

PROPERTY REVIEW

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A Summary of Supply, Vacancies, Rentals and Purchase Prices

PROPERTY REVIEW

1 9 9 2

BY

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FOREWORD

The format and layout of the Property Review 1992 remains much the same as for 1991, with the exception of the OFFICES and FLATTED FACTORIES categories.

Firstly, in view of the increasing tendency to build offices outside established office areas, the SECTORS previously used in the office commentary have been dispensed with, and in this issue, have been replaced by GRADE.

Secondly, the FLATTED FACTORIES commentary at page 15 has been retitled INDUSTRIAL and includes brief commentary on specialised factories and storage premises.

Major changes to data presented have resulted from two exercises undertaken during 1991.

The first, affecting all categories, involved the reconciliation of Property Review stock figures with those held in the department's rating records. The reason for doing so is that the Property Review stock figures are calculated incrementally, by adding the supply in the year under review to the preceding year's stock, and subtracting demolitions, whereas the rating

records additionally take into account structural alterations, changes of use, boundary changes etc. on an ongoing basis. The reconciled stock figures have been used in this issue and cannot be derived from stock figures in earlier issues.

The second exercise undertaken was a review of office grades. Prior to this issue, office grades reflected location within a district in addition to quality of construction, design and management, by reference to standards within the district. Due to the subjectivity of defining location, and the different quality criteria from district to district, location has been removed as a feature of grade. The definitions have been redrawn to reflect physical and management attributes only, on a territory-wide scale. The new criteria are shown in paragraph 4.4 of the technical notes at page 17.

A major change affecting the storage category is the inclusion for the first time of storage facilities at container terminals. The stock figures for the end of 1990 and the supply figures from 1987 shown in this issue include these.

For departmental purposes only, changes have been made to the Kwun Tong / Lei Yue Mun boundary. As a result, the Laguna City and Sceneway Garden residential developments in that area constitute part of Kwun Tong.

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 at pages 17 to 21.

It should be noted that rental indices for the third and fourth quarters, and price indices for the second, third and fourth quarters are provisional. Updates are published in the Hong Kong Monthly Digest of Statistics which is available for sale from the Government Publications Sales Centre, General Post Office Building, 2 Connaught Place, Central.

Any enquiries should be directed to the department's Technical Secretary (805 7614) at Hennessy Centre, 500 Hennessy Road, Hong Kong.

There is no objection to the reproduction of this review in whole or in part provided that the source of the data is acknowledged.

