目落成。

Grade C new supply plunged by 98% to merely 300 m<sup>2</sup> in 2003. Only one development, located in Sheung Wan, was completed.

年內的使用量下降至10 200平方米，較落成量多，空置量因而微降至243 800平方米，佔總存量15.2%。

A lower take-up of 10 200 m<sup>2</sup> was recorded. It exceeded the year's completions. Vacancy thus went down slightly to 243 800 m<sup>2</sup>, representing 15.2% of stock.

預測2004及2005年的落成量會分別大幅攀升至6 800平方米及12 400平方米。預計2004年約80%的新落成量會位於核心地區。到2005年，所有新落成面積均會位於核心地區。

Completions in 2004 and 2005 are expected to rise substantially to 6 800 m<sup>2</sup> and 12 400 m<sup>2</sup> respectively. Forecast completions in the core districts will account for about 80% in 2004. All new space in 2005 will come from the core districts.

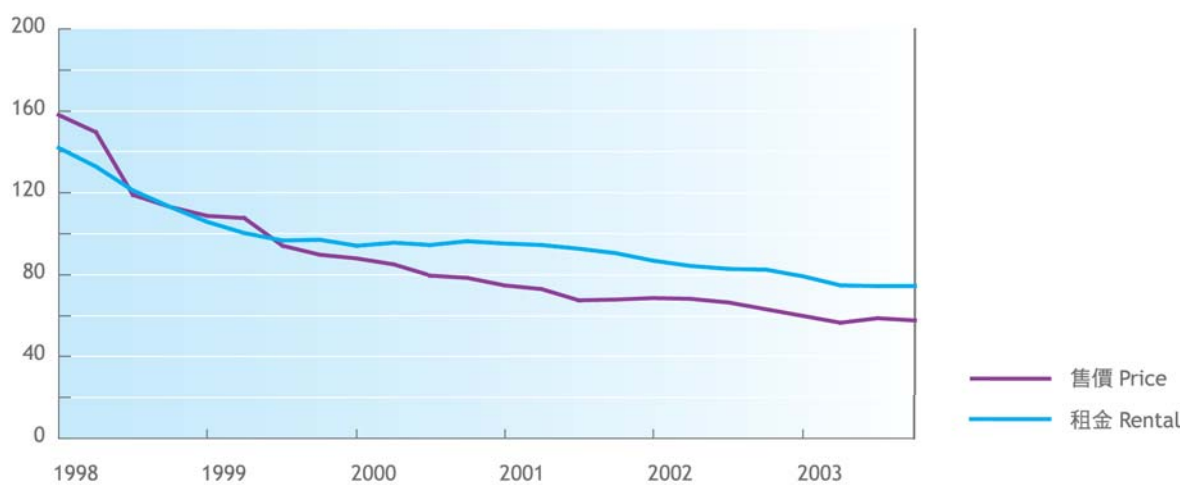


2003年第四季的臨時售價及租金指數，較2002年同期的水平分別下跌9%及10%。售價在年內逐步下跌，只在第三季出現輕微回升。租金在上半年持續下跌，但在下半年回穩。

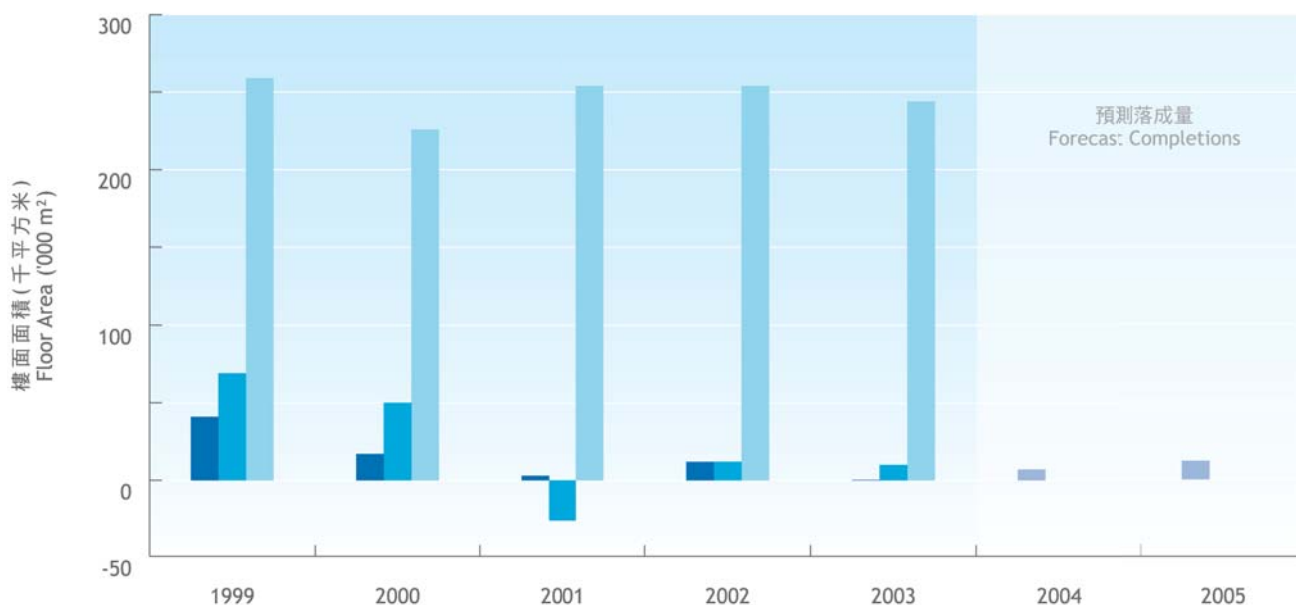
Provisional price and rental indices for the fourth quarter of 2003 indicated declines of 9% and 10% respectively from the corresponding quarter of 2002. Prices dipped gradually during the year except for a mild pick-up in the third quarter. Rents fell in the first half of the year but stabilised in the second half.



售價及租金指數  
Price and Rental Indices



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



	1999	2000	2001	2002	2003	2004	2005
■ 落成量 Completions	41	17	3	12	0.3	7#	12#
■ 使用量 Take-up	69*	50	-26*	12	10		
■ 空置量 Vacancy	259	226	254	254	244		
%+	16.3	13.9	15.8	15.8	15.2		
+ 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							
* 本署曾在1999年為私人寫字樓的級別重新分類，並修訂使用量的數字以反映此項改變。2001年的使用量數字亦作出類似修訂，以反映級別的重新分類／樓宇改建。 A regrading exercise was carried out in 1999 and the take-up figure has been adjusted to reflect this. In 2001, the take-up figure was adjusted similarly to reflect regrading/conversions.							



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。

這類別物業在2003年底的總存量為9 305 600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。

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

Stock in this sector at the end of 2003 was 9 305 600 m<sup>2</sup>, 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.

按樓齡分類的總存量  
Stock Distribution by Age



2003年商業樓宇的落成量為117 900平方米，比前一年下降了15%。約75%的新落成面積位於市區。主要的發展項目包括中環國際金融中心二期的國際金融中心商場、油尖旺的北京道1號、深水埗的深盛路8號，以及將軍澳的將軍澳廣場。

Completions of commercial space in 2003 were 117 900 m<sup>2</sup>, which declined by 15% from that of the previous year. About 75% of the newly completed space was located in the urban areas. Major developments included IFC Mall of Two International Finance Centre in Central, One Peking in Yau Tsim Mong, 8 Sham Shing Road in Sham Shui Po, and Tseung Kwan O Plaza in Tseung Kwan O.

2003年使用量錄得54 400平方米的正數，較2002年錄得的負數有顯著改善。不過，使用量未能追上該年內落成的樓面面積，因此空置量輕微增加至1 002 200平方米，佔總存量10.8%。超過30%的空置面積位於兩個地區：中西區和油尖旺。商場舖位和樓上商業單位的空置量約佔整體空置量的45%。

預計未來兩年的落成量會下降：2004年的落成量為91 300平方米；2005年的落成量為57 200平方米。2004年落成量的80%將會位於九龍，主要坐落於油尖旺和觀塘。在2005年，約50%的新落成樓宇會來自離島區的香港國際機場。

A positive take-up of 54 400 m<sup>2</sup> in 2003 was a considerable improvement from the negative figure recorded for 2002. However it failed to keep up with the new space produced in the year, hence vacancy increased slightly to 1 002 200 m<sup>2</sup>, which was equivalent to 10.8% of stock. More than 30% of the vacant space was located in two districts : Central and Western, and Yau Tsim Mong. The share of vacancy from arcade shops and upper floor commercial space was about 45% of the total.

Completions are expected to decline in the coming two years, to 91 300 m<sup>2</sup> in 2004, and 57 200 m<sup>2</sup> in 2005. About 80% of the new completions in 2004 will be in Kowloon, mainly in Yau Tsim Mong and Kwun Tong. In 2005, about 50% of the new supply will come from the Hong Kong International Airport of the Islands District.

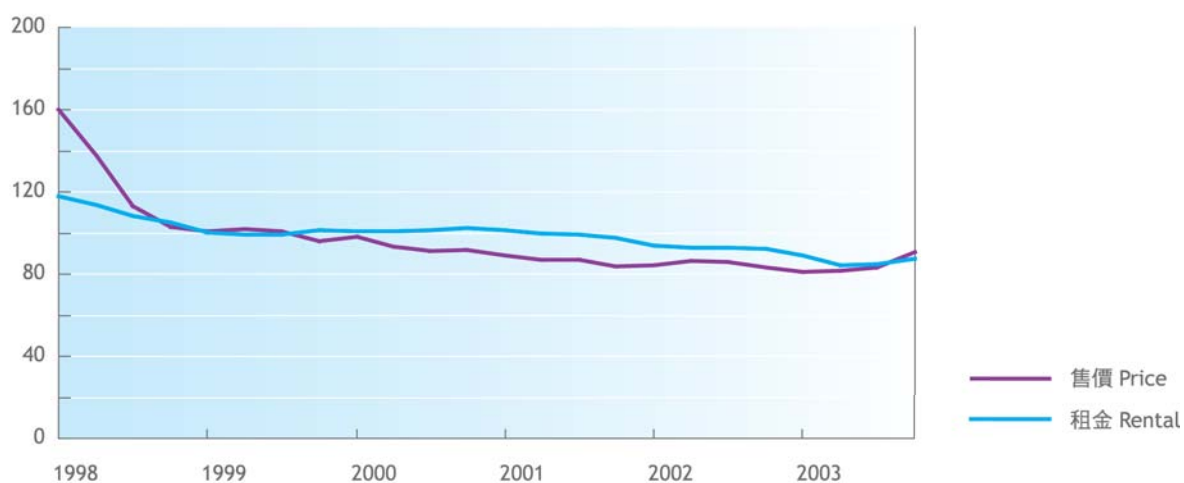


零售物業價格在2003年上半年停滯不前，但在該年下半年顯著上升。2003年第四季的价格與2002年同期的價格相比，錄得10%的升幅。租金在年初下跌，但逐步平穩下來，並在第四季開始上升。但年底的增長未能扭轉整年計算的下跌趨勢，2003年第四季的臨時租金指數仍錄得5%的按年跌幅。

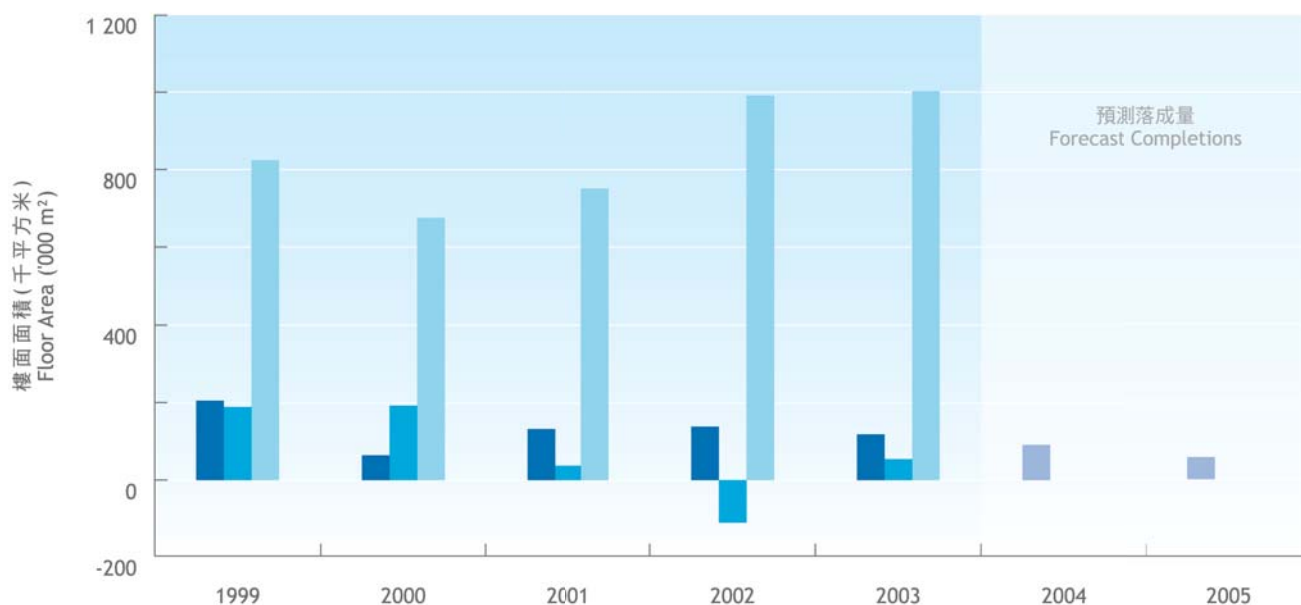
Retail prices stagnated in the first half of 2003, but showed a marked upward movement in the second half of the year. An increase of 10% in prices was recorded in the last quarter of 2003 over the same period in 2002. Rents fell at the beginning of the year, but gradually stabilised, and started edging upwards in the fourth quarter. Despite the year end gains, the provisional rental index for the last quarter of 2003 still registered a year-on-year decrease of 5%.



售價及租金指數  
Price and Rental Indices



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



	1999	2000	2001	2002	2003	2004	2005
■ 落成量 Completions	205	64	132	138	118	91#	57#
■ 使用量 Take-up	189	192	37	-110	54*		
■ 空置量 Vacancy	824	675	751	991	1 002		
%+	9.2	7.5	8.2	10.7	10.8		
+ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock							
# 預測數字 Forecast figures							
* 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.							



私人工業樓宇

*Private Industrial*





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.

2003年底這類樓宇的總存量為17 462 500平方米，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 17 462 500 m<sup>2</sup> at the end of 2003, and was distributed evenly between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按樓齡分類的總存量  
Stock Distribution by Age



2003年沒有錄得新落成量。使用量錄得負數，整體的使用面積減少106 800平方米。空置量維持於1 844 400平方米，佔總存量的10.6%，較2002年水平輕微上升。超過60%的空置面積位於觀塘、葵青、荃灣和屯門四個地區。

No new completions were recorded in 2003. The take-up was negative with a net loss of occupied space amounting to 106 800 m<sup>2</sup>. Vacancy stood at 1 844 400 m<sup>2</sup> or 10.6% of stock, a marginal increase on the level in 2002. Over 60% of vacant space was located in the four districts of Kwun Tong, Kwai Tsing, Tsuen Wan and Tuen Mun.



新的供應將會極為稀少。預算2004年的落成量只有2 300平方米，而2005年則不會有這類別樓宇落成。

New supplies will be scarce with only 2 300 m<sup>2</sup> anticipated to be completed in 2004. There will unlikely be any completions in 2005.

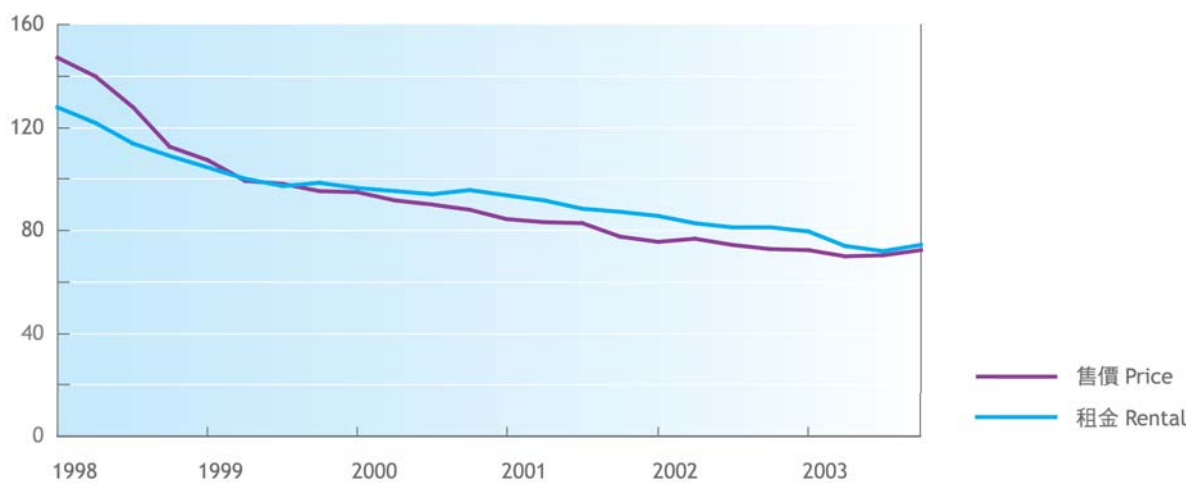


售價在2003年期間窄幅上落，但似乎在年底開始上升。2003年第四季指數與2002年同期錄得的指數比較，沒有顯著轉變。在另一方面，雖然接近年底時租金出現反彈迹象，但是按年計算的租金跌幅為9%。

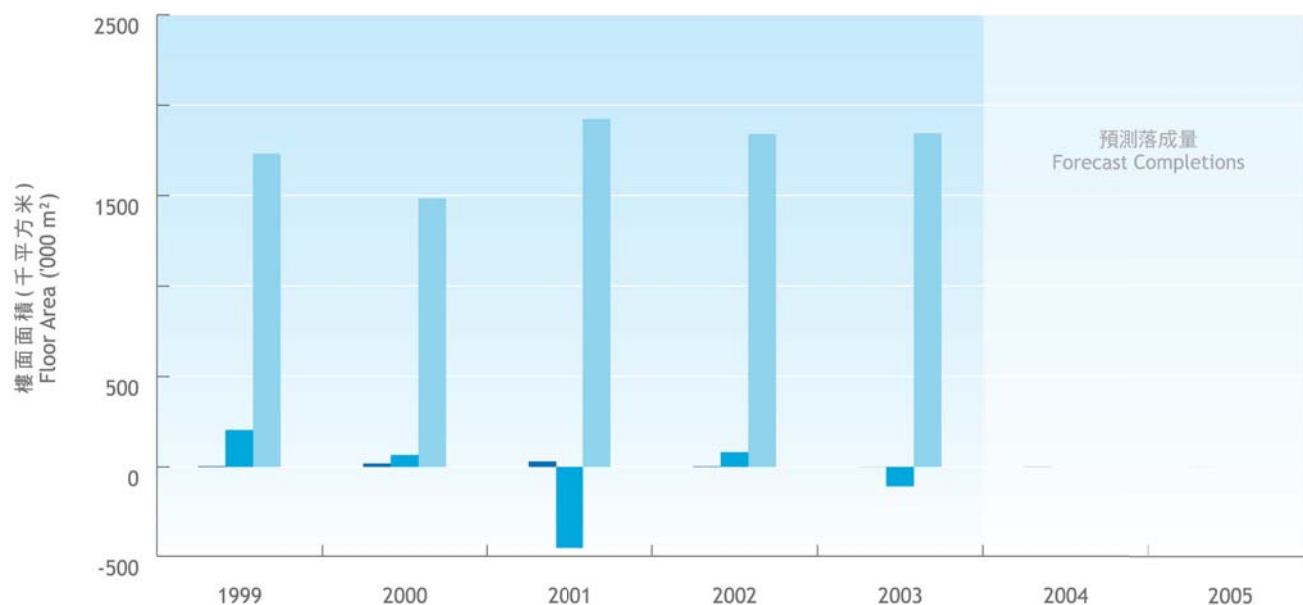
Prices moved within narrow ranges during the year, but seemed to start picking up at the year end. The fourth quarter 2003 index showed no significant change in level from that recorded in the same period of 2002. Rents on the other hand fell 9% year-on-year over the same period, although signs of a rebound were emerging towards the end of the year.



