



2005 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 2005

Hong Kong Property Review 2005

本報告回顧2004年香港物業市場的活動並預測
2005及2006年的樓宇落成量
A review of the Hong Kong property market for the year 2004
with forecast of completions for 2005 and 2006

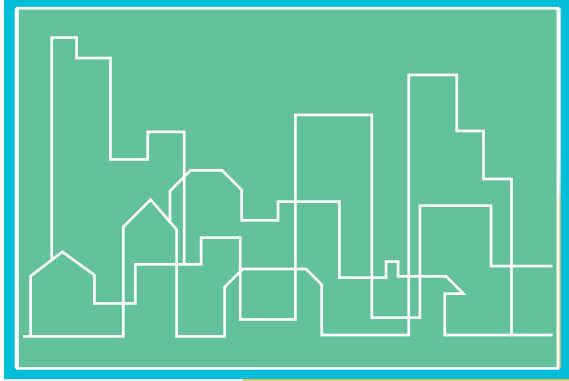
差餉物業估價署署長 彭贊榮
2005年4月
Kenneth T.W. Pang, J.P.
Commissioner
Rating & Valuation Department
April 2005

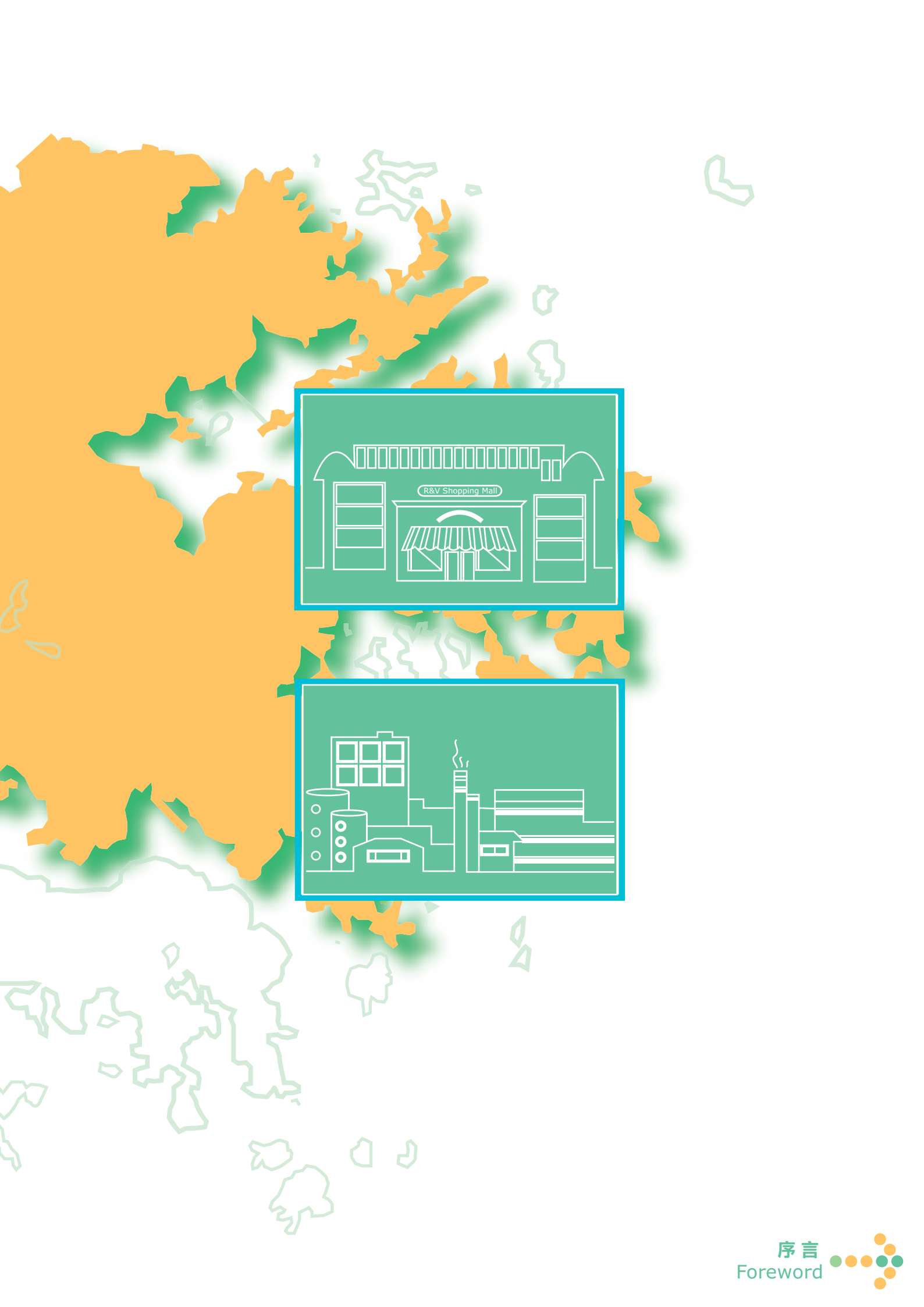


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序言 Foreword

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

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小時自動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。

《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煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、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。

本報告只涵蓋私人樓宇類別的統計數字，而不再編製政府、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。

有關本報告所用詞彙的定義及各項數字的計算方法，可參閱63至74頁的「技術附註」。

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.

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.

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.

Definitions of the terms used in the Review, and details of how the various figures have been arrived at can be found in the Technical Notes on pages 63 to 74.

序言 Foreword

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15樓

Address : 15th 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@rvd.gov.hk

E-Mail : enquiries@rvd.gov.hk

網址：http://www.info.gov.hk/rvd

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

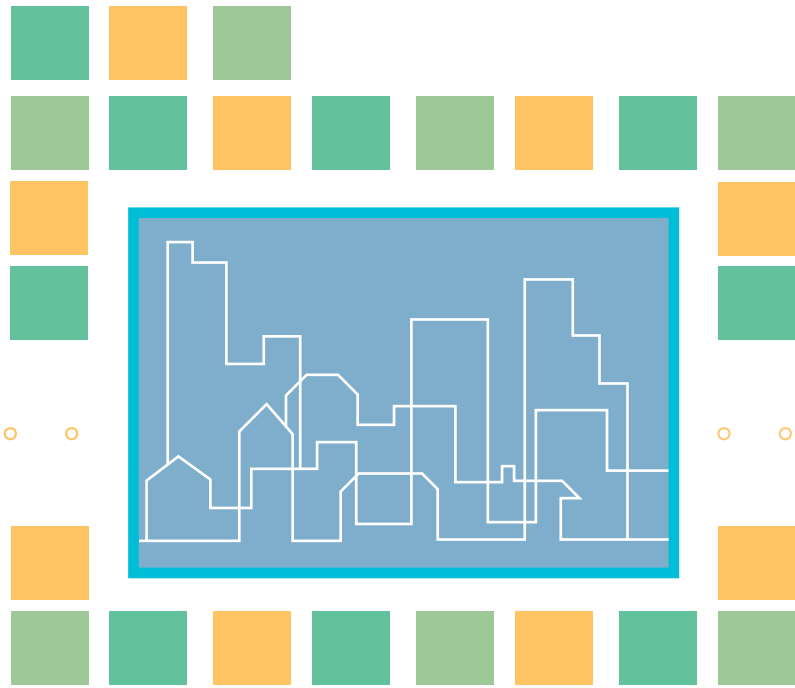
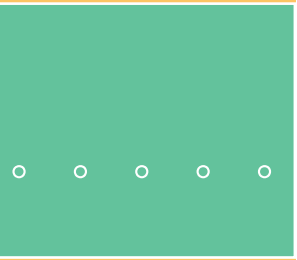
各界人士均可轉載本報告的內容，但在轉載時須註明資料是來自香港特別行政區政府差餉物業估價署。

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/rvd>）。

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





綜觀 Overview

2004年本港經濟強勁復蘇，本地生產總值錄得可觀的8.1%增長，遠高於2003年錄得的3.2%增長率。經過漫長的通縮期，消費物價指數終於在2004年中開始回升。失業率持續下降，來港旅客人次則增加40%。在強勁復蘇的經濟帶動下，物業市場更趨活躍。

物業市場在2003年下半年開始反彈，其升勢在2004年一直持續。需求增加，成交活躍，令各類物業售價大幅上升。租金水平亦穩步上揚，但幅度則較為溫和。售價與租金升幅的差距擴大，導致物業市場回報率下跌。年內入住量／使用量錄得顯著的增長，令各類物業的空置水平相應下降。市場氣氛在年底時仍然普遍樂觀。

The year 2004 witnessed Hong Kong's strong economic recovery, with a notable growth rate of 8.1% in GDP compared to 3.2% for 2003. The Consumer Price Index started to pick up in mid-year after a long deflationary cycle. Unemployment rate continued to drop. Tourist arrivals grew by 40%. The robust economic recovery lent support to the revived property market.

The property market began its rebound in the latter half of 2003 and maintained the momentum throughout 2004, with all property sectors experiencing upward surge in prices underpinned by rising demand and larger sales transaction volume. Rents likewise rose steadily, albeit at a more moderate rate. The widening gap between price and rental growth resulted in falling property yields. Take-up recorded substantial increases over the year, leading to lower vacancy levels across the board. Market sentiment remained generally positive at the end of the year.



住宅

2004年住宅物業市場的主要特色，是買賣活躍的二手市場及豪宅物業售價的飆升。總成交量比前一年增加41%，主要基於二手物業銷情理想，其成交量有66%的增長。一手市場方面，由於市場氣氛持續改善，發展商紛紛將售價調高，而利率低企亦有利於刺激物業市道。

住宅售價在2004年初顯著攀升，及至第四季，整體售價比前一年同期增加29%。其中大型單位的升幅較大，達41%，而中小型單位則上升28%。租金亦是上調，但升幅較輕微，只有11%的按年增長。年內，市場回報率徐徐下滑。

2004年共有26 040個新住宅單位落成，數量與前一年相若。與2003年比較，年內入住量有可觀的增長，達31 400個單位，創下自1988年以來的新高。空置量下降至64 250個單位，佔總存量的6.2%。根據2004年12月31日的資料顯示，預計2005年及2006年分別會有21 200個及17 400個單位落成。



Residential

For the year 2004, the **residential** sector was dominated by strong sales in the secondary market and sharp rise in prices in the luxurious segment. The overall volume of sales rose 41% from the previous year, mainly attributable to growth in secondary sales which increased by 66%. In the primary market, developers raised asking prices as market sentiment continued to pick up. The low interest rate environment was conducive to an active sales market.

Prices escalated significantly at the beginning of 2004, and by the last quarter of the year gained an overall 29% against the same quarter in the previous year. Large flats saw a much higher increase of 41%, relative to the 28% rise for small/medium flats. Rents also went up, but to a lesser extent, recording a yearly increase of 11%. Market yields edged downwards during the year.

Residential completions in 2004 were 26 040 units, similar to the level of the previous year. Take-up at 31 400 units was substantially higher than 2003 and a record high since 1988. Vacancy fell to 64 250 units, representing 6.2% of stock. It was estimated as at 31 December 2004 that about 21 200 units and 17 400 units would be completed in 2005 and 2006 respectively.

寫字樓

2004年的寫字樓市道十分蓬勃。前一年落成的大量寫字樓單位，至2004年已逐漸為市場所吸納。營商信心恢復，令寫字樓需求轉趨殷切，許多位於核心地區的主要商廈使用率大幅改善。鑑於寫字樓空置率下降，一些業主與準租客洽談租約時開始取消優惠和縮短免租期。租金普遍溫和向上。寫字樓銷情暢旺，反映市場對投資物業的強大需求。與前一年相比，成交量激增，而售價亦有強勁的增長。

售價的飆升在年初非常突顯，其後升勢放緩。全年售價大幅攀升61%，而甲級寫字樓的升幅更高達73%。另一方面，租金的升幅較為緩慢及溫和，只有12%。市場回報率則持續下降。

在供應方面，2004年寫字樓的整體落成量達279 500平方米，較2003年的水平低6%。年內的使用量達373 400平方米，比前一年有明顯改善，高於落成量水平，整體空置率因而下降至12.7%。

預期在2005年和2006年，落成量會分別顯著下降至61 700平方米及105 300平方米。

Office

A robust **office** market prevailed in 2004. The large supply produced in the previous year was gradually taken up. As business confidence revived, demand for accommodation increased. The occupancy level in many prime buildings in the core business districts improved substantially. With falling vacancies, some landlords began to withdraw incentives and shorten rent-free periods in their negotiations with potential tenants. Rents were generally moving upwards, at a modest pace. The sales market was very buoyant, on the back of strong demand for investment properties. The volume of transaction increased significantly from the previous year, and spectacular gains in prices were recorded.

The leap in prices occurred mainly at the beginning of the year, after which the growth momentum slowed down. The overall yearly price gain was a staggering 61%, with Grade A accommodation netting an even higher increase of 73%. Rents on the other hand experienced more gradual and modest growth, rising by 12% only. The market yield continued to fall.

On the supply side, a total of 279 500 m² office space was completed in 2004, 6% below the level of 2003. Take-up improved significantly on the previous year, with 373 400 m² recorded, exceeding the completion level. Overall vacancy rate thus dropped to 12.7%.

Completions are anticipated to decline sharply in the next two years, to 61 700 m² in 2005 and 105 300 m² in 2006.

商業樓宇

2004年的商業樓宇落成量為91 300平方米，較前一年減少23%。使用量為66 100平方米。空置率則為10.8%，與前一年相若。至於未來兩年，預期落成量會上升，2005年和2006年的落成量將分別為109 200平方米和131 100平方米。

Commercial

2004 completions of **commercial** premises were 91 300 m², 23% less than the previous year. Take-up amounted to 66 100 m². Vacancy stayed at a similar level of 10.8%. Forecast completions are expected to increase to 109 200 m² and 131 100 m² in 2005 and 2006 respectively.



綜觀 Overview

零售業樓宇

零售業在2004年持續增長。強勁復蘇的經濟及訪港旅客數目的上升，對刺激消費有正面影響，令零售業蓬勃增長。零售商對旺區商舖的需求殷切。零售物業的投資市場亦同樣活躍，顯示需求強大，而成交量則較前一年顯著上升。年內零售物業價格飆升40%，但租金全年只上升了9%，導致市場回報率下跌。

Retail

The **retail** sector enjoyed sustained growth in 2004. The strong economic recovery and the surge in tourist arrivals had a positive impact on consumer spending and boosted retail sales. Shops in prime locations were sought after by retailers. Similarly, the investment market of retail properties was very active, reflecting strong demand, and the volume of transaction rose substantially from the previous year. Prices of retail premises jumped 40% during the year, although rents moved up by only 9%, leading to lower market yield.



工業樓宇

在2004年，工業樓宇市場轉趨活躍，成交量及售價均錄得升幅。使用量的改善，令空置量下降。但建築工程仍然極少，顯示業主對前景仍感到不明朗。由於訪港的內地旅客數目強勁增長，以及期待迪士尼樂園主題公園之開幕，不少業主轉而考慮改為發展酒店項目。不過，在貨倉物業方面，有迹象顯示一些發展項目正在計劃進行，以提供新的貨倉，這明顯是受到物流業需求所帶動。

2004年**分層工廠大廈**的價格顯著上升了31%，而租金則只有7%的升幅。市場回報率年內持續跟隨趨勢下調。這類樓宇的落成量只有800平方米。使用量轉為正數，高達329 100平方米，而空置量則大幅下降至8.7%。預期未來兩年的供應極少，2005年只有1 200平方米，而2006年則沒有新供應。

2004年並沒有**工貿大廈**落成。使用量亦轉為正數，達23 300平方米，導致空置量下降至11.1%。2005年的落成量預計只有4 100平方米，而2006年將可能沒有新供應。

2004年沒有**貨倉**物業落成，但預計在繼後兩年會有新供應，2005年為16 900平方米，而2006年則為13 000平方米。2004年的空置水平有顯著改善，下降至4.7%。

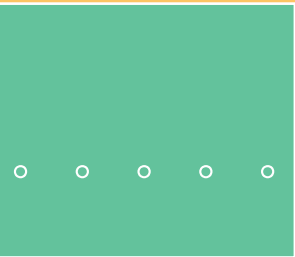
Industrial

The industrial market became more active in 2004, recording a higher volume of sales and rising prices. Occupancy improved leading to a decrease in vacancy. Building activity remained negligible, pointing to a still uncertain outlook. Many owners were instead considering the prospect of a switch to hotel developments, prompted by the strong growth in inbound tourism of Mainland visitors and the forthcoming opening of the Disneyland Theme Park. However in the storage sub-sector, there were signs of developments taking place to provide new storage accommodation, apparently encouraged by demand of the logistics industry.

Flatted factory prices gained a substantial 31% in 2004, while rents rose merely 7%. Market yield continued the downward path. Only 800 m² factory space was completed. Take-up turned positive, at a staggering 329 100 m², and vacancy fell considerably to 8.7%. Minimal supply is expected in the next two years, merely 1 200 m² in 2005, and none in 2006.

No **industrial/office** space was completed in 2004. Take-up also turned positive, at 23 300 m², leading to lower vacancy of 11.1%. Only 4 100 m² are likely to be completed in 2005, and probably none in 2006.

No **storage** space was produced in 2004, but completions are expected in the following two years, with 16 900 m² in 2005 and 13 000 m² in 2006. There was noticeable improvement in the vacancy level in 2004, which fell to 4.7%.



私人住宅(整體) Private Domestic (Overall)

這類別包括設有煮食設施、浴室及廁所的獨立居住單位，但不包括村屋、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。2004年底此類物業的總存量為1 035 000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 figures in 2001 and before include village houses. At the end of 2004, the overall stock was 1 035 000 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2004年的私人住宅落成量是26 040個單位，與前一年的數量相若。當中44%的新落成單位位於新界，另外42%位於九龍，餘下14%則位於香港。在地區分布上，九龍城錄得最多新落成單位數量，佔整體落成量的22%，其次是油尖旺和元朗，各佔13%。

Completions of private domestic accommodation in 2004 were 26 040 units, similar to the level of the previous year. The New Territories contributed 44% of these new units, while Kowloon contributed 42%, and Hong Kong the remaining 14%. District-wise, Kowloon City recorded the highest number of new units, at 22% of overall completions, followed by Yau Tsim Mong and Yuen Long, each accounting for 13%.

私人住宅(整體) Private Domestic (Overall)

2004年的入住量為31 400個單位，較2003年的22 490個單位增加40%。年底的空置量下降至64 250個單位，相當於總存量的6.2%，其中約有7 500個空置單位(12%)由於仍未獲發滿意紙或轉讓同意書而未能入住。

根據2004年12月31日的資料顯示，2005年和2006年的單位落成量會分別約為21 200個及17 400個。在2005年，約有60%的新落成單位會位於新界，而餘下40%則約有半數位於香港，半數位於九龍。按地區計，單是荃灣將佔整體新落成單位的20%。在2006年，新落成單位將主要集中於九龍和新界，分別佔總數的36%及54%。

Take-up in 2004 was 31 400 units, up 40% from 22 490 units in 2003. Vacancy at the year-end was 64 250 units, equivalent to 6.2% of the total stock. About 7 500 (12%) of these units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

It was estimated as at 31 December 2004 that completions in 2005 and 2006 were expected to be around 21 200 units and 17 400 units respectively. In 2005, about 60% of the completed units would be located in the New Territories, and the remaining 40% in Hong Kong and Kowloon in approximately equal proportions. On district level, Tsuen Wan alone would contribute about 20% of these completed units. In 2006, Kowloon and the New Territories would provide the majority, accounting for 36% and 54% respectively of the total.



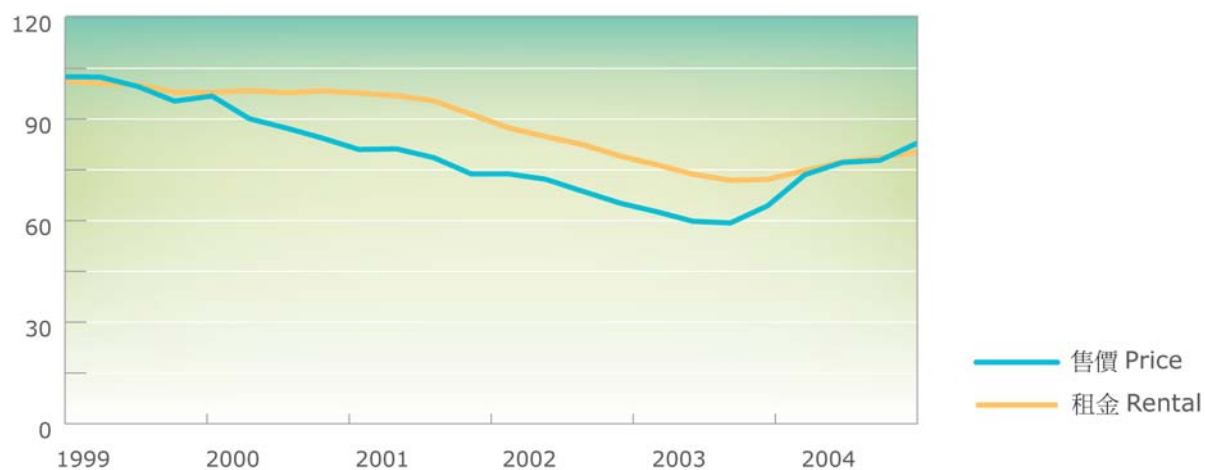
私人住宅(整體) Private Domestic (Overall)

售價在2004年初顯著上升，在年中經鞏固後在下半年再度攀升。年內第四季的整体售價指數，與前一年同期比較，錄得29%的升幅。2004年的租金亦見上升，但幅度較溫和，年內第四季與前一年同期比較，租金指數的升幅是11%。

Prices rose significantly at the beginning of 2004, consolidated in mid-year and then climbed up again in the latter part of the year. The overall price index for the fourth quarter of 2004 registered a 29% growth over the same period of the previous year. Rents also experienced a rising trend in the year, but to a lesser extent. The rental index in the last quarter of 2004 rose 11% from the same period of the year before.