DOMESTIC

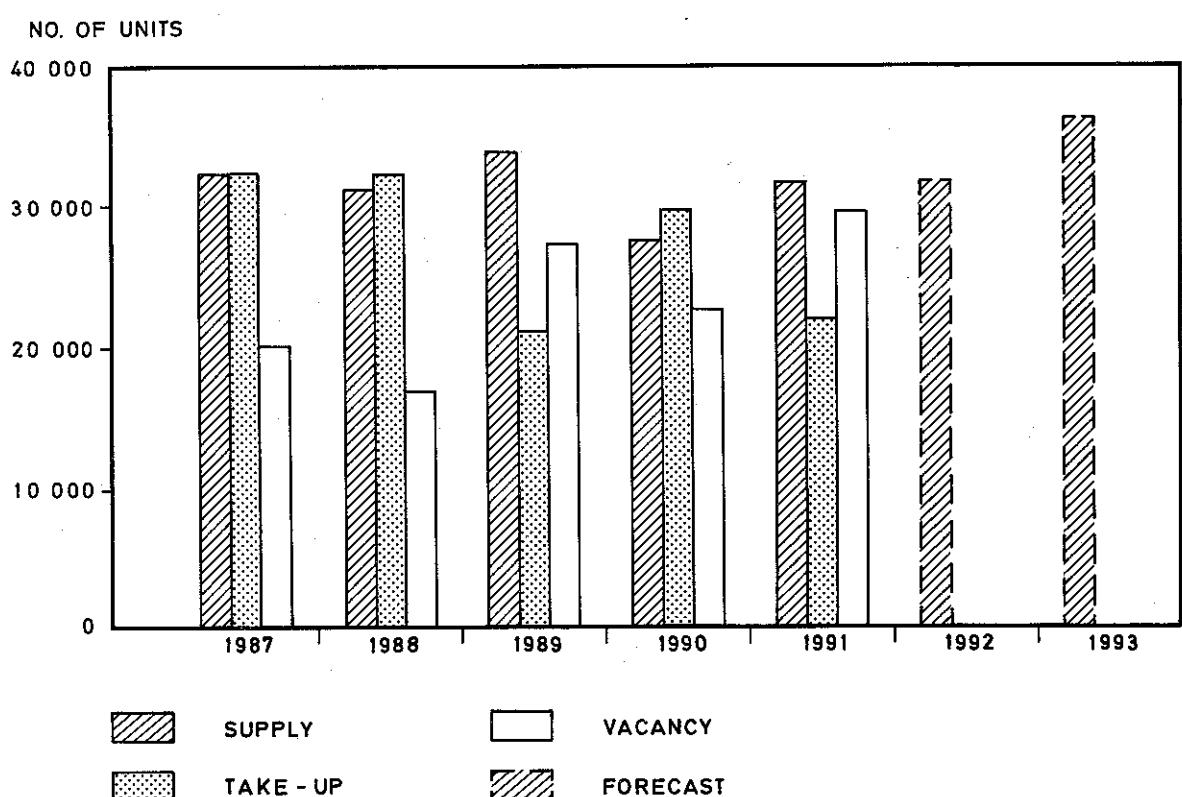
(Small / Medium Units)

S U P P L Y , T A K E - U P A N D V A C A N C Y

	1987	1988	1989	1990	1991	1992	1993
Supply (No. of units)	32 350	31 300	33 800	27 400	31 650	[31 850]	[36 200]
Take-up (No. of units)	32 450	32 250	21 050	29 650	21 900		
Vacancy (No. of units)	20 050	16 750	27 200	22 550	29 450		
%*	3.3	2.6	4.1	3.2	4.1		

* Vacancy at the end of the year, expressed as a % of total stock.

[] Forecast



(Small / Medium Units)

This sector comprises small units, with saleable areas of less than 70m², i.e. classes A and B, and medium units, with saleable areas of 70m² to 99.9m², i.e. class C. Small units comprise 82% of private domestic stock, and medium units, 10%.

Supply of small and medium units in 1991 amounted to around 31 650, 16% more than in the preceding year. It is interesting to note that the proportion of supply attributable to class A has diminished from 26% in 1990, to only 15% in 1991. Class B represented three quarters, up from 64% in 1990, and class C 10%.

Around 17 250 units, or 55% of all units built were in the New Territories predominantly in Tsuen Wan, Tuen Mun and Yuen Long. Some of the largest concentrations were in Bayview Garden and Belvedere Garden in Tsuen Wan, Marina Garden and Miami Beach Towers in Tuen Mun, and Kingswood Villas in Tin Shui Wai.

Elsewhere, Kwun Tong accounted for 5 800 units, largely in two developments, Laguna City and Sceneway Garden. A significant number of units were also completed in Aberdeen and North Point, in South Horizons

in the former case, and Pacific Palisades and Tanner Garden in the latter.

Take-up, at 21 900 units fell short of supply in the year and was 26% down on 1990 levels. Vacancy at the year end rose, as a result, to 29 450 units, or 4.1% of stock. It should be noted, however, that around 40% of the year's supply was only completed in the last quarter.