售價及租金指數  
Price and Rental Indices



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



	1999	2000	2001	2002	2003	2004	2005
落成量 Completions	4	19	30	3	0	2 <sup>#</sup>	0 <sup>#</sup>
使用量 Take-up	204	66	-447	82	-107		
空置量 Vacancy	1 731	1 484	1 923	1 840	1 844		
% <sup>+</sup>	9.7	8.5	10.9	10.5	10.6		
+ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock							
# 預測數字 Forecast figures							

這個類別包括設計作工貿用途，並且取得入伙紙作這用途的樓宇。

這類樓宇在2003年底的總存量為612 800平方米，主要位於深水埗，觀塘和葵青。

在2003年，只有一個發展項目落成，其樓面面積為14 800平方米，位於葵青。

2003年使用量錄得1 600平方米的負數。空置量上升至91 000平方米，佔總存量的14.8%。葵青、觀塘及東區合計，約佔總空置量75%。

新供應量將會處於低位。預計2004年落成量只有4 000平方米，而2005年將不會有樓宇落成。

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

Stock in this sector at the end of 2003 was 612 800 m<sup>2</sup>, predominantly located in Sham Shui Po, Kwun Tong and Kwai Tsing.

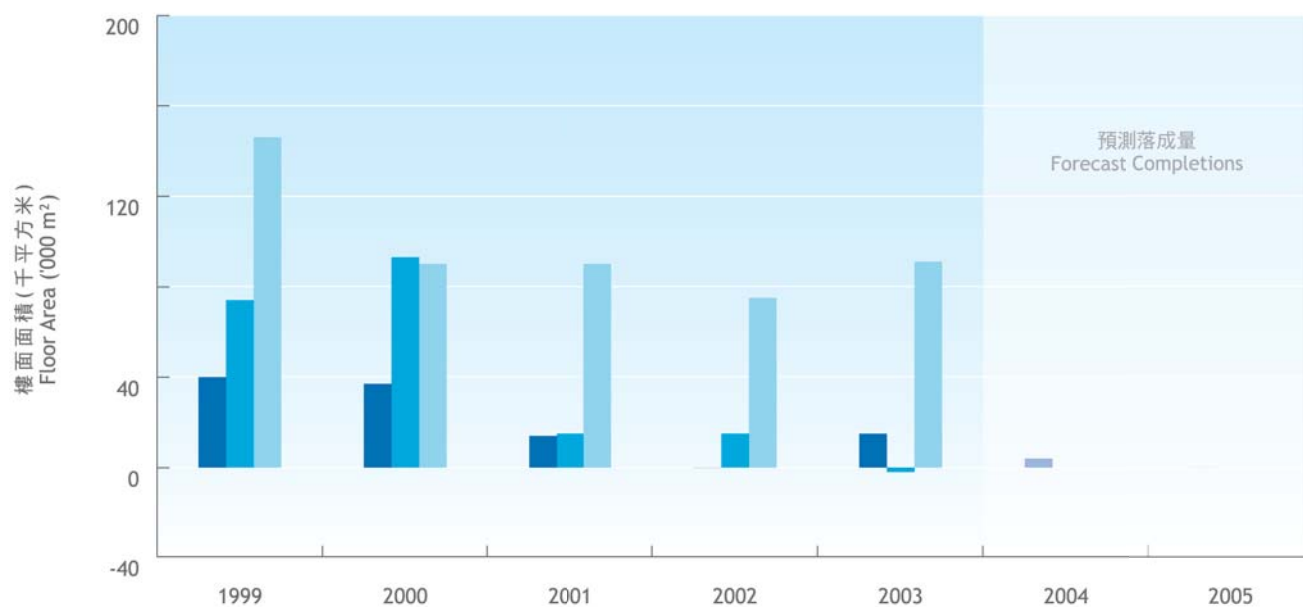
In 2003, only one development, with 14 800 m<sup>2</sup> floor area and located in Kwai Tsing, was completed.

A negative take-up of 1 600 m<sup>2</sup> was recorded in 2003. Vacancy increased to 91 000 m<sup>2</sup>, which was 14.8% of stock. Kwai Tsing, Kwun Tong and the Eastern District together accounted for about 75% of the vacant space.

New supplies will be minimal. Only 4 000 m<sup>2</sup> are forecast to be completed in 2004, while no new completions will be available in 2005.



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



	1999	2000	2001	2002	2003	2004	2005
■ 落成量 Completions	40	37	14	0	15	4 <sup>#</sup>	0 <sup>#</sup>
■ 使用量 Take-up	74	93	15	15	-2		
■ 空置量 Vacancy	146	90	90	75	91		
% <sup>+</sup>	28.0	15.7	15.0	12.5	14.8		
+ 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							

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

這類樓宇在2003年底的總存量為3 162 000平方米，大部分位於新界，佔總存量80%。

2003年的落成量為16 000平方米，來自位於將軍澳的一個發展項目。

預計2004年的新落成量為38 200平方米，並會位於大埔；但是，2005年則預期沒有新供應。

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

The stock in this sector was 3 162 000 m<sup>2</sup> at the end of 2003, largely in the New Territories which accounted for 80%.

Completions in 2003 were 16 000 m<sup>2</sup> in one development located in Tseung Kwan O.

New completions in 2004 are expected to be 38 200 m<sup>2</sup> in Tai Po, but there will probably be none in 2005.



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。

2003年底的總存量為3 381 200平方米，其中約80%存量位於新界，單是葵青區已佔整體樓宇面積的40%。

2003年沒有這類別樓宇落成，而整體空置量下降至5.9%。空置總面積為197 900平方米。預測2004年及2005年均沒有新供應。

This category comprises premises designed or adapted for use as godowns, or cold stores, and includes ancillary offices. Premises located within container terminals are included.

Stock at the end of 2003 was 3 381 200 m<sup>2</sup> with about 80% located in the New Territories. Kwai Tsing District alone accounted for 40% of the total space.

With no new completions in 2003, overall vacancy fell to 5.9%. The total vacant space was 197 900 m<sup>2</sup>. There will unlikely be any new supplies in 2004 and 2005.





技術附註  
*Technical Notes*







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## 1. 報告年度

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

## 1. Review Period

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

## 2. 範圍

本報告的調查對象涵蓋全港私人樓宇。

## 2. Scope of the Review

The Review covers private building developments throughout the territory.

## 3. 區域及地區

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

## 3. Areas and Districts

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

## 4. 物業類別

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

## 4. Property Types

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

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

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

4.3 本報告並不包括私人機構參建居屋計劃的住宅單位，居者有其屋計劃、可租可買計劃、重建置業計劃、夾心階層住屋計劃、市區改善計劃和住宅發售計劃的全部單位的統計數字。房屋委員會與房屋協會興建的出租屋邨、租者置其屋計劃下售出的單位，以及政府所擁有的宿舍資料，亦不包括在本報告內。以往的《香港物業報告》均包括村屋，不過，在今期報告，2002年及2003年的樓宇總存量、落成量、拆卸量、入住量及空置量的數字並不包括村屋。

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

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

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

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

- Class A - saleable area less than 40 m<sup>2</sup>
- Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>
- Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>
- Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>
- Class E - saleable area of 160 m<sup>2</sup> 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. 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. **Previous editions of the Review include village houses. In this edition however, village houses are excluded for the 2002 and 2003 stock, completion, demolition, take-up and vacancy figures.**

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

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

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

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

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

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

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

4.7 私人工貿大廈是設計或獲證明作工貿用途的樓面面積。

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

4.9 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。

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.

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

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

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

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

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

## 5. 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，這包括露台及長廊，但不包括樓梯、升降機槽、渠管、大堂及公用廁所等公用地方。量度「實用面積」時，是從圍繞該單位的外牆向外的一面或該單位與毗連單位的共用牆的中間點起計。窗台、天井、花園、庭院、平台、車位等地方則不包括在內。

5.2 非住宅樓宇的面積是指其「內部樓面面積」，量度範圍是有關單位牆壁（或與毗連單位的共用牆）向內的一面所圍繞的全部面積。

## 5. Floor Areas

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

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

## 6. 樓宇總存量

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

6.2 本署每年均全面調算差餉估價記錄與樓宇總存量記錄，使兩者一致。因結構改動、用途改變、地界變更及錯誤而產生的差異，一經發覺，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。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 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. 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佔用許可證的樓宇數量。

7.2 上文4.3段所述的公營房屋落成量的數字，並不包括在內。

## 7. Completions

7.1 Completions of private sector premises comprise those premises deemed completed by virtue of the issue of an occupation permit.

7.2 Public sector completion figures, as mentioned in paragraph 4.3 above, are not included.

## 8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價記錄刪除的私人樓宇數量。

## 8. Demolition

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

## 9. 預測數量

9.1 包括在報告年份隨後**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、專業估計及／或實地視察所得的資料，就全港各已知的物業發展項目及重建地盤計算預測落成量。

9.3 上文4.3段所述的公營房屋發展項目，並不包括在內。

## 9. Forecast

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

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

9.3 Public sector developments as mentioned in paragraph 4.3 above are not included.

## 10. 空置量

10.1 空置量所指的是在年底進行調查時，單位實際上未被使用的情況。正在裝修的物業一般都界定為空置。有些單位因未獲發滿意紙或轉讓同意書而未能入住，以致空置。讀者應注意，空置量與物業是否已由發展商售出無關。即使是已售出的物業也可能仍然空置，有待業主或租客日後住用。空置量數字涵蓋所有總存量，並非單指新發展項目。

10.2 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2002年前落成並已評估差餉的住宅樓宇則有特別的處理方法。空置物業數據是向大廈管理處、業主和使用人蒐集，或派員視察而獲得的。

10.3 在2002年前落成並已評估差餉的住宅樓宇的空置量，是根據抽樣調查該等樓宇3%的單位所得的結果來推算的。

## 11. 入住量 / 使用量

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

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

## 10. Vacancies

10.1 Vacancy indicates that a unit was not physically occupied at the time of the survey conducted at the end of the year. Premises under decoration are classified as vacant. Some vacancies could be due to units not yet issued with the Certificate of Compliance or Consent to Assign, which therefore could not have been occupied. It should be noted that vacancy bears no relationship to whether the property has been sold by the developer. Premises which have already been sold may remain vacant, pending occupation by the owner or tenant. Vacancy figures cover the entire stock and are not confined to new developments.

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2002, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 For rated domestic premises completed prior to 2002, a projection of vacancies is made from the result of a 3% random sample survey of such units.

## 11. Take-up

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

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



11.3 與空置量同樣要留意的是，入住量／使用量有別於發展商已售出的單位數目或樓面面積（一手市場交易），故不應與新建物業的銷售混為一談。

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

## 12. 平均租金和售價

## 12. Average Rents and Prices

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

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

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

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

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

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

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

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

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

12.6 本年度內最後數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。

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

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

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

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

## 13. 租金和售價指數

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

13.2 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. Rental and Price Indices

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

13.2 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。

13.4 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。

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

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

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

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

## 14. 較受歡迎屋苑的 售價指數

14.1 這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。在 2003 年獲選作分析的樓宇與以往所選的有些不同，包括：

**港島** - 碧瑤灣、比華利山、賽西湖大廈、嘉雲臺、置富花園、帝景園、杏花邨、會景閣、陽明山莊、光明臺、港運城、藍灣半島、康怡花園、新翠花園、浪琴園、樂信臺、雍景臺、海怡半島、太古城、寶翠園、紅山半島、樂陶苑。

**九龍** - 星河明居、維港灣、帝庭園、麗港城、海逸豪園、美孚新邨、又一居、柏景灣、滙景花園、德福花園、黃埔花園。

**新界** - 麗城花園、帝堡城、沙田第一城、牽晴間、愉景灣、愉景新城、錦綉花園、粉嶺中心、花都廣場、翠怡花園、香港黃金海岸、康樂園、嘉湖山莊、匡湖居、新都城、維景灣畔、清水灣半島、珀麗灣、疊茵庭、海濱花園、駿景園、加州豪園、浪翠園、太湖花園、上水中心、新港城、帝琴灣、大埔中心、采葉庭、盈翠半島、屯門市廣場、雅典居、灝景灣。

## 14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in Sale and Purchase Agreements. **Developments** selected for analysis in 2003 are slightly different from those of previous years, and include :

**Hong Kong** - Baguio Villa, Beverly Hill, Braemar Hill Mansions, Cavendish Heights, Chi Fu Fa Yuen, Dynasty Court, Heng Fa Chuen, Convention Plaza Apartments, Hong Kong Parkview, Illumination Terrace, Island Place, Island Resort, Kornhill, New Jade Garden, Pacific View, Robinson Heights, Robinson Place, South Horizons, Taikoo Shing, The Belcher's, The Redhill Peninsula, Villa Lotto;

**Kowloon** - Galaxia, Island Harbourview, King's Park Villa, Laguna City, Laguna Verde, Mei Foo Sun Chuen, Parc Oasis, Park Avenue, Sceneway Garden, Telford Gardens, Whampoa Garden;

**New Territories** - Belvedere Garden, Castello, City One Shatin, Dawning Views, Discovery Bay, Discovery Park, Fairview Park, Fanling Centre, Flora Plaza, Greenfield Garden, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Marina Cove, Metro City, Ocean Shores, Oscar By The Sea, Park Island, Parkland Villas, Riviera Gardens, Royal Ascot, Royal Palms, Sea Crest Villa, Serenity Park, Sheung Shui Centre, Sunshine City, Symphony Bay, Tai Po Centre, The Parcville, Tierra Verde, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada.

14.2 樓宇樣本中每個物業組別的成分指數，是根據物業的售價除以有關物業的應課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而2003年的權數是根據2002年內的交易宗數釐定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2003, the weights are based on the number of transactions effected in 2002.

## 15. 落成後使用方式

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

## 15. Mode of Occupation after Completion

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

## 16. 物業市場回報率

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

## 16. Property Market Yields

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

## 17. 樓宇買賣

住宅樓宇買賣統計數字的資料來自土地註冊處，而這些統計數字源自在有關期間送交土地註冊處作**登記**的住宅樓宇買賣合約。至於非住宅樓宇買賣統計數字，本署是根據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。每段有關期間的非住宅樓宇買賣統計數字，是根據**買賣合約的簽署日期**，而非送交土地註冊處登記的日期，應與土地註冊處所編製的住宅買賣數據有所區別。

## 17. Sales Transactions

Statistics on domestic sales are sourced from the Land Registry, derived from sale and purchase agreements of domestic units **received for registration** in the Land Registry for the relevant periods. Statistics on non-domestic sales are based on analysis made of sales transaction records obtained by this Department from the Land Registry and Inland Revenue Department for stamp duty purposes. As distinguished from the Land Registry statistics on domestic sales, non-domestic figures for each relevant period refer to the **date on which an Agreement for Sale and Purchase is signed**, and not the date on which the Agreement is submitted for registration.



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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 <sup>2</sup> ]	2003 年底總存量 Stock at year end		2003 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
A	< 20.0	8 557	343 639	15 391	4.5
	20 - 39.9	335 082			
B	40 - 69.9	478 438	478 438	37 319	7.8
C	70 - 99.9	112 931	112 931	10 269	9.1
D	100 - 159.9	51 185	51 185	3 480	6.8
E	160 - 199.9	10 608		2 322	10.7
	200 - 279.9	8 806	21 782		
	> 279.9	2 368			
所有類別	ALL CLASSES	1 007 975	1 007 975	68 781	6.8

所有數字均不包括村屋。

All figures exclude village houses.