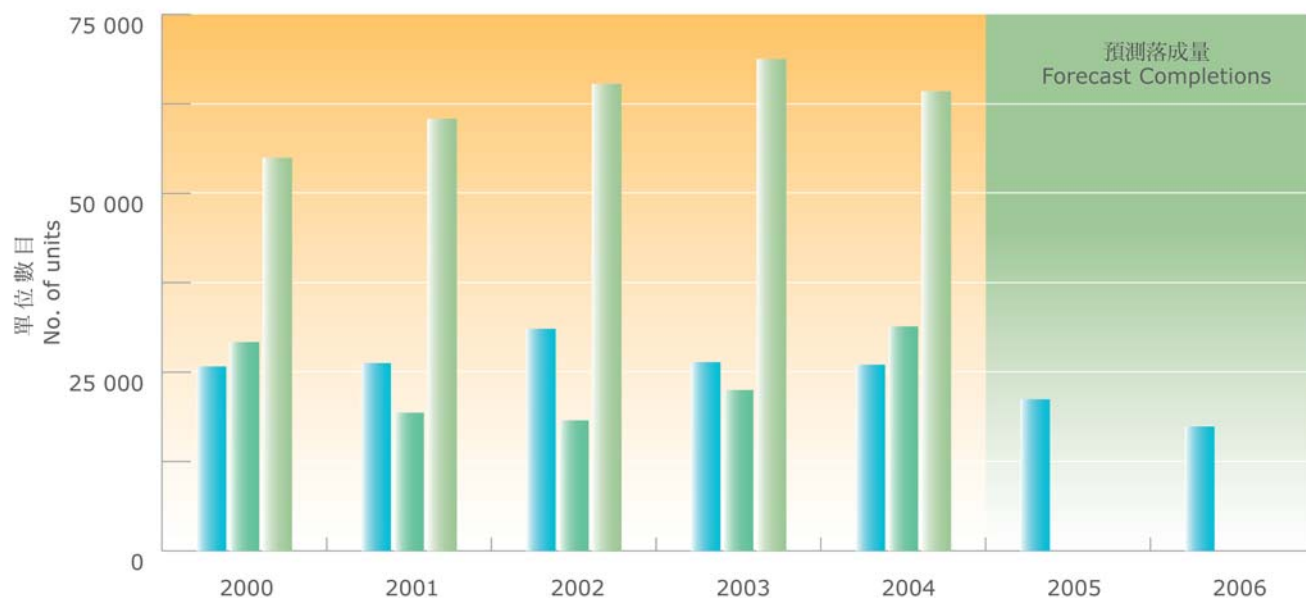


售價及租金指數
Price and Rental Indices



私人住宅(整體) Private Domestic (Overall)

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



	2000*	2001*	2002	2003	2004	2005	2006
落成量 Completions	25 790	26 260	31 050	26 400	26 040 [^]	21 200 [#]	17 400 [#]
入住量 Take-up	29 180	19 320	18 240	22 490	31 400 [^]		
空置量 Vacancy	54 950	60 410	65 270	68 780	64 250		
% ⁺	5.4	5.7	6.6	6.8	6.2		
<p>* 2000和2001年的數字是包括村屋在內，而2002至2006年的數字則不包括村屋。 2000 and 2001 figures are inclusive of village houses. However 2002-2006 figures exclude village houses.</p> <p>[^] 包括在年內由資助出售房屋轉為私人住宅的單位。 Including those private flats converted from subsidised sale flats during the year.</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>							

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

此分類包括實用面積為100平方米以下的單位。2004年底的總存量為960 000個單位，佔私人住宅總存量約93%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2004 was 960 000 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



2004年落成的單位共有23 460個，主要位於九龍及新界，分別佔落成量的42%和48%。以地區計，九龍城、元朗和油尖旺的供應量最多。單是B類單位已佔此分類落成量78%，如以整體新落成量計，則為70%。

23 460 units were completed in 2004 mainly located in Kowloon and the New Territories, each accounting for 42% and 48% respectively. On district level, Kowloon City, Yuen Long and Yau Tsim Mong recorded the largest completions. Class B units alone attributed to 78% of the completions in this sub-sector and 70% in terms of the total new completions.

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

2004年的入住量為30 890個單位，較前一年顯著增加54%。年底空置量下降至56 400個單位，佔總存量5.9%。

在2004年底時預測，2005及2006年會分別有19 900和16 100個單位落成。每年有超過一半的新落成單位會位於新界。

Take-up of 30 890 units in 2004 represented a significant 54% increase from the preceding year. Vacancy at the year-end dropped to 56 400 units, representing 5.9% of stock.

As estimated at end-2004, about 19 900 and 16 100 units would be completed in 2005 and 2006 respectively. More than half of the new units in each of these two years would be found in the New Territories.



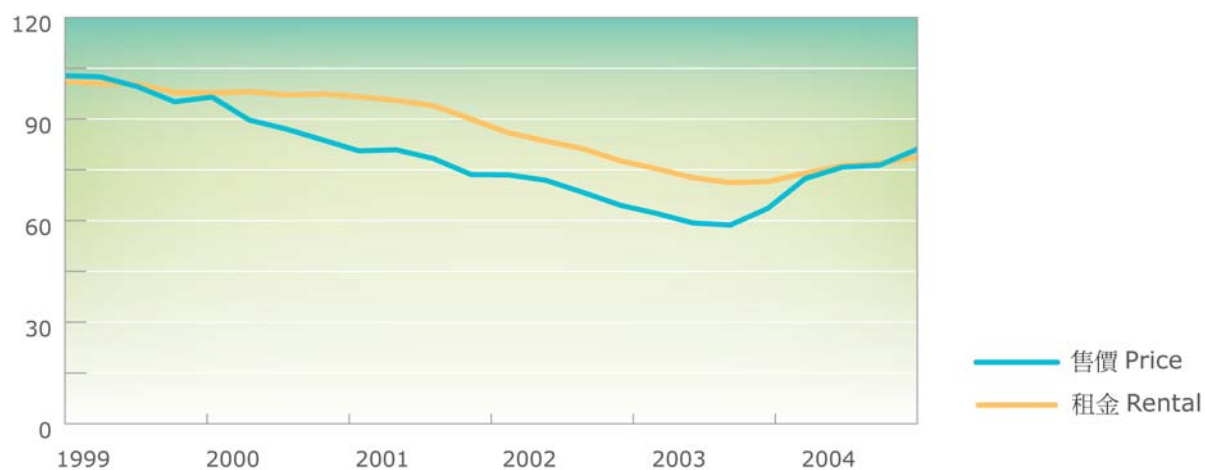
私人住宅(中/小型單位) Private Domestic (Small/Medium Units)

2004年第四季的臨時售價指數較前一年同期上升28%，而租金則較之落後，溫和上升10%。售價在年初顯著上升，在年中經鞏固後在下半年再度攀升。租金在整年中是緩緩向上。

The provisional price index for the fourth quarter 2004 surged 28% from a year earlier, while rents lagged behind, registering a milder increase of 10%. Prices climbed up substantially at the beginning of the year, consolidated in mid-year and rose again at the year-end. Rents recorded modest increase throughout the year.

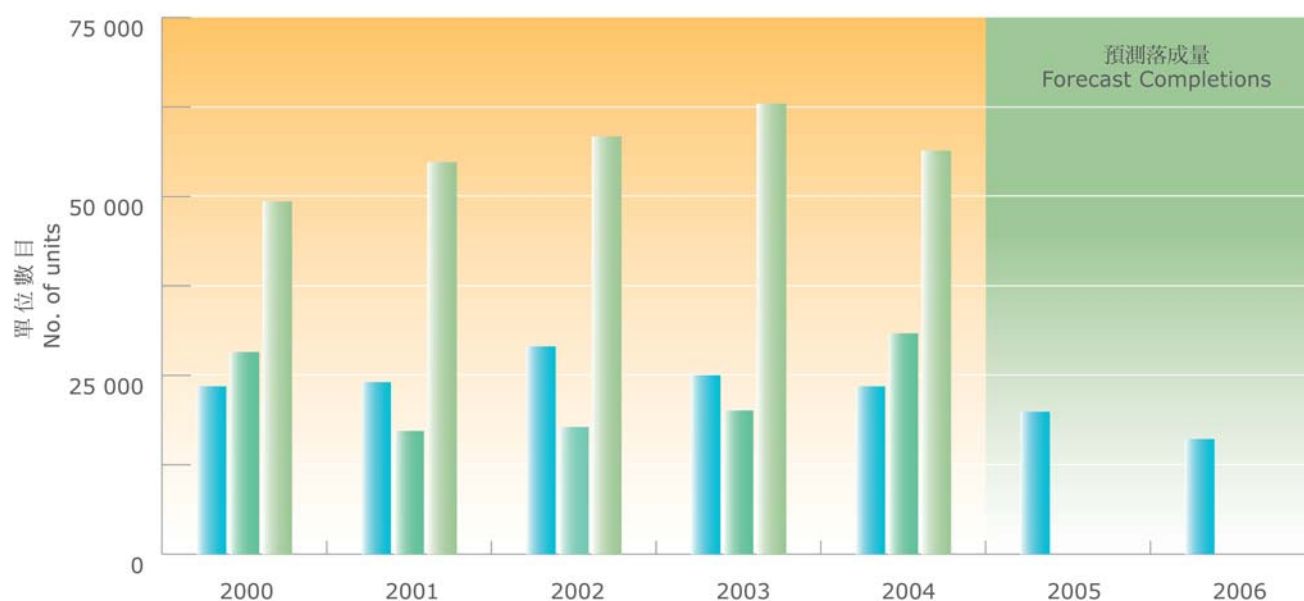


售價及租金指數
Price and Rental Indices



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

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



	2000*	2001*	2002	2003	2004	2005	2006
落成量 Completions	23 460	24 050	29 030	25 000	23 460 [^]	19 900 [#]	16 100 [#]
入住量 Take-up	28 240	17 220	17 780	20 080	30 890 [^]		
空置量 Vacancy	49 300	54 770	58 390	62 980	56 400		
% ⁺	5.2	5.6	6.4	6.7	5.9		
<p>* 2000和2001年的數字是包括村屋在內，而2002至2006年的數字則不包括村屋。 2000 and 2001 figures are inclusive of village houses. However 2002-2006 figures exclude village houses.</p> <p>[^] 包括在年內由資助出售房屋轉為私人住宅的單位。 Including those private flats converted from subsidised sale flats during the year.</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>							

私人住宅(大型單位) Private Domestic (Large Units)

此分類包括實用面積為100平方米或以上的單位。2005年底總存量為75 400個單位，佔私人住宅總存量7%。圖表顯示按樓齡分類的總存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2004 was 75 400 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



2004年有2 580個單位落成，幾乎是2003年供應量的兩倍。香港和九龍所佔的落成量均超過1 000個單位。南區的落成量是各區之冠，佔此類總落成量45%。

There were 2 580 units completed in 2004, almost doubling the supply in 2003. Hong Kong and Kowloon contributed over 1 000 units each. The Southern district had the largest production, accounting for 45% of the total completions in this sub-sector.

私人住宅(大型單位) Private Domestic (Large Units)

2004年的入住量顯著較低，錄得510個單位，而由於全年落成量增加，令年底的空置量上升至7 850個單位，佔總存量10.4%。

預測2005年的落成量會下降至1 300個單位，近半的供應位於港島並集中於南區。預計2006年的供應會相若，其中60%位於九龍，主要集中於油尖旺及深水埗。

A much lower take-up of 510 units was recorded in 2004. Against an increase in completions in the year, this caused the year-end vacancy to rise to 7 850 units, at 10.4% of stock.

Completions in 2005 are anticipated to drop to 1 300 units, with Hong Kong Island contributing almost half of the supply, mainly in the Southern district. Forecast for 2006 is expected at a similar level but about 60% would be in Kowloon, mainly in Yau Tsim Mong and Sham Shui Po.



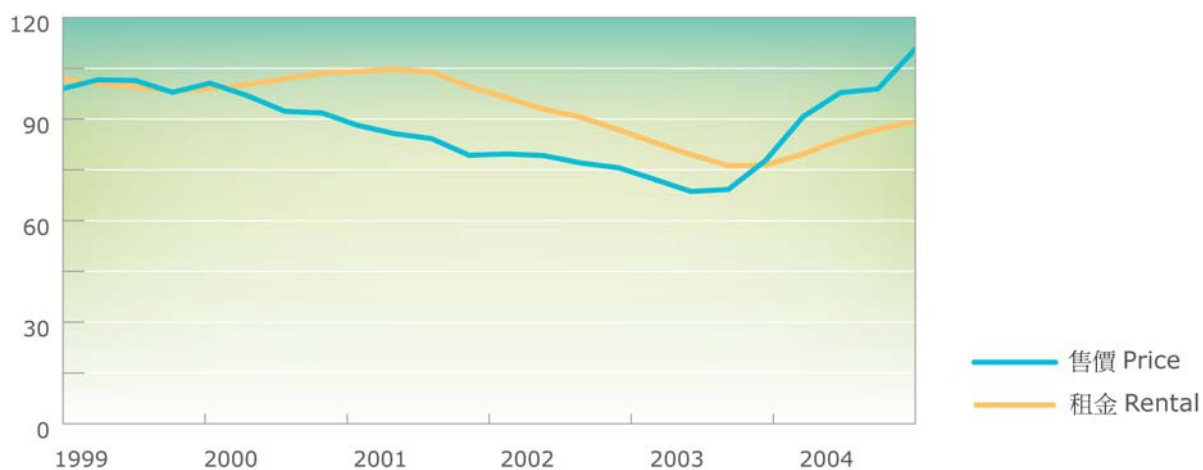
私人住宅(大型單位) Private Domestic (Large Units)

2004年第四季的臨時售價指數，較前一年同期飆升41%，而臨時租金指數則較前一年同期上升17%。與中／小型單位相若，售價在第一季顯著上升，在年中經鞏固後在下半年再度攀升。租金在2004年則持續上升。

The provisional price index for the fourth quarter 2004 soared 41% from a year earlier, while the rental index also increased by 17% over the same period. Same as the small/medium units, prices consolidated in mid-year after a significant increase in the first quarter, and returned to the upward trend in the latter part of the year. Rents edged up continuously in 2004.

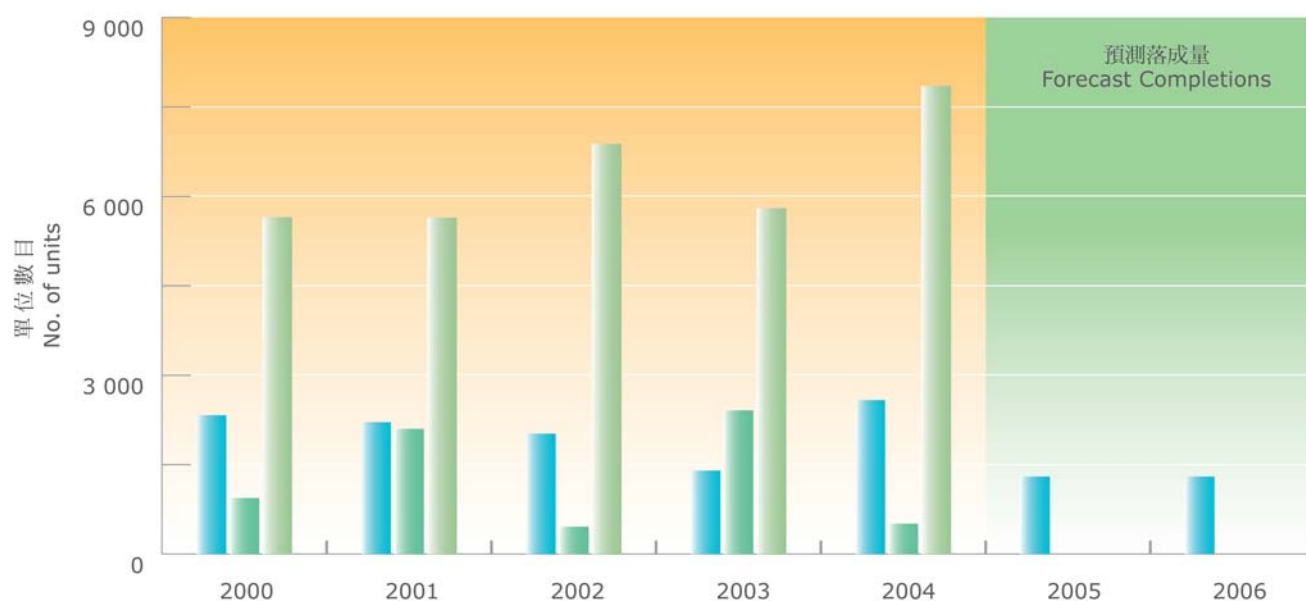


售價及租金指數
Price and Rental Indices

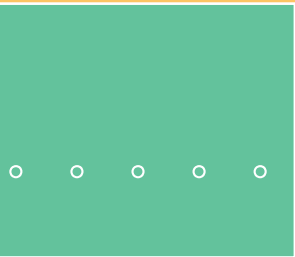


私人住宅(大型單位) Private Domestic (Large Units)

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



	2000*	2001*	2002	2003	2004	2005	2006
落成量 Completions	2 330	2 210	2 020	1 400	2 580	1 300 [#]	1 300 [#]
入住量 Take-up	940	2 100	460	2 410	510		
空置量 Vacancy	5 650	5 640	6 880	5 800	7 850		
% ⁺	7.5	7.3	9.6	8.0	10.4		
<p>* 2000和2001年的數字是包括村屋在內，而2002至2006年的數字則不包括村屋。 2000 and 2001 figures are inclusive of village houses. However 2002-2006 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(整體) Private Office (Overall)

2004年底私人寫字樓的總存量為9 794 900平方米，甲級、乙級與丙級寫字樓分別佔59%、25%及16%。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2004年底佔總存量的65%。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 2004 stood at 9 794 900 m², with Grade A, B and C offices constituting 59%, 25% and 16% 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 65% of the total stock at the end of 2004. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2004年落成的寫字樓達279 500平方米，較2003年少6%。84%的新落成寫字樓屬甲級類別，達235 300平方米。

New office space completions in 2004 were 279 500 m², which were 6% below the level of 2003. 84% of the completions were Grade A space, amounting to 235 300 m².

私人寫字樓(整體) Private Office (Overall)

2004年寫字樓的整體使用量顯著增加至373 400平方米，超過2003年使用量三倍。由於使用量超越落成量，整體空置量因而下降至1 239 900平方米，即佔總存量的12.7%。約19%的整體空置量來自新落成寫字樓。

預計2005年落成量會急降至61 700平方米，但到2006年會回升至105 300平方米。2005年新落成量的55%會來自核心地區，但此百分比到2006年，將會下降至29%。2005年及2006年的落成面積中，甲級寫字樓分別會佔92%及63%。初步數據顯示，落成量在2007年將會下滑，但至2008年始有機會回升。

Take-up increased substantially to an overall 373 400 m², more than trebling the amount in 2003. As take-up exceeded completions, overall vacancy declined to 1 239 900 m², representing 12.7% of stock. About 19% of the total vacant space was attributed to new completions.

Forecast completions in 2005 are expected to plunge to 61 700 m², but will rise to 105 300 m² in 2006. 55% of the new office space in 2005 will be located in the core districts while the proportion of new supply in the core districts will decline to 29% in 2006. Of the space to be completed in 2005 and 2006, 92% and 63% respectively will be Grade A accommodation. Preliminary indications are that completions in 2007 are likely to fall, but will probably rise again in 2008.



私人寫字樓(整體) Private Office (Overall)

各級寫字樓的售價經2004年第一季急升後升勢放緩，至年底時錄得新高。2004年第四季的臨時售價指數，較2003年第四季按年大幅飆升61%。全年的租金持續溫和上升，2004年第四季的臨時租金指數較2003年同期上升12%。

Prices surged sharply in the first quarter of 2004, slowed down afterwards and rose to the year-end high. The provisional price index for the fourth quarter of 2004 registered a staggering 61% year-on-year increase over the corresponding quarter of 2003. Rents moved up continuously at a moderate pace throughout the year, with the provisional index of the 2004 last quarter gaining a growth of 12% over the same period in 2003.