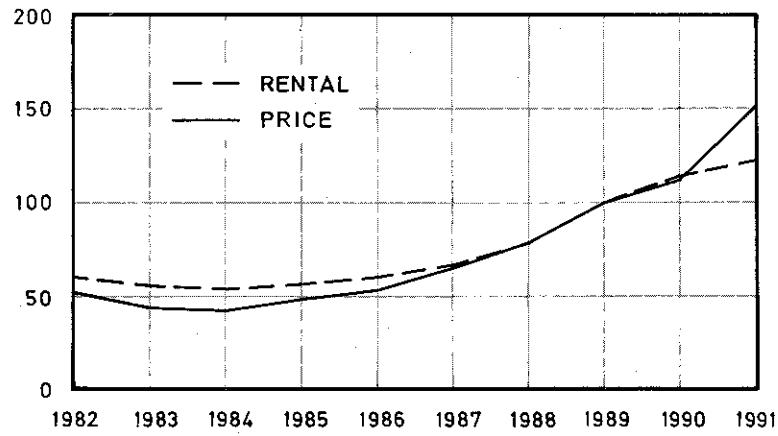
Supply in 1992 is forecast to increase only marginally, to 31 850 units, 60% of which will be completed in the New Territories. Yuen Long and Tsuen Wan will predominate, with around 5 000 and 3 000 units expected to be completed, respectively.

Forecasts for 1993 point to a further 14% increase in supply, to a high of 36 200 units. Around 6 500 units are expected to be completed in Tuen Mun, and 5 300 in Sha Tin.

Provisional indices show that prices and rents for small units in the 4th quarter of 1991 were, respectively, 53% and 8% higher than the corresponding quarter a year earlier. Prices and rents for medium units were also up, by 40% and 9%, respectively.

With an abundant supply of 68 050 units forecast for the next two years and higher vacancies, the current high price levels may come under pressure during 1992.

RENTAL AND PRICE INDICES



DOMESTIC

(Large Units)

S U P P L Y , T A K E - U P A N D V A C A N C Y

	1987	1988	1989	1990	1991	1992	1993
Supply (No. of units)	2 000	3 150	2 700	2 000	1 750	[1 650]	[1 900]
Take-up (No. of units)	2 650	1 700	2 700	1 050	1 450		
Vacancy (No. of units)	2 300	3 450	3 100	3 600	3 550		
%*	4.5	6.3	5.4	6.2	5.9		

* Vacancy at the end of the year, expressed as a % of total stock.
 [] Forecast

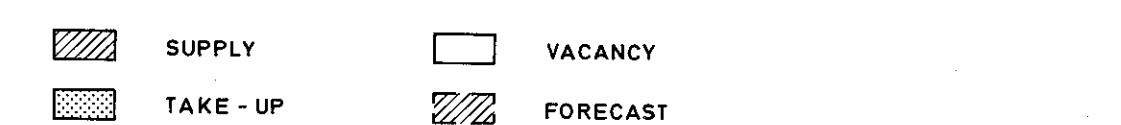
NO. OF UNITS

4 000

3 000

1 000

0



(Large Units)

This sector covers domestic units with saleable areas of at least 100m², i.e. classes D and E, and comprises around 8% of private domestic stock. Class D units account for around two thirds of the large units sector.

Supply of large units in 1991 fell short of that forecast, and, at 1 750 units, was 13% less than in 1990. Class E units, i.e. those with saleable areas of 160m² or more, accounted for about one third of the total.

Just over 700 units were completed in Mid-levels, split more or less evenly between class D and class E. Queen's Garden and Dynasty Court in Old Peak Road accounted for almost 600.

Elsewhere, around 250 and 170 units respectively were completed in Tsuen Wan and Sai Kung. The majority of these were class D. (The supply in Sai Kung principally comprises senior staff quarters for the new Hong Kong University of Science and Technology.) South District on Hong Kong Island saw the completion of 110 class E units.

Take-up in the sector rose by 400 units compared with a year earlier, to 1 450 units, but was still relatively low compared with the 1981-90 yearly average of around 1 900 units per annum.