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	2002 年底總存量 Stock at year end	2003 年落成量 Completions	落成量佔 2002 年總存量的百分率 Completions as a % of 2002 Stock	2003 年底總存量 Stock at year end	2003 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
中西區 Central and Western	88 309	1 314	1.5	89 570	5 373	6.0
灣仔 Wan Chai	60 790	224	0.4	60 885	2 916	4.8
東區 Eastern	124 256	918	0.7	125 032	4 412	3.5
南區 Southern	36 672	434	1.2	37 090	2 479	6.7
<b>港島 HONG KONG</b>	<b>310 027</b>	<b>2 890</b>	<b>0.9</b>	<b>312 577</b>	<b>15 180</b>	<b>4.9</b>
油尖旺 Yau Tsim Mong	95 597	5 247	5.5	100 803	11 694	11.6
深水埗 Sham Shui Po	61 206	5 418	8.9	66 624	5 998	9.0
九龍城 Kowloon City	91 800	442	0.5	92 229	3 210	3.5
黃大仙 Wong Tai Sin	15 482	-	-	15 482	322	2.1
觀塘 Kwun Tong	47 170	-	-	47 170	1 565	3.3
<b>九龍 KOWLOON</b>	<b>311 255</b>	<b>11 107</b>	<b>3.6</b>	<b>322 308</b>	<b>22 789</b>	<b>7.1</b>
葵青 Kwai Tsing	33 642	1 585	4.7	35 227	2 509	7.1
荃灣 Tsuen Wan	62 985	1 474	2.3	64 459	4 596	7.1
屯門 Tuen Mun	51 294	319	0.6	51 613	4 236	8.2
元朗 Yuen Long	54 867	528	1.0	55 394	3 781	6.8
北區 North	23 552	36	0.2	23 588	1 414	6.0
大埔 Tai Po	28 326	4	0.0 +	28 330	1 700	6.0
沙田 Sha Tin	61 980	935	1.5	62 912	2 209	3.5
西貢 Sai Kung	27 356	7 519	27.5	34 875	6 998	20.1
離島 Islands	16 692	-	-	16 692	3 369	20.2
<b>新界 NEW TERRITORIES</b>	<b>360 694</b>	<b>12 400</b>	<b>3.4</b>	<b>373 090</b>	<b>30 812</b>	<b>8.3</b>
<b>全港 OVERALL</b>	<b>981 976</b>	<b>26 397</b>	<b>2.7</b>	<b>1 007 975</b>	<b>68 781</b>	<b>6.8</b>

所有數字均不包括村屋。除此之外，2002年底總存量亦為配合差餉估價記錄而作出調整，與上一期報告刊載的數字或有不同。  
+ 少於 0.05%

All figures exclude village houses. Besides, the 2002 Stock figures have also been adjusted to reconcile with the rating record, and may be different from figures published in the previous edition.  
+ Below 0.05%

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

單位數目 No. of units

年 Year	區域 Area	拆卸量 Demolition	落成量 Completions	年底各類單位總存量 Stock by Class at year end					總數 Total
				A	B	C	D	E	
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
	<b>全港 OVERALL</b>	<b>452</b>	<b>35 322</b>	<b>356 227</b>	<b>469 460</b>	<b>101 821</b>	<b>50 134</b>	<b>23 242</b>	<b>1 000 884</b>
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
	<b>全港 OVERALL</b>	<b>799</b>	<b>25 790</b>	<b>358 377</b>	<b>485 351</b>	<b>106 596</b>	<b>51 907</b>	<b>23 682</b>	<b>1 025 913</b>
2001*	港島 Hong Kong	614	6 921	103 164	129 799	36 784	23 691	14 439	307 877
	九龍 Kowloon	250	7 139	119 518	137 956	32 875	12 527	2 407	305 283
	新界 New Territories	623	12 202	140 462	237 899	41 515	17 896	7 461	445 233
	<b>全港 OVERALL</b>	<b>1 487</b>	<b>26 262</b>	<b>363 144</b>	<b>505 654</b>	<b>111 174</b>	<b>54 114</b>	<b>24 307</b>	<b>1 058 393</b>
2002	港島 Hong Kong	93	2 165	103 730	130 444	37 159	24 065	14 629	310 027
	九龍 Kowloon	165	6 145	121 186	140 346	34 669	12 628	2 426	311 255
	新界 New Territories	19	22 742	114 060	189 973	38 777	13 456	4 428	360 694
	<b>全港 OVERALL</b>	<b>277</b>	<b>31 052</b>	<b>338 976</b>	<b>460 763</b>	<b>110 605</b>	<b>50 149</b>	<b>21 483</b>	<b>981 976</b>
2003	港島 Hong Kong	332	2 890	104 695	131 286	37 447	24 260	14 889	312 577
	九龍 Kowloon	54	11 107	123 414	147 299	35 864	13 272	2 459	322 308
	新界 New Territories	4	12 400	115 530	199 853	39 620	13 653	4 434	373 090
	<b>全港 OVERALL</b>	<b>390</b>	<b>26 397</b>	<b>343 639</b>	<b>478 438</b>	<b>112 931</b>	<b>51 185</b>	<b>21 782</b>	<b>1 007 975</b>

\* 1999至2001年的數字是包括村屋在內。而2002及2003年的數字則不包括村屋。

\* Figures for 1999-2001 are all inclusive of village houses. However, figures for 2002 and 2003 exclude village houses.

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

單位數目 No. of units

年 Year	區域 Area	拆卸量 Demolition						落成量 Completions					
		A	B	C	D	E	總數 Total	A	B	C	D	E	總數 Total
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
	<b>全港 OVERALL</b>	<b>113</b>	<b>133</b>	<b>68</b>	<b>109</b>	<b>29</b>	<b>452</b>	<b>7 271</b>	<b>20 982</b>	<b>5 451</b>	<b>1 188</b>	<b>430</b>	<b>35 322</b>
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
	<b>全港 OVERALL</b>	<b>187</b>	<b>337</b>	<b>146</b>	<b>79</b>	<b>50</b>	<b>799</b>	<b>2 683</b>	<b>14 753</b>	<b>6 025</b>	<b>1 998</b>	<b>331</b>	<b>25 790</b>
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
	<b>全港 OVERALL</b>	<b>391</b>	<b>690</b>	<b>292</b>	<b>76</b>	<b>38</b>	<b>1 487</b>	<b>3 257</b>	<b>16 475</b>	<b>4 320</b>	<b>1 810</b>	<b>400</b>	<b>26 262</b>
2002	港島 Hong Kong	20	32	2	30	9	93	433	738	196	520	278	2 165
	九龍 Kowloon	50	72	12	4	27	165	1 805	2 369	1 792	134	45	6 145
	新界 New Territories	-	-	-	19	-	19	2 218	14 263	5 216	616	429	22 742
	<b>全港 OVERALL</b>	<b>70</b>	<b>104</b>	<b>14</b>	<b>53</b>	<b>36</b>	<b>277</b>	<b>4 456</b>	<b>17 370</b>	<b>7 204</b>	<b>1 270</b>	<b>752</b>	<b>31 052</b>
2003	港島 Hong Kong	66	189	12	6	59	332	1 039	1 031	300	201	319	2 890
	九龍 Kowloon	-	42	10	1	1	54	2 228	6 995	1 205	645	34	11 107
	新界 New Territories	1	2	1	-	-	4	1 471	9 882	844	197	6	12 400
	<b>全港 OVERALL</b>	<b>67</b>	<b>233</b>	<b>23</b>	<b>7</b>	<b>60</b>	<b>390</b>	<b>4 738</b>	<b>17 908</b>	<b>2 349</b>	<b>1 043</b>	<b>359</b>	<b>26 397</b>

\* 1999至2001年的數字是包括村屋在內。而2002及2003年的數字則不包括村屋。

\* Figures for 1999-2001 are all inclusive of village houses. However, figures for 2002 and 2003 exclude village houses.

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
1994 *	9 493	18 649	4 033	1 719	279	34 173
1995 *	4 096	12 690	3 877	1 589	369	22 621
1996 *	2 552	10 500	5 112	1 194	517	19 875
1997 *	1 278	13 692	2 449	488	295	18 202
1998 *	1 249	15 987	3 037	1 454	551	22 278
1999 *	7 271	20 982	5 451	1 188	430	35 322
2000 *	2 683	14 753	6 025	1 998	331	25 790
2001 *	3 257	16 475	4 320	1 810	400	26 262
2002	4 456	17 370	7 204	1 270	752	31 052
2003	4 738	17 908	2 349	1 043	359	26 397

\* 1994至2001年的數字是包括村屋在內。而2002及2003年的數字則不包括村屋。

\* Figures for 1994-2001 are all inclusive of village houses. However, figures for 2002 and 2003 exclude village houses.

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 <sup>2</sup> ]	1999*	2000*	2001*	2002	2003			總數 Total
						港島 Hong Kong	九龍 Kowloon	新界 New Territories	
A	< 20.0	86	282	83	-	87	32	-	119
	20 - 39.9	7 185	2 401	3 174	4 456	952	2 196	1 471	4 619
B	40 - 69.9	20 982	14 753	16 475	17 370	1 031	6 995	9 882	17 908
C	70 - 99.9	5 451	6 025	4 320	7 204	300	1 205	844	2 349
D	100 - 159.9	1 188	1 998	1 810	1 270	201	645	197	1 043
E	160 - 199.9	176	145	283	492	61	24	-	85
	200 - 279.9	162	115	93	190	161	6	2	169
	> 279.9	92	71	24	70	97	4	4	105
所有類別 OVERALL		35 322	25 790	26 262	31 052	2 890	11 107	12 400	26 397

\* 1999至2001年的數字是包括村屋在內。而2002及2003年的數字則不包括村屋。

\* Figures for 1999-2001 are all inclusive of village houses. However, figures for 2002 and 2003 exclude village houses.



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

單位數目 No. of units

地區 District	各類單位落成量 2003 by Class						預測落成量 Forecast	
	A	B	C	D	E	總數 Total	[ 2004 ]	[ 2005 ]
中西區 Central and Western	651	634	-	-	29	1 314	1 226	1 445
灣仔 Wan Chai	35	9	8	16	156	224	94	1 174
東區 Eastern	353	268	292	5	-	918	2 162	211
南區 Southern	-	120	-	180	134	434	2 385	827
<b>港島 HONG KONG</b>	<b>1 039</b>	<b>1 031</b>	<b>300</b>	<b>201</b>	<b>319</b>	<b>2 890</b>	<b>5 867</b>	<b>3 657</b>
油尖旺 Yau Tsim Mong	1 977	1 456	1 165	619	30	5 247	3 401	4 140
深水埗 Sham Shui Po	146	5 258	-	14	-	5 418	2 668	1 501
九龍城 Kowloon City	105	281	40	12	4	442	3 362	139
黃大仙 Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘 Kwun Tong	-	-	-	-	-	-	-	210
<b>九龍 KOWLOON</b>	<b>2 228</b>	<b>6 995</b>	<b>1 205</b>	<b>645</b>	<b>34</b>	<b>11 107</b>	<b>9 431</b>	<b>5 990</b>
葵青 Kwai Tsing	-	1 585	-	-	-	1 585	-	-
荃灣 Tsuen Wan	197	1 127	110	40	-	1 474	2 553	4 238
屯門 Tuen Mun	-	196	98	25	-	319	2 809	400
元朗 Yuen Long	30	292	150	54	2	528	3 515	1 974
北區 North	1	35	-	-	-	36	197	640
大埔 Tai Po	-	-	-	-	4	4	2	-
沙田 Sha Tin	12	730	174	19	-	935	745	436
西貢 Sai Kung	1 231	5 917	312	59	-	7 519	78	2 535
離島 Islands	-	-	-	-	-	-	1 240	2 218
<b>新界 NEW TERRITORIES</b>	<b>1 471</b>	<b>9 882</b>	<b>844</b>	<b>197</b>	<b>6</b>	<b>12 400</b>	<b>11 139</b>	<b>12 441</b>
<b>全港 OVERALL</b>	<b>4 738</b>	<b>17 908</b>	<b>2 349</b>	<b>1 043</b>	<b>359</b>	<b>26 397</b>	<b>26 437</b>	<b>22 088</b>

所有數字均不包括村屋。

All figures exclude village houses.

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	[ 2004 ]						[ 2005 ]					
	A	B	C	D	E	所有類別 All Classes	A	B	C	D	E	所有類別 All Classes
中西區 Central and Western	350	572	139	117	48	1 226	270	1 092	32	38	13	1 445
灣仔 Wan Chai	27	6	4	12	45	94	12	826	256	76	4	1 174
東區 Eastern	445	1 469	124	122	2	2 162	88	56	64	2	1	211
南區 Southern	-	1 112	87	958	228	2 385	5	234	202	259	127	827
<b>港島 HONG KONG</b>	<b>822</b>	<b>3 159</b>	<b>354</b>	<b>1 209</b>	<b>323</b>	<b>5 867</b>	<b>375</b>	<b>2 208</b>	<b>554</b>	<b>375</b>	<b>145</b>	<b>3 657</b>
油尖旺 Yau Tsim Mong	665	1 601	724	382	29	3 401	204	3 202	300	406	28	4 140
深水埗 Sham Shui Po	-	2 550	74	40	4	2 668	-	1 326	132	24	19	1 501
九龍城 Kowloon City	93	2 599	429	213	28	3 362	24	46	67	2	-	139
黃大仙 Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
觀塘 Kwun Tong	-	-	-	-	-	-	35	175	-	-	-	210
<b>九龍 KOWLOON</b>	<b>758</b>	<b>6 750</b>	<b>1 227</b>	<b>635</b>	<b>61</b>	<b>9 431</b>	<b>263</b>	<b>4 749</b>	<b>499</b>	<b>432</b>	<b>47</b>	<b>5 990</b>
葵青 Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣 Tsuen Wan	-	1 599	752	202	-	2 553	956	2 216	1 056	10	-	4 238
屯門 Tuen Mun	1 331	1 473	4	-	1	2 809	2	352	21	25	-	400
元朗 Yuen Long	1 224	2 029	206	56	-	3 515	-	1 919	47	8	-	1 974
北區 North	-	-	48	-	149	197	400	240	-	-	-	640
大埔 Tai Po	-	-	1	-	1	2	-	-	-	-	-	-
沙田 Sha Tin	-	567	168	8	2	745	-	420	-	1	15	436
西貢 Sai Kung	-	-	-	37	41	78	6	2 524	4	-	1	2 535
離島 Islands	-	778	462	-	-	1 240	-	1 589	588	-	41	2 218
<b>新界 NEW TERRITORIES</b>	<b>2 555</b>	<b>6 446</b>	<b>1 641</b>	<b>303</b>	<b>194</b>	<b>11 139</b>	<b>1 364</b>	<b>9 260</b>	<b>1 716</b>	<b>44</b>	<b>57</b>	<b>12 441</b>
<b>全港 OVERALL</b>	<b>4 135</b>	<b>16 355</b>	<b>3 222</b>	<b>2 147</b>	<b>578</b>	<b>26 437</b>	<b>2 002</b>	<b>16 217</b>	<b>2 769</b>	<b>851</b>	<b>249</b>	<b>22 088</b>

所有數字均不包括村屋。

All figures exclude village houses.

私人住宅-各區洋房總存量及落成量  
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

單位數目 No. of units

地區	District	2002 年底總存量 Stock at year end	2003 年落成量 Completions	落成量佔 2002 年總存量的百分率 Completions as a % of 2002 Stock	2003 年底總存量 Stock at year end
中西區	Central and Western	417	17	4.1	433
灣仔	Wan Chai	285	5	1.8	290
東區	Eastern	1	-	-	1
南區	Southern	1 411	97	6.9	1 505
<b>港島</b>	<b>HONG KONG</b>	<b>2 114</b>	<b>119</b>	<b>5.6</b>	<b>2 229</b>
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	51	-	-	51
九龍城	Kowloon City	425	4	0.9	428
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
<b>九龍</b>	<b>KOWLOON</b>	<b>520</b>	<b>4</b>	<b>0.8</b>	<b>523</b>
葵青	Kwai Tsing	3	-	-	3
荃灣	Tsuen Wan	119	-	-	119
屯門	Tuen Mun	287	25	8.7	312
元朗	Yuen Long	6 833	142	2.1	6 975
北區	North	74	-	-	74
大埔	Tai Po	2 219	1	0.0 +	2 220
沙田	Sha Tin	586	-	-	586
西貢	Sai Kung	1 796	49	2.7	1 845
離島	Islands	614	-	-	614
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>12 531</b>	<b>217</b>	<b>1.7</b>	<b>12 748</b>
<b>全港</b>	<b>OVERALL</b>	<b>15 165</b>	<b>340</b>	<b>2.2</b>	<b>15 500</b>

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。  
為配合差餉估價記錄，2002年底總存量已經調整，  
與上一期報告刊載的數字或有不同。  
+ 少於 0.05%

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.  
The 2002 Stock figures have been adjusted to reconcile with the rating record,  
and may be different from figures published in the previous edition.  
+ Below 0.05%

私人住宅-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
1999*	35 322	26 863	76.1	962 311	32 276	3.4	59 139	5.9
2000*	25 790	16 460	63.8	1 000 315	38 490	3.8	54 950	5.4
2001*	26 262	17 965	68.4	1 024 500	42 442	4.1	60 407	5.7
2002	31 052	26 592	85.6	950 924	38 675	4.1	65 267	6.6
2003	26 397	22 885	86.7	981 578	45 896	4.7	68 781	6.8

\* 1999至2001年的數字是包括村屋在內。而2002及2003年的數字則不包括村屋。

\* Figures for 1999-2001 are all inclusive of village houses. However, figures for 2002 and 2003 exclude village houses.

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 2003 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2003 and Reported as Wholly Occupied	業主自住 Owner Occupied		出租 Let	
			單位數目 No. of Units	百分率 %	單位數目 No. of Units	百分率 %
A	港島 Hong Kong	186	151	81.2	35	18.8
	九龍 Kowloon	838	760	90.7	78	9.3
	新界 New Territories	1 691	1 594	94.3	97	5.7
	<b>全港 OVERALL</b>	<b>2 715</b>	<b>2 505</b>	<b>92.3</b>	<b>210</b>	<b>7.7</b>
B	港島 Hong Kong	77	64	83.1	13	16.9
	九龍 Kowloon	1 107	901	81.4	206	18.6
	新界 New Territories	6 728	6 521	96.9	207	3.1
	<b>全港 OVERALL</b>	<b>7 912</b>	<b>7 486</b>	<b>94.6</b>	<b>426</b>	<b>5.4</b>
C	港島 Hong Kong	68	33	48.5	35	51.5
	九龍 Kowloon	716	588	82.1	128	17.9
	新界 New Territories	1 347	1 294	96.1	53	3.9
	<b>全港 OVERALL</b>	<b>2 131</b>	<b>1 915</b>	<b>89.9</b>	<b>216</b>	<b>10.1</b>
D	港島 Hong Kong	154	72	46.8	82	53.2
	九龍 Kowloon	58	53	91.4	5	8.6
	新界 New Territories	103	88	85.4	15	14.6
	<b>全港 OVERALL</b>	<b>315</b>	<b>213</b>	<b>67.6</b>	<b>102</b>	<b>32.4</b>
E	港島 Hong Kong	56	36	64.3	20	35.7
	九龍 Kowloon	40	31	77.5	9	22.5
	新界 New Territories	20	16	80.0	4	20.0
	<b>全港 OVERALL</b>	<b>116</b>	<b>83</b>	<b>71.6</b>	<b>33</b>	<b>28.4</b>
所有類別 All Classes	港島 Hong Kong	541	356	65.8	185	34.2
	九龍 Kowloon	2 759	2 333	84.6	426	15.4
	新界 New Territories	9 889	9 513	96.2	376	3.8
	<b>全港 OVERALL</b>	<b>13 189</b>	<b>12 202</b>	<b>92.5</b>	<b>987</b>	<b>7.5</b>

所有數字均不包括村屋。

All figures exclude village houses.