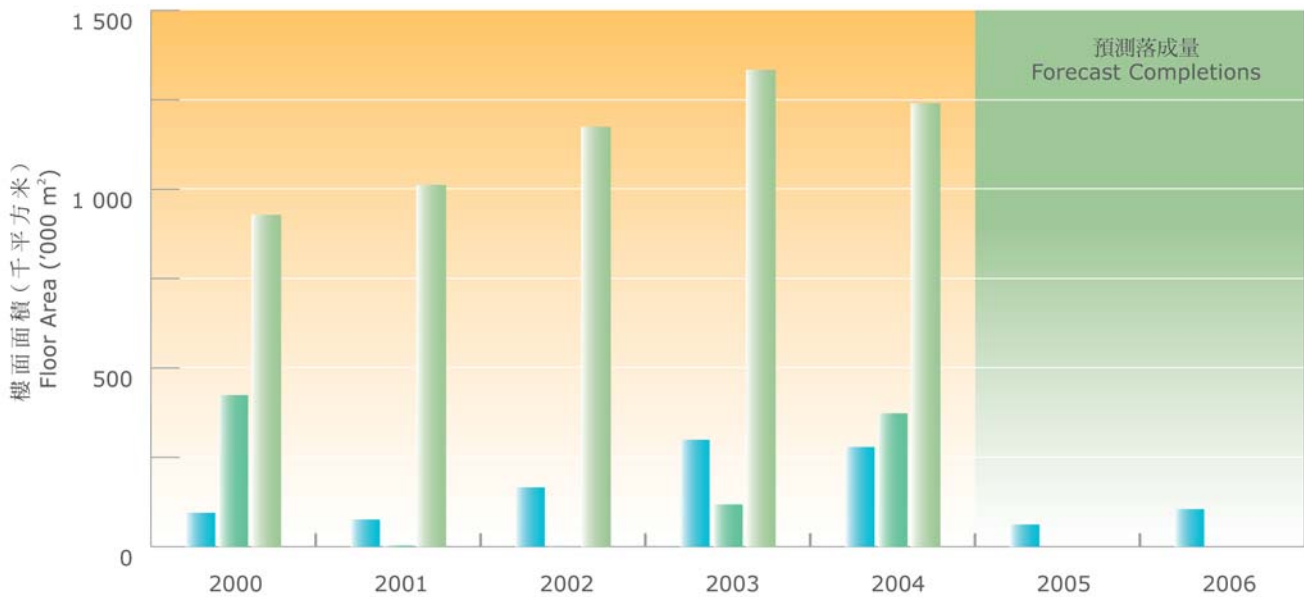


售價及租金指數
Price and Rental Indices



私人寫字樓(整體) Private Office (Overall)

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



	2000	2001	2002	2003	2004	2005	2006
■ 落成量 Completions	95	76	166	299	279	62 [#]	105 [#]
■ 使用量 Take-up	424	3 [^]	0.2	118 [^]	373		
■ 空置量 Vacancy	928	1 012	1 175	1 334	1 240		
% ⁺	10.2	11.1	12.6	14.0	12.7		
[^] 在年內因樓宇改建關係而調整使用量數字以反映此項改變。 The take-up figures had been adjusted to reflect building conversions which took place during the year.							
⁺ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock							
[#] 預測數字 Forecast figures							

私人寫字樓(甲級) Private Office (Grade A)

2004年底甲級寫字樓的總存量為5 753 200平方米，佔所有級別寫字樓總存量59%。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 2004 amounted to 5 753 200 m² representing 59% 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



總存量的61%位於港島，而九龍及新界則分別佔30%及9%。

Hong Kong Island accounted for 61% of stock. Kowloon and the New Territories constituted 30% and 9% respectively.

2004年甲級寫字樓的落成量為235 300平方米，較2003年落成量下降11%。核心地區只有一個甲級寫字樓發展項目在年內落成，即灣仔的太古廣場三座，佔落成量的20%。其他三個大型甲級寫字樓發展項目位於非核心地區，包括旺角朗豪坊、觀塘的創紀之城五期及企業廣場3期。

235 300 m² of Grade A offices were completed in 2004, which declined by 11% from the completion level of 2003. The core districts produced only one Grade A development at Three Pacific Place in Wan Chai, accounting for 20% of the completions. Three other large Grade A developments located in the non-core districts were Langham Place in Mong Kok, Millennium City 5 and Enterprise Square Three both situated in Kwun Tong.

私人寫字樓(甲級) Private Office (Grade A)

2004年的使用量顯著上升至249 900平方米，當中的55%位於核心地區。空置量為756 300平方米，而空置率為13.1%，較前一年輕微下降。大部分核心地區(包括上環、中環及尖沙咀)的空置情況均有所改善，空置率較2003年明顯下降。

預測未來兩年的落成量會大幅減少，在2005年減至57 000平方米，而2006年亦只有66 500平方米。核心寫字樓地區每年只有一個甲級寫字樓發展項目，均位於中環。2005年和2006年的主要供應分別位於荃灣及觀塘。展望2007年，落成量仍會處於低水平，至2008年的落成量則可能大幅上升。

Take-up in 2004 increased sharply to 249 900 m², with 55% of the space taken up being in the core districts. Vacancy stood at 756 300 m², representing a vacancy rate of 13.1% which was a slight decrease from the previous year. Improvements were seen in most of the core districts including Sheung Wan, Central and Tsim Sha Tsui, where vacancy rates have declined noticeably from 2003.

Completions in the following two years are expected to fall considerably to 57 000 m² in 2005 and 66 500 m² in 2006. The core office districts will produce only one Grade A development in each year, both located in Central. Supply will mainly come from Tsuen Wan in 2005 and Kwun Tong in 2006. Looking ahead, completions in 2007 will remain at a low level, although 2008 may see a substantial increase.



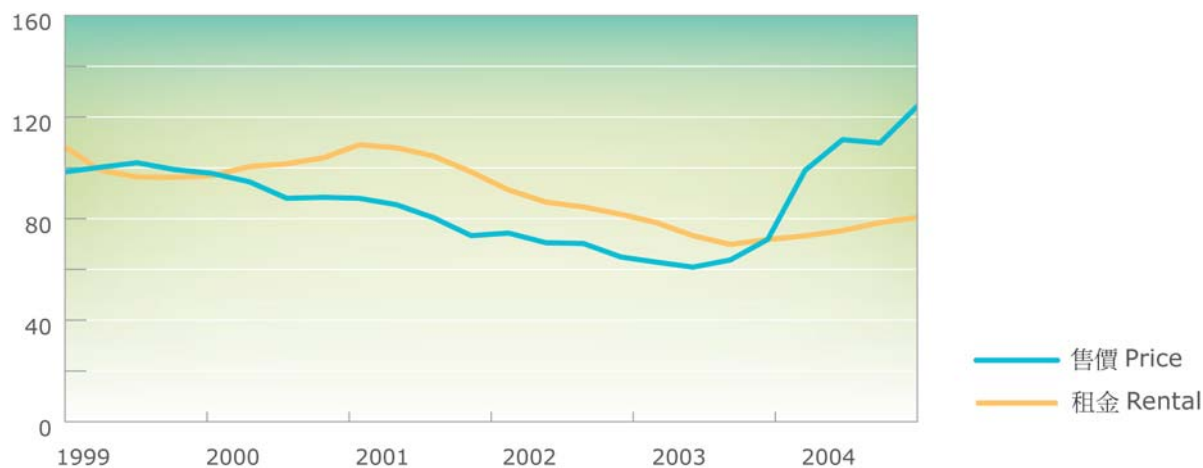
私人寫字樓(甲級) Private Office (Grade A)

售價在2004年初飆升，年內其餘時間則保持溫和升幅。2004年第四季臨時售價指數較前一年同期勁升73%。以核心寫字樓地區而言，售價升幅更為突出，達81%。另一方面，租金則穩步上揚。2004年第四季與2003年同期比較，整體租金升幅為13%。至於核心地區，如上環和中環的全年租金升幅達21%，較全港同類寫字樓的平均升幅為高。

Prices shot up at the beginning of 2004, and continued its ascent at a more moderate pace in the rest of the year. The provisional price index for the last quarter of 2004 achieved a phenomenal growth of 73% over the same period a year earlier. The price gain was even more spectacular, at 81%, for the core office districts. On the other hand, rents moved steadily upwards. Comparing the last quarter of 2004 to the corresponding period of 2003, the overall increase in rents was 13%. The core districts of Sheung Wan and Central experienced a sharper rise in rents of 21% year-on-year, which was higher than the territory-wide average.

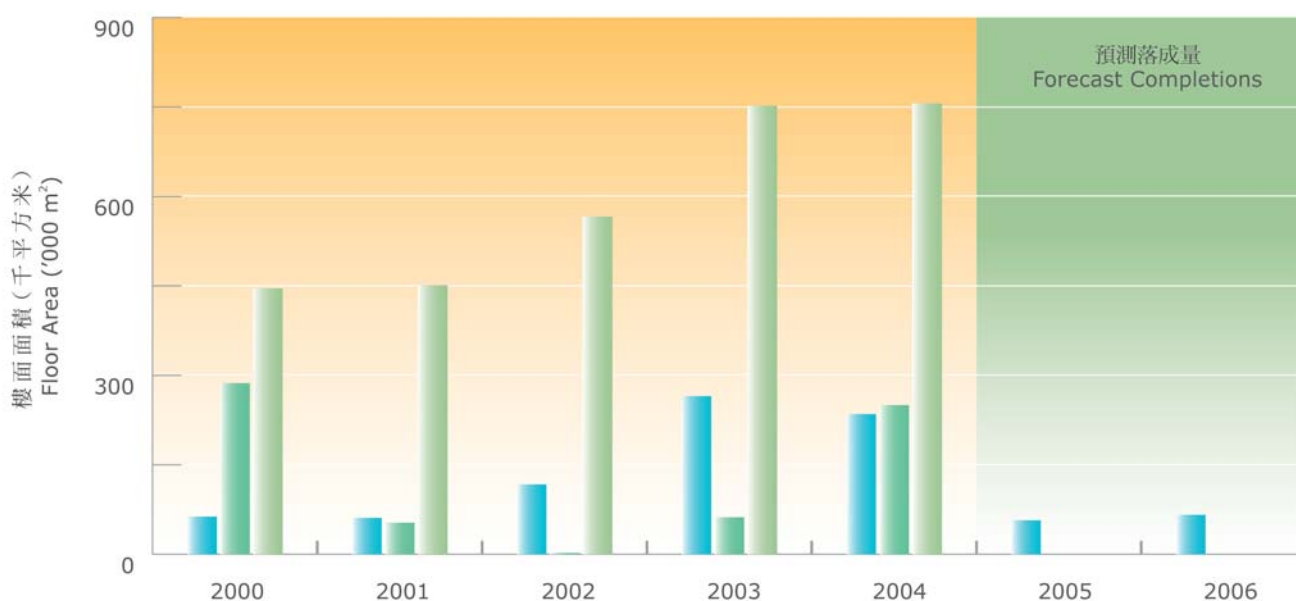


售價及租金指數
Price and Rental Indices



私人寫字樓(甲級) Private Office (Grade A)

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



	2000	2001	2002	2003	2004	2005	2006
■ 落成量 Completions	63	61	117	265	235	57 [#]	66 [#]
■ 使用量 Take-up	287	53 [^]	2	62 [^]	250 [^]		
■ 空置量 Vacancy	446	451	566	752	756		
% ⁺	8.7	8.7	10.8	13.7	13.1		
[^] 在年內因級別的重分類/樓宇改建而調整使用量數字以反映這些改變。 The take-up figures had been adjusted to reflect regradings and building conversions.							
⁺ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock							
[#] 預測數字 Forecast figures							

私人寫字樓(乙級) Private Office (Grade B)

2004年底乙級寫字樓的總存量為2 440 600平方米，佔所有寫字樓總存量25%。圖表顯示按樓齡分類的乙級寫字樓總存量。

At the end of 2004, stock of Grade B offices was 2 440 600 m² representing 25% of total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



總存量的65%位於港島，而九龍及新界則分別佔32%及3%。

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

2004年乙級寫字樓的落成量為39 100平方米，較2003年上升16%。新建寫字樓的37%位於核心地區，而單是非核心地區的深水埗，已佔新落成面積的三分之一。

Completions of Grade B offices amounted to 39 100 m², an increase of 16% in production compared with 2003. 37% of the new supply was located in the core districts, while the non-core district of Sham Shui Po alone comprised one third of the newly completed space.

2004年的使用量為61 700平方米，較上一年上升35%。由於使用量超過落成量，空置量減少至296 500平方米，即總存量的12.1%。

Take-up in 2004 was 61 700 m², representing a 35% increase over the previous year. With take-up exceeding completions, vacancy dropped to 296 500 m², or 12.1% of stock.

私人寫字樓(乙級) Private Office (Grade B)

預測2005年可能不會有乙級寫字樓落成，但在2006年則會有27 600平方米的落成量，預計有60%的新供應會坐落於觀塘，而約有30%位於中環。

There is unlikely to be any Grade B space completions in 2005, but 27 600 m² is expected to be available in 2006. About 60% of the new supply in 2006 is expected to come from Kwun Tong, while around 30% will be located in Central.



私人寫字樓(乙級) Private Office (Grade B)

售價在2004年第一季上升，到第二季有輕微波動，但至下半年再回升。年內第四季與前一年同期比較，售價的累積升幅為49%。同樣，租金全年向上，累積升幅為12%。

Prices escalated in the first quarter of 2004, fluctuated in the second quarter, but rose again in the second half of the year. The final quarter of the year saw a culminated increase of 49% over the same period of the previous year. Likewise, rents moved in an upward direction throughout the year, and gained a year-on-year growth of 12%.

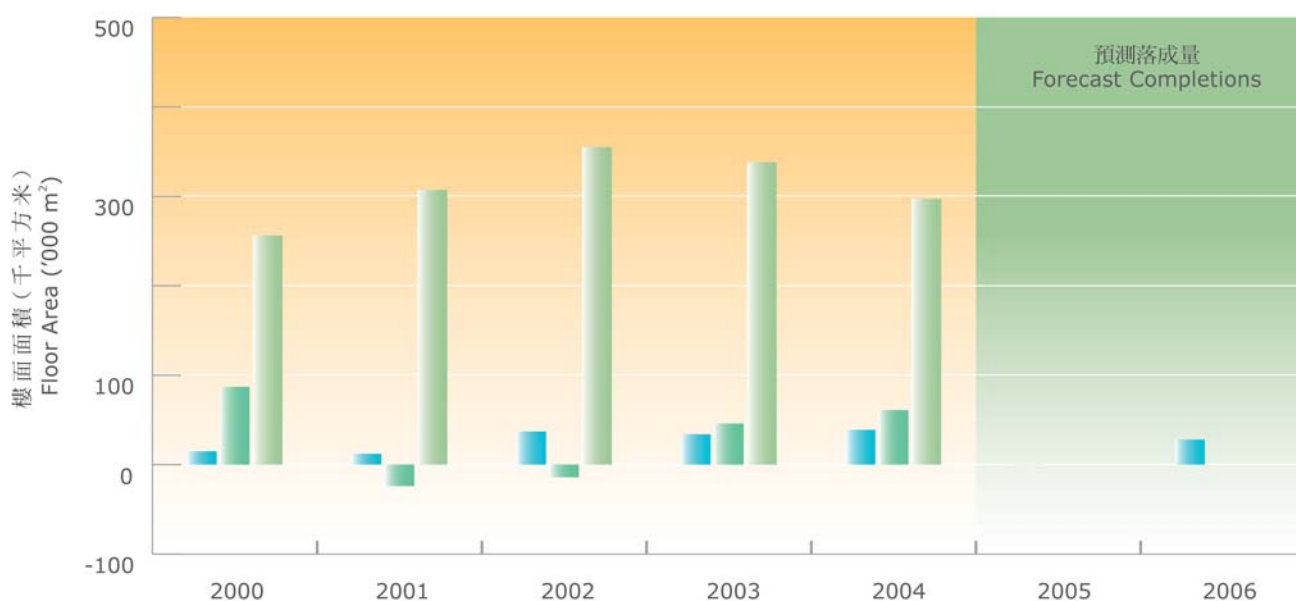


售價及租金指數
Price and Rental Indices



私人寫字樓 (乙級) Private Office (Grade B)

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



	2000	2001	2002	2003	2004	2005	2006
■ 落成量 Completions	15	12	37	34	39	0 [#]	28 [#]
■ 使用量 Take-up	87	-24 [^]	-14	46	61 [^]		
■ 空置量 Vacancy	256	307	355	338	297		
% ⁺	11.1	13.1	14.6	13.8	12.1		
[^] 在年內因級別的重分類/樓宇改建而調整使用量數字以反映這些改變。 The take-up figures had been adjusted to reflect regradings and building conversions.							
⁺ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock							
[#] 預測數字 Forecast figures							

私人寫字樓(丙級) Private Office (Grade C)

2004年底丙級寫字樓的總存量為1 601 100平方米，佔所有級別寫字樓總存量16%。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 1 601 100 m² at the end of 2004, representing 16% 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67%位於港島，而九龍及新界則分別佔31%及2%。

Hong Kong Island accounted for 67% of stock, while the share for Kowloon and the New Territories was 31% and 2% respectively.

2004年共有5 100平方米的丙級寫字樓落成，全部坐落灣仔和銅鑼灣等核心地區。

5 100 m² Grade C space were completed in 2004. They were all located in the core districts of Wan Chai and Causeway Bay.

與2003年相比，2004年的使用量大幅增加至61 800平方米，遠超過落成量，空置量因而減少至187 100平方米，佔總存量11.7%。

Compared with 2003, take-up increased significantly to 61 800 m² in 2004. As take-up far exceeded completions, vacancy declined to 187 100 m², representing 11.7% of stock.

私人寫字樓(丙級) Private Office (Grade C)

預測 2005 年的落成量為 4 700 平方米，但到 2006 年則會攀升至 11 200 平方米。預計 2005 年約有 83% 的新落成量會位於核心地區，至 2006 年所有新供應均會來自核心地區。

Completions in 2005 are expected to be 4 700 m², but will rise to 11 200 m² in 2006. The core districts will provide about 83% of the forecast completions in 2005, and all new supply in 2006.



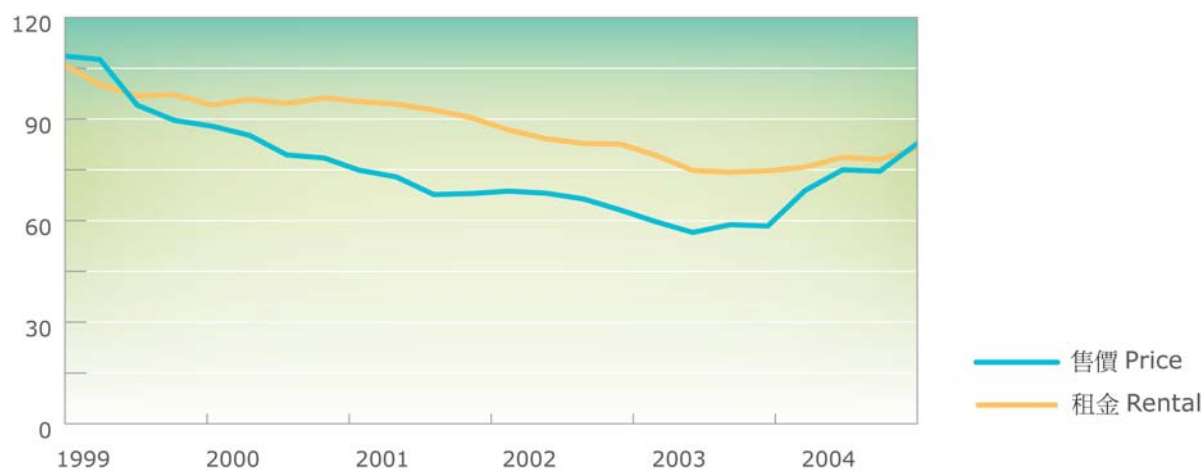
私人寫字樓(丙級) Private Office (Grade C)

經過前一年的跌勢，2004年售價和租金均止跌回升。2004年第四季的售價指數較2003年同期上升41%。租金升幅較溫和，在最後一季的臨時租金指數較前一年同期只上升了9%。

Both prices and rents picked up in 2004, after the falling trend of the previous year. The fourth quarter 2004 price index recorded an increase of 41% over the same period in 2003. Rents edged up modestly, but still finished with the provisional index of the final quarter 9% higher than the corresponding quarter a year earlier.