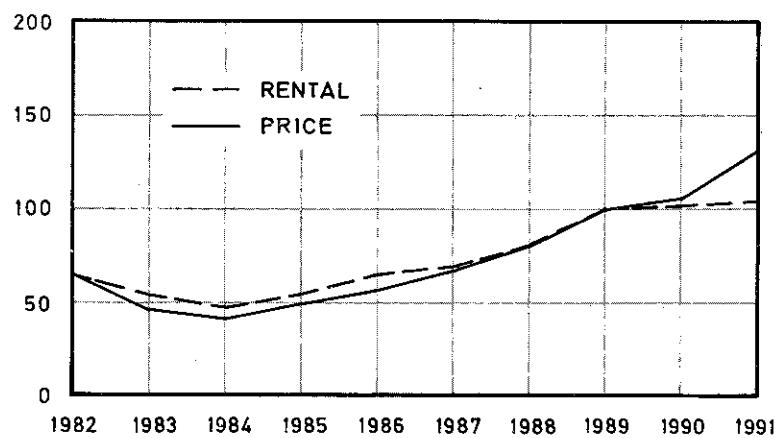
Vacancy at the year end, at 3 550 units, was marginally down compared with the end of 1990, to 5.9% of stock.

Supply is forecast to remain at fairly low levels over the next two

years, with 1 650 units expected in 1992 and 1 900 in 1993. Mid-levels will continue to dominate supply in the sector, with around 850 units expected there over the two years. Hong Kong Island and the New Territories will each account for about half of the two years' supply.

Provisional indices show that prices and rents continued to rise in 1991, prices to a much greater extent than rents.

RENTAL AND PRICE INDICES



OFFICES

(All Grades)

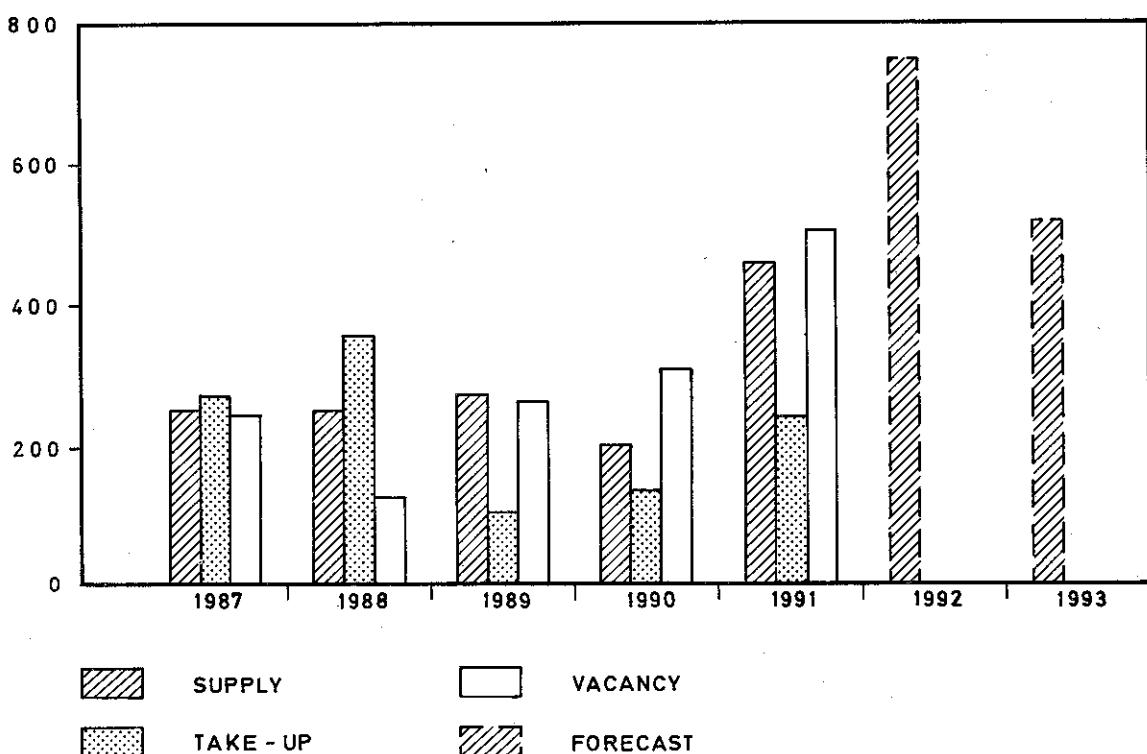
S U P P L Y , T A K E - U P A N D V A C A N C Y