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<sup>2</sup> per month

類別 Class	區域 Area	2002 全年 Whole Year	一月	二月	三月	四月	五月	六月	2003		八月	九月	十月	十一月*	十二月*	全年*
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov*	Dec*	Whole Year*	
A	港島 Hong Kong	165	154	153	152	146	146	150	159	159	147	147	154	147	151	
	九龍 Kowloon	134	122	119	121	120	125	120	120	118	125	123	127	125	122	
	新界 New Territories	105	103	100	95	95	90	92	90	87	90	95	94	99	93	
B	港島 Hong Kong	168	156	154	152	144	146	139	144	152	143	142	142	148	147	
	九龍 Kowloon	132	120	123	120	117	119	112	119	123	129	125	121	124	121	
	新界 New Territories	101	98	93	90	88	85	83	84	86	87	90	92	91	88	
C	港島 Hong Kong	225	197	194	199	185	181	189	186	199	189	192	184	197	191	
	九龍 Kowloon	164	165	146	170	157	167	159	159	154	149	152	153	144	157	
	新界 New Territories	122	111	115	108	110	98	97	91	103	104	95	104	107	103	
D	港島 Hong Kong	247	233	227	222	228	222	200	209	218	206	205	212	212	216	
	九龍 Kowloon	196	159	( 161 )	208	184	186	193	183	159	146	152	162	( 163 )	172	
	新界 New Territories	156	146	143	144	144	128	114	132	120	125	129	125	144	133	
E	港島 Hong Kong	305	273	274	270	254	266	272	257	253	261	247	258	259	261	
	九龍 Kowloon	190	( 197 )	( 129 )	( 199 )	( 197 )	( 188 )	( 215 )	( 171 )	( 187 )	( 208 )	( 159 )	( 143 )	( 162 )	185	
	新界 New Territories	169	164	( 159 )	168	137	141	114	( 139 )	155	153	148	( 117 )	( 169 )	147	

\* 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<sup>2</sup>

類別 Class	區域 Area	2002 全年 Whole Year	一月 Jan	二月 Feb	三月 Mar	四月 Apr	五月 May	六月 Jun	2003 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	29 012	26 289	24 598	24 991	25 456	24 497	23 904	23 363	23 875	27 009	27 276	27 319	26 922	25 670
	九龍 Kowloon	23 324	21 307	20 955	20 754	20 142	20 374	20 061	19 768	20 232	20 772	20 858	21 657	21 970	20 819
	新界 New Territories	24 455	21 542	21 093	21 161	20 539	19 992	19 840	20 048	19 724	20 413	21 330	21 442	22 162	20 807
B	港島 Hong Kong	34 177	31 710	30 682	27 756	27 808	28 054	27 661	28 857	28 883	31 721	32 310	33 311	32 458	30 426
	九龍 Kowloon	24 722	22 346	22 719	20 056	19 834	20 503	21 047	20 864	21 027	21 930	23 598	23 642	23 601	21 997
	新界 New Territories	24 646	21 872	21 282	21 136	20 193	20 407	20 197	20 543	20 301	21 394	21 886	22 109	22 566	21 261
C	港島 Hong Kong	42 116	41 088	39 575	38 949	36 005	36 030	38 444	36 796	38 646	39 358	42 453	43 687	44 610	40 241
	九龍 Kowloon	30 654	28 985	27 556	25 752	27 300	25 868	23 706	25 737	25 659	29 663	29 882	30 277	31 318	28 126
	新界 New Territories	29 522	27 808	24 894	25 562	26 024	24 619	24 439	26 681	24 445	26 817	27 775	29 882	28 293	26 681
D	港島 Hong Kong	51 801	48 093	52 901	42 497	40 724	47 856	45 624	50 463	43 275	52 827	51 320	48 556	47 703	48 068
	九龍 Kowloon	37 582	34 694	( 37 744 )	( 32 470 )	32 503	( 33 665 )	( 35 854 )	33 135	34 927	32 407	33 720	37 829	31 265	33 993
	新界 New Territories	31 953	31 664	27 896	30 805	29 594	26 639	29 310	25 747	28 725	29 026	31 375	34 683	35 175	30 453
E	港島 Hong Kong	65 725	65 710	62 588	65 928	63 784	66 009	54 339	67 939	65 633	64 012	67 625	67 204	74 544	65 981
	九龍 Kowloon	49 840	( 56 170 )	-	( 46 428 )	( 37 160 )	( 20 447 )	( 48 525 )	( 45 543 )	( 42 899 )	( 46 845 )	( 63 244 )	( 67 799 )	( 71 822 )	55 400
	新界 New Territories	35 326	36 422	( 40 133 )	30 910	( 31 449 )	( 30 129 )	( 27 720 )	33 936	( 31 943 )	32 477	37 834	38 166	35 365	34 406

\* 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
1994	111.7	117.1	126.2	127.1	123.4	116.3	125.3	118.1
1995	114.6	119.6	128.0	128.8	127.5	118.8	128.3	120.7
1996	114.8	119.4	124.7	121.9	121.1	118.3	121.5	119.0
1997	128.1	135.7	140.9	139.3	138.7	133.3	139.0	134.5
1998	112.8	110.3	113.6	116.2	116.9	111.7	116.5	112.6
1999	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000	97.2	97.4	99.3	100.7	101.8	97.6	101.2	98.1
2001	93.0	93.9	97.4	101.9	104.5	94.0	103.0	95.4
2002	81.3	81.8	85.0	89.8	94.3	82.0	91.6	83.4
2003 *	72.7	72.7	72.5	77.2	81.2	72.6	78.8	73.5
2002								
1 - 3	85.1	85.3	90.2	94.8	98.2	85.9	96.3	87.4
4 - 6	82.2	83.6	87.0	91.8	94.6	83.5	92.9	84.8
7 - 9	80.5	80.8	84.2	88.1	93.9	81.2	90.5	82.4
10 - 12	77.2	77.6	78.7	84.4	90.4	77.6	86.8	79.0
2003								
1 - 3	75.4	75.4	75.6	81.5	85.5	75.4	83.2	76.6
4 - 6	72.8	72.5	73.1	77.9	81.8	72.7	79.5	73.7
7 - 9	71.3	71.3	70.3	74.6	78.7	71.2	76.2	71.9
10 - 12 *	71.2	71.4	70.7	74.6	78.8	71.2	76.4	71.9
2003								
1	76.8	75.8	75.5	82.3	86.1	76.1	83.9	77.3
2	75.0	75.5	75.0	81.1	85.7	75.2	83.0	76.4
3	74.3	74.8	76.4	81.1	84.8	74.8	82.6	76.0
4	73.5	74.1	76.1	81.2	83.6	74.1	82.2	75.3
5	72.9	72.3	72.5	77.4	81.4	72.6	79.1	73.5
6	72.1	71.2	70.8	75.1	80.3	71.5	77.3	72.3
7	71.8	71.5	70.6	75.1	79.3	71.5	76.8	72.2
8	71.7	71.6	70.4	74.9	78.1	71.5	76.2	72.1
9	70.5	70.8	69.9	73.7	78.6	70.6	75.7	71.3
10	71.1	71.4	69.6	74.3	78.2	71.0	75.9	71.7
11 *	71.4	71.7	70.3	74.7	79.2	71.4	76.6	72.1
12 *	71.2	71.1	72.3	74.9	79.0	71.3	76.6	72.0

\* 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	
1994	113.8	115.0	119.1	116.9	114.8	114.9	116.3	114.9	
1995	109.2	106.1	106.5	104.1	103.4	107.5	103.9	107.3	
1996	116.8	117.1	116.5	116.1	117.6	116.9	116.5	116.9	
1997	161.4	162.7	168.8	168.5	172.9	162.7	169.7	163.1	
1998	118.5	116.0	117.3	116.1	114.0	117.2	115.6	117.1	
1999	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
2000	88.3	89.5	91.2	94.2	98.7	89.2	95.4	89.6	
2001	77.2	78.8	80.8	83.2	87.8	78.4	84.4	78.7	
2002	68.1	70.2	71.9	76.6	81.8	69.5	77.9	69.9	
2003 *	59.6	61.0	65.2	70.0	76.2	60.9	71.8	61.5	
2002	1 - 3	72.6	73.9	74.8	78.1	85.1	73.5	79.7	73.8
	4 - 6	69.7	73.0	74.2	77.6	84.2	71.9	79.2	72.2
	7 - 9	66.7	69.0	70.4	76.3	79.0	68.3	77.0	68.6
	10 - 12	63.2	64.8	68.2	74.4	79.0	64.5	75.6	65.1
2003	1 - 3	60.8	62.6	66.0	70.7	76.5	62.2	72.3	62.7
	4 - 6	58.3	59.4	63.3	67.3	71.8	59.3	68.6	59.8
	7 - 9	57.5	59.0	62.5	67.2	74.1	58.7	69.2	59.3
	10 - 12 *	61.7	63.1	69.0	74.8	82.2	63.1	77.0	64.0
2003	1	61.5	63.4	67.2	72.6	79.9	63.0	74.6	63.6
	2	61.0	63.8	66.5	70.7	75.7	62.9	72.1	63.4
	3	60.0	60.6	64.3	68.8	73.9	60.7	70.2	61.2
	4	59.4	59.8	64.1	67.7	72.6	60.0	69.1	60.5
	5	58.2	59.3	63.3	67.6	71.2	59.2	68.6	59.7
	6	57.3	59.2	62.6	66.6	71.7	58.8	68.1	59.3
	7	56.6	58.3	61.1	64.9	73.4	57.9	67.4	58.4
	8	56.8	58.5	60.8	66.2	73.7	58.0	68.4	58.6
	9	59.1	60.2	65.5	70.5	75.1	60.3	71.8	60.9
	10	61.3	62.5	68.6	73.8	80.4	62.6	75.7	63.4
	11 *	61.9	63.3	69.2	73.9	82.1	63.3	76.4	64.1
	12 *	62.0	63.5	69.3	76.7	84.2	63.5	78.9	64.4

\* 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	
2001	1	79.6	79.1	79.4	94.7	82.8	89.1	80.9	79.4	80.2
	2	79.1	78.6	78.9	93.0	85.0	89.2	80.3	79.1	79.7
	3	82.2	80.0	81.1	90.5	88.0	89.3	82.9	80.6	81.8
	4	81.2	79.2	80.2	89.4	86.2	87.9	81.9	79.8	80.9
	5	79.2	78.5	78.9	87.3	82.3	84.9	79.9	78.8	79.4
	6	79.0	78.2	78.6	86.2	81.3	83.9	79.6	78.4	79.0
	7	77.7	77.1	77.4	87.6	80.7	84.4	78.6	77.4	78.0
	8	77.3	76.5	76.9	86.0	81.2	83.7	78.0	76.9	77.5
	9	75.6	74.2	74.9	85.2	75.8	80.8	76.4	74.3	75.4
	10	72.6	72.1	72.4	80.3	77.5	79.0	73.3	72.5	72.9
	11	72.3	71.2	71.8	80.3	76.6	78.6	73.0	71.6	72.3
	12	72.1	71.8	72.0	81.9	75.3	78.8	72.9	72.1	72.5
2002	1	72.5	72.2	72.4	81.8	76.0	79.1	73.3	72.5	73.0
	2	72.9	71.8	72.4	81.0	79.4	80.2	73.6	72.4	73.0
	3	72.6	72.5	72.6	80.4	76.6	78.6	73.3	72.8	73.1
	4	71.9	71.6	71.8	81.6	75.0	78.5	72.7	71.9	72.4
	5	71.5	71.0	71.3	81.8	74.6	78.4	72.4	71.3	71.9
	6	71.7	71.0	71.4	81.3	77.1	79.3	72.5	71.5	72.1
	7	70.0	69.8	69.9	80.5	78.6	79.6	70.9	70.5	70.7
	8	68.3	67.7	68.0	78.7	77.7	78.2	69.2	68.5	68.8
	9	66.8	65.0	65.9	76.8	74.6	75.8	67.7	65.8	66.7
	10	65.4	63.5	64.5	75.6	75.8	75.7	66.3	64.5	65.4
	11	63.8	62.5	63.2	75.7	73.4	74.6	64.8	63.4	64.1
	12	64.1	62.0	63.1	77.5	74.0	75.9	65.3	62.9	64.2
2003	1	63.5	61.0	62.3	77.2	72.2	74.8	64.7	61.9	63.3
	2	62.3	60.4	61.4	72.9	71.0	72.0	63.2	61.2	62.3
	3	60.6	58.6	59.6	70.1	69.5	69.8	61.4	59.5	60.4
	4	59.3	55.5	57.4	69.3	67.6	68.5	60.2	56.3	58.2
	5	57.6	54.9	56.3	68.0	68.6	68.6	58.4	55.8	57.1
	6	57.6	54.1	55.9	66.9	68.4	68.0	58.4	55.0	56.7
	7	58.3	53.8	56.0	68.0	66.8	67.5	59.1	54.6	56.8
	8	59.0	54.7	56.8	68.1	67.1	67.8	59.7	55.5	57.6
	9	61.1	56.4	58.7	73.6	69.0	71.3	62.0	57.2	59.5
	10	64.7	58.8	61.7	75.7	72.7	74.2	65.6	59.8	62.6
	11 *	66.4	61.6	64.0	78.9	77.3	78.3	67.4	62.7	64.9
	12 *	68.0	62.4	65.2	80.4	78.8	79.7	69.0	63.5	66.1

\* 臨時數字

技術附註第14段對「較受歡迎屋苑」有詳細說明。

\* Provisional

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

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

平方米 m<sup>2</sup>

地區 District	2003 年底總存量 Stock at year end				2003 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
中西區 Central and Western	1 851 700	768 800	643 600	3 264 100	312 600	110 200	109 900	532 700	16.9	14.3	17.1	16.3
灣仔 Wan Chai	907 200	578 500	323 700	1 809 400	76 600	81 800	40 700	199 100	8.4	14.1	12.6	11.0
東區 Eastern	587 600	181 700	86 100	855 400	99 700	31 400	11 800	142 900	17.0	17.3	13.7	16.7
南區 Southern	81 500	37 500	10 500	129 500	46 500	13 200	1 500	61 200	57.1	35.2	14.3	47.3
<b>港島 HONG KONG</b>	<b>3 428 000</b>	<b>1 566 500</b>	<b>1 063 900</b>	<b>6 058 400</b>	<b>535 400</b>	<b>236 600</b>	<b>163 900</b>	<b>935 900</b>	<b>15.6</b>	<b>15.1</b>	<b>15.4</b>	<b>15.4</b>
油尖旺 Yau Tsim Mong	991 100	631 300	440 700	2 063 100	70 200	61 100	56 900	188 200	7.1	9.7	12.9	9.1
深水埗 Sham Shui Po	125 300	46 800	39 000	211 100	9 000	3 400	5 100	17 500	7.2	7.3	13.1	8.3
九龍城 Kowloon City	108 300	57 000	20 800	186 100	4 900	4 400	4 800	14 100	4.5	7.7	23.1	7.6
黃大仙 Wong Tai Sin	-	22 000	1 200	23 200	-	1 100	1 100	2 200	-	5.0	91.7	9.5
觀塘 Kwun Tong	378 600	12 200	6 500	397 300	65 000	900	3 000	68 900	17.2	7.4	46.2	17.3
<b>九龍 KOWLOON</b>	<b>1 603 300</b>	<b>769 300</b>	<b>508 200</b>	<b>2 880 800</b>	<b>149 100</b>	<b>70 900</b>	<b>70 900</b>	<b>290 900</b>	<b>9.3</b>	<b>9.2</b>	<b>14.0</b>	<b>10.1</b>
葵青 Kwai Tsing	74 600	21 300	2 000	97 900	4 000	2 700	1 200	7 900	5.4	12.7	60.0	8.1
荃灣 Tsuen Wan	67 400	9 000	800	77 200	8 900	2 300	-	11 200	13.2	25.6	-	14.5
屯門 Tuen Mun	31 700	-	8 400	40 100	17 400	-	3 000	20 400	54.9	-	35.7	50.9
元朗 Yuen Long	6 800	9 800	19 800	36 400	6 800	1 700	4 500	13 000	100.0	17.3	22.7	35.7
北區 North	26 800	-	500	27 300	3 100	-	300	3 400	11.6	-	60.0	12.5
大埔 Tai Po	-	5 200	1 200	6 400	-	300	-	300	-	5.8	-	4.7
沙田 Sha Tin	94 500	55 400	-	149 900	7 400	19 200	-	26 600	7.8	34.7	-	17.7
西貢 Sai Kung	9 000	-	-	9 000	-	-	-	-	-	-	-	-
離島 Islands	140 400	14 900	500	155 800	20 000	4 200	-	24 200	14.2	28.2	-	15.5
<b>新界 NEW TERRITORIES</b>	<b>451 200</b>	<b>115 600</b>	<b>33 200</b>	<b>600 000</b>	<b>67 600</b>	<b>30 400</b>	<b>9 000</b>	<b>107 000</b>	<b>15.0</b>	<b>26.3</b>	<b>27.1</b>	<b>17.8</b>
<b>全港 OVERALL</b>	<b>5 482 500</b>	<b>2 451 400</b>	<b>1 605 300</b>	<b>9 539 200</b>	<b>752 100</b>	<b>337 900</b>	<b>243 800</b>	<b>1 333 800</b>	<b>13.7</b>	<b>13.8</b>	<b>15.2</b>	<b>14.0</b>

## 分區 Sub-districts

上環 Sheung Wan	232 600	349 500	442 600	1 024 700	72 700	50 300	76 000	199 000	31.3	14.4	17.2	19.4
中區 Central	1 568 700	363 400	184 200	2 116 300	238 400	50 800	29 700	318 900	15.2	14.0	16.1	15.1
灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	907 200	578 500	323 700	1 809 400	76 600	81 800	40 700	199 100	8.4	14.1	12.6	11.0
北角 / 鯉魚涌 North Point / Quarry Bay	587 600	147 600	68 200	803 400	99 700	17 900	9 100	126 700	17.0	12.1	13.3	15.8
尖沙咀 Tsim Sha Tsui	838 800	342 000	216 300	1 397 100	66 900	27 700	21 700	116 300	8.0	8.1	10.0	8.3
油麻地 / 旺角 Yau Ma Tei / Mong Kok	131 300	289 300	224 400	645 000	3 300	33 400	35 200	71 900	2.5	11.5	15.7	11.1