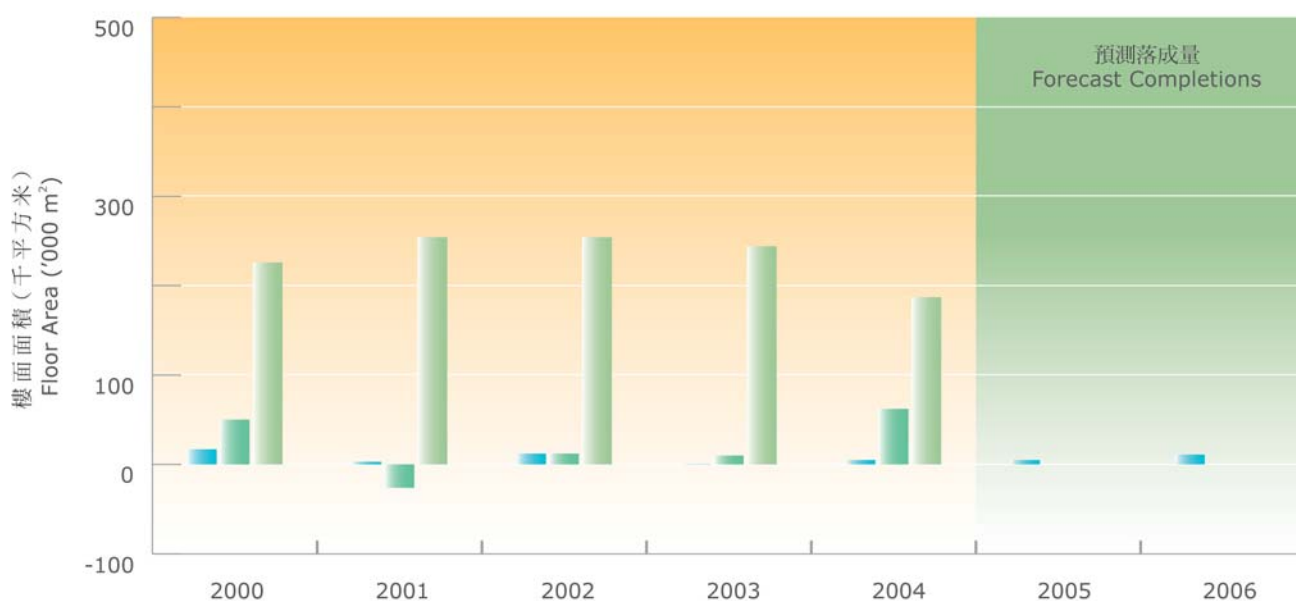


售價及租金指數
Price and Rental Indices

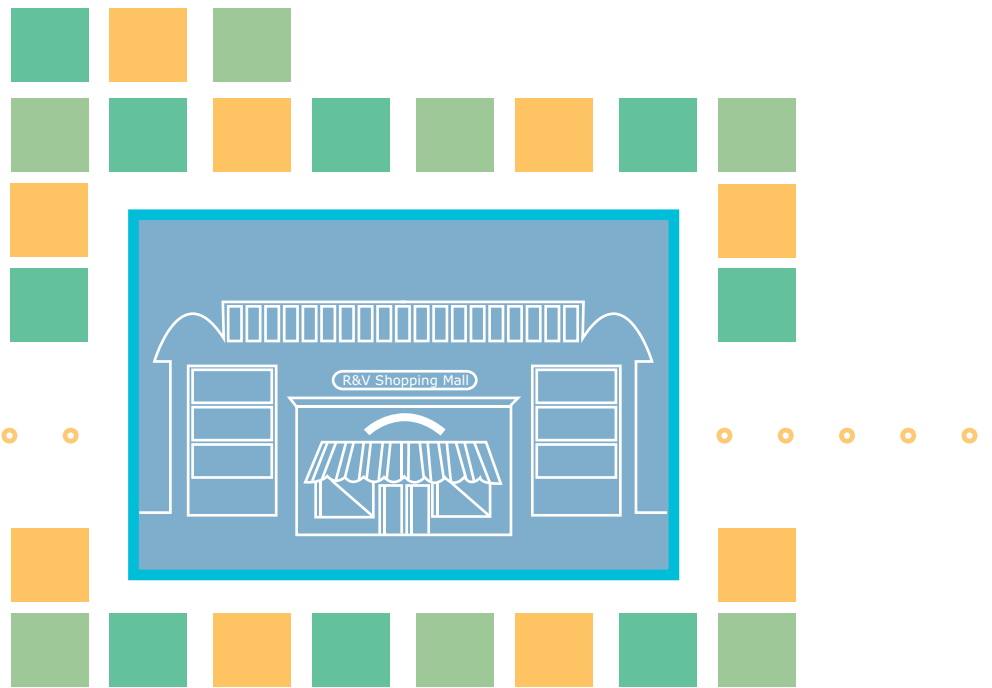


私人寫字樓(丙級) Private Office (Grade C)

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



	2000	2001	2002	2003	2004	2005	2006
■ 落成量 Completions	17	3	12	0.3	5	5 [#]	11 [#]
■ 使用量 Take-up	50	-26 [^]	12	10	62		
■ 空置量 Vacancy	226	254	254	244	187		
% ⁺	13.9	15.8	15.8	15.2	11.7		
[^] 在年內因級別的重新分類/樓宇改建而調整使用量數字以反映這些改變。 The take-up figure had been adjusted to reflect regradings and building conversions.							
⁺ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock							
[#] 預測數字 Forecast figures							



私人商業樓宇 Private Commercial

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，但不包括專作寫字樓用途的樓宇。

這類別物業在2004年底的總存量為9 407 800平方米，其中32%的樓面面積位於港島、41%位於九龍、27%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 2004 was 9 407 800 m², with 32% of the total space on the Hong Kong Island, 41% in Kowloon and 27% 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



自2003年起，商業樓宇落成量持續下跌，2004年的落成量只有91 300平方米，較前一年減少23%。大型商業發展項目包括旺角朗豪坊和觀塘創紀之城五期。

The declining trend of commercial completions continued from 2003, with completions in 2004 at 91 300 m², reducing by 23% from that of the previous year. Large commercial developments included Langham Place in Mong Kok and Millennium City 5 in Kwun Tong.

私人商業樓宇 Private Commercial

2004年使用量錄得正數，達66 100平方米。空置量與前一年相若，達1 019 400平方米，相等於總存量的10.8%。超過40%的空置面積位於3個地區：中西區、油尖旺和觀塘。商場舖位和樓上商業單位佔整體空置量的百分比下跌至43%。

預計未來兩年的落成量會有所增加，2005年的落成量為109 200平方米，2006年的落成量則為131 100平方米。2005年的供應量主要集中在新界，佔整體的88%。位於赤鱗角的亞洲國際博覽館約佔總落成量的70%。在2006年，58%的新供應會坐落於九龍，而坐落於新界的所佔比例將減少至38%。

A positive take-up of 66 100 m² was recorded in 2004. Vacancy remained more or less the same as the previous year, and stood at 1 019 400 m², equivalent to 10.8% of stock. More than 40% of the vacant space was located in three districts: Central and Western, Yau Tsim Mong and Kwun Tong. The share of vacancy from arcade shops and upper floor commercial space fell slightly to 43% of the total.

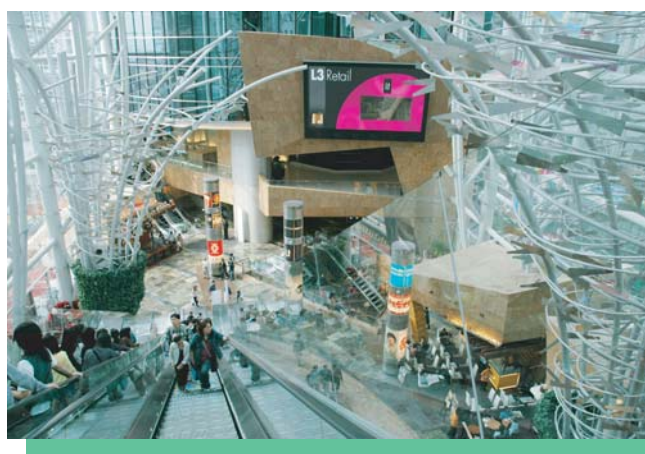
Higher completions are expected in the following two years, at 109 200 m² in 2005 and 131 100 m² in 2006. The supply in 2005 will be located predominantly in the New Territories, accounting for 88%. About 70% of the overall completions will come from Asia World-Expo at Chek Lap Kok. In 2006, 58% of the new supply will be found in Kowloon, while the share from the New Territories will decline to 38%.



私人商業樓宇 Private Commercial

2004年零售業樓宇的售價上調，在年初和年底的升幅最為顯著。整體售價水平較2003年最後一季上升40%。租金水平在年內亦有所增加，但升幅較售價溫和。與2003年同期的數字比較，2004年最後一季的臨時租金指數錄得9%的按年升幅。

Prices of retail properties moved upwards in 2004, more prominently at the beginning of the year and towards the year-end. The overall price gain was 40% relative to the last quarter of 2003. Rents also rose during the year 2004, albeit at a less rapid rate. The provisional rental index for the last quarter registered a 9% year-on-year increase over the same period in 2003.

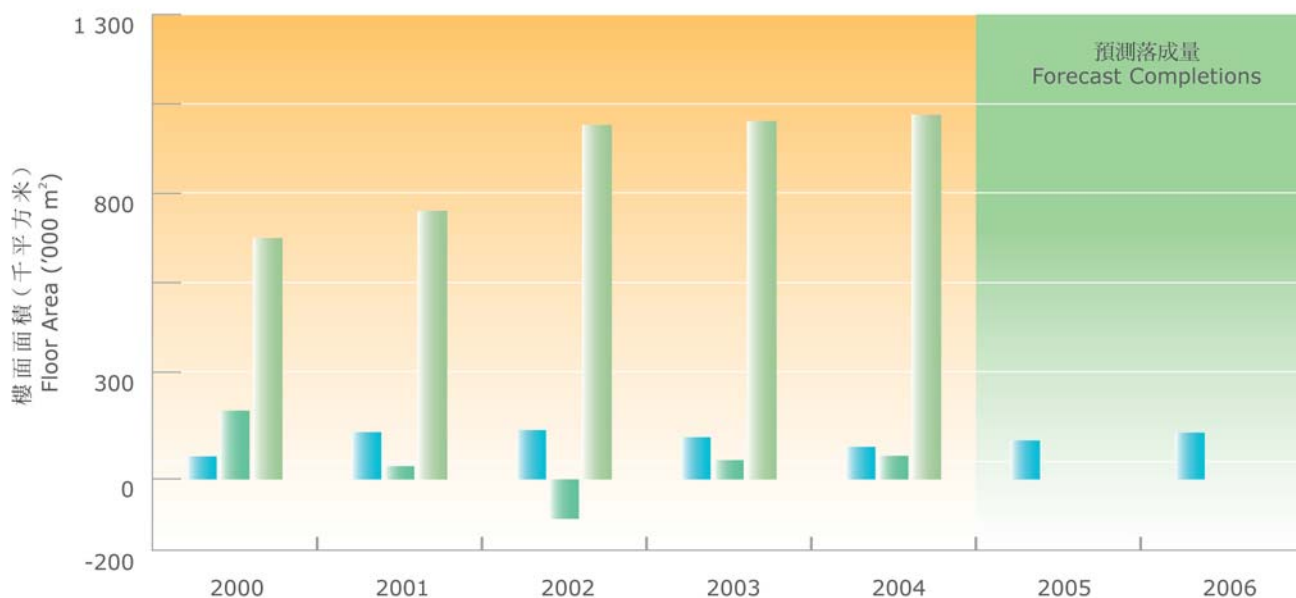


售價及租金指數
Price and Rental Indices



私人商業樓宇 Private Commercial

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



	2000	2001	2002	2003	2004	2005	2006
■ 落成量 Completions	64	132	138	118	91	109 [#]	131 [#]
■ 使用量 Take-up	192	37	-110	54 [^]	66		
■ 空置量 Vacancy	675	751	991	1 002	1 019		
% ⁺	7.5	8.2	10.7	10.8	10.8		
[^] 在年內因樓宇改建關係而調整使用量數字以反映此項改變。 The take-up figure had been adjusted to reflect building conversions which took place during the year.							
⁺ 年底空置量佔總存量的百分率 Vacancy at the end of the year as a percentage of stock							
[#] 預測數字 Forecast figures							



私人分層工廠大廈 Private Flatted Factories

這類別包括分層工廠大廈及其附屬寫字樓。

2004年底這類樓宇的總存量為17 480 000平方米，平均分布於市區及新界。按樓齡分類的總存量詳見圖表。

This category comprises flatted factories and ancillary office accommodation.

Stock in this sector was 17 480 000 m² at the end of 2004, 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



2004年只有一幢面積800平方米的工廠大廈落成，位於粉嶺。使用量則扭轉了前一年的負數，錄得龐大的正數，達329 100平方米，為1992年以來最高的水平。跟前一年相比，空置量大幅減少至1 512 400平方米，相等於總存量的8.7%。大約50%的空置面積集中在3個地區，分別是觀塘、葵青和屯門。

Only one factory building of 800 m² located in Fanling was completed in 2004. Take-up reversed the negative trend of the previous year, and recorded a staggering positive figure of 329 100 m², the highest since 1992. Vacancy fell considerably from the previous year, to 1 512 400 m² or 8.7% of stock. About 50% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tuen Mun.

私人分層工廠大廈 Private Flatted Factories

新供應量仍會極為稀少。目前鮮見有發展地盤動工。預計2005年的落成量為1 200平方米，位於油塘，而2006年大概不會有新供應。

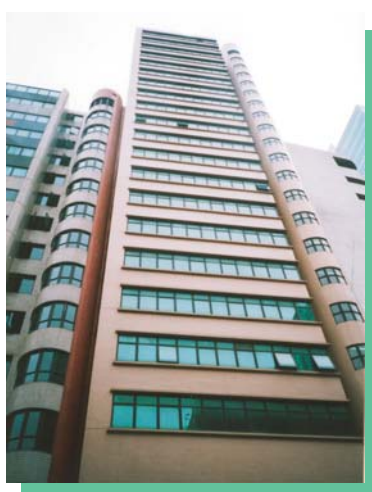
New supplies will be negligible. There are few signs of development sites being re-activated. The forecast completions for 2005 are 1 200 m² located in Yau Tong, and there is unlikely to be any new supply in 2006.



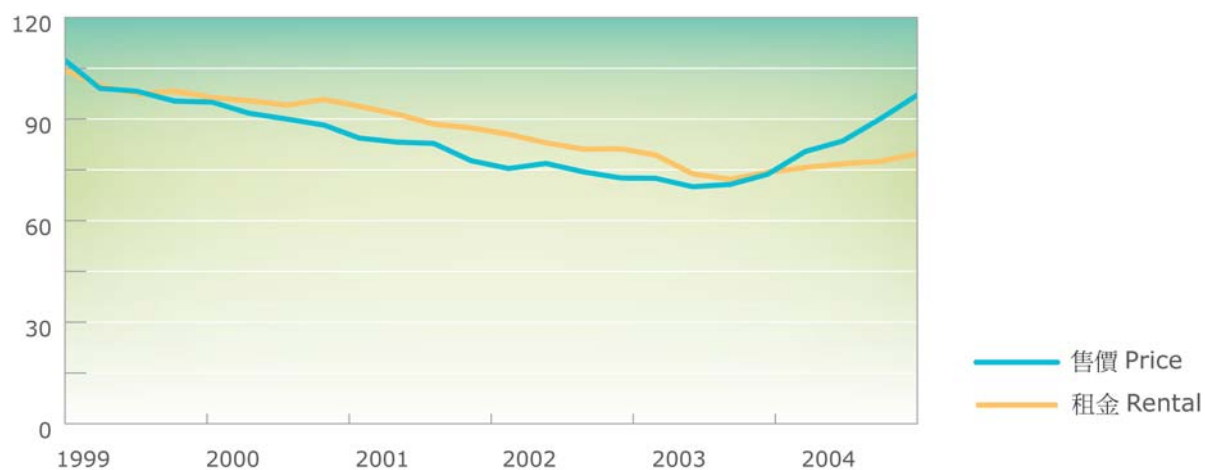
私人分層工廠大廈 Private Flatted Factories

年內私人分層工廠大廈的售價逐步攀升，2004年第四季的臨時指數較一年前錄得31%的累積升幅。年內租金水平亦是向上，但租金升幅追不上售價升幅。2004年第四季的臨時租金指數與2003年同期相比，只有7%的溫和增長。

Prices climbed up steadily during the year, with the provisional index of the 2004 fourth quarter registering a 31% year-on-year increase. Rents also edged upwards in the course of the year, though the substantial price growth was not matched on the rental side. The provisional rental index of the fourth quarter 2004 showed a mild increase of 7% over the same period in 2003.

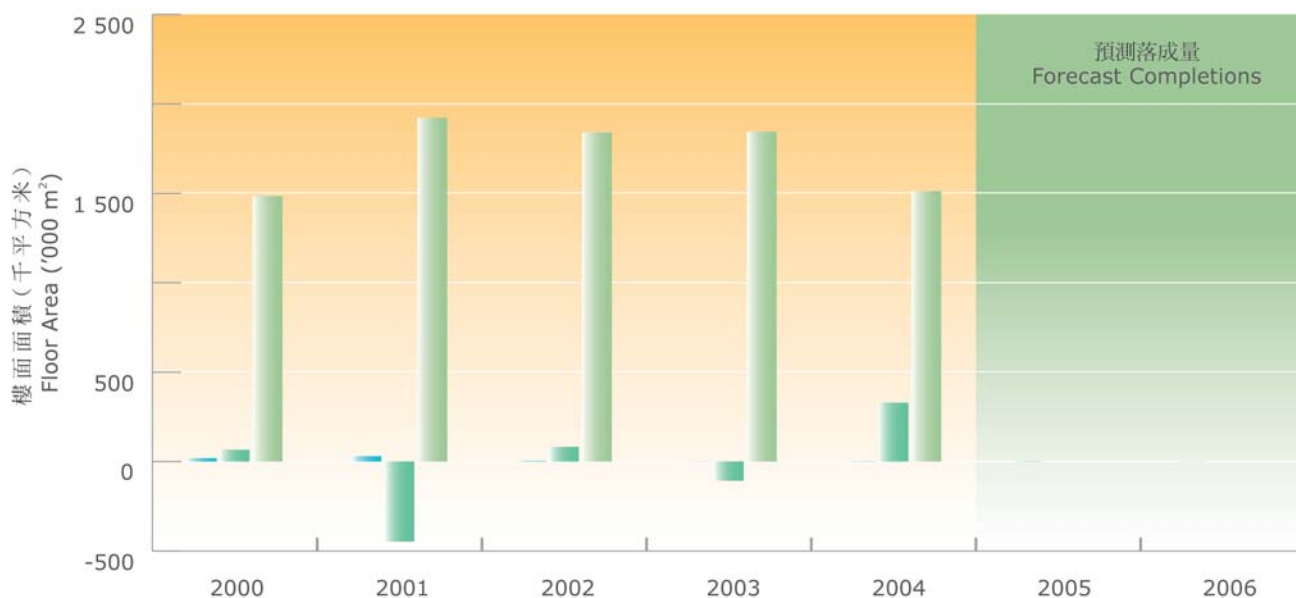


售價及租金指數
Price and Rental Indices



私人分層工廠大廈 Private Flatted Factories

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



	2000	2001	2002	2003	2004	2005	2006
落成量 Completions	19	30	3	0	1	1 [#]	0 [#]
使用量 Take-up	66	-447	82	-107	329		
空置量 Vacancy	1 484	1 923	1 840	1 844	1 512		
% ⁺	8.5	10.9	10.5	10.6	8.7		
<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>							

私人工貿大廈 Private Industrial/Office

這個類別包括設計作工貿用途，並且取得入伙紙作此用途的樓宇。

2004年底的總存量與前一年相若，達612 500平方米，分布在本港11個地區，其中深水埗、觀塘和葵青佔總面積的70%以上。

2004年並無新落成的私人工貿大廈。使用量變為正數，達23 300平方米，空置量因而減少至67 700平方米，佔總存量的11.1%，與前一年相比，跌幅相當顯著。約有70%的空置量集中於東區、觀塘和葵青。

許多工貿大廈的發展項目都已擱置，情況跟分層工廠大廈相若。預計落成量仍會處於低水平，2005年內只有位於葵涌的工貿大廈將會落成，面積為4 100平方米，至於2006年則可能沒有新供應。

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

The 2004 year end stock remained at nearly the same level as the previous year, which was 612 500 m². The stock was distributed in 11 districts throughout the territory, with Sham Shui Po, Kwun Tong and Kwai Tsing accounting for more than 70% of the total space.

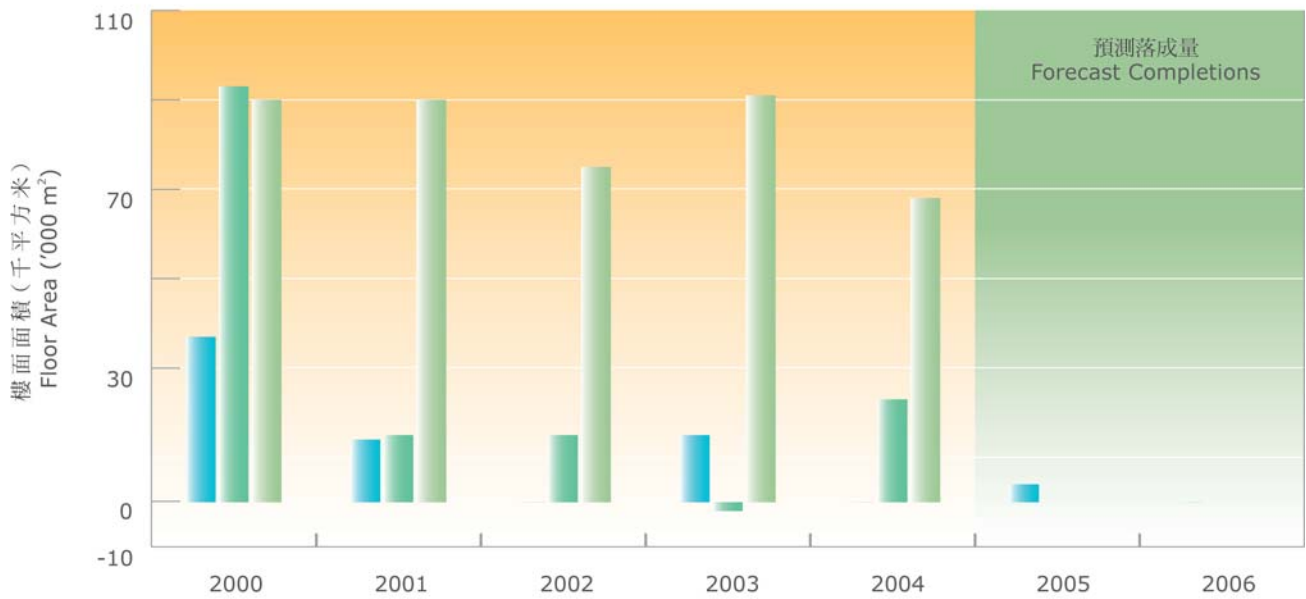
With an absence of new completions in 2004 and a positive take-up of 23 300 m² being recorded, vacancy was reduced to 67 700 m², or 11.1% of stock. This represented a substantial drop from the vacancy of the previous year. About 70% of the vacant space was located in the Eastern District, Kwun Tong and Kwai Tsing.

Similar to flatted factories, many industrial/office development projects have been put on hold. Completions are expected to stay at a low level, with only 4 100 m² in 2005 located in Kwai Chung, and probably none in 2006.