分區數字已包括在地區數字內。

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

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

平方米 m<sup>2</sup>

地區	District	2002 年底總存量 Stock at year end	2003 年落成量 Completions	落成量佔 2002 年總存量的百分率 Completions as a % of 2002 Stock	2003 年底總存量 Stock at year end	2003 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	3 156 400	136 600	4.3	3 264 100	532 700	16.3
灣仔	Wan Chai	1 805 000	4 400	0.2	1 809 400	199 100	11.0
東區	Eastern	837 700	17 700	2.1	855 400	142 900	16.7
南區	Southern	103 100	27 900	27.1	129 500	61 200	47.3
<b>港島</b>	<b>HONG KONG</b>	<b>5 902 200</b>	<b>186 600</b>	<b>3.2</b>	<b>6 058 400</b>	<b>935 900</b>	<b>15.4</b>
油尖旺	Yau Tsim Mong	2 044 200	18 900	0.9	2 063 100	188 200	9.1
深水埗	Sham Shui Po	211 100	-	-	211 100	17 500	8.3
九龍城	Kowloon City	186 100	-	-	186 100	14 100	7.6
黃大仙	Wong Tai Sin	23 200	-	-	23 200	2 200	9.5
觀塘	Kwun Tong	331 800	65 500	19.7	397 300	68 900	17.3
<b>九龍</b>	<b>KOWLOON</b>	<b>2 796 400</b>	<b>84 400</b>	<b>3.0</b>	<b>2 880 800</b>	<b>290 900</b>	<b>10.1</b>
葵青	Kwai Tsing	97 900	-	-	97 900	7 900	8.1
荃灣	Tsuen Wan	77 200	-	-	77 200	11 200	14.5
屯門	Tuen Mun	40 100	-	-	40 100	20 400	50.9
元朗	Yuen Long	29 600	6 800	23.0	36 400	13 000	35.7
北區	North	27 300	-	-	27 300	3 400	12.5
大埔	Tai Po	6 400	-	-	6 400	300	4.7
沙田	Sha Tin	128 900	21 000	16.3	149 900	26 600	17.7
西貢	Sai Kung	9 000	-	-	9 000	-	-
離島	Islands	155 800	-	-	155 800	24 200	15.5
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>572 200</b>	<b>27 800</b>	<b>4.9</b>	<b>600 000</b>	<b>107 000</b>	<b>17.8</b>
<b>全港</b>	<b>OVERALL</b>	<b>9 270 800</b>	<b>298 800</b>	<b>3.2</b>	<b>9 539 200</b>	<b>1 333 800</b>	<b>14.0</b>
<b>分區</b>	<b>Sub-districts</b>						
上環	Sheung Wan	1 028 600	300	0.0 +	1 024 700	199 000	19.4
中區	Central	2 004 700	136 300	6.8	2 116 300	318 900	15.1
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 805 000	4 400	0.2	1 809 400	199 100	11.0
北角 / 鯉魚涌	North Point / Quarry Bay	785 700	17 700	2.3	803 400	126 700	15.8
尖沙咀	Tsim Sha Tsui	1 383 500	13 600	1.0	1 397 100	116 300	8.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	639 700	5 300	0.8	645 000	71 900	11.1

為配合差餉估價記錄，2002年底總存量已經調整，  
與上一期報告刊載的數字或有不同。

分區數字已包括在地區數字內。

+ 少於 0.05%

The 2002 Stock figures have been adjusted to reconcile with the rating record,  
and may be different from figures published in the previous edition.

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

+ Below 0.05%

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<sup>2</sup>

年 Year	區域 Area	拆卸量 Demolition				落成量 Completions				年底總存量 Stock at year end			
		甲級	乙級	丙級	總數	甲級	乙級	丙級	總數	甲級	乙級	丙級	總數
		A	B	C	Total	A	B	C	Total	A	B	C	Total
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
	<b>全港 OVERALL</b>	<b>14 000</b>	<b>27 800</b>	<b>-</b>	<b>41 800</b>	<b>343 300</b>	<b>42 800</b>	<b>40 900</b>	<b>427 000</b>	<b>5 074 600</b>	<b>2 291 000</b>	<b>1 605 300</b>	<b>8 970 900</b>
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
	<b>全港 OVERALL</b>	<b>-</b>	<b>-</b>	<b>600</b>	<b>600</b>	<b>63 400</b>	<b>14 800</b>	<b>17 400</b>	<b>95 600</b>	<b>5 139 100</b>	<b>2 339 400</b>	<b>1 607 000</b>	<b>9 085 500</b>
2001	港島 Hong Kong	-	-	-	-	31 500	12 300	1 400	45 200	3 191 500	1 553 700	1 063 300	5 808 500
	九龍 Kowloon	-	-	-	-	19 900	-	1 100	21 000	1 504 300	751 400	502 200	2 757 900
	新界 New Territories	-	-	-	-	9 700	-	300	10 000	454 500	78 900	32 100	565 500
	<b>全港 OVERALL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>61 100</b>	<b>12 300</b>	<b>2 800</b>	<b>76 200</b>	<b>5 150 300</b>	<b>2 384 000</b>	<b>1 597 600</b>	<b>9 131 900</b>
2002	港島 Hong Kong	-	3 400	-	3 400	92 800	6 200	9 200	108 200	3 262 600	1 567 100	1 072 500	5 902 200
	九龍 Kowloon	-	-	-	-	23 900	9 000	2 000	34 900	1 527 300	760 900	508 200	2 796 400
	新界 New Territories	-	-	-	-	-	21 400	1 100	22 500	444 400	94 600	33 200	572 200
	<b>全港 OVERALL</b>	<b>-</b>	<b>3 400</b>	<b>-</b>	<b>3 400</b>	<b>116 700</b>	<b>36 600</b>	<b>12 300</b>	<b>165 600</b>	<b>5 234 300</b>	<b>2 422 600</b>	<b>1 613 900</b>	<b>9 270 800</b>
2003	港島 Hong Kong	2 200	5 000	500	7 700	181 900	4 400	300	186 600	3 428 000	1 566 500	1 063 900	6 058 400
	九龍 Kowloon	-	-	-	-	76 000	8 400	-	84 400	1 603 300	769 300	508 200	2 880 800
	新界 New Territories	-	-	-	-	6 800	21 000	-	27 800	451 200	115 600	33 200	600 000
	<b>全港 OVERALL</b>	<b>2 200</b>	<b>5 000</b>	<b>500</b>	<b>7 700</b>	<b>264 700</b>	<b>33 800</b>	<b>300</b>	<b>298 800</b>	<b>5 482 500</b>	<b>2 451 400</b>	<b>1 605 300</b>	<b>9 539 200</b>

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<sup>2</sup>

地區 District	2003				預測落成量 Forecast	
	甲級 A	乙級 B	丙級 C	總數 Total	[ 2004 ]	[ 2005 ]
中西區 Central and Western	136 300	-	300	136 600	5 400	49 100
灣仔 Wan Chai	-	4 400	-	4 400	63 800	-
東區 Eastern	17 700	-	-	17 700	-	-
南區 Southern	27 900	-	-	27 900	5 200	-
<b>港島 HONG KONG</b>	<b>181 900</b>	<b>4 400</b>	<b>300</b>	<b>186 600</b>	<b>74 400</b>	<b>49 100</b>
油尖旺 Yau Tsim Mong	10 500	8 400	-	18 900	51 300	2 200
深水埗 Sham Shui Po	-	-	-	-	13 600	-
九龍城 Kowloon City	-	-	-	-	-	-
黃大仙 Wong Tai Sin	-	-	-	-	-	-
觀塘 Kwun Tong	65 500	-	-	65 500	99 400	44 500
<b>九龍 KOWLOON</b>	<b>76 000</b>	<b>8 400</b>	<b>-</b>	<b>84 400</b>	<b>164 300</b>	<b>46 700</b>
葵青 Kwai Tsing	-	-	-	-	-	-
荃灣 Tsuen Wan	-	-	-	-	1 300	-
屯門 Tuen Mun	-	-	-	-	-	-
元朗 Yuen Long	6 800	-	-	6 800	-	-
北區 North	-	-	-	-	-	800
大埔 Tai Po	-	-	-	-	-	-
沙田 Sha Tin	-	21 000	-	21 000	43 800	-
西貢 Sai Kung	-	-	-	-	-	-
離島 Islands	-	-	-	-	-	15 000
<b>新界 NEW TERRITORIES</b>	<b>6 800</b>	<b>21 000</b>	<b>-</b>	<b>27 800</b>	<b>45 100</b>	<b>15 800</b>
<b>全港 OVERALL</b>	<b>264 700</b>	<b>33 800</b>	<b>300</b>	<b>298 800</b>	<b>283 800</b>	<b>111 600</b>

分區 Sub-districts						
上環 Sheung Wan	-	-	300	300	-	2 300
中區 Central	136 300	-	-	136 300	5 400	46 800
灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	-	4 400	-	4 400	63 800	-
北角 / 鯪魚涌 North Point / Quarry Bay	17 700	-	-	17 700	-	-
尖沙咀 Tsim Sha Tsui	10 500	3 100	-	13 600	-	2 200
油麻地 / 旺角 Yau Ma Tei / Mong Kok	-	5 300	-	5 300	51 300	-

分區數字已包括在地區數字內。

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

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

平方米 m<sup>2</sup>

地區 District	[ 2004 ]				[ 2005 ]			
	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
中西區 Central and Western	-	5 400	-	5 400	30 200	8 700	10 200	49 100
灣仔 Wan Chai	46 000	12 300	5 500	63 800	-	-	-	-
東區 Eastern	-	-	-	-	-	-	-	-
南區 Southern	5 200	-	-	5 200	-	-	-	-
<b>港島 HONG KONG</b>	<b>51 200</b>	<b>17 700</b>	<b>5 500</b>	<b>74 400</b>	<b>30 200</b>	<b>8 700</b>	<b>10 200</b>	<b>49 100</b>
油尖旺 Yau Tsim Mong	51 300	-	-	51 300	-	-	2 200	2 200
深水埗 Sham Shui Po	-	13 600	-	13 600	-	-	-	-
九龍城 Kowloon City	-	-	-	-	-	-	-	-
黃大仙 Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘 Kwun Tong	89 800	9 600	-	99 400	44 500	-	-	44 500
<b>九龍 KOWLOON</b>	<b>141 100</b>	<b>23 200</b>	<b>-</b>	<b>164 300</b>	<b>44 500</b>	<b>-</b>	<b>2 200</b>	<b>46 700</b>
葵青 Kwai Tsing	-	-	-	-	-	-	-	-
荃灣 Tsuen Wan	-	-	1 300	1 300	-	-	-	-
屯門 Tuen Mun	-	-	-	-	-	-	-	-
元朗 Yuen Long	-	-	-	-	-	-	-	-
北區 North	-	-	-	-	-	800	-	800
大埔 Tai Po	-	-	-	-	-	-	-	-
沙田 Sha Tin	-	43 800	-	43 800	-	-	-	-
西貢 Sai Kung	-	-	-	-	-	-	-	-
離島 Islands	-	-	-	-	15 000	-	-	15 000
<b>新界 NEW TERRITORIES</b>	<b>-</b>	<b>43 800</b>	<b>1 300</b>	<b>45 100</b>	<b>15 000</b>	<b>800</b>	<b>-</b>	<b>15 800</b>
<b>全港 OVERALL</b>	<b>192 300</b>	<b>84 700</b>	<b>6 800</b>	<b>283 800</b>	<b>89 700</b>	<b>9 500</b>	<b>12 400</b>	<b>111 600</b>

分區 Sub-districts								
上環 Sheung Wan	-	-	-	-	-	-	2 300	2 300
中區 Central	-	5 400	-	5 400	30 200	8 700	7 900	46 800
灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	46 000	12 300	5 500	63 800	-	-	-	-
北角 / 鯉魚涌 North Point / Quarry Bay	-	-	-	-	-	-	-	-
尖沙咀 Tsim Sha Tsui	-	-	-	-	-	-	2 200	2 200
油麻地 / 旺角 Yau Ma Tei / Mong Kok	51 300	-	-	51 300	-	-	-	-

分區數字已包括在地區數字內。

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

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

平方米 m<sup>2</sup>

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
1999	427 000	283 800	66.5	8 561 200	973 400	11.4	1 257 200	14.0
2000	95 600	70 300	73.5	8 979 800	858 100	9.6	928 400	10.2
2001	76 200	58 100	76.2	9 085 500	954 400	10.5	1 012 500	11.1
2002	165 600	105 400	63.6	9 120 900	1 069 100	11.7	1 174 500	12.6
2003	298 800	220 700	73.9	9 240 400	1 113 100	12.0	1 333 800	14.0



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<sup>2</sup> per month

級別 Grade [ 平均面積 ] [ Average size ]	地區 District	2002 全年 Whole Year	2003												全年* Whole Year*
			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*	
甲 A [ 248 平方米 m <sup>2</sup> ]	上環 Sheung Wan	252	( 313 )	( 216 )	249	272	254	178	245	138	( 223 )	-	( 115 )	( 277 )	233
	中區 Central	342	306	289	313	280	277	268	251	263	250	250	217	272	269
	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	239	222	228	213	187	208	186	179	189	169	179	176	176	192
	北角 / 鯪魚涌 North Point / Quarry Bay	204	( 169 )	142	162	( 173 )	167	144	( 162 )	( 167 )	( 160 )	164	222	-	164
	尖沙咀 Tsim Sha Tsui	224	207	203	201	200	196	197	190	193	193	200	208	192	198
	油麻地 / 旺角 Yau Ma Tei / Mong Kok	223	-	( 236 )	( 282 )	( 225 )	-	-	-	-	-	-	-	-	-
乙 B [ 91 平方米 m <sup>2</sup> ]	上環 Sheung Wan	149	137	144	141	133	131	135	124	135	117	110	123	127	131
	中區 Central	241	209	221	210	237	227	206	227	223	217	203	230	213	219
	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	185	186	164	162	161	155	158	157	158	170	166	162	168	163
	北角 / 鯪魚涌 North Point / Quarry Bay	142	144	148	150	146	138	132	123	134	99	( 133 )	110	( 113 )	135
	尖沙咀 Tsim Sha Tsui	208	210	201	199	201	223	187	186	192	207	190	247	246	205
	油麻地 / 旺角 Yau Ma Tei / Mong Kok	192	192	193	194	186	174	171	174	167	171	166	172	173	178
丙 C [ 44 平方米 m <sup>2</sup> ]	上環 Sheung Wan	146	134	135	125	137	125	121	124	127	134	121	135	121	128
	中區 Central	212	202	191	181	184	163	193	191	185	192	174	195	195	187
	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	187	184	185	178	172	167	159	169	170	172	168	163	147	169
	北角 / 鯪魚涌 North Point / Quarry Bay	179	171	184	179	165	151	159	149	165	148	158	150	158	161
	尖沙咀 Tsim Sha Tsui	206	187	180	187	187	177	175	186	184	189	176	179	176	182
	油麻地 / 旺角 Yau Ma Tei / Mong Kok	184	167	183	169	172	174	164	178	156	166	164	162	176	169

\* 臨時數字

( ) 表示少於5宗交易。

[ ] 表示2003年內所分析單位的平均面積。

- 本署沒有成交個案記錄。

\* Provisional

( ) Indicates fewer than 5 transactions.

[ ] Indicates average size of the units analysed during 2003.

- 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<sup>2</sup>

級別 Grade [ 平均面積 ] [ Average size ]	地區 District	2002 全年 Whole Year	2003												全年* Whole Year*
			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*	
甲 A [ 149 平方米 m <sup>2</sup> ]	上環 Sheung Wan	19 673	( 19 430 )	- ( 16 358 )	( 18 869 )	( 21 608 )	- ( 18 007 )	- ( 16 865 )	- ( 16 838 )	-	17 670				
	中區 Central	54 665	( 53 389 )	- ( 72 434 )	( 41 891 )	( 43 989 )	( 55 588 )	49 778	44 726	56 735	55 004	61 191	58 650	53 457	
	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	39 643	( 26 373 )	- ( 32 974 )	- ( 34 099 )	- ( 21 996 )	( 48 552 )	( 42 258 )	( 33 212 )	( 35 878 )	36 788	35 696			
	北角 / 鰂魚涌 North Point / Quarry Bay	27 648	- ( 36 898 )	- ( 21 768 )	- ( 21 082 )	-	-	- ( 22 917 )	-	25 581					
	尖沙咀 Tsim Sha Tsui	39 510	( 30 680 )	( 37 430 )	( 34 787 )	32 360	( 35 609 )	33 850	31 637	35 207	39 390	( 31 808 )	46 175	45 905	38 040
	油麻地 / 旺角 Yau Ma Tei / Mong Kok	-	-	-	-	-	-	-	-	-	-	-	-	-	-
乙 B [ 85 平方米 m <sup>2</sup> ]	上環 Sheung Wan	21 253	( 18 342 )	( 21 572 )	( 19 813 )	-	- ( 19 259 )	( 20 514 )	( 16 678 )	25 413	( 17 344 )	( 14 948 )	( 15 047 )	19 405	
	中區 Central	40 214	-	-	-	-	- ( 15 928 )	- ( 32 845 )	( 37 752 )	( 32 929 )	( 34 851 )	( 29 765 )	32 497		
	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	30 305	29 813	( 17 343 )	27 765	( 17 907 )	( 19 706 )	22 016	19 897	( 21 957 )	( 27 207 )	( 20 665 )	( 36 248 )	29 592	25 808
	北角 / 鰂魚涌 North Point / Quarry Bay	20 092	- ( 19 634 )	( 19 760 )	( 18 985 )	( 16 458 )	-	- ( 17 028 )	( 20 337 )	( 18 523 )	18 434	-	18 475		
	尖沙咀 Tsim Sha Tsui	30 133	27 227	( 26 076 )	28 952	( 34 269 )	( 24 845 )	25 370	( 28 664 )	28 776	26 358	30 078	32 372	37 009	29 875
	油麻地 / 旺角 Yau Ma Tei / Mong Kok	24 584	( 21 138 )	( 23 844 )	22 635	24 541	( 21 629 )	19 846	24 579	19 566	24 146	22 901	( 28 569 )	23 467	23 270
丙 C [ 41 平方米 m <sup>2</sup> ]	上環 Sheung Wan	19 129	19 553	( 13 826 )	17 855	( 13 578 )	15 980	14 117	15 593	18 524	16 041	16 706	16 360	( 14 558 )	16 683
	中區 Central	28 926	( 29 779 )	- ( 26 136 )	( 23 704 )	( 16 807 )	( 20 225 )	-	- ( 20 436 )	( 21 211 )	-	-	22 039		
	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	23 287	19 959	( 21 339 )	19 172	22 122	21 801	21 914	( 25 933 )	22 007	24 882	( 21 239 )	18 861	18 701	20 919
	北角 / 鰂魚涌 North Point / Quarry Bay	24 581	( 23 400 )	23 779	21 144	21 443	18 595	18 455	22 441	18 296	( 20 339 )	20 343	( 23 850 )	20 958	20 883
	尖沙咀 Tsim Sha Tsui	22 636	( 20 045 )	25 221	22 088	( 21 285 )	18 839	16 761	21 710	21 747	18 458	22 313	19 002	21 836	20 984
	油麻地 / 旺角 Yau Ma Tei / Mong Kok	21 923	18 281	17 998	20 652	16 438	18 557	18 534	18 938	17 690	19 654	17 982	20 048	20 805	19 061

\* 臨時數字

( ) 表示少於5宗交易。

[ ] 表示2003年內所分析單位的平均面積。

- 本署沒有成交個案記錄。

\* Provisional

( ) Indicates fewer than 5 transactions.