私人工貿大廈 Private Industrial/Office

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



	2000	2001	2002	2003	2004	2005	2006
■ 落成量 Completions	37	14	0	15	0	4 [#]	0 [#]
■ 使用量 Take-up	93	15	15	-2	23		
■ 空置量 Vacancy	90	90	75	91	68		
% ⁺	15.7	15.0	12.5	14.8	11.1		
<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>							

私人特殊廠房 Private Specialised Factories

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。

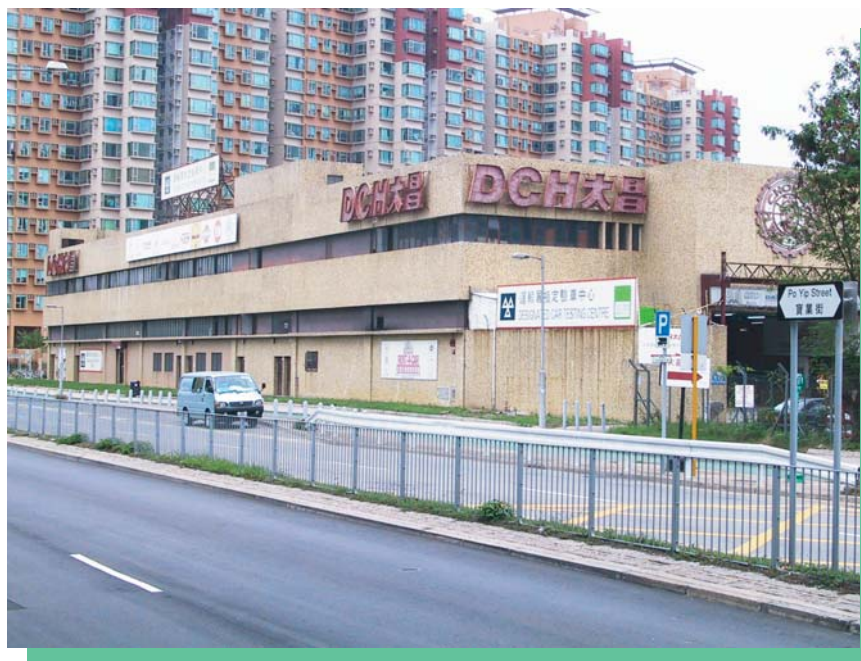
這類樓宇在2004年底的總存量為3 176 800平方米，大部分位於新界，佔總存量的80%。

2004年的新落成量為35 900平方米，位於大埔。至於未來供應，預測2005年元朗將有3 900平方米的面積落成。至2006年，預計將有8 500平方米的新供應，其中80%的新樓面面積來自葵青。

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 3 176 800 m² at the end of 2004, largely in the New Territories which accounted for 80%.

New completions in 2004 were 35 900 m² located in Tai Po. As for future supplies, 3 900 m² in Yuen Long is forecast to be completed in 2005. In 2006, 8 500 m² is expected to be available, with 80% of the new floor space coming from Kwai Tsing.



私人貨倉 Private Storage

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

2004年底的總存量為3 390 300平方米，其中約80%位於新界，主要集中於葵青、荃灣和沙田，佔整體樓宇面積的66%。

2004年沒有這類別樓宇落成，整體空置量大幅減少至158 000平方米，佔總存量的4.7%。

顯然，市場對貨倉的殷切需求，刺激了這類物業的供應。預計2005年將有16 900平方米的新貨倉落成，主要集中於屯門。到2006年，再有13 000平方米的貨倉面積落成，同樣位於屯門。

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 2004 was 3 390 300 m². About 80% of the stock was in the New Territories, with a predominance in Kwai Tsing, Tsuen Wan and Sha Tin, accounting for 66% of the total space.

There were no new completions in 2004, and vacancy fell substantially to 158 000 m², at 4.7% of stock.

Apparently a rising demand for storage space has acted as a stimulus to supply. New completions of 16 900 m² are forecast to be completed in 2005, mainly to be located in Tuen Mun. A further 13 000 m², also in Tuen Mun, is expected to be available in 2006.







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 Island, Kowloon and New Territories are divided into 18 districts as shown in the Appendix and on Plans 1 and 2. The boundaries of these districts follow those of the 18 District Council Districts. 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 樓宇一般是按佔用許可證（俗稱入伙紙）上註明的用途分類，除非本署得悉樓宇其後在結構上有所更改。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.

技術附註 Technical Notes

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 本報告並不包括所有公共房屋發展計劃，如私人機構參建居屋計劃的資助出售住宅單位、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。2003年及之前出版的《香港物業報告》均包括村屋，不過，自2004年版開始，2002年及以後的樓宇總存量、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。寫字樓分為以下各級：

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 m²
- Class B - saleable area of 40 m² to 69.9 m²
- Class C - saleable area of 70 m² to 99.9 m²
- Class D - saleable area of 100 m² to 159.9 m²
- Class E - saleable area of 160 m² or above

4.3 Public sector developments, including domestic units built under the Private Sector Participation Scheme for subsidised sale, 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. The 2003 edition of the Review and before included village houses. From the 2004 edition onward, village houses are excluded from the stock, completion, demolition, take-up and vacancy figures of the years 2002 and after.

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；間隔彈性較小；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。

樓字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是以「實用面積」來計算。「實用面積」是指單位獨佔的樓面面積，包括露台及外廊，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以「內部樓面面積」來計算，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。

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。

6.2 樓宇總存量並不包括上文4.3段所述的公營房屋數字。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。

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。

5. Floor Areas

5.1 A domestic unit is measured on the basis of 'saleable area' which 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 Non-domestic accommodation is measured on the basis of 'internal floor area' which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

6. Stock

6.1 Both private domestic and non-domestic stock figures are based on rating records at a given date.

6.2 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. 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. 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 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。

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

9.3 上文4.3段所述的公營房屋發展項目，並不包括在內。

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

10. 空置量

10.1 空置量是指在年底進行普查時，單位實際上未被佔用。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. 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.

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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2003年前落成並已評估差餉的住宅樓宇則另有處理方法。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2003年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3%的單位所得結果來推算的。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2003, 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 2003, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. 入住量／使用量

11.1 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。

11.3 與空置量一樣，入住量／使用量與發展商已售出的單位數目或樓面面積（一手市場交易）無關，故不應與新建物業的銷售混為一談。

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 **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

12.1 本署會分析新訂租約的租金資料，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. Average Rents and Prices

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

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

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

12.4 計算平均售價時，本署會分析經過審查以釐定印花稅的樓宇交易資料。惟下列類別樓宇交易並不會用作分析：不被接納用作釐定印花稅的樓宇、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。

12.5 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**一概而論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，在使用時應特別小心。相對而言，租金與售價指數能較準確地反映價值的轉變。

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

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

12.4 Average prices are based on an analysis of transactions scrutinised by the Department for stamp duty purposes. The following types of transactions are excluded : those considered to be unacceptable for stamp duty purposes, those 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 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 necessarily 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.

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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。這方面與樓宇總存量和落成量所涵蓋的物業有所不同。

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。

13.3 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. 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 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 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，包括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。

13.4 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2004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、豫苑、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、雍景臺、海怡半島、太古城、寶翠園、禮頓山、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、港灣豪庭、又一居、柏景灣、半島豪庭、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 2004 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, Euston Court, Heng Fa Chuen, Convention Plaza Apartments, Hong Kong Parkview, Illumination Terrace, Island Place, Island Resort, Kornhill, New Jade Garden, Pacific View, Robinson Place, South Horizons, Taikoo Shing, The Belcher's, The Leighton Hill, The Redhill Peninsula, Villa Lotto;

Kowloon - Galaxia, Island Harbourview, King's Park Villa, Laguna City, Laguna Verde, Mei Foo Sun Chuen, Metro Harbour View, Parc Oasis, Park Avenue, Royal Peninsula, 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2004年的權數是根據2003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 2004, the weights are based on the number of transactions effected in 2003.

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，是根據在有關時期內送交土地註冊處作登記的住宅樓宇買賣合約而編製。至於非住宅樓宇的買賣統計數字，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。與土地註冊處的住宅樓宇買賣統計數據不同之處，每段有關時期的非住宅樓宇買賣統計數字，是以買賣合約的簽署日期，而並非送交土地註冊處登記的日期為依據。

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 ²]	2004 年底總存量 Stock at year end		2004 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
A	< 20.0	8 666	346 005	12 445	3.6
	20 - 39.9	337 339			
B	40 - 69.9	497 599	497 599	34 631	7.0
C	70 - 99.9	115 963	115 963	9 320	8.0
D	100 - 159.9	53 336	53 336	5 504	10.3
	160 - 199.9	10 608			
E	200 - 279.9	8 977	22 068	2 348	10.6
	> 279.9	2 483			
所有類別	ALL CLASSES	1 034 971	1 034 971	64 248	6.2

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	2003 年底總存量 Stock at year end	2004 年落成量 Completions	落成量佔 2003 年總存量的百分率 Completions as a % of 2003 Stock	2004 年底總存量 Stock at year end	2004 年底空置數目 No. Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	89 570	1 162	1.3	90 817	4 818	5.3
灣仔	Wan Chai	60 885	34	0.1	60 971	2 154	3.5
東區	Eastern	125 032	142	0.1	125 028	3 747	3.0
南區	Southern	37 090	2 351	6.3	39 382	3 753	9.5
港島	HONG KONG	312 577	3 689	1.2	316 198	14 472	4.6
油尖旺	Yau Tsim Mong	100 803	3 417	3.4	103 906	7 458	7.2
深水埗	Sham Shui Po	66 624	1 588	2.4	68 086	5 698	8.4
九龍城	Kowloon City	92 229	5 806	6.3	98 083	11 119	11.3
黃大仙	Wong Tai Sin	15 482	-	-	15 477	168	1.1
觀塘	Kwun Tong	47 170	-	-	47 031	1 310	2.8
九龍	KOWLOON	322 308	10 811	3.4	332 583	25 753	7.7
葵青	Kwai Tsing	35 227	-	-	35 230	1 425	4.0
荃灣	Tsuen Wan	64 459	2 464	3.8	66 929	5 333	8.0
屯門	Tuen Mun	51 613	1 629	3.2	53 243	3 598	6.8
元朗	Yuen Long	55 394	3 345	6.0	58 750	3 698	6.3
北區	North	23 588	92	0.4	23 682	1 200	5.1
大埔	Tai Po	28 330	2	0.0 +	28 339	769	2.7
沙田	Sha Tin	62 912	630	1.0	63 548	2 328	3.7
西貢	Sai Kung	34 875	2 134	6.1	38 537	3 506	9.1
離島	Islands	16 692	1 240	7.4	17 932	2 166	12.1
新界	NEW TERRITORIES	373 090	11 536	3.1	386 190	24 023	6.2
全港	OVERALL	1 007 975	26 036	2.6	1 034 971	64 248	6.2

所有數字均不包括村屋。2004年底總存量是按最新的差餉估價記錄計算出來，並不是根據這裡列出的2003年底總存量計算。

+ 少於 0.05%

All figures exclude village houses. 2004 Stock figures are derived from the latest rating record, and not from the 2003 Stock figures shown here.

+ 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	
2000*	港島 Hong Kong	365	3 376	102 802	126 330	35 468	22 720	14 255	301 575
	九龍 Kowloon	360	7 719	118 496	134 919	31 263	11 748	2 228	298 654
	新界 New Territories	74	14 695	137 079	224 102	39 865	17 439	7 199	425 684
	全港 OVERALL	799	25 790	358 377	485 351	106 596	51 907	23 682	1 025 913
2001*	港島 Hong Kong	614	6 921	103 164	129 799	36 784	23 691	14 439	307 877
	九龍 Kowloon	250	7 139	119 518	137 956	32 875	12 527	2 407	305 283
	新界 New Territories	623	12 202	140 462	237 899	41 515	17 896	7 461	445 233
	全港 OVERALL	1 487	26 262	363 144	505 654	111 174	54 114	24 307	1 058 393
2002	港島 Hong Kong	93	2 165	103 730	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
	全港 OVERALL	277	31 052	338 976	460 763	110 605	50 149	21 483	981 976
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
	全港 OVERALL	390	26 397	343 639	478 438	112 931	51 185	21 782	1 007 975
2004	港島 Hong Kong	318	3 689	105 396	132 685	37 671	25 292	15 154	316 198
	九龍 Kowloon	378	10 811	123 797	155 570	36 605	14 149	2 462	332 583
	新界 New Territories	5	11 536	116 812	209 344	41 687	13 895	4 452	386 190
	全港 OVERALL	701	26 036	346 005	497 599	115 963	53 336	22 068	1 034 971

* 2000及2001年的數字是包括村屋在內。
而2002至2004年的數字則不包括村屋。

* Figures for 2000 and 2001 are all inclusive of village houses.
However, figures for 2002-2004 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
2000*	港島 Hong Kong	72	180	71	1	41	365	618	1 455	959	262	82	3 376
	九龍 Kowloon	92	129	69	67	3	360	399	2 744	3 021	1 407	148	7 719
	新界 New Territories	23	28	6	11	6	74	1 666	10 554	2 045	329	101	14 695
	全港 OVERALL	187	337	146	79	50	799	2 683	14 753	6 025	1 998	331	25 790
2001*	港島 Hong Kong	226	294	56	11	27	614	564	3 784	1 479	940	154	6 921
	九龍 Kowloon	32	130	42	40	6	250	1 147	3 387	1 589	831	185	7 139
	新界 New Territories	133	266	194	25	5	623	1 546	9 304	1 252	39	61	12 202
	全港 OVERALL	391	690	292	76	38	1 487	3 257	16 475	4 320	1 810	400	26 262
2002	港島 Hong Kong	20	32	2	30	9	93	433	738	196	520	278	2 165
	九龍 Kowloon	50	72	12	4	27	165	1 805	2 369	1 792	134	45	6 145
	新界 New Territories	-	-	-	19	-	19	2 218	14 263	5 216	616	429	22 742
	全港 OVERALL	70	104	14	53	36	277	4 456	17 370	7 204	1 270	752	31 052
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
	全港 OVERALL	67	233	23	7	60	390	4 738	17 908	2 349	1 043	359	26 397
2004	港島 Hong Kong	84	191	32	3	8	318	537	1 577	280	988	307	3 689
	九龍 Kowloon	86	266	19	1	6	378	437	8 453	879	934	108	10 811
	新界 New Territories	-	1	2	2	-	5	1 148	8 195	1 951	190	52	11 536
	全港 OVERALL	170	458	53	6	14	701	2 122	18 225	3 110	2 112	467	26 036

* 2000及2001年的數字是包括村屋在內。
而2002至2004年的數字則不包括村屋。

* Figures for 2000 and 2001 are all inclusive of village houses.
However, figures for 2002-2004 exclude village houses.

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

年 Year	單位數目 No. of units					所有類別 All Classes
	A	B	C	D	E	
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
2004	2 122	18 225	3 110	2 112	467	26 036

* 1995至2001年的數字是包括村屋在內。
而2002至2004年的數字則不包括村屋。

* Figures for 1995-2001 are all inclusive of village houses.
However, figures for 2002-2004 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 ²]	2000*	2001*	2002	2003	2004			總數 Total
						港島 Hong Kong	九龍 Kowloon	新界 New Territories	
A	< 20.0	282	83	-	119	1	12	-	13
	20 - 39.9	2 401	3 174	4 456	4 619	536	425	1 148	2 109
B	40 - 69.9	14 753	16 475	17 370	17 908	1 577	8 453	8 195	18 225
C	70 - 99.9	6 025	4 320	7 204	2 349	280	879	1 951	3 110
D	100 - 159.9	1 998	1 810	1 270	1 043	988	934	190	2 112
	160 - 199.9	145	283	492	85	182	63	2	247
E	200 - 279.9	115	93	190	169	51	27	23	101
	> 279.9	71	24	70	105	74	18	27	119
所有類別	OVERALL	25 790	26 262	31 052	26 397	3 689	10 811	11 536	26 036

* 2000及2001年的數字是包括村屋在內。
而2002至2004年的數字則不包括村屋。

* Figures for 2000 and 2001 are all inclusive of village houses.
However, figures for 2002-2004 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 2004 by Class					總數 Total	預測落成量 Forecast	
		A	B	C	D	E		[2005]	[2006]
中西區	Central and Western	485	342	202	21	112	1 162	1 012	753
灣仔	Wan Chai	27	6	-	-	1	34	332	881
東區	Eastern	25	117	-	-	-	142	2 212	128
南區	Southern	-	1 112	78	967	194	2 351	865	28
港島	HONG KONG	537	1 577	280	988	307	3 689	4 421	1 790
油尖旺	Yau Tsim Mong	320	1 962	632	440	63	3 417	1 341	2 226
深水埗	Sham Shui Po	-	1 470	72	42	4	1 588	2 274	1 500
九龍城	Kowloon City	117	5 021	175	452	41	5 806	262	1 957
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	270
觀塘	Kwun Tong	-	-	-	-	-	-	316	210
九龍	KOWLOON	437	8 453	879	934	108	10 811	4 193	6 163
葵青	Kwai Tsing	-	-	-	-	-	-	-	924
荃灣	Tsuen Wan	-	1 599	752	113	-	2 464	4 307	1 763
屯門	Tuen Mun	60	1 514	29	25	1	1 629	1 576	-
元朗	Yuen Long	1 084	2 002	232	27	-	3 345	2 337	1 107
北區	North	-	-	48	-	44	92	1 508	312
大埔	Tai Po	-	-	1	-	1	2	19	169
沙田	Sha Tin	4	470	129	25	2	630	115	424
西貢	Sai Kung	-	1 832	298	-	4	2 134	477	3 148
離島	Islands	-	778	462	-	-	1 240	2 272	1 584
新界	NEW TERRITORIES	1 148	8 195	1 951	190	52	11 536	12 611	9 431
全港	OVERALL	2 122	18 225	3 110	2 112	467	26 036	21 225	17 384

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	[2005]						[2006]					
	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	51	906	11	4	40	1 012	309	351	54	-	39	753
灣仔 Wan Chai	-	218	54	12	48	332	-	505	145	191	40	881
東區 Eastern	192	1 711	294	12	3	2 212	64	64	-	-	-	128
南區 Southern	5	234	129	332	165	865	-	-	-	8	20	28
港島 HONG KONG	248	3 069	488	360	256	4 421	373	920	199	199	99	1 790
油尖旺 Yau Tsim Mong	508	217	488	80	48	1 341	-	1 432	405	383	6	2 226
深水埗 Sham Shui Po	-	2 274	-	-	-	2 274	-	824	348	299	29	1 500
九龍城 Kowloon City	24	64	70	61	43	262	942	888	102	25	-	1 957
黃大仙 Wong Tai Sin	-	-	-	-	-	-	-	264	4	2	-	270
觀塘 Kwun Tong	-	312	4	-	-	316	35	175	-	-	-	210
九龍 KOWLOON	532	2 867	562	141	91	4 193	977	3 583	859	709	35	6 163
葵青 Kwai Tsing	-	-	-	-	-	-	-	924	-	-	-	924
荃灣 Tsuen Wan	379	2 789	1 044	87	8	4 307	478	1 256	15	14	-	1 763
屯門 Tuen Mun	986	590	-	-	-	1 576	-	-	-	-	-	-
元朗 Yuen Long	158	1 936	223	20	-	2 337	-	1 107	-	-	-	1 107
北區 North	400	972	-	-	136	1 508	195	117	-	-	-	312
大埔 Tai Po	-	1	16	2	-	19	-	-	6	-	163	169
沙田 Sha Tin	-	69	46	-	-	115	-	336	46	41	1	424
西貢 Sai Kung	6	396	-	37	38	477	-	3 148	-	-	-	3 148
離島 Islands	55	1 055	1 070	92	-	2 272	-	775	809	-	-	1 584
新界 NEW TERRITORIES	1 984	7 808	2 399	238	182	12 611	673	7 663	876	55	164	9 431
全港 OVERALL	2 764	13 744	3 449	739	529	21 225	2 023	12 166	1 934	963	298	17 384

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	2003 年底總存量 Stock at year end	2004 年落成量 Completions	落成量佔 2003 年總存量的百分率 Completions as a % of 2003 Stock	2004 年底總存量 Stock at year end
中西區	Central and Western	433	11	2.5	447
灣仔	Wan Chai	290	1	0.3	291
東區	Eastern	1	-	-	1
南區	Southern	1 505	89	5.9	1 590
港島	HONG KONG	2 229	101	4.5	2 329
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	51	-	-	51
九龍城	Kowloon City	428	8	1.9	426
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	KOWLOON	523	8	1.5	521
葵青	Kwai Tsing	3	-	-	3
荃灣	Tsuen Wan	119	-	-	117
屯門	Tuen Mun	312	9	2.9	321
元朗	Yuen Long	6 975	54	0.8	7 029
北區	North	74	44	59.5	118
大埔	Tai Po	2 220	2	0.1	2 222
沙田	Sha Tin	586	2	0.3	588
西貢	Sai Kung	1 845	4	0.2	1 846
離島	Islands	614	-	-	614
新界	NEW TERRITORIES	12 748	115	0.9	12 858
全港	OVERALL	15 500	224	1.4	15 708

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。
2004年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2003年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2004 Stock figures are derived from the latest rating record,
and not from the 2003 Stock figures shown here.

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
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
2004	26 036	21 871	84.0	1 008 935	42 377	4.2	64 248	6.2

* 2000及2001年的數字是包括村屋在內。
而2002至2004年的數字則不包括村屋。

* Figures for 2000 and 2001 are all inclusive of village houses.
However, figures for 2002-2004 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 2004 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2004 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	392	291	74.2	101	25.8
	九龍 Kowloon	869	793	91.3	76	8.7
	新界 New Territories	1 001	962	96.1	39	3.9
	全港 OVERALL	2 262	2 046	90.5	216	9.5
B	港島 Hong Kong	717	622	86.8	95	13.2
	九龍 Kowloon	3 274	3 155	96.4	119	3.6
	新界 New Territories	4 733	4 596	97.1	137	2.9
	全港 OVERALL	8 724	8 373	96.0	351	4.0
C	港島 Hong Kong	154	111	72.1	43	27.9
	九龍 Kowloon	259	229	88.4	30	11.6
	新界 New Territories	435	427	98.2	8	1.8
	全港 OVERALL	848	767	90.4	81	9.6
D	港島 Hong Kong	14	7	50.0	7	50.0
	九龍 Kowloon	161	142	88.2	19	11.8
	新界 New Territories	35	32	91.4	3	8.6
	全港 OVERALL	210	181	86.2	29	13.8
E	港島 Hong Kong	74	12	16.2	62	83.8
	九龍 Kowloon	6	-	-	6	100.0
	新界 New Territories	10	3	30.0	7	70.0
	全港 OVERALL	90	15	16.7	75	83.3
所有類別 All Classes	港島 Hong Kong	1 351	1 043	77.2	308	22.8
	九龍 Kowloon	4 569	4 319	94.5	250	5.5
	新界 New Territories	6 214	6 020	96.9	194	3.1
	全港 OVERALL	12 134	11 382	93.8	752	6.2

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 \$ / m² per month

類別 Class	A			B			C			D			E			
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	
年 / 月 Year / Month																
2003	152	122	93	147	120	88	191	157	103	216	172	133	261	182	146	
2004 *	167	125	100	168	134	95	213	172	115	234	188	152	275	157	164	
2003																
	10	147	123	95	142	125	90	192	152	95	205	152	129	247	(159)	148
	11	153	133	93	142	122	92	185	153	102	211	166	123	259	(120)	(115)
	12	164	125	97	151	121	91	197	147	107	213	163	154	254	(148)	(156)
2004																
	1	169	123	98	166	127	97	203	151	114	223	(150)	128	268	(191)	(160)
	2	167	125	103	166	123	95	200	155	117	215	(151)	172	244	(208)	(140)
	3	163	125	98	160	133	91	211	147	114	220	152	140	265	(121)	(179)
	4	168	124	99	162	136	96	225	173	113	220	162	154	274	(125)	(182)
	5	165	127	99	167	130	93	204	155	124	244	163	170	263	(145)	(132)
	6	166	123	98	161	131	90	207	171	107	241	165	140	267	(162)	(144)
	7	160	126	98	162	130	93	215	165	114	236	182	143	284	(174)	(157)
	8	181	124	99	183	137	91	216	181	113	238	225	161	287	(171)	161
	9	169	124	99	176	142	97	209	188	115	240	190	147	291	(121)	213
	10	164	130	102	177	134	102	218	185	118	255	206	144	292	(146)	(154)
	11 *	166	127	102	168	137	97	229	177	114	229	232	153	276	(168)	(168)
	12 *	164	124	104	158	137	100	228	191	111	237	(211)	180	280	(140)	(138)

* 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 \$ / m²

類別 Class	A			B			C			D			E				
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories		
年 / 月 Year / Month																	
2003	25 746	20 867	20 843	30 497	22 020	21 317	40 375	28 143	26 743	48 352	34 204	30 500	66 281	55 400	34 461		
2004 *	32 530	25 201	26 542	41 677	32 998	28 031	56 781	46 857	35 686	66 387	62 204	41 868	94 312	74 993	44 316		
2003	10	27 276	20 858	21 330	32 310	23 598	21 886	42 453	29 882	27 775	51 320	33 720	31 375	67 625 (	63 244)	37 834	
		11	27 280	21 706	21 592	33 511	23 711	22 272	43 756	30 277	30 250	48 844	37 829	34 767	67 722 (	67 799)	37 238
		12	27 698	22 408	22 428	32 995	23 844	23 006	45 749	31 338	28 593	49 704	33 060	35 585	76 151 (	71 822)	36 417
2004	1	30 004	22 261	23 848	36 364	29 286	24 360	51 315	37 373	30 813	56 141	40 227	36 894	81 387 (	35 310)	42 115	
		2	31 530	24 064	24 506	39 833	30 241	25 637	53 243	41 640	32 986	60 261	49 792	38 271	83 250 (	85,361)	40 133
		3	32 431	24 703	26 459	42 355	33 006	27 091	56 746	49 703	35 492	69 537	50 727	40 788	97 765 (	67 382)	44 498
		4	31 875	25 699	26 484	41 253	33 599	28 509	54 394	46 031	35 027	63 681	53 913	42 067	84 343 (	85 668)	35 825
		5	30 567	25 224	26 792	39 250	30 497	27 316	53 082	42 681	35 255	64 962	48 208	39 843	87 045 (	63 945)	37 353
		6	29 761	23 879	25 570	36 916	28 114	26 588	51 537	42 520	33 190	59 622	49 110	38 628	100 231 (	109 496)	(39 263)
		7	30 974	23 985	25 222	38 168	28 046	26 806	52 385	40 974	33 083	61 365	69 039	40 385	89 732 (	54 205)	(30 742)
		8	31 658	24 898	26 703	40 681	29 849	28 241	55 824	46 790	35 094	62 324	61 484	37 427	93 012 (	72 419)	47 197
		9	33 581	25 840	27 505	43 786	35 468	29 326	60 879	48 437	37 652	63 887	70 356	44 489	101 521 (	62 610)	52 821
		10	35 114	27 245	28 620	46 766	37 975	30 489	61 993	55 707	39 228	77 171	76 898	48 155	104 086 (	98 480)	47 595
		11 *	34 666	26 187	27 441	43 746	35 067	29 515	63 213	50 493	37 482	75 121	69 349	45 360	117 322 (	70 432)	42 189
		12 *	35 555	26 362	27 238	45 159	35 565	29 431	60 945	48 549	38 618	74 050	76 386	42 376	98 505 (	94 371)	53 358

* 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
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	72.8	72.7	72.5	77.2	81.1	72.7	78.8	73.6
2004 *	75.4	76.5	79.0	84.0	86.0	76.5	84.9	77.7
2003 10 - 12	71.5	71.7	70.9	74.9	78.5	71.5	76.4	72.2
2004 1 - 3	73.5	73.9	75.4	79.4	80.0	74.0	79.7	74.8
4 - 6	75.3	76.5	78.5	83.5	84.2	76.3	83.8	77.4
7 - 9	75.9	77.1	79.7	85.3	89.0	77.0	87.0	78.6
10 - 12 *	77.1	78.5	82.5	88.0	90.8	78.5	89.2	80.1
2003 10	71.1	71.4	69.6	74.3	78.2	71.0	75.9	71.7
11	71.5	71.9	70.7	75.0	78.7	71.6	76.6	72.3
12	72.0	71.8	72.4	75.4	78.6	72.0	76.8	72.6
2004 1	73.2	73.2	73.2	77.7	78.8	73.2	78.2	73.9
2	72.9	73.7	75.0	80.2	78.8	73.6	79.6	74.4
3	74.4	74.8	77.9	80.2	82.4	75.1	81.2	76.0
4	74.8	76.4	78.6	81.9	82.7	76.1	82.2	77.0
5	75.2	76.6	77.7	83.6	83.6	76.2	83.6	77.3
6	75.8	76.4	79.3	84.9	86.4	76.6	85.6	78.0
7	75.5	76.4	78.8	84.5	87.7	76.4	85.9	77.9
8	76.0	76.8	79.5	85.7	87.7	76.9	86.6	78.4
9	76.3	78.0	80.8	85.8	91.7	77.8	88.4	79.4
10	76.6	78.2	80.5	87.8	89.2	77.9	88.4	79.5
11 *	77.4	78.4	83.9	89.0	91.8	78.8	90.2	80.5
12 *	77.2	78.8	83.2	87.2	91.5	78.9	89.1	80.4

* 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
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	59.7	61.1	65.3	70.2	76.2	61.0	72.0	61.6
2004 *	72.6	77.2	87.8	96.5	106.3	76.5	99.3	77.9
2003 10 - 12	62.2	63.5	69.4	75.7	82.6	63.6	77.8	64.4
2004 1 - 3	69.5	72.8	82.0	88.0	97.1	72.4	90.7	73.6
4 - 6	72.0	76.5	86.6	95.4	103.7	75.8	97.8	77.2
7 - 9	72.6	77.0	87.6	95.7	107.1	76.4	98.9	77.8
10 - 12 *	76.3	82.4	95.0	106.8	117.2	81.4	109.5	83.2
2003 10	61.3	62.5	68.6	73.8	80.4	62.6	75.7	63.4
11	62.1	63.6	69.5	74.3	81.7	63.6	76.5	64.3
12	63.2	64.4	70.0	79.1	85.6	64.5	81.1	65.4
2004 1	66.4	68.8	75.4	81.1	92.2	68.5	84.5	69.5
2	69.2	72.4	81.5	86.9	96.2	72.1	89.7	73.2
3	72.9	77.1	89.0	96.0	102.9	76.7	98.0	78.1
4	73.4	79.2	89.3	98.1	101.7	78.0	99.2	79.4
5	72.8	76.4	87.4	96.0	103.1	76.2	98.1	77.5
6	69.7	73.9	83.2	92.1	106.3	73.3	96.2	74.7
7	70.0	74.0	83.9	93.4	103.5	73.5	96.3	74.9
8	73.1	76.4	87.8	93.3	104.1	76.3	96.4	77.6
9	74.7	80.5	91.2	100.3	113.8	79.4	104.0	80.9
10	77.6	83.2	95.8	106.0	117.1	82.4	109.0	84.1
11 *	75.3	81.4	95.0	106.9	114.9	80.5	109.0	82.3
12 *	75.9	82.6	94.1	107.5	119.6	81.3	110.6	83.1

* 臨時數字

* Provisional

私人住宅 - 較受歡迎屋苑的售價指數
PRIVATE DOMESTIC - 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
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	68.1	62.4	65.2	80.7	79.1	80.1	69.1	63.5	66.2
2004	1	72.1	64.7	68.3	83.6	82.9	83.6	73.1	65.8	69.3
	2	77.8	68.2	72.9	94.5	89.8	92.2	79.0	69.6	74.1
	3	83.6	72.3	77.8	102.6	96.1	99.4	84.9	73.8	79.1
	4	86.5	74.4	80.4	103.4	100.8	102.2	87.8	76.1	81.8
	5	85.9	74.2	80.0	104.3	98.7	101.5	87.2	75.8	81.3
	6	83.9	72.2	77.9	102.2	98.7	100.5	85.2	73.8	79.3
	7	82.7	71.8	77.2	102.9	97.3	100.1	84.2	73.3	78.6
	8	83.4	72.6	77.9	101.5	97.6	99.7	84.7	74.2	79.2
	9	85.7	73.5	79.4	105.0	104.4	104.9	87.0	75.5	81.1
	10	88.2	75.9	81.9	109.3	108.6	109.2	89.7	77.9	83.6
	11 *	89.3	76.7	82.9	111.4	111.0	111.5	90.8	78.9	84.6
	12 *	91.3	77.8	84.4	117.4	114.2	116.0	93.1	80.1	86.4

* 臨時數字

技術附註第 14 段對「較受歡迎屋苑」有詳細說明。

* Provisional

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

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

平方米 m²

地區	District	2004 年底總存量 Stock at year end				2004 年底空置量 Amount Vacant at year end				空置百分率 % Vacant			
		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
中西區	Central and Western	1 864 400	776 000	641 200	3 281 600	213 600	94 300	84 900	392 800	11.5	12.2	13.2	12.0
灣仔	Wan Chai	951 800	584 600	328 900	1 865 300	99 600	75 900	31 800	207 300	10.5	13.0	9.7	11.1
東區	Eastern	587 800	181 800	86 400	856 000	96 200	29 300	7 100	132 600	16.4	16.1	8.2	15.5
南區	Southern	85 300	37 500	10 500	133 300	49 500	10 300	1 200	61 000	58.0	27.5	11.4	45.8
港島	HONG KONG	3 489 300	1 579 900	1 067 000	6 136 200	458 900	209 800	125 000	793 700	13.2	13.3	11.7	12.9
油尖旺	Yau Tsim Mong	1 038 400	631 200	434 300	2 103 900	97 500	42 400	47 500	187 400	9.4	6.7	10.9	8.9
深水埗	Sham Shui Po	125 000	60 400	38 900	224 300	5 100	19 200	3 400	27 700	4.1	31.8	8.7	12.3
九龍城	Kowloon City	107 700	57 000	20 800	185 500	5 300	4 200	2 200	11 700	4.9	7.4	10.6	6.3
黃大仙	Wong Tai Sin	-	22 000	1 200	23 200	-	6 000	700	6 700	-	27.3	58.3	28.9
觀塘	Kwun Tong	461 800	21 600	6 200	489 600	101 700	2 600	500	104 800	22.0	12.0	8.1	21.4
九龍	KOWLOON	1 732 900	792 200	501 400	3 026 500	209 600	74 400	54 300	338 300	12.1	9.4	10.8	11.2
葵青	Kwai Tsing	74 800	11 400	2 000	88 200	900	2 400	1 100	4 400	1.2	21.1	55.0	5.0
荃灣	Tsuen Wan	67 400	10 300	800	78 500	5 200	2 900	-	8 100	7.7	28.2	-	10.3
屯門	Tuen Mun	31 900	-	8 400	40 300	10 200	-	2 300	12 500	32.0	-	27.4	31.0
元朗	Yuen Long	7 000	9 900	19 800	36 700	-	900	4 100	5 000	-	9.1	20.7	13.6
北區	North	26 800	-	500	27 300	4 800	-	300	5 100	17.9	-	60.0	18.7
大埔	Tai Po	-	5 200	1 200	6 400	-	1 900	-	1 900	-	36.5	-	29.7
沙田	Sha Tin	173 500	16 300	-	189 800	44 200	-	-	44 200	25.5	-	-	23.3
西貢	Sai Kung	9 000	-	-	9 000	4 500	-	-	4 500	50.0	-	-	50.0
離島	Islands	140 600	15 400	-	156 000	18 000	4 200	-	22 200	12.8	27.3	-	14.2
新界	NEW TERRITORIES	531 000	68 500	32 700	632 200	87 800	12 300	7 800	107 900	16.5	18.0	23.9	17.1
全港	OVERALL	5 753 200	2 440 600	1 601 100	9 794 900	756 300	296 500	187 100	1 239 900	13.1	12.1	11.7	12.7
分區	Sub-districts												
上環	Sheung Wan	232 300	349 200	440 100	1 021 600	41 600	44 700	58 900	145 200	17.9	12.8	13.4	14.2
中區	Central	1 581 700	368 300	184 200	2 134 200	170 400	41 700	22 200	234 300	10.8	11.3	12.1	11.0
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	951 800	584 600	328 900	1 865 300	99 600	75 900	31 800	207 300	10.5	13.0	9.7	11.1
北角 / 鯉魚涌	North Point / Quarry Bay	587 800	147 700	68 500	804 000	96 200	16 900	4 800	117 900	16.4	11.4	7.0	14.7
尖沙咀	Tsim Sha Tsui	835 100	341 900	213 800	1 390 800	50 900	20 700	14 700	86 300	6.1	6.1	6.9	6.2
油麻地 / 旺角	Yau Ma Tei / Mong Kok	182 300	289 300	220 500	692 100	46 600	21 700	32 800	101 100	25.6	7.5	14.9	14.6

分區數字已包括在地區數字內。

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

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

		平方米 m ²					
地區	District	2003 年底總存量 Stock at year end	2004 年落成量 Completions	落成量佔 2003 年總存量的百分率 Completions as a % of 2003 Stock	2004 年底總存量 Stock at year end	2004 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	3 264 100	3 900	0.1	3 281 600	392 800	12.0
灣仔	Wan Chai	1 809 400	61 800	3.4	1 865 300	207 300	11.1
東區	Eastern	855 400	-	-	856 000	132 600	15.5
南區	Southern	129 500	5 200	4.0	133 300	61 000	45.8
港島	HONG KONG	6 058 400	70 900	1.2	6 136 200	793 700	12.9
油尖旺	Yau Tsim Mong	2 063 100	51 300	2.5	2 103 900	187 400	8.9
深水埗	Sham Shui Po	211 100	13 600	6.4	224 300	27 700	12.3
九龍城	Kowloon City	186 100	-	-	185 500	11 700	6.3
黃大仙	Wong Tai Sin	23 200	-	-	23 200	6 700	28.9
觀塘	Kwun Tong	397 300	98 600	24.8	489 600	104 800	21.4
九龍	KOWLOON	2 880 800	163 500	5.7	3 026 500	338 300	11.2
葵青	Kwai Tsing	97 900	-	-	88 200	4 400	5.0
荃灣	Tsuen Wan	77 200	1 300	1.7	78 500	8 100	10.3
屯門	Tuen Mun	40 100	-	-	40 300	12 500	31.0
元朗	Yuen Long	36 400	-	-	36 700	5 000	13.6
北區	North	27 300	-	-	27 300	5 100	18.7
大埔	Tai Po	6 400	-	-	6 400	1 900	29.7
沙田	Sha Tin	149 900	43 800	29.2	189 800	44 200	23.3
西貢	Sai Kung	9 000	-	-	9 000	4 500	50.0
離島	Islands	155 800	-	-	156 000	22 200	14.2
新界	NEW TERRITORIES	600 000	45 100	7.5	632 200	107 900	17.1
全港	OVERALL	9 539 200	279 500	2.9	9 794 900	1 239 900	12.7
分區	Sub-districts						
上環	Sheung Wan	1 024 700	-	-	1 021 600	145 200	14.2
中區	Central	2 116 300	3 900	0.2	2 134 200	234 300	11.0
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 809 400	61 800	3.4	1 865 300	207 300	11.1
北角 / 鯉魚涌	North Point / Quarry Bay	803 400	-	-	804 000	117 900	14.7
尖沙咀	Tsim Sha Tsui	1 397 100	-	-	1 390 800	86 300	6.2
油麻地 / 旺角	Yau Ma Tei / Mong Kok	645 000	51 300	8.0	692 100	101 100	14.6

2004年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2003年底總存量計算。
分區數字已包括在地區數字內。

2004 Stock figures are derived from the latest rating record,
and not from the 2003 Stock figures shown here.
Sub-district figures have already been included in District figures.

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

平方米 m²

年 Year	區域 Area	拆卸量 Demolition				落成量 Completions				年底總存量 Stock at year end			
		甲級	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
2000	港島 Hong Kong	-	-	400	400	20 100	14 800	14 800	49 700	3 202 900	1 507 000	1 075 900	5 785 800
	九龍 Kowloon	-	-	200	200	20 800	-	2 600	23 400	1 489 100	753 200	499 600	2 741 900
	新界 New Territories	-	-	-	-	22 500	-	-	22 500	447 100	79 200	31 500	557 800
	全港 OVERALL	-	-	600	600	63 400	14 800	17 400	95 600	5 139 100	2 339 400	1 607 000	9 085 500
2001	港島 Hong Kong	-	-	-	-	31 500	12 300	1 400	45 200	3 191 500	1 553 700	1 063 300	5 808 500
	九龍 Kowloon	-	-	-	-	19 900	-	1 100	21 000	1 504 300	751 400	502 200	2 757 900
	新界 New Territories	-	-	-	-	9 700	-	300	10 000	454 500	78 900	32 100	565 500
	全港 OVERALL	-	-	-	-	61 100	12 300	2 800	76 200	5 150 300	2 384 000	1 597 600	9 131 900
2002	港島 Hong Kong	-	3 400	-	3 400	92 800	6 200	9 200	108 200	3 262 600	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
	全港 OVERALL	-	3 400	-	3 400	116 700	36 600	12 300	165 600	5 234 300	2 422 600	1 613 900	9 270 800
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
	全港 OVERALL	2 200	5 000	500	7 700	264 700	33 800	300	298 800	5 482 500	2 451 400	1 605 300	9 539 200
2004	港島 Hong Kong	-	-	-	-	51 200	14 600	5 100	70 900	3 489 300	1 579 900	1 067 000	6 136 200
	九龍 Kowloon	-	-	-	-	140 300	23 200	-	163 500	1 732 900	792 200	501 400	3 026 500
	新界 New Territories	-	-	-	-	43 800	1 300	-	45 100	531 000	68 500	32 700	632 200
	全港 OVERALL	-	-	-	-	235 300	39 100	5 100	279 500	5 753 200	2 440 600	1 601 100	9 794 900

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

平方米 m²

地區	District	2004				預測落成量	
		甲級 A	乙級 B	丙級 C	總數 Total	[2005] Forecast	[2006]
中西區	Central and Western	-	3 900	-	3 900	31 900	28 100
灣仔	Wan Chai	46 000	10 700	5 100	61 800	-	800
東區	Eastern	-	-	-	-	-	-
南區	Southern	5 200	-	-	5 200	-	-
港島	HONG KONG	51 200	14 600	5 100	70 900	31 900	28 900
油尖旺	Yau Tsim Mong	51 300	-	-	51 300	3 000	1 200
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	89 000	9 600	-	98 600	-	61 000
九龍	KOWLOON	140 300	23 200	-	163 500	3 000	62 200
葵青	Kwai Tsing	-	-	-	-	-	-
荃灣	Tsuen Wan	-	1 300	-	1 300	26 800	-
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北區	North	-	-	-	-	-	1 200
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	43 800	-	-	43 800	-	-
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	13 000
新界	NEW TERRITORIES	43 800	1 300	-	45 100	26 800	14 200
全港	OVERALL	235 300	39 100	5 100	279 500	61 700	105 300
分區	Sub-districts						
上環	Sheung Wan	-	-	-	-	500	2 300
中區	Central	-	3 900	-	3 900	31 400	25 800
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	46 000	10 700	5 100	61 800	-	800
北角 / 鯉魚涌	North Point / Quarry Bay	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	2 200	1 200
油麻地 / 旺角	Yau Ma Tei / Mong Kok	51 300	-	-	51 300	800	-

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 m²

地區	District	[2005]				[2006]			
		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	30 200	-	1 700	31 900	9 000	8 700	10 400	28 100
灣仔	Wan Chai	-	-	-	-	-	-	800	800
東區	Eastern	-	-	-	-	-	-	-	-
南區	Southern	-	-	-	-	-	-	-	-
港島	HONG KONG	30 200	-	1 700	31 900	9 000	8 700	11 200	28 900
油尖旺	Yau Tsim Mong	-	-	3 000	3 000	-	1 200	-	1 200
深水埗	Sham Shui Po	-	-	-	-	-	-	-	-
九龍城	Kowloon City	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	44 500	16 500	-	61 000
九龍	KOWLOON	-	-	3 000	3 000	44 500	17 700	-	62 200
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	26 800	-	-	26 800	-	-	-	-
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	1 200	-	1 200
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	13 000	-	-	13 000
新界	NEW TERRITORIES	26 800	-	-	26 800	13 000	1 200	-	14 200
全港	OVERALL	57 000	-	4 700	61 700	66 500	27 600	11 200	105 300
分區	Sub-districts								
上環	Sheung Wan	-	-	500	500	-	-	2 300	2 300
中區	Central	30 200	-	1 200	31 400	9 000	8 700	8 100	25 800
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	-	-	-	-	-	800	800
北角 / 鯉魚涌	North Point / Quarry Bay	-	-	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	2 200	2 200	-	1 200	-	1 200
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	800	800	-	-	-	-

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 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
	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
2004	279 500	234 400	83.9	9 515 400	1 005 500	10.6	1 239 900	12.7

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

每平方米月租 \$ / m² per month

級別 Grade [平均面積] [Average size]	甲 A [252 平方米 m ²]						乙 B [80 平方米 m ²]						丙 C [46 平方米 m ²]					
	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok
2003	233	266	192	162	198	211	131	219	163	135	204	179	128	188	169	161	182	169
2004 *	229	287	194	154	213	-	133	224	172	128	203	190	132	195	179	167	195	167
2003	7	245	251	179 (162)	190	-	124	227	157	123	186	174	124	191	169	149	186	178
	8	138	261	190 (146)	192	-	135	220	159	134	190	169	128	183	170	165	183	156
	9	(223)	245	171 (165)	191 (188)	-	116	220	166	108	206	177	131	193	178	147	188	166
	10	-	254	186	160	202 (165)	113	206	175 (139)	191	168	124	179	164	160	175	163	163
	11	209	213	174	206	206	128	226	160	110	231	181	132	196	161	150	188	159
	12	(277)	264	184 (157)	194 (193)	-	127	217	164	125	231	172	128	205	148	162	173	173
2004	1	(257)	261	187	160	207	140	214	163	109	202	174	134	204	169	162	172	161
	2	(357)	268	196	141	195	125	210	159	134	181	176	125	166	162	154	176	164
	3	(141)	264	190	138	206	130	228	174	140	192	174	135	187	182	176	195	162
	4	193	277	189	141	199	136	215	173	126	195	178	134	197	183	174	193	171
	5	222	268	193	141	208	137	228	162	118	199	187	136	204	177	164	203	170
	6	234	297	204	132	216	135	209	173	134	210	188	139	189	177	156	189	167
	7	197	286	179	153	211	133	230	161	130	208	194	124	198	183	161	201	166
	8 *	338	305	187	190	216	140	204	165	134	228	196	124	196	185	164	194	157
	9 *	230	310	193	177	220	125	244	179	135	218	201	139	203	180	167	199	172
	10 *	221	314	207	155	213	141	230	191	141	199	201	130	183	171	166	207	177
	11 *	207	328	205	150	232	133	263	180	125	200	211	126	211	180	174	203	167
	12 *	223	281	205	156	241	130	228	189	131	211	198	124	197	184	217	222	168

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2004 年內所分析單位的平均面積。

- 本署沒有成交個案。

* Provisional

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2004.