[ ] Indicates average size of the units analysed during 2003.

- 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				售價 Prices				
	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	
1994	184.4	186.7	169.4	181.8	232.7	253.8	204.1	230.3	
1995	181.5	181.5	168.5	178.6	196.5	207.2	181.9	194.6	
1996	151.8	155.2	148.8	152.3	191.9	194.9	171.7	188.4	
1997	157.2	159.8	150.6	156.8	217.9	213.0	189.4	213.1	
1998	138.3	135.9	127.2	135.9	133.8	135.5	135.0	134.5	
1999	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
2000	100.8	95.1	95.2	98.5	92.2	91.0	82.8	89.9	
2001	105.0	97.7	93.2	101.0	81.8	80.2	70.9	78.7	
2002	86.0	85.3	84.1	85.4	70.0	67.7	66.6	68.4	
2003 *	73.4	76.2	75.7	74.6	64.6	62.7	58.2	62.1	
2002									
	1 - 3	91.3	88.6	86.8	89.6	74.3	69.1	68.7	71.2
	4 - 6	86.5	84.5	84.2	85.4	70.5	66.9	68.1	68.8
	7 - 9	84.6	83.6	82.8	84.0	70.2	68.1	66.4	68.6
	10 - 12	81.7	84.7	82.6	82.7	64.9	66.7	63.1	64.9
2003									
	1 - 3	78.5	81.0	79.3	79.4	62.9	63.1	59.7	62.1
	4 - 6	73.3	76.0	74.8	74.3	60.9	59.0	56.5	59.0
	7 - 9 *	69.9	73.6	74.3	71.7	63.8	61.5	58.8	61.6
	10 - 12 *	72.0	74.2	74.3	73.0	70.8	67.1	57.7	65.9
2003									
	1	80.7	83.3	80.7	81.5	( 63.4 )	63.7	59.8	62.5
	2	78.3	80.5	79.6	79.2	( 62.7 )	( 62.8 )	59.7	61.9
	3	76.5	79.2	77.5	77.5	( 62.6 )	62.9	59.5	61.8
	4	74.7	77.3	77.1	75.9	62.4	( 61.8 )	58.4	61.0
	5	73.3	76.4	74.4	74.4	( 59.1 )	( 56.2 )	54.9	56.9
	6	71.8	74.2	73.0	72.7	( 61.3 )	58.9	56.3	59.1
	7	69.8	73.8	73.5	71.6	61.5	58.8	58.9	59.9
	8 *	70.1	73.5	74.5	71.9	64.7	60.1	58.8	61.4
	9 *	69.7	73.4	74.9	71.6	65.3	65.6	58.7	63.4
	10 *	71.2	72.7	74.6	72.2	65.9	65.3	57.3	63.2
	11 *	71.3	75.1	75.1	73.0	73.3	67.9	56.5	66.7
	12 *	73.4	74.9	73.3	73.8	73.1	68.2	59.2	67.7

\* 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4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			售價 Prices
	上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地區 # Core Districts #
1994	191.2	191.6	186.9	240.3
1995	191.6	189.7	171.9	192.7
1996	158.9	160.6	143.2	193.8
1997	170.8	168.4	148.8	231.7
1998	150.3	150.1	129.8	129.4
1999	100.0	100.0	100.0	100.0
2000	104.2	101.1	96.7	95.3
2001	116.8	105.7	95.2	86.7
2002	85.1	82.9	83.0	70.2
2003 *	67.0	66.7	74.5	63.7
2002				
1 - 3	93.5	91.2	85.3	75.0
4 - 6	85.4	82.2	83.7	72.7
7 - 9	82.0	79.7	82.3	70.0
10 - 12	79.3	78.4	80.6	63.2
2003				
1 - 3	75.9	73.7	77.9	60.7
4 - 6	67.2	67.7	74.4	59.9
7 - 9 *	63.0	61.8	73.0	63.3
10 - 12 *	62.0	63.5	72.8	70.9
2003				
1	77.8	76.7	79.5	61.1
2	76.0	73.0	76.5	( 62.6 )
3	74.0	71.3	77.6	58.4
4	70.4	68.4	76.1	57.9
5	68.3	67.6	74.3	( 60.9 )
6	62.8	67.2	72.7	60.9
7	62.3	62.4	74.4	61.8
8 *	64.1	62.3	71.9	63.3
9 *	62.7	60.6	72.7	64.8
10 *	61.7	61.9	72.8	68.1
11 *	60.0	65.0	75.1	71.0
12 *	64.4	63.7	70.6	73.7

# 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 &amp; 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<sup>2</sup>

地區 District	2002 年底總存量 Stock at year end	2003 年落成量 Completions	落成量佔 2002 年底總存量的百分率 Completions as a % of 2002 Stock	2003 年底總存量 Stock at year end	2003 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區 Central and Western	1 106 100	37 100	3.4	1 141 000	128 100	11.2
灣仔 Wan Chai	1 008 600	6 200	0.6	1 008 600	76 700	7.6
東區 Eastern	717 600	1 900	0.3	718 500	55 800	7.8
南區 Southern	184 900	200	0.1	184 300	32 700	17.7
<b>港島 HONG KONG</b>	<b>3 017 200</b>	<b>45 400</b>	<b>1.5</b>	<b>3 052 400</b>	<b>293 300</b>	<b>9.6</b>
油尖旺 Yau Tsim Mong	1 842 700	20 900	1.1	1 863 200	209 400	11.2
深水埗 Sham Shui Po	621 900	18 900	3.0	640 800	59 700	9.3
九龍城 Kowloon City	714 300	2 500	0.3	670 900	83 200	12.4
黃大仙 Wong Tai Sin	170 300	1 700	1.0	172 000	17 800	10.3
觀塘 Kwun Tong	448 500	-	-	448 500	57 200	12.8
<b>九龍 KOWLOON</b>	<b>3 797 700</b>	<b>44 000</b>	<b>1.2</b>	<b>3 795 400</b>	<b>427 300</b>	<b>11.3</b>
葵青 Kwai Tsing	262 700	3 700	1.4	266 400	24 300	9.1
荃灣 Tsuen Wan	447 100	2 400	0.5	449 500	72 900	16.2
屯門 Tuen Mun	304 200	-	-	304 200	24 000	7.9
元朗 Yuen Long	380 500	100	0.0 +	380 500	31 600	8.3
北區 North	176 300	1 600	0.9	177 800	15 200	8.5
大埔 Tai Po	185 200	-	-	185 200	6 100	3.3
沙田 Sha Tin	315 600	-	-	315 600	31 800	10.1
西貢 Sai Kung	188 800	20 700	11.0	209 500	48 600	23.2
離島 Islands	169 300	-	-	169 100	27 100	16.0
<b>新界 NEW TERRITORIES</b>	<b>2 429 700</b>	<b>28 500</b>	<b>1.2</b>	<b>2 457 800</b>	<b>281 600</b>	<b>11.5</b>
<b>全港 OVERALL</b>	<b>9 244 600</b>	<b>117 900</b>	<b>1.3</b>	<b>9 305 600</b>	<b>1 002 200</b>	<b>10.8</b>

為配合差餉估價記錄，2002年底總存量已經調整，  
與上一期報告刊載的數字或有不同。

+ 少於 0.05%

The 2002 Stock figures have been adjusted to reconcile with the rating record,  
and may be different from figures published in the previous edition.

+ Below 0.05%

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

平方米 m<sup>2</sup>

年 Year	區域 Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year end
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
	<b>全港 OVERALL</b>	<b>19 900</b>	<b>205 400</b>	<b>8 916 600</b>
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
	<b>全港 OVERALL</b>	<b>21 100</b>	<b>64 300</b>	<b>8 985 300</b>
2001	港島 Hong Kong	5 600	32 200	3 002 100
	九龍 Kowloon	6 300	77 100	3 759 600
	新界 New Territories	6 200	22 200	2 340 000
	<b>全港 OVERALL</b>	<b>18 100</b>	<b>131 500</b>	<b>9 101 700</b>
2002	港島 Hong Kong	7 200	30 500	3 017 200
	九龍 Kowloon	500	39 800	3 797 700
	新界 New Territories	-	67 700	2 429 700
	<b>全港 OVERALL</b>	<b>7 700</b>	<b>138 000</b>	<b>9 244 600</b>
2003	港島 Hong Kong	5 400	45 400	3 052 400
	九龍 Kowloon	600	44 000	3 795 400
	新界 New Territories	400	28 500	2 457 800
	<b>全港 OVERALL</b>	<b>6 400</b>	<b>117 900</b>	<b>9 305 600</b>

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<sup>2</sup>

地區	District	2003	預測落成量 Forecast	
			[ 2004 ]	[ 2005 ]
中西區	Central and Western	37 100	1 800	5 000
灣仔	Wan Chai	6 200	3 700	600
東區	Eastern	1 900	500	-
南區	Southern	200	700	300
<b>港島</b>	<b>HONG KONG</b>	<b>45 400</b>	<b>6 700</b>	<b>5 900</b>
油尖旺	Yau Tsim Mong	20 900	37 600	8 900
深水埗	Sham Shui Po	18 900	7 100	200
九龍城	Kowloon City	2 500	3 600	300
黃大仙	Wong Tai Sin	1 700	-	-
觀塘	Kwun Tong	-	24 600	4 200
<b>九龍</b>	<b>KOWLOON</b>	<b>44 000</b>	<b>72 900</b>	<b>13 600</b>
葵青	Kwai Tsing	3 700	-	-
荃灣	Tsuen Wan	2 400	1 500	3 600
屯門	Tuen Mun	-	5 200	-
元朗	Yuen Long	100	-	1 600
北區	North	1 600	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	20 700	-	2 500
離島	Islands	-	5 000	30 000
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>28 500</b>	<b>11 700</b>	<b>37 700</b>
<b>全港</b>	<b>OVERALL</b>	<b>117 900</b>	<b>91 300</b>	<b>57 200</b>

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

平方米 m<sup>2</sup>

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
1999	205 400	170 800	83.2	8 788 500	652 700	7.4	823 500	9.2
2000	64 300	55 200	85.8	8 903 900	619 600	7.0	674 800	7.5
2001	131 500	82 600	62.8	8 972 800	668 300	7.4	750 900	8.2
2002	138 000	122 300	88.6	9 092 700	868 500	9.6	990 800	10.7
2003	117 900	90 500	76.8	9 187 700	911 700	9.9	1 002 200	10.8



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

每平方米月租 \$ / m<sup>2</sup> per month

區域 Area [ 平均面積 ] [ Average size ]	2002 全年 Whole Year	2003												全年* Whole Year*
		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*	
港島 Hong Kong [ 62 平方米 m <sup>2</sup> ]	791	710	796	936	680	705	769	654	659	839	769	779	760	748
九龍 Kowloon [ 50 平方米 m <sup>2</sup> ]	865	776	849	852	739	699	801	794	743	784	806	904	1 176	806
新界 New Territories [ 51 平方米 m <sup>2</sup> ]	645	545	734	627	584	613	595	690	697	761	754	784	699	668

\* 臨時數字  
[ ] 表示2003年內所分析單位的平均面積。

\* Provisional  
[ ] Indicates average size of the units analysed during 2003.

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

每平方米售價 \$ / m<sup>2</sup>

區域 Area [ 平均面積 ] [ Average size ]	2002 全年 Whole Year	2003												全年* Whole Year*
		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*	
港島 Hong Kong [ 61 平方米 m <sup>2</sup> ]	124 478	89 051	( 114 235 )	135 249	163 281	112 147	127 865	65 409	117 349	94 510	133 268	98 121	141 203	115 532
九龍 Kowloon [ 49 平方米 m <sup>2</sup> ]	120 383	127 796	105 209	106 501	100 390	96 032	79 192	117 564	116 389	130 747	180 966	127 156	140 611	124 788
新界 New Territories [ 40 平方米 m <sup>2</sup> ]	108 861	100 514	84 105	95 777	72 932	89 792	112 701	65 376	101 918	92 534	111 924	96 480	101 539	95 710

\* 臨時數字

( ) 表示少於20宗交易。

[ ] 表示2003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 2003.

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
1994	116.5	133.5
1995	117.8	129.7
1996	117.8	134.0
1997	123.5	177.3
1998	111.2	128.3
1999	100.0	100.0
2000	101.3	93.6
2001	99.4	86.8
2002	92.9	85.0
2003 *	86.5	84.2
2002 1 - 3	94.0	84.4
4 - 6	92.6	86.6
7 - 9	92.8	86.1
10 - 12	92.1	83.0
2003 1 - 3	89.1	81.0
4 - 6	84.1	81.5
7 - 9 *	85.0	83.3
10 - 12 *	87.7	90.9
2003 1	90.1	82.6
2	89.2	80.9
3	87.9	79.6
4	84.4	80.0
5	84.0	82.6
6	83.9	82.0
7	84.4	79.4
8 *	84.5	84.7
9 *	86.0	85.8
10 *	87.8	90.7
11 *	87.7	90.2
12 *	87.6	91.8

\* 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<sup>2</sup>

地區 District	2002 年底總存量 Stock at year end	2003 年落成量 Completions	落成量佔 2002 年總存量的百分率 Completions as a % of 2002 Stock	2003 年底總存量 Stock at year end	2003 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區 Central and Western	109 100	-	-	109 100	8 500	7.8
灣仔 Wan Chai	-	-	-	-	-	-
東區 Eastern	1 414 800	-	-	1 350 300	117 000	8.7
南區 Southern	790 700	-	-	790 700	149 800	18.9
<b>港島 HONG KONG</b>	<b>2 314 600</b>	<b>-</b>	<b>-</b>	<b>2 250 100</b>	<b>275 300</b>	<b>12.2</b>
油尖旺 Yau Tsim Mong	319 000	-	-	319 000	40 000	12.5
深水埗 Sham Shui Po	1 067 400	-	-	1 067 400	91 600	8.6
九龍城 Kowloon City	862 800	-	-	862 800	64 700	7.5
黃大仙 Wong Tai Sin	803 100	-	-	803 100	47 500	5.9
觀塘 Kwun Tong	3 429 900	-	-	3 406 800	363 600	10.7
<b>九龍 KOWLOON</b>	<b>6 482 200</b>	<b>-</b>	<b>-</b>	<b>6 459 100</b>	<b>607 400</b>	<b>9.4</b>
葵青 Kwai Tsing	3 309 800	-	-	3 309 800	330 300	10.0
荃灣 Tsuen Wan	2 284 800	-	-	2 269 700	222 200	9.8
屯門 Tuen Mun	1 403 700	-	-	1 403 700	248 800	17.7
元朗 Yuen Long	206 400	-	-	206 400	28 100	13.6
北區 North	272 100	-	-	272 100	34 400	12.6
大埔 Tai Po	151 700	-	-	151 700	8 400	5.5
沙田 Sha Tin	1 130 000	-	-	1 130 000	89 200	7.9
西貢 Sai Kung	9 000	-	-	9 000	-	-
離島 Islands	900	-	-	900	300	33.3
<b>新界 NEW TERRITORIES</b>	<b>8 768 400</b>	<b>-</b>	<b>-</b>	<b>8 753 300</b>	<b>961 700</b>	<b>11.0</b>
<b>全港 OVERALL</b>	<b>17 565 200</b>	<b>-</b>	<b>-</b>	<b>17 462 500</b>	<b>1 844 400</b>	<b>10.6</b>

為配合差餉估價記錄，2002年底總存量已經調整，  
與上一期報告刊載的數字或有不同。

The 2002 Stock figures have been adjusted to reconcile with the rating record,  
and may be different from figures published in the previous edition.