- 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 \$ / m²

級別 Grade [平均面積] [Average size]	甲 A [174 平方米 m ²]						乙 B [95 平方米 m ²]						丙 C [47 平方米 m ²]					
	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	上環 Sheung Wan	中區 Central	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok
2003	17 670	53 698	35 696	25 581	38 025	-	19 405	40 723	26 150	18 475	30 486	23 266	16 683	22 039	20 966	20 883	21 357	19 034
2004 *	49 626	94 440	63 369	36 624	72 374	-	22 351	54 905	42 379	25 014	46 468	30 280	19 812	37 336	31 714	24 795	26 999	23 268
2003 7	(18 007)	49 778	(21 996)	(21 082)	31 637	-	(20 514)	-	19 897	-	(28 664)	24 579	15 593	-	(25 933)	22 441	21 710	18 938
8	-	44 726	(48 552)	-	35 207	-	(16 678)	(46 032)	(21 957)	(17 028)	28 776	19 566	18 524	-	22 007	18 296	21 747	17 690
9	(16 865)	53 735	(42 258)	-	39 390	-	25 413	(37 752)	(27 207)	(20 337)	26 358	24 146	16 041	(20 436)	24 882	(20 339)	18 458	19 654
10	-	55 004	(33 212)	-	(31 808)	-	(17 344)	(32 929)	(20 665)	(18 523)	33 515	22 901	16 706	(21 211)	(19 083)	20 343	24 589	17 982
11	(16 838)	59 360	(35 878)	(22 917)	46 175	-	(14 948)	(49 004)	(36 248)	18 434	33 481	(29 484)	16 360	-	19 677	(23 850)	19 002	20 048
12	-	64 579	36 788	-	45 086	-	(15 047)	(47 103)	31 297	-	36 636	22 877	(14 558)	-	18 892	20 958	21 836	20 816
2004 1	(47 847)	71 904	(63 976)	-	57 130	-	-	37 969	31 680	-	39 341	(26 937)	20 558	(19 443)	20 967	22 707	27 988	(19 335)
2	(28 497)	76 514	(55 691)	(32 299)	64 010	-	18 231	-	33 000	(21 455)	40 600	31 402	15 684	(27 243)	27 662	(23 788)	(20 977)	23 582
3	(60 700)	93 337	68 674	(34 552)	66 330	-	21 747	(47 028)	38 286	22 586	46 351	42 434	16 053	(52 481)	25 818	22 816	21 361	21 378
4	-	87 792	64 269	-	65 509	-	21 179	(52 063)	38 767	(34 550)	45 802	26 098	19 597	35 245	25 619	22 836	24 619	21 719
5	(38 325)	95 563	(63 448)	-	70 531	-	22 638	(62 433)	34 130	(26 533)	48 400	32 761	18 437	(42 557)	31 956	(25 933)	26 822	23 732
6	-	99 271	(47 262)	-	72 035	-	(27 845)	(73 354)	54 149	(23 526)	38 366	23 646	19 595	43 455	30 578	24 196	24 043	20 194
7	-	100 977	(45 351)	(31 618)	64 215	-	(26 578)	(62 863)	(70 969)	(27 163)	38 648	22 765	18 614	(41 989)	29 217	25 832	23 986	22 709
8 *	(62 291)	101 936	(63 537)	(35 958)	69 591	-	-	(42 733)	55 551	(24 481)	47 364	25 042	21 185	(38 675)	28 627	23 813	23 380	23 132
9 *	-	85 714	(75 087)	(38 930)	76 868	-	(38 226)	58 305	35 940	(23 248)	46 700	30 597	19 770	32 340	39 083	25 270	29 880	23 386
10 *	(72 678)	95 239	66 586	(41 237)	81 617	-	22 324	(52 995)	50 753	(34 198)	53 876	25 566	25 654	-	32 189	26 640	28 210	26 423
11 *	-	104 177	58 618	(40 301)	79 362	-	(27 816)	(48 257)	40 872	25 479	55 296	35 698	20 738	37 348	35 604	27 000	32 860	25 158
12 *	(32 353)	109 214	64 805	(39 641)	87 083	-	(20 429)	71 345	44 259	(24 827)	49 097	34 533	22 607	(37 842)	41 247	24 879	28 366	23 890

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2004 年內所分析單位的平均面積。

- 本署沒有成交個案。

* Provisional

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2004.

- 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
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	76.3	75.8	74.6	64.8	63.4	58.4	62.5
2004 *	77.1	79.7	78.5	78.0	112.0	94.4	75.5	98.2
2003								
	7 - 9	69.8	73.5	74.3	71.7	63.7	61.6	58.8
	10 - 12	71.8	74.7	74.7	73.1	71.8	69.8	58.4
2004								
	1 - 3	73.2	76.0	75.8	74.3	99.0	87.2	68.9
	4 - 6	75.3	78.8	78.7	76.8	111.1	92.2	75.0
	7 - 9 *	78.8	80.3	78.2	79.1	113.5	94.2	75.4
	10 - 12 *	81.1	83.8	81.4	81.9	124.5	103.8	82.5
2003								
	7	69.8	73.8	73.5	71.6	61.5	58.8	58.9
	8	70.0	73.5	74.6	71.8	64.7	60.4	58.8
	9	69.7	73.3	74.8	71.6	64.9	65.6	58.7
	10	71.0	74.6	74.6	72.6	65.9	68.0	58.8
	11	71.5	74.9	75.5	73.1	74.2	70.9	57.5
	12	73.0	74.6	74.1	73.6	75.4	70.6	59.0
2004								
	1	73.0	76.8	76.1	74.5	91.2	80.8	67.3
	2	72.5	75.2	73.9	73.4	99.3	82.1	69.6
	3	74.0	76.1	77.5	75.1	106.5	98.8	69.7
	4	74.0	79.1	79.1	76.3	105.5	95.3	72.9
	5	74.9	77.8	78.4	76.3	110.8	92.8	78.9
	6	76.9	79.4	78.5	77.9	116.9	88.6	73.1
	7	75.5	78.2	77.9	76.6	111.2	89.5	74.7
	8 *	81.1	81.2	76.9	80.4	108.8	93.5	74.2
	9 *	79.9	81.5	79.8	80.3	120.6	99.6	77.4
	10 *	79.9	83.0	79.8	80.7	116.1	106.0	77.7
	11 *	81.5	83.3	81.3	82.0	124.6	102.3	84.7
	12 *	81.8	85.1	83.2	83.0	132.8	103.2	85.2

* 臨時數字

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

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 #
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	67.3	67.0	74.5	63.8
2004 *	71.8	68.2	78.9	116.4
2003 7 - 9	62.9	61.9	73.0	63.1
10 - 12	63.0	64.6	72.7	71.4
2004 1 - 3	67.3	66.1	74.7	103.9
4 - 6	67.8	67.7	77.6	116.4
7 - 9 *	75.7	67.3	80.2	115.7
10 - 12 *	76.4	71.6	82.9	129.6
2003 7	62.3	62.4	74.4	61.8
8	63.9	62.3	72.0	63.3
9	62.5	60.9	72.7	64.1
10	61.5	62.6	73.4	68.1
11	62.1	65.1	73.2	71.7
12	65.5	66.2	71.6	74.3
2004 1	69.4	66.7	76.1	94.6
2	67.2	65.3	72.4	101.1
3	65.3	66.3	75.5	116.1
4	66.8	65.1	75.8	111.9
5	67.9	68.5	76.6	117.5
6	68.6	69.5	80.5	119.7
7	68.6	63.8	79.3	116.1
8 *	79.8	69.3	82.2	114.2
9 *	78.7	68.7	79.2	116.7
10 *	73.9	72.1	79.0	123.4
11 *	76.8	72.3	84.0	132.4
12 *	78.6	70.4	85.7	133.1

核心地區：上環 / 中區、灣仔 / 銅鑼灣及尖沙咀。

* 臨時數字

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

* Provisional

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

平方米 m²

地區	District	2003 年底總存量 Stock at year end	2004 年落成量 Completions	落成量佔 2003 年底總存量的百分率 Completions as a % of 2003 Stock	2004 年底總存量 Stock at year end	2004 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	1 141 000	3 200	0.3	1 138 100	110 400	9.7
灣仔	Wan Chai	1 008 600	3 500	0.3	1 006 400	64 500	6.4
東區	Eastern	718 500	500	0.1	716 800	61 000	8.5
南區	Southern	184 300	800	0.4	181 800	20 200	11.1
港島	HONG KONG	3 052 400	8 000	0.3	3 043 100	256 100	8.4
油尖旺	Yau Tsim Mong	1 863 200	37 600	2.0	1 911 800	216 900	11.3
深水埗	Sham Shui Po	640 800	4 600	0.7	641 300	50 200	7.8
九龍城	Kowloon City	670 900	3 700	0.6	677 900	81 400	12.0
黃大仙	Wong Tai Sin	172 000	-	-	172 300	13 400	7.8
觀塘	Kwun Tong	448 500	26 200	5.8	478 900	104 900	21.9
九龍	KOWLOON	3 795 400	72 100	1.9	3 882 200	466 800	12.0
葵青	Kwai Tsing	266 400	-	-	267 600	29 300	10.9
荃灣	Tsuen Wan	449 500	1 500	0.3	452 300	89 900	19.9
屯門	Tuen Mun	304 200	2 500	0.8	307 300	32 600	10.6
元朗	Yuen Long	380 500	-	-	383 600	33 900	8.8
北區	North	177 800	-	-	177 500	13 500	7.6
大埔	Tai Po	185 200	-	-	186 400	7 900	4.2
沙田	Sha Tin	315 600	-	-	323 400	23 000	7.1
西貢	Sai Kung	209 500	2 500	1.2	210 600	34 800	16.5
離島	Islands	169 100	4 700	2.8	173 800	31 600	18.2
新界	NEW TERRITORIES	2 457 800	11 200	0.5	2 482 500	296 500	11.9
全港	OVERALL	9 305 600	91 300	1.0	9 407 800	1 019 400	10.8

2004年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2003年底總存量計算。

2004 Stock figures are derived from the latest rating record,
and not from the 2003 Stock figures shown here.

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

平方米 m²

年 Year	區域 Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year end
2000	港島 Hong Kong	4 100	19 000	2 971 500
	九龍 Kowloon	14 600	22 000	3 694 200
	新界 New Territories	2 400	23 300	2 319 600
	全港 OVERALL	21 100	64 300	8 985 300
2001	港島 Hong Kong	5 600	32 200	3 002 100
	九龍 Kowloon	6 300	77 100	3 759 600
	新界 New Territories	6 200	22 200	2 340 000
	全港 OVERALL	18 100	131 500	9 101 700
2002	港島 Hong Kong	7 200	30 500	3 017 200
	九龍 Kowloon	500	39 800	3 797 700
	新界 New Territories	-	67 700	2 429 700
	全港 OVERALL	7 700	138 000	9 244 600
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
	全港 OVERALL	6 400	117 900	9 305 600
2004	港島 Hong Kong	2 700	8 000	3 043 100
	九龍 Kowloon	4 900	72 100	3 882 200
	新界 New Territories	400	11 200	2 482 500
	全港 OVERALL	8 000	91 300	9 407 800

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

平方米 m²

地區	District	2004	預測落成量 Forecast	
			[2005]	[2006]
中西區	Central and Western	3 200	1 100	5 100
灣仔	Wan Chai	3 500	600	300
東區	Eastern	500	-	-
南區	Southern	800	300	800
港島	HONG KONG	8 000	2 000	6 200
油尖旺	Yau Tsim Mong	37 600	2 500	57 300
深水埗	Sham Shui Po	4 600	7 300	3 700
九龍城	Kowloon City	3 700	300	7 600
黃大仙	Wong Tai Sin	-	-	2 400
觀塘	Kwun Tong	26 200	1 400	4 500
九龍	KOWLOON	72 100	11 500	75 500
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	1 500	12 300	1 100
屯門	Tuen Mun	2 500	2 700	-
元朗	Yuen Long	-	2 400	-
北區	North	-	-	-
大埔	Tai Po	-	100	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	2 500	2 300	17 300
離島	Islands	4 700	75 900	31 000
新界	NEW TERRITORIES	11 200	95 700	49 400
全港	OVERALL	91 300	109 200	131 100

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

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
	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
2004	91 300	68 700	75.2	9 316 500	950 700	10.2	1 019 400	10.8

私人零售業樓宇 - 平均租金及售價
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

區域 Area [平均面積] [Average size] 年 / 月 Year / Month	租金 Rents (每平方米月租 \$ / m ² per month)			售價 Prices (每平方米售價 \$ / m ²)			
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	
	[42 平方米 m ²]	[45 平方米 m ²]	[48 平方米 m ²]	[52 平方米 m ²]	[49 平方米 m ²]	[35 平方米 m ²]	
2003	750	826	668	120 041	127 944	97 068	
2004 *	843	890	700	166 348	207 337	107 244	
2003	7	654	794	690	65 409	117 564	65 376
	8	656	751	691	123 473	118 308	103 536
	9	806	804	741	97 463	131 437	96 725
	10	748	837	706	134 399	190 074	108 173
	11	850	915	777	95 884	134 839	94 528
	12	745	1 216	717	160 603	147 515	111 844
2004	1	703	807	713	187 412	200 152	119 304
	2	893	838	630	209 776	244 403	113 606
	3	821	888	744	184 265	257 271	109 909
	4	689	798	679	128 784	169 056	121 709
	5	944	908	747	145 532	193 909	102 805
	6	933	896	662	102 939	174 195	86 848
	7	907	1 017	638	115 308	144 230	74 037
	8 *	824	803	688	168 143	157 692	106 988
	9 *	857	862	678	171 497	184 522	98 582
	10 *	843	965	705	184 059	183 993	111 289
	11 *	866	966	847	205 062	231 659	134 222
	12 *	884	1 015	669	153 836	269 987	92 897

* 臨時數字
[] 表示 2004 年內所分析單位的平均面積。

* Provisional
[] Indicates average size of the units analysed during 2004.

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
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	86.4	85.5
2004 *	92.6	118.8
2003 7 - 9	84.9	84.1
10 - 12	87.4	95.3
2004 1 - 3	88.9	109.3
4 - 6	92.0	115.2
7 - 9 *	94.2	117.3
10 - 12 *	95.4	133.5
2003 7	84.4	79.4
8	84.5	85.4
9	85.8	87.4
10	87.0	92.9
11	87.4	94.7
12	87.8	98.2
2004 1	87.9	101.6
2	89.8	111.3
3	89.1	115.1
4	91.5	115.7
5	92.4	116.3
6	92.1	113.7
7	93.2	116.0
8 *	93.4	113.8
9 *	95.9	122.1
10 *	95.6	123.3
11 *	95.1	137.1
12 *	95.4	140.1

* 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 m²

地區	District	2003 年底總存量 Stock at year end	2004 年落成量 Completions	落成量佔 2003 年總存量的百分率 Completions as a % of 2003 Stock	2004 年底總存量 Stock at year end	2004 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	5 300	4.9
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 350 300	-	-	1 348 400	84 400	6.3
南區	Southern	790 700	-	-	790 400	130 800	16.5
港島	HONG KONG	2 250 100	-	-	2 247 900	220 500	9.8
油尖旺	Yau Tsim Mong	319 000	-	-	318 500	36 700	11.5
深水埗	Sham Shui Po	1 067 400	-	-	1 072 200	67 900	6.3
九龍城	Kowloon City	862 800	-	-	864 200	61 700	7.1
黃大仙	Wong Tai Sin	803 100	-	-	803 000	36 800	4.6
觀塘	Kwun Tong	3 406 800	-	-	3 402 100	313 300	9.2
九龍	KOWLOON	6 459 100	-	-	6 460 000	516 400	8.0
葵青	Kwai Tsing	3 309 800	-	-	3 327 000	241 000	7.2
荃灣	Tsuen Wan	2 269 700	-	-	2 272 300	178 300	7.8
屯門	Tuen Mun	1 403 700	-	-	1 404 300	203 800	14.5
元朗	Yuen Long	206 400	-	-	206 300	26 800	13.0
北區	North	272 100	800	0.3	274 200	21 500	7.8
大埔	Tai Po	151 700	-	-	151 600	8 100	5.3
沙田	Sha Tin	1 130 000	-	-	1 126 500	95 600	8.5
西貢	Sai Kung	9 000	-	-	9 000	-	-
離島	Islands	900	-	-	900	400	44.4
新界	NEW TERRITORIES	8 753 300	800	0.0*	8 772 100	775 500	8.8
全港	OVERALL	17 462 500	800	0.0*	17 480 000	1 512 400	8.7

2004年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2003年底總存量計算。

* 少於 0.05%

2004 Stock figures are derived from the latest rating record,
and not from the 2003 Stock figures shown here.

* Below 0.05%

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

平方米 m²

年 Year	區域 Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year end
2000	港島 Hong Kong	5 700	15 100	2 299 200
	九龍 Kowloon	105 400	3 600	6 515 400
	新界 New Territories	87 900	-	8 763 600
	全港 OVERALL	199 000	18 700	17 578 200
2001	港島 Hong Kong	-	-	2 315 600
	九龍 Kowloon	39 100	14 600	6 489 100
	新界 New Territories	-	15 800	8 755 900
	全港 OVERALL	39 100	30 400	17 560 600
2002	港島 Hong Kong	-	-	2 314 600
	九龍 Kowloon	3 700	-	6 482 200
	新界 New Territories	-	2 700	8 768 400
	全港 OVERALL	3 700	2 700	17 565 200
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
	全港 OVERALL	102 700	-	17 462 500
2004	港島 Hong Kong	-	-	2 247 900
	九龍 Kowloon	3 700	-	6 460 000
	新界 New Territories	-	800	8 772 100
	全港 OVERALL	3 700	800	17 480 000

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

平方米 m²

地區	District	2004	預測落成量 Forecast	
			[2005]	[2006]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	1 200	-
九龍	KOWLOON	-	1 200	-
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	800	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	800	-	-
全港	OVERALL	800	1 200	-

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

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
	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
2004	800	-	-	17 479 200	1 512 400	8.7	1 512 400	8.7

私人分層工廠大廈 - 平均租金及售價
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

區域 Area [平均面積] [Average size] 年 / 月 Year / Month	租金 Rents (每平方米月租 \$ / m ² per month)			售價 Prices (每平方米售價 \$ / m ²)			
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	
	[200 平方米 m ²]	[209 平方米 m ²]	[195 平方米 m ²]	[155 平方米 m ²]	[143 平方米 m ²]	[129 平方米 m ²]	
2003	72	79	53	7 345	7 994	4 710	
2004 *	72	82	54	8 018	10 039	5 459	
2003	7	68	74	51	7 037	7 554	4 673
	8	68	76	54	7 703	7 556	4 854
	9	71	79	54	7 060	7 844	4 572
	10	70	77	54	6 699	8 005	4 576
	11	71	80	53	7 972	8 255	4 419
	12	66	80	58	7 636	8 633	5 262
2004	1	72	86	53	8 177	8 571	5 102
	2	71	79	51	8 296	9 690	5 070
	3	76	85	54	7 717	8 772	5 428
	4	74	79	53	6 987	8 426	5 091
	5	68	79	52	6 649	8 723	4 929
	6	74	81	55	6 841	9 106	5 131
	7	67	80	55	7 705	9 563	5 520
	8 *	72	83	54	9 147	9 968	5 441
	9 *	72	89	58	8 700	10 820	5 790
	10 *	74	84	56	9 020	11 438	5 733
	11 *	69	80	59	8 380	11 003	5 889
	12 *	73	86	57	8 881	12 202	5 923

* 臨時數字

[] 表示 2004 年內所分析單位的平均面積。
平均租金及售價只以樓上單位的租金及售價計算。

* Provisional

[] Indicates average size of the units analysed during 2004.
Average rents and 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
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	74.9	71.7
2004 *	77.5	87.7
2003 7 - 9	72.2	70.7
10 - 12	74.3	73.7
2004 1 - 3	75.7	80.4
4 - 6	76.8	83.5
7 - 9 *	77.6	90.1
10 - 12 *	79.7	96.9
2003 7	71.9	68.9
8	72.0	71.9
9	72.8	71.3
10	73.6	71.9
11	74.5	73.7
12	74.9	75.6
2004 1	77.5	77.2
2	74.0	80.9
3	75.5	83.1
4	78.5	83.4
5	75.7	82.4
6	76.3	84.7
7	77.1	86.8
8 *	77.4	90.3
9 *	78.4	93.3
10 *	79.9	92.4
11 *	78.4	97.7
12 *	80.9	100.7

* 臨時數字
上述指數只就樓上單位計算。

* Provisional
The indices are in respect of upper floor units only.