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<sup>2</sup>

年 Year	區域 Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year end
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
	<b>全港 OVERALL</b>	<b>7 300</b>	<b>3 700</b>	<b>17 725 300</b>
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
	<b>全港 OVERALL</b>	<b>199 000</b>	<b>18 700</b>	<b>17 578 200</b>
2001	港島 Hong Kong	-	-	2 315 600
	九龍 Kowloon	39 100	14 600	6 489 100
	新界 New Territories	-	15 800	8 755 900
	<b>全港 OVERALL</b>	<b>39 100</b>	<b>30 400</b>	<b>17 560 600</b>
2002	港島 Hong Kong	-	-	2 314 600
	九龍 Kowloon	3 700	-	6 482 200
	新界 New Territories	-	2 700	8 768 400
	<b>全港 OVERALL</b>	<b>3 700</b>	<b>2 700</b>	<b>17 565 200</b>
2003	港島 Hong Kong	64 500	-	2 250 100
	九龍 Kowloon	23 100	-	6 459 100
	新界 New Territories	15 100	-	8 753 300
	<b>全港 OVERALL</b>	<b>102 700</b>	<b>-</b>	<b>17 462 500</b>

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<sup>2</sup>

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

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

平方米 m<sup>2</sup>

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
1999	3 700	2 700	73.0	17 880 200	1 728 000	9.7	1 730 700	9.7
2000	18 700	14 200	75.9	17 526 300	1 469 900	8.4	1 484 100	8.5
2001	30 400	14 600	48.0	17 539 100	1 908 200	10.9	1 922 800	10.9
2002	2 700	2 700	100.0	17 556 900	1 837 600	10.5	1 840 300	10.5
2003	-	-	-	17 462 500	1 844 400	10.6	1 844 400	10.6

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

每平方米月租 \$ / m<sup>2</sup> per month

區域 Area [ 平均面積 ] [ Average size ]	2002 全年 Whole Year	2003												全年* Whole Year*
		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*	
港島 Hong Kong [ 182 平方米 m <sup>2</sup> ]	81	74	74	85	71	71	70	68	67	69	71	72	66	72
九龍 Kowloon [ 157 平方米 m <sup>2</sup> ]	87	82	80	84	77	78	76	74	77	78	81	80	78	79
新界 New Territories [ 157 平方米 m <sup>2</sup> ]	59	53	53	54	52	51	52	51	53	52	54	53	57	53

\* 臨時數字

[ ] 表示2003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 2003.  
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<sup>2</sup>

區域 Area [ 平均面積 ] [ Average size ]	2002 全年 Whole Year	2003												全年* Whole Year*
		一月	二月	三月	四月	五月	六月	七月	八月*	九月*	十月*	十一月*	十二月*	
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug*	Sep*	Oct*	Nov*	Dec*	
港島 Hong Kong [ 129 平方米 m <sup>2</sup> ]	8 094	( 7 672 )	( 9 964 )	7 121	( 6 189 )	( 5 599 )	( 6 628 )	7 037	7 703	7 060	6 699	7 839	7 420	7 303
九龍 Kowloon [ 147 平方米 m <sup>2</sup> ]	8 272	8 050	8 357	7 635	8 835	7 477	7 455	7 554	7 556	7 781	8 041	8 215	8 646	7 986
新界 New Territories [ 121 平方米 m <sup>2</sup> ]	4 958	5 107	4 898	4 757	4 635	4 283	4 417	4 673	4 852	4 551	4 532	4 305	5 098	4 676

\* 臨時數字

( ) 表示少於20宗交易。

[ ] 表示2003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 2003.

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
1994	149.5	223.7
1995	146.9	198.7
1996	132.4	171.4
1997	132.5	168.9
1998	118.1	131.8
1999	100.0	100.0
2000	95.4	91.2
2001	90.3	82.0
2002	82.7	74.8
2003 *	74.8	71.7
2002		
1 - 3	85.5	75.4
4 - 6	83.0	76.9
7 - 9	81.1	74.4
10 - 12	81.2	72.6
2003		
1 - 3	79.4	72.5
4 - 6	73.8	70.0
7 - 9 *	71.9	70.5
10 - 12 *	74.2	72.3
2003		
1	81.1	72.7
2	80.4	72.4
3	76.8	72.3
4	76.9	69.7
5	72.5	70.5
6	71.9	69.7
7	71.9	68.9
8 *	72.0	71.7
9 *	71.7	70.8
10 *	73.2	70.5
11 *	74.6	71.9
12 *	74.7	74.5

\* 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 \$ / m<sup>2</sup>

地區 District [ 平均面積 ] [ Average size ]	2002 全年 Whole Year	2003												全年* Whole Year*
		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*	
東區 Eastern [ 78 平方米 m <sup>2</sup> ]	14 615	14 142	( 16 969 )	11 942	-	( 11 441 )	( 8 851 )	( 19 009 )	13 219	10 203	8 738	11 970	12 272	12 179
深水埗 Sham Shui Po [ 80 平方米 m <sup>2</sup> ]	18 017	( 14 801 )	( 19 968 )	17 801	15 072	( 11 976 )	( 16 543 )	15 105	14 878	16 041	( 17 512 )	( 18 771 )	17 495	16 066
觀塘 Kwun Tong [ 65 平方米 m <sup>2</sup> ]	14 565	16 059	11 616	12 505	13 511	13 738	10 503	12 906	11 210	11 095	11 694	12 843	13 347	12 655
葵青 Kwai Tsing [ 74 平方米 m <sup>2</sup> ]	5 642	7 866	4 970	5 466	5 617	5 327	7 009	4 893	6 651	5 098	5 689	5 702	6 097	5 765
荃灣 Tsuen Wan [ 75 平方米 m <sup>2</sup> ]	8 122	9 999	10 498	6 840	7 187	5 348	7 673	8 667	7 355	8 596	7 647	6 785	8 978	7 861
沙田 Sha Tin [ 76 平方米 m <sup>2</sup> ]	10 453	11 355	-	10 123	11 606	9 768	10 241	9 375	10 329	10 690	( 10 303 )	9 652	11 014	10 419

\* 臨時數字

( ) 表示少於5宗交易。

[ ] 表示2003年內所分析單位的平均面積。

- 本署沒有成交個案記錄。

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 2003.

- No transaction record received by this Department.

Developments analysed are those built since 1992.

Average prices are in respect of upper floor units only.

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

平方米 m<sup>2</sup>

地區 District	2002 年底總存量 Stock at year end	2003 年落成量 Completions	落成量佔 2002 年總存量的百分率 Completions as a % of 2002 Stock	2003 年底總存量 Stock at year end	2003 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
東區 Eastern	47 300	-	-	47 300	17 800	37.6
南區 Southern	5 900	-	-	5 900	1 200	20.3
<b>港島 HONG KONG</b>	<b>53 200</b>	<b>-</b>	<b>-</b>	<b>53 200</b>	<b>19 000</b>	<b>35.7</b>
油尖旺 Yau Tsim Mong	9 700	-	-	9 700	5 500	56.7
深水埗 Sham Shui Po	133 500	-	-	133 500	8 200	6.1
九龍城 Kowloon City	5 200	-	-	5 200	4 800	92.3
黃大仙 Wong Tai Sin	28 300	-	-	28 300	1 300	4.6
觀塘 Kwun Tong	226 500	-	-	226 500	20 100	8.9
<b>九龍 KOWLOON</b>	<b>403 200</b>	<b>-</b>	<b>-</b>	<b>403 200</b>	<b>39 900</b>	<b>9.9</b>
葵青 Kwai Tsing	74 900	14 800	19.8	89 700	30 100	33.6
荃灣 Tsuen Wan	21 700	-	-	21 700	400	1.8
北區 North	6 500	-	-	6 500	700	10.8
沙田 Sha Tin	38 500	-	-	38 500	900	2.3
<b>新界 NEW TERRITORIES</b>	<b>141 600</b>	<b>14 800</b>	<b>10.5</b>	<b>156 400</b>	<b>32 100</b>	<b>20.5</b>
<b>全港 OVERALL</b>	<b>598 000</b>	<b>14 800</b>	<b>2.5</b>	<b>612 800</b>	<b>91 000</b>	<b>14.8</b>

為配合差餉估價記錄，2002年底總存量已經調整，  
與上一期報告刊載的數字或有不同。

The 2002 Stock figures have been adjusted to reconcile with the rating record,  
and may be different from figures published in the previous edition.

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

平方米 m<sup>2</sup>

地區 District	2003	預測落成量 Forecast	
		[ 2004 ]	[ 2005 ]
東區 Eastern	-	-	-
南區 Southern	-	-	-
<b>港島 HONG KONG</b>	-	-	-
油尖旺 Yau Tsim Mong	-	-	-
深水埗 Sham Shui Po	-	-	-
九龍城 Kowloon City	-	-	-
黃大仙 Wong Tai Sin	-	-	-
觀塘 Kwun Tong	-	-	-
<b>九龍 KOWLOON</b>	-	-	-
葵青 Kwai Tsing	14 800	4 000	-
荃灣 Tsuen Wan	-	-	-
北區 North	-	-	-
沙田 Sha Tin	-	-	-
<b>新界 NEW TERRITORIES</b>	<b>14 800</b>	<b>4 000</b>	-
<b>全港 OVERALL</b>	<b>14 800</b>	<b>4 000</b>	-

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

平方米 m<sup>2</sup>

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
	1999	40 100	28 300	70.6	479 300	117 200	24.5	145 500
2000	37 100	35 600	96.0	535 000	54 200	10.1	89 800	15.7
2001	14 400	7 300	50.7	583 400	82 200	14.1	89 500	15.0
2002	-	-	-	598 900	74 600	12.5	74 600	12.5
2003	14 800	14 000	94.6	598 000	77 000	12.9	91 000	14.8

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

平方米 m<sup>2</sup>

地區 District	2002 年底總存量 Stock at year end	2003 年落成量 Completions	落成量佔 2002 年總存量的百分率 Completions as a % of 2002 Stock	2003 年底總存量 Stock at year end
中西區 Central and Western	-	-	-	-
灣仔 Wan Chai	-	-	-	-
東區 Eastern	26 900	-	-	26 900
南區 Southern	97 100	-	-	97 100
<b>港島 HONG KONG</b>	<b>124 000</b>	<b>-</b>	<b>-</b>	<b>124 000</b>
油尖旺 Yau Tsim Mong	2 200	-	-	2 200
深水埗 Sham Shui Po	42 100	-	-	42 100
九龍城 Kowloon City	43 700	-	-	43 700
黃大仙 Wong Tai Sin	39 100	-	-	39 100
觀塘 Kwun Tong	365 100	-	-	365 100
<b>九龍 KOWLOON</b>	<b>492 200</b>	<b>-</b>	<b>-</b>	<b>492 200</b>
葵青 Kwai Tsing	183 800	-	-	183 800
荃灣 Tsuen Wan	219 300	-	-	219 300
屯門 Tuen Mun	256 600	-	-	256 600
元朗 Yuen Long	531 700	-	-	531 700
北區 North	118 800	-	-	118 800
大埔 Tai Po	696 700	-	-	696 700
沙田 Sha Tin	158 500	-	-	158 500
西貢 Sai Kung	284 500	16 000	5.6	300 500
離島 Islands	79 900	-	-	79 900
<b>新界 NEW TERRITORIES</b>	<b>2 529 800</b>	<b>16 000</b>	<b>0.6</b>	<b>2 545 800</b>
<b>全港 OVERALL</b>	<b>3 146 000</b>	<b>16 000</b>	<b>0.5</b>	<b>3 162 000</b>

為配合差餉估價記錄，2002年底總存量已經調整，與上一期報告刊載的數字或有不同。

The 2002 Stock figures have been adjusted to reconcile with the rating record, and may be different from figures published in the previous edition.

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

平方米 m<sup>2</sup>

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



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<sup>2</sup>

地區 District	2002 年底總存量 Stock at year end	2003 年落成量 Completions	落成量佔 2002 年總存量的百分率 Completions as a % of 2002 Stock	2003 年底總存量 Stock at year end	2003 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區 Central and Western	30 300	-	-	28 600	900	3.1
灣仔 Wan Chai	-	-	-	-	-	-
東區 Eastern	104 900	-	-	104 900	3 600	3.4
南區 Southern	29 800	-	-	29 800	500	1.7
<b>港島 HONG KONG</b>	<b>165 000</b>	<b>-</b>	<b>-</b>	<b>163 300</b>	<b>5 000</b>	<b>3.1</b>
油尖旺 Yau Tsim Mong	-	-	-	-	-	-
深水埗 Sham Shui Po	145 900	-	-	145 900	700	0.5
九龍城 Kowloon City	99 800	-	-	99 800	4 200	4.2
黃大仙 Wong Tai Sin	-	-	-	-	-	-
觀塘 Kwun Tong	274 900	-	-	274 900	55 100	20.0
<b>九龍 KOWLOON</b>	<b>520 600</b>	<b>-</b>	<b>-</b>	<b>520 600</b>	<b>60 000</b>	<b>11.5</b>
葵青 Kwai Tsing	1 359 300	-	-	1 359 300	41 200	3.0
荃灣 Tsuen Wan	448 300	-	-	442 300	39 900	9.0
屯門 Tuen Mun	115 700	-	-	115 700	10 100	8.7
元朗 Yuen Long	116 200	-	-	116 200	1 600	1.4
北區 North	110 700	-	-	110 700	1 100	1.0
大埔 Tai Po	-	-	-	-	-	-
沙田 Sha Tin	454 000	-	-	454 000	11 700	2.6
西貢 Sai Kung	7 600	-	-	7 600	300	3.9
離島 Islands	91 500	-	-	91 500	27 000	29.5
<b>新界 NEW TERRITORIES</b>	<b>2 703 300</b>	<b>-</b>	<b>-</b>	<b>2 697 300</b>	<b>132 900</b>	<b>4.9</b>
<b>全港 OVERALL</b>	<b>3 388 900</b>	<b>-</b>	<b>-</b>	<b>3 381 200</b>	<b>197 900</b>	<b>5.9</b>

為配合差餉估價記錄，2002年底總存量已經調整，  
與上一期報告刊載的數字或有不同。

The 2002 Stock figures have been adjusted to reconcile with the rating record,  
and may be different from figures published in the previous edition.

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

平方米 m<sup>2</sup>

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

以上三年均沒有樓宇落成。

No completions for these three years.

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

平方米 m<sup>2</sup>

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
1999	146 800	78 200	53.3	3 379 400	208 500	6.2	286 700	8.1
2000	6 300	1 000	15.9	3 412 200	159 400	4.7	160 400	4.7
2001	-	-	-	3 408 400	241 900	7.1	241 900	7.1
2002	26 600	26 600	100.0	3 370 100	226 700	6.7	253 300	7.5
2003	-	-	-	3 381 200	197 900	5.9	197 900	5.9

私人物業市場回報率 - 住宅樓宇  
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回報百分率 % return

年 / 月 Year / Month		住宅 Domestic				
		A	B	C	D	E
1994		5.4	4.7	5.0	5.4	5.2
1995		5.7	5.2	5.6	6.0	5.8
1996		5.2	4.6	4.8	4.9	4.7
1997		4.2	3.7	3.8	3.7	3.4
1998		4.9	4.1	4.3	4.4	4.4
1999		5.2	4.4	4.5	4.5	4.2
2000		5.8	4.9	4.8	4.7	4.4
2001		6.3	5.3	5.4	5.4	5.0
2002		6.1	5.1	5.1	5.0	4.7
2003 *		6.3	5.2	4.8	4.7	4.3
2002	1 - 3	6.1	5.1	5.3	5.3	4.8
	4 - 6	6.1	5.0	5.1	5.1	4.6
	7 - 9	6.2	5.1	5.2	5.0	4.9
	10 - 12	6.3	5.3	5.0	4.9	4.7
2003	1 - 3	6.4	5.3	5.0	5.0	4.6
	4 - 6	6.4	5.3	5.1	4.9	4.7
	7 - 9	6.3	5.3	4.9	4.7	4.3
	10 - 12 *	5.9	5.0	4.5	4.2	3.9
2003	1	6.4	5.2	4.9	4.9	4.4
	2	6.4	5.2	4.9	4.9	4.7
	3	6.4	5.4	5.2	5.1	4.7
	4	6.3	5.4	5.2	5.1	4.7
	5	6.4	5.3	5.0	4.9	4.7
	6	6.5	5.3	5.0	4.8	4.6
	7	6.5	5.4	5.1	4.9	4.4
	8	6.5	5.4	5.1	4.8	4.3
	9	6.1	5.1	4.7	4.4	4.3
	10	5.9	5.0	4.4	4.3	4.0
	11 *	5.9	5.0	4.4	4.3	3.9
	12 *	5.9	4.9	4.6	4.1	3.8

\* 臨時數字

\* Provisional

私人物業市場回報率 - 寫字樓、分層工廠大廈及零售業樓宇  
PRIVATE PROPERTY MARKET YIELDS - OFFICE, FLATTED FACTORIES AND RETAIL

回報百分率 % return

年 / 月 Year / Month	寫字樓 Office		分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
	甲級 Grade A	乙級 Grade B		
1994	5.0	5.1	8.5	5.9
1995	5.8	5.9	9.5	6.1
1996	4.8	5.4	10.0	5.6
1997	4.2	5.0	10.0	4.6
1998	6.1	6.4	11.5	5.7
1999	5.6	6.7	12.8	7.0
2000	6.2	7.2	13.0	7.8
2001	7.3	8.4	13.8	8.1
2002	7.1	8.5	13.9	7.7
2003 *	6.3	8.0	13.2	7.2
2002				
1 - 3	7.0	8.8	14.3	7.9
4 - 6	7.0	8.5	13.6	7.6
7 - 9	6.9	8.3	13.6	7.6
10 - 12	7.3	8.6	14.0	7.9
2003				
1 - 3	7.2	8.6	13.9	7.8
4 - 6	6.8	8.5	13.4	7.4
7 - 9 *	6.2	7.9	12.8	7.2
10 - 12 *	5.7	7.3	12.8	6.9
2003				
1	7.3	8.8	14.1	7.7
2	7.2	8.6	14.0	7.8
3	7.0	8.5	13.5	7.8
4	6.8	8.3	13.9	7.5
5	7.0	9.0	13.1	7.2
6	6.6	8.3	13.0	7.4
7	6.4	8.3	13.2	7.6
8 *	6.1	8.1	12.6	7.1
9 *	6.1	7.4	12.7	7.2
10 *	6.1	7.4	13.0	6.9
11 *	5.5	7.3	13.0	6.9
12 *	5.7	7.2	12.5	6.8

\* 臨時數字

\*\* 此欄數字只就樓上單位計算。

\* Provisional

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

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

年 / 月 Year / Month	數目 No.	總值 (百萬元) Consideration (\$ million)
2002	72 974	154 252
2003	71 576	153 578
2002	18 992	41 544
1 - 3	21 929	48 324
4 - 6	16 120	32 252
7 - 9	15 933	32 132
10 - 12		
2003	14 386	29 922
1 - 3	14 336	26 977
4 - 6	18 716	35 943
7 - 9	24 138	60 736
10 - 12		
2003	6 187	11 997
1	3 649	6 405
2	4 550	11 520
3	5 373	10 520
4	4 130	7 488
5	4 833	8 969
6		
7	6 525	12 493
8	6 559	12 203
9	5 632	11 247
10	9 360	27 729
11	7 811	17 637
12	6 967	15 370

資料來源：土地註冊處

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

Source: The Land Registry

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

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

年 / 月 Year / Month		成交金額 (百萬元) Range of Consideration (\$ million)												買賣合約數目 No. of Agreements 總數 Total
		少於 1 Less than 1		1 至少於 2 1 to less than 2		2 至少於 3 2 to less than 3		3 至少於 5 3 to less than 5		5 至少於 10 5 to less than 10		10 或以上 10 or over		
		數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	
2002		19 450	27	27 935	38	14 306	20	7 019	10	3 241	4	1 023	1	72 974
2003		22 838	32	27 800	39	10 386	15	5 156	7	4 087	6	1 309	2	71 576
2002	1 - 3	5 138	27	6 974	37	3 302	17	2 233	12	1 107	6	238	1	18 992
	4 - 6	5 212	24	8 313	38	4 896	22	2 294	10	856	4	358	2	21 929
	7 - 9	4 386	27	6 677	41	3 026	19	1 218	8	586	4	227	1	16 120
	10 - 12	4 714	30	5 971	37	3 082	19	1 274	8	692	4	200	1	15 933
2003	1 - 3	4 696	33	5 272	37	2 369	16	989	7	767	5	293	2	14 386
	4 - 6	4 784	33	6 163	43	1 624	11	865	6	717	5	183	1	14 336
	7 - 9	6 003	32	7 833	42	2 498	13	1 334	7	799	4	249	1	18 716
	10 - 12	7 355	30	8 532	35	3 895	16	1 968	8	1 804	7	584	2	24 138
2003	1	1 875	30	2 415	39	1 136	18	454	7	216	3	91	1	6 187
	2	1 390	38	1 351	37	549	15	200	5	107	3	52	1	3 649
	3	1 431	31	1 506	33	684	15	335	7	444	10	150	3	4 550
	4	1 516	28	2 651	49	529	10	310	6	284	5	83	2	5 373
	5	1 554	38	1 629	39	477	12	216	5	205	5	49	1	4 130
	6	1 714	35	1 883	39	618	13	339	7	228	5	51	1	4 833
	7	2 023	31	2 721	42	914	14	512	8	284	4	71	1	6 525
	8	2 013	31	3 051	47	788	12	409	6	201	3	97	1	6 559
	9	1 967	35	2 061	37	796	14	413	7	314	6	81	1	5 632
	10	2 609	28	3 311	35	1 479	16	781	8	930	10	250	3	9 360
	11	2 496	32	2 813	36	1 206	15	627	8	491	6	178	2	7 811
	12	2 250	32	2 408	35	1 210	17	560	8	383	5	156	2	6 967

資料來源：土地註冊處

有關數字來自圖表52。

由於四捨五入關係，個別項目的百分率數字加起來可能不等於百分之一百。

Source: The Land Registry

Figures are derived from Table 52.