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

每平方米售價 \$ / m²

地區 District		東區 Eastern	深水埗 Sham Shui Po	觀塘 Kwun Tong	葵青 Kwai Tsing	荃灣 Tsuen Wan	沙田 Sha Tin
[平均面積] [Average size]		[99 平方米 m ²]	[79 平方米 m ²]	[68 平方米 m ²]	[74 平方米 m ²]	[75 平方米 m ²]	[85 平方米 m ²]
年 / 月 Year / Month							
2003		12 179	16 066	12 669	5 814	7 818	10 409
2004 *		12 791	22 877	17 180	7 202	9 156	12 746
2003	7	(19 009)	15 105	12 906	4 893	8 667	9 375
	8	13 219	14 878	11 210	6 651	7 355	10 329
	9	10 203	16 041	11 095	5 098	7 909	10 690
	10	8 738	(17 512)	11 694	5 689	7 647	(10 303)
	11	11 970	(18 771)	12 843	5 702	6 855	9 656
	12	12 272	17 495	13 454	6 702	8 978	11 014
2004	1	13 100	(20 262)	13 922	6 304	12 055	10 614
	2	(14 776)	18 272	14 543	7 805	8 944	(6 872)
	3	11 777	22 926	16 373	7 578	9 134	11 104
	4	12 612	(22 542)	17 322	6 489	7 253	13 132
	5	(9 645)	(19 681)	16 389	6 544	6 640	(12 871)
	6	12 442	(16 419)	16 453	6 632	8 326	12 389
	7	10 032	(17 760)	16 970	6 711	10 936	13 166
	8 *	(13 260)	22 299	15 427	9 348	8 431	13 384
	9 *	(17 326)	27 164	17 556	10 135	9 601	12 927
	10 *	13 410	23 535	18 248	7 190	8 542	14 724
	11 *	(16 825)	24 524	17 931	6 228	10 451	14 980
	12 *	16 537	26 586	20 043	7 399	9 862	15 964

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2004 年內所分析單位的平均面積。

所分析的樓宇是於 1992 年或之後建成。

平均售價只以樓上單位的售價計算。

* Provisional

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2004.

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 m²

地區	District	2003 年底總存量 Stock at year end	2004 年落成量 Completions	落成量佔 2003 年總存量的百分率 Completions as a % of 2003 Stock	2004 年底總存量 Stock at year end	2004 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
東區	Eastern	47 300	-	-	47 300	16 600	35.1
南區	Southern	5 900	-	-	5 900	2 900	49.2
港島	HONG KONG	53 200	-	-	53 200	19 500	36.7
油尖旺	Yau Tsim Mong	9 700	-	-	9 700	5 000	51.5
深水埗	Sham Shui Po	133 500	-	-	133 200	6 600	5.0
九龍城	Kowloon City	5 200	-	-	5 200	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	2 400	8.5
觀塘	Kwun Tong	226 500	-	-	226 400	12 700	5.6
九龍	KOWLOON	403 200	-	-	402 800	26 700	6.6
葵青	Kwai Tsing	89 700	-	-	89 600	18 900	21.1
荃灣	Tsuen Wan	21 700	-	-	21 700	500	2.3
北區	North	6 500	-	-	6 500	500	7.7
沙田	Sha Tin	38 500	-	-	38 700	1 600	4.1
新界	NEW TERRITORIES	156 400	-	-	156 500	21 500	13.7
全港	OVERALL	612 800	-	-	612 500	67 700	11.1

2004年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2003年底總存量計算。

2004 Stock figures are derived from the latest rating record,
and not from the 2003 Stock figures shown here.

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 m²

地區	District	2004	預測落成量 Forecast	
			[2005]	[2006]
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	KOWLOON	-	-	-
葵青	Kwai Tsing	-	4 100	-
荃灣	Tsuen Wan	-	-	-
北區	North	-	-	-
沙田	Sha Tin	-	-	-
新界	NEW TERRITORIES	-	4 100	-
全港	OVERALL	-	4 100	-

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

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
	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
2004	-	-	-	612 500	67 700	11.1	67 700	11.1

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 m²

地區	District	2003 年底總存量 Stock at year end	2004 年落成量 Completions	落成量佔 2003 年總存量的百分率 Completions as a % of 2003 Stock	2004 年底總存量 Stock at year end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	26 900	-	-	26 900
南區	Southern	97 100	-	-	97 100
港島	HONG KONG	124 000	-	-	124 000
油尖旺	Yau Tsim Mong	2 200	-	-	2 200
深水埗	Sham Shui Po	42 100	-	-	34 400
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	-	-	364 600
九龍	KOWLOON	492 200	-	-	484 000
葵青	Kwai Tsing	183 800	-	-	167 600
荃灣	Tsuen Wan	219 300	-	-	215 700
屯門	Tuen Mun	256 600	-	-	256 600
元朗	Yuen Long	531 700	-	-	532 900
北區	North	118 800	-	-	122 100
大埔	Tai Po	696 700	35 900	5.2	730 000
沙田	Sha Tin	158 500	-	-	158 500
西貢	Sai Kung	300 500	-	-	305 500
離島	Islands	79 900	-	-	79 900
新界	NEW TERRITORIES	2 545 800	35 900	1.4	2 568 800
全港	OVERALL	3 162 000	35 900	1.1	3 176 800

2004年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2003年底總存量計算。

2004 Stock figures are derived from the latest rating record,
and not from the 2003 Stock figures shown here.

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 m²

地區	District	2004	預測落成量 Forecast Completions	
			[2005]	[2006]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	KOWLOON	-	-	-
葵青	Kwai Tsing	-	-	6 900
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	3 900	-
北區	North	-	-	-
大埔	Tai Po	35 900	-	1 600
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	35 900	3 900	8 500
全港	OVERALL	35 900	3 900	8 500

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

平方米 m²

地區	District	2003 年底總存量 Stock at year end	2004 年落成量 Completions	落成量佔 2003 年總存量的百分率 Completions as a % of 2003 Stock	2004 年底總存量 Stock at year end	2004 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西區	Central and Western	28 600	-	-	26 800	500	1.9
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	104 900	-	-	103 600	2 900	2.8
南區	Southern	29 800	-	-	29 800	-	-
港島	HONG KONG	163 300	-	-	160 200	3 400	2.1
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	145 900	-	-	145 900	2 900	2.0
九龍城	Kowloon City	99 800	-	-	114 100	16 100	14.1
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	274 900	-	-	274 900	35 300	12.8
九龍	KOWLOON	520 600	-	-	534 900	54 300	10.2
葵青	Kwai Tsing	1 359 300	-	-	1 360 200	39 400	2.9
荃灣	Tsuen Wan	442 300	-	-	439 300	26 600	6.1
屯門	Tuen Mun	115 700	-	-	115 700	4 000	3.5
元朗	Yuen Long	116 200	-	-	116 200	1 500	1.3
北區	North	110 700	-	-	110 700	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	454 000	-	-	454 000	3 300	0.7
西貢	Sai Kung	7 600	-	-	7 600	-	-
離島	Islands	91 500	-	-	91 500	25 500	27.9
新界	NEW TERRITORIES	2 697 300	-	-	2 695 200	100 300	3.7
全港	OVERALL	3 381 200	-	-	3 390 300	158 000	4.7

2004年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2003年底總存量計算。

2004 Stock figures are derived from the latest rating record,
and not from the 2003 Stock figures shown here.

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

平方米 m²

地區	District	2004	預測落成量 Forecast Completions	
			[2005]	[2006]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	KOWLOON	-	-	-
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	16 300	13 000
元朗	Yuen Long	-	-	-
北區	North	-	-	-
大埔	Tai Po	-	600	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	-	16 900	13 000
全港	OVERALL	-	16 900	13 000

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

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
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
2004	-	-	-	3 390 300	158 000	4.7	158 000	4.7

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
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		6.2	5.2	4.8	4.6	4.3
2004 *		5.2	4.3	4.0	3.7	3.3
2003	7 - 9	6.3	5.3	4.9	4.7	4.3
	10 - 12	5.9	4.9	4.5	4.2	3.9
2004	1 - 3	5.4	4.4	4.0	3.8	3.3
	4 - 6	5.3	4.4	4.0	3.8	3.3
	7 - 9	5.3	4.4	4.0	3.8	3.3
	10 - 12 *	5.1	4.2	3.8	3.6	3.1
2003	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	4.9	4.5	4.3	3.9
	12	5.8	4.9	4.5	4.0	3.8
2004	1	5.6	4.7	4.3	4.1	3.5
	2	5.4	4.4	4.0	3.9	3.3
	3	5.2	4.2	3.8	3.5	3.3
	4	5.2	4.2	3.9	3.6	3.3
	5	5.2	4.4	3.9	3.8	3.3
	6	5.5	4.5	4.2	4.0	3.3
	7	5.5	4.5	4.2	3.9	3.4
	8	5.3	4.4	4.0	4.0	3.4
	9	5.2	4.2	3.9	3.7	3.3
	10	5.0	4.1	3.7	3.6	3.1
	11 *	5.2	4.2	3.9	3.6	3.2
	12 *	5.2	4.2	3.9	3.5	3.1

* 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		
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	7.8	13.1	7.0
2004 *	3.8	5.4	11.0	5.6
2003 7 - 9	6.2	7.9	12.9	7.2
10 - 12	5.6	7.0	12.6	6.5
2004 1 - 3	4.1	5.6	11.8	5.8
4 - 6	3.8	5.6	11.7	5.7
7 - 9 *	3.9	5.5	10.9	5.7
10 - 12 *	3.6	5.2	10.3	5.1
2003 7	6.4	8.3	13.2	7.6
8	6.1	8.0	12.6	7.1
9	6.1	7.4	12.9	7.0
10	6.1	7.2	12.8	6.7
11	5.5	7.0	12.7	6.6
12	5.5	7.0	12.4	6.4
2004 1	4.5	6.3	12.7	6.2
2	4.1	6.1	11.5	5.8
3	3.9	5.1	11.5	5.6
4	3.9	5.4	11.9	5.6
5	3.8	5.5	11.7	5.7
6	3.7	5.8	11.5	5.8
7	3.8	5.7	11.2	5.8
8 *	4.2	5.7	11.0	5.9
9 *	3.7	5.3	10.5	5.6
10 *	3.8	5.1	10.9	5.6
11 *	3.7	5.3	10.0	5.0
12 *	3.4	5.4	10.2	4.9

* 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
2004	100 630	276 735
2003 1 - 3	14 386	29 922
4 - 6	14 336	26 977
7 - 9	18 716	35 943
10 - 12	24 138	60 736
2004 1 - 3	28 624	77 333
4 - 6	23 736	64 313
7 - 9	20 012	49 644
10 - 12	28 258	85 445
2004 1	7 726	18 028
2	9 449	26 311
3	11 449	32 994
4	8 994	26 724
5	7 380	19 863
6	7 362	17 726
7	6 911	16 026
8	5 716	14 142
9	7 385	19 476
10	8 811	26 585
11	11 281	34 975
12	8 166	23 885

資料來源：土地註冊處

數字源自在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

買賣合約數目 No. of Agreements

年 / 月 Year / Month	成交金額 (百萬元) Range of Consideration (\$ million)												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	
2004	25 782	26	31 424	31	20 489	20	12 516	12	6 978	7	3 441	3	100 630	
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
2004	1 - 3	7 184	25	9 317	33	5 969	21	3 003	10	2 159	8	992	3	28 624
	4 - 6	6 587	28	7 853	33	4 500	19	2 413	10	1 521	6	862	4	23 736
	7 - 9	5 545	28	5 947	30	4 119	21	2 783	14	1 136	6	482	2	20 012
	10 - 12	6 466	23	8 307	29	5 901	21	4 317	15	2 162	8	1 105	4	28 258
2004	1	2 222	29	2 900	38	1 250	16	706	9	460	6	188	2	7 726
	2	2 199	23	2 893	31	2 180	23	1 042	11	848	9	287	3	9 449
	3	2 763	24	3 524	31	2 539	22	1 255	11	851	7	517	5	11 449
	4	2 459	27	2 859	32	1 611	18	955	11	749	8	361	4	8 994
	5	2 191	30	2 353	32	1 353	18	734	10	482	7	267	4	7 380
	6	1 937	26	2 641	36	1 536	21	724	10	290	4	234	3	7 362
	7	1 807	26	2 059	30	1 867	27	788	11	272	4	118	2	6 911
	8	1 762	31	1 759	31	962	17	706	12	375	7	152	3	5 716
	9	1 976	27	2 129	29	1 290	17	1 289	17	489	7	212	3	7 385
	10	1 978	22	2 582	29	1 809	21	1 367	16	766	9	309	4	8 811
	11	2 441	22	3 049	27	2 579	23	1 988	18	786	7	438	4	11 281
	12	2 047	25	2 676	33	1 513	19	962	12	610	7	358	4	8 166

資料來源：土地註冊處

有關數字來自圖表 50。

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 50.

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	
2004	25 694	26	97 763	74 936	74	178 973	100 630	
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
2004	1 - 3	10 333	36	35 635	18 291	64	41 699	28 624
	4 - 6	4 440	19	17 559	19 296	81	46 755	23 736
	7 - 9	5 078	25	18 072	14 934	75	31 572	20 012
	10 - 12	5 843	21	26 497	22 415	79	58 947	28 258
2004	1	2 894	37	8 698	4 832	63	9 330	7 726
	2	3 734	40	12 848	5 715	60	13 463	9 449
	3	3 705	32	14 089	7 744	68	18 906	11 449
	4	1 379	15	6 884	7 615	85	19 840	8 994
	5	961	13	4 476	6 419	87	15 388	7 380
	6	2 100	29	6 199	5 262	71	11 527	7 362
	7	2 421	35	6 587	4 490	65	9 439	6 911
	8	1 099	19	4 941	4 617	81	9 201	5 716
	9	1 558	21	6 544	5 827	79	12 932	7 385
	10	1 801	20	7 923	7 010	80	18 662	8 811
	11	2 576	23	11 607	8 705	77	23 368	11 281
	12	1 466	18	6 967	6 700	82	16 917	8 166

資料來源：土地註冊處

有關數字來自圖表 50。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 50 的總值。

Source: The Land Registry

Figures are derived from table 50. 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 50.

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	1 817	5 681	4 142	19 486	3 813	3 160
2004 *	3 175	19 074	7 386	49 476	5 863	6 617
2003 7 - 9	478	1 460	1 127	5 663	1 011	841
10 - 12	573	2 292	1 481	7 875	1 159	1 006
2004 1 - 3	821	5 181	1 875	14 634	1 298	1 265
4 - 6	655	3 584	1 794	9 980	1 375	1 437
7 - 9 *	688	3 518	1 586	10 236	1 504	1 877
10 - 12 *	1 011	6 792	2 131	14 625	1 686	2 038
2003 7	151	527	317	1 237	306	222
8	151	356	349	1 673	326	275
9	176	577	461	2 753	379	344
10	159	483	464	2 229	364	335
11	199	963	433	2 683	367	313
12	215	846	584	2 963	428	358
2004 1	222	1 442	430	2 569	276	257
2	219	1 137	598	4 723	403	370
3	380	2 602	847	7 342	619	638
4	220	1 281	721	3 185	427	507
5	217	1 089	597	3 312	461	436
6	218	1 214	476	3 483	487	494
7	193	891	442	2 852	435	414
8 *	215	813	455	2 773	517	757
9 *	280	1 814	689	4 610	552	706
10 *	348	2 253	599	4 789	527	522
11 *	351	2 615	716	4 672	558	752
12 *	312	1 925	816	5 164	601	764

* 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 ISLAND	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、 春磡角、赤柱、 大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	111(p), 171, 172(p), 173, 174, 175(p), 176, 183(p), 191, 192, 193, 194(p), 195, 196, 197, 198
九龍 KOWLOON	油尖旺 YAU TSIM MONG	尖沙咀、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	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	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	310(p), 533(p), 631(p), 632(p), 633(p), 634(p), 652(p), 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729(p), 732(p), 741, 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 811(p), 812(p), 815(p), 822(p), 824(p)	
沙田 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、 大網仔、將軍澳、 坑口、調景嶺、 馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 298(p), 742(p), 761(p), 762(p), 811(p), 812(p), 813, 814, 815(p), 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	離島 ISLANDS	長洲、坪洲、 大嶼山 (包括東涌)、 南丫島	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

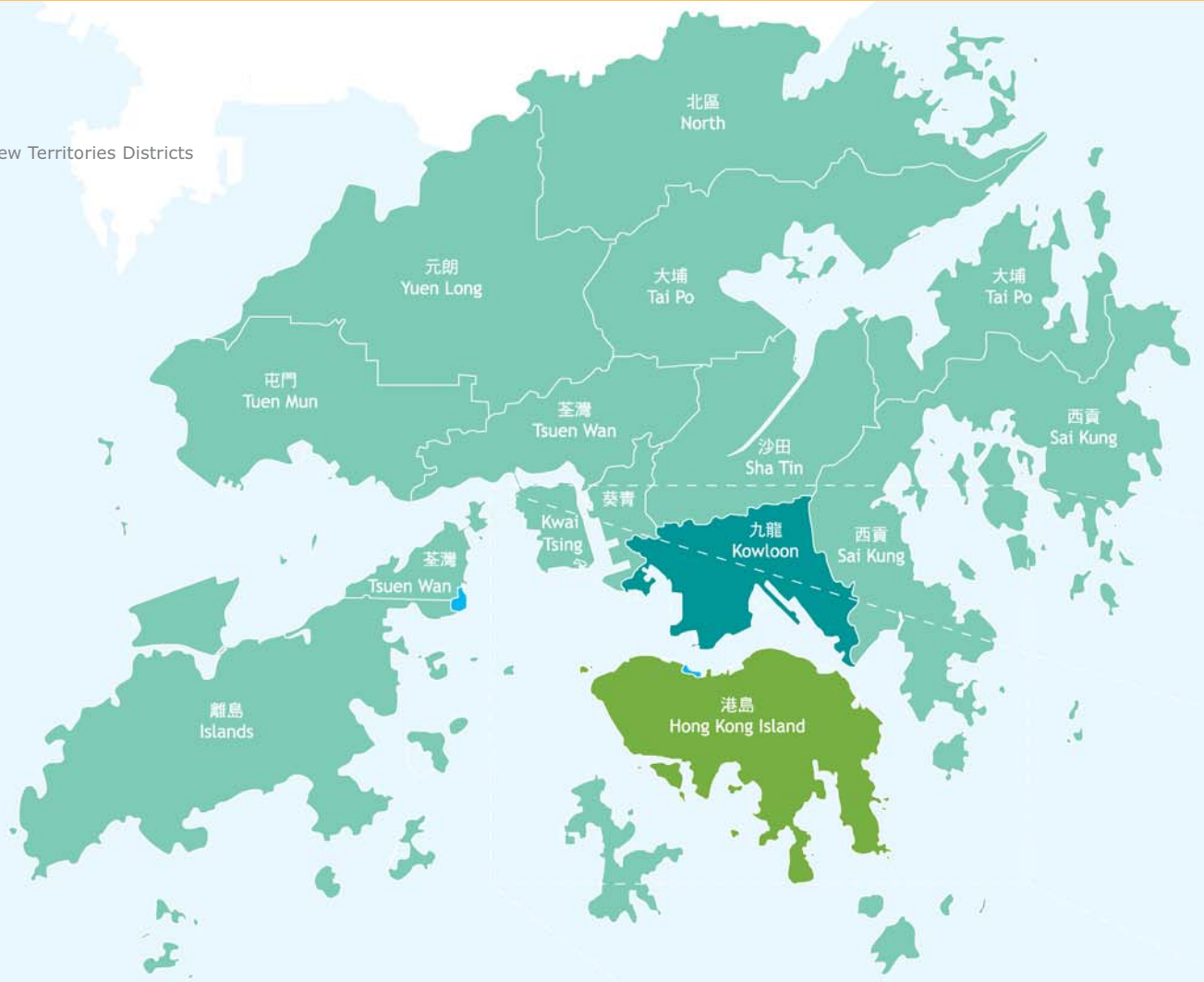
(p) = part 部分

寫字樓分區
OFFICE SUB-DISTRICTS

寫字樓的分區	Sub-districts for Offices	規劃統計小區 Tertiary Planning Units
上環	Sheung Wan	113, 114, 115
中區	Central	121, 122, 123, 124(p)
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 148(p), 149
北角 / 鯉魚涌	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

分區圖 Plans

新界地區 New Territories Districts



 填海工程進行中
Reclamation in progress

分區圖 Plans

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