Figures in percentage for individual items may not add up to 100% due to rounding.

*住宅一手及二手市場 - 買賣合約數目及總值*  
*DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION*

年 / 月 Year / Month	一手買賣 Primary Sales			二手買賣 Secondary Sales			總數 Total No.
	數目 No.	%	總值 (百萬元) Consideration (\$ million)	數目 No.	%	總值 (百萬元) Consideration (\$ million)	
2002	23 088	32	59 088	49 886	68	95 164	72 974
2003	26 498	37	73 048	45 078	63	80 531	71 576
2002 1 - 3	5 933	31	16 713	13 059	69	24 831	18 992
4 - 6	6 887	31	17 200	15 042	69	31 125	21 929
7 - 9	4 829	30	11 184	11 291	70	21 068	16 120
10 - 12	5 439	34	13 991	10 494	66	18 140	15 933
2003 1 - 3	4 912	34	13 761	9 474	66	16 162	14 386
4 - 6	5 290	37	12 999	9 046	63	13 978	14 336
7 - 9	7 398	40	17 182	11 318	60	18 761	18 716
10 - 12	8 898	37	29 106	15 240	63	31 630	24 138
2003 1	2 291	37	5 342	3 896	63	6 655	6 187
2	966	26	2 001	2 683	74	4 405	3 649
3	1 655	36	6 418	2 895	64	5 102	4 550
4	2 431	45	5 710	2 942	55	4 810	5 373
5	1 257	30	3 314	2 873	70	4 174	4 130
6	1 602	33	3 975	3 231	67	4 994	4 833
7	2 765	42	6 415	3 760	58	6 078	6 525
8	2 766	42	5 755	3 793	58	6 448	6 559
9	1 867	33	5 012	3 765	67	6 235	5 632
10	3 958	42	13 907	5 402	58	13 823	9 360
11	2 602	33	7 897	5 209	67	9 739	7 811
12	2 338	34	7 302	4 629	66	8 068	6 967

資料來源：土地註冊處

有關數字來自圖表52。請參閱該圖表有關“住宅買賣”的定義。

一手買賣一般指由發展商出售的單位，二手買賣指非由發展商出售的單位。

由於四捨五入關係，一手和二手買賣的總值加起來可能不等於圖表52的總值。

Source: The Land Registry

Figures are derived from table 52. Please refer to the table for the definition of 'domestic sales'.

Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers.

Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in Table 52.



非住宅買賣 - 主要類別物業買賣宗數及總值  
NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

年 / 月 Year / Month	寫字樓 Office		商業樓宇 Commercial		分層工廠大廈 Flatted Factories	
	宗數 No.	總值 (百萬元) Consideration (\$ million)	宗數 No.	總值 (百萬元) Consideration (\$ million)	宗數 No.	總值 (百萬元) Consideration (\$ million)
2002	1 639	4 963	3 167	14 942	3 756	4 028
2003 *	1 801	5 509	4 102	19 110	3 803	3 146
2002 1 - 3	368	1 207	693	3 383	900	1 017
4 - 6	472	1 367	885	4 871	1 047	1 024
7 - 9	408	1 386	788	3 247	932	839
10 - 12	391	1 003	801	3 441	877	1 148
2003 1 - 3	417	1 077	748	2 817	833	691
4 - 6	349	852	786	3 130	810	622
7 - 9 *	478	1 460	1 126	5 637	1 011	842
10 - 12 *	557	2 120	1 442	7 525	1 149	992
2003 1	141	231	274	978	307	271
2	105	282	196	749	184	151
3	171	564	278	1 090	342	269
4	104	242	254	1 038	250	188
5	113	231	259	977	295	222
6	132	380	273	1 116	265	211
7	151	527	317	1 237	306	222
8 *	151	356	349	1 665	326	275
9 *	176	577	460	2 734	379	344
10 *	157	465	462	2 227	365	338
11 *	194	881	416	2 417	366	308
12 *	206	774	564	2 882	418	346

\* 臨時數字

這些數字是根據買賣合約的簽署日期，而並非送交土地註冊處登記的日期，應與土地註冊處編制的住宅買賣數據有所區別。數字並不反映所有非住宅買賣，其他類別，如工貿大廈，貨倉及車位並未有作出分析。

\* Provisional figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the date on which an Agreement for Sale and Purchase is signed, and not the date on which the Agreement is submitted for registration. Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises and carparking spaces are not presented.

**各區域及地區**  
**AREAS AND DISTRICTS**

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

(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 KOWLOON	深水埗 SHAM	美孚、荔枝角、 長沙灣、深水埗、	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po,	260, 261, 262, 263, 264, 265, 266(p), 267, 268(p), 269(p), 271(p), 320(p)
	SHUI PO	石硤尾、又一村、 大窩坪、昂船洲	Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	
九龍城 KOWLOON CITY	紅磡、土瓜灣、 馬頭角、馬頭圍、 啟德、九龍城、 何文田、九龍塘、 筆架山	紅磡、土瓜灣、 馬頭角、馬頭圍、 啟德、九龍城、 何文田、九龍塘、 筆架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213(p), 222(p), 231, 232, 233, 234, 235, 236(p), 237, 241, 242, 243, 244, 245, 246, 247(p), 268(p), 271(p), 272, 283(p), 285, 286(p)
	黃大仙 WONG TAI SIN	新蒲崗、黃大仙、 東頭、橫頭磡、 樂富、鑽石山、 慈雲山、牛池灣	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	271(p), 281, 282, 283(p), 284, 287, 288, 289
觀塘 KWUN TONG	坪石、九龍灣、 牛頭角、佐敦谷、 觀塘、秀茂坪、 藍田、油塘、 鯉魚門	坪石、九龍灣、 牛頭角、佐敦谷、 觀塘、秀茂坪、 藍田、油塘、 鯉魚門	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	247(p), 280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298(p)
新界 NEW TERRITORIES	葵青 KWAI TSING	葵涌、青衣	Kwai Chung, Tsing Yi	269(p), 310(p), 320(p), 321(p), 326, 327(p), 328, 329, 350, 351
	荃灣 TSUEN WAN	荃灣、梨木樹、 汀九、深井、 青龍頭、馬灣、 陰澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Yam O	310(p), 321(p), 322, 323, 324, 325, 331, 332, 333(p), 334, 335, 336, 340(p), 413(p), 531(p), 533(p), 731, 732(p), 961(p), 971(p), 972(p), 973(p), 974, 975

(p) = part 部分

各區域及地區  
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新界 NEW TERRITORIES	屯門 TUEN MUN	大欖涌、掃管笏、 屯門、藍地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441, 442, 513(p), 531(p), 951(p)
	元朗 YUEN LONG	洪水橋、廈村、 流浮山、天水圍、 元朗、新田、 落馬洲、錦田、 石崗、八鄉	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 510, 511, 512, 513(p), 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 632(p)
北區 NORTH		粉嶺、聯和墟、 上水、石湖墟、 沙頭角、鹿頸、 烏蛟騰	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 621, 622, 623, 624, 625, 626, 627, 628, 629, 631(p), 632(p), 633(p), 634(p), 641, 642, 651, 652(p), 653, 711(p), 712(p)
		大埔 TAI PO	大埔墟、大埔、 大埔滘、大尾篤、 船灣、樟木頭、 企嶺下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha
沙田 SHA TIN		大圍、沙田、 火炭、馬料水、 烏溪沙、馬鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	327(p), 729(p), 732(p), 733, 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)

(p) = part 部分

**各區域及地區**  
**AREAS AND DISTRICTS**

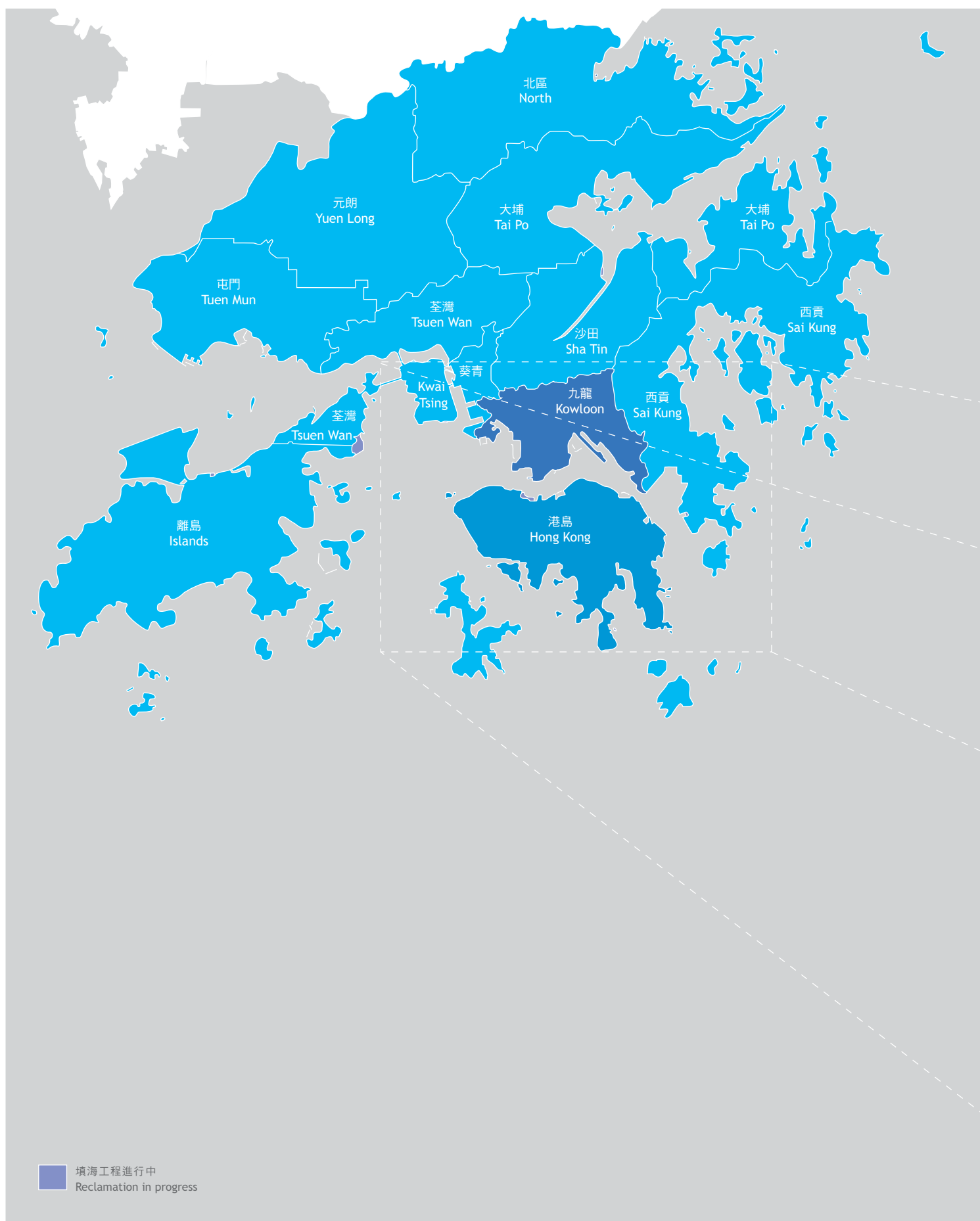
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 SAI KUNG	清水灣、西貢、	Clear Water Bay, Sai Kung,	296, 298(p), 742(p), 761(p), 762(p),
		大網仔、將軍澳、 坑口、調景嶺、 馬游塘	Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	811(p), 812(p), 813, 814, 815(p), 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	離島 ISLANDS	長洲、坪洲、	Cheung Chau, Peng Chau,	911, 912, 913, 920, 931, 932, 933,
		大嶼山 (包括東涌)、	Lantau Island (including Tung Chung),	934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p),
		南丫島	Lamma Island	973(p), 976

(p) = part 部分

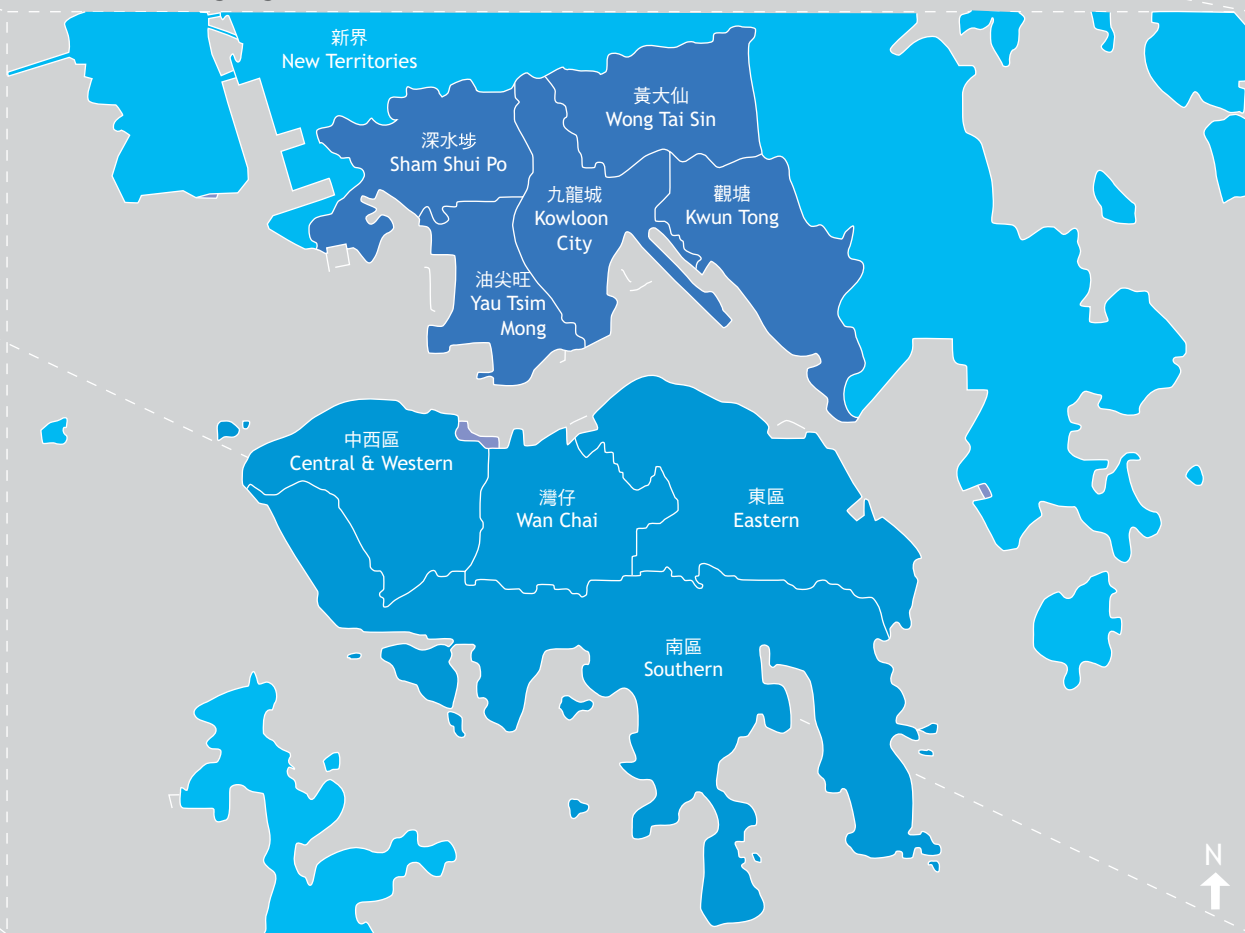
**寫字樓分區**  
**OFFICE SUB-DISTRICTS**

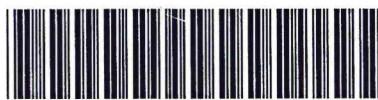
寫字樓的分區	Sub-districts for Offices	規劃統計小區 Tertiary Planning Units
上環	Sheung Wan	113, 114, 115
中區	Central	121, 122, 123, 124(p)
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 148(p), 149
北角 / 鯽魚涌	North Point / Quarry Bay	151(p), 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211,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

新界地區 New Territories Districts



港島及九龍地區 Hong Kong and Kowloon Districts





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