	1987	1988	1989	1990	1991	1992	1993
Supply ('000 m ²)	247	247	269	200	459	[749]	[519]
Take-up ('000 m ²)	269	354	102	135	239		
Vacancy ('000 m ²)	241	124	261	308	505		
%*	5.5	2.7	5.3	6.1	9.2		

* Vacancy at the end of the year, expressed as a % of total stock.

[] Forecast

FLOOR AREA ('000m²)



OFFICES

(All Grades)

Overall supply of new office space in 1991, at 459 000m², was less than forecast, but was nevertheless 130% up on 1990 levels, and high compared with the 1981-90 yearly average of 299 000m².

Around 70% of the year's supply came on-stream on Hong Kong Island, and much of that, 160 000m², in Wan Chai & Causeway Bay. Central, North Point and Tsim Sha Tsui also accounted for significant amounts of space, 52 000m², 73 000m² and 51 000m² respectively.

Take-up in 1991 was well up, by around 77% on 1990 levels, but, at 239 000m², was about 14% below the 1981-90 yearly average of 278 000m². The large supply in the year resulted in vacancy at the year end rising to 9.2% of stock. This is less than the 1981-90 yearly average of 10% and well short of the 21% in 1983.

Looking ahead, 1992 and 1993 are expected to see substantial completions amounting to a massive 749 000m² and 519 000m² respectively. In 1992, Hong Kong Island will account for 64%, with Central output at 147 000m², Wan Chai & Causeway Bay at 166 000m² and North Point at

116 000m². Elsewhere, Tsim Sha Tsui will see 82 000m² of new space, and Kwun Tong and Tsuen Wan, 89 000m² and 72 000m² respectively. Take-up and vacancy figures for the year are likely to be affected by the occupation of 18 000m² of Government Offices in Wu Chung House, and 65 000m² of offices in Wan Chai Tower III.

Completions on Hong Kong Island in 1993 will account for 66% of overall supply with Wan Chai & Causeway Bay predominating, 185 000m² of space is expected there. Sheung Wan is expected to account for 88 000m².

Early estimates for 1994 point to further significant completions

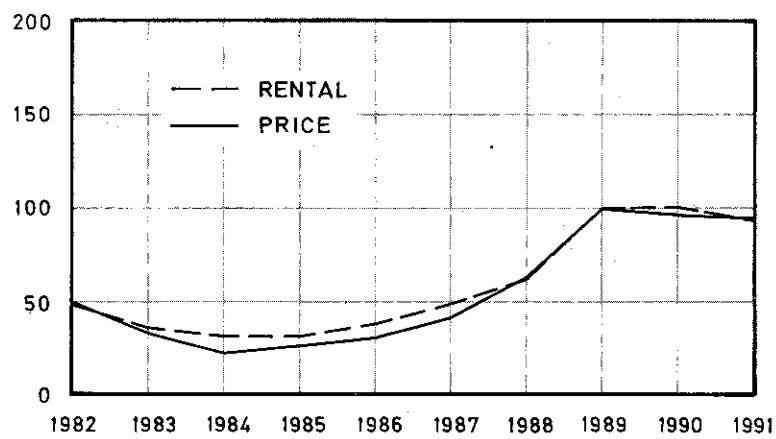
of around 350 000m².

It is estimated that the total office supply in the three year period, 1992-94, will represent about 30% of the total stock of office space at the end of 1991. Unless take-up rates increase further, vacancy levels look set to rise.

Provisional indices show that rents, overall, continued to fall throughout 1991 with rents for grade A offices falling to a greater degree than grades B and C.

The sales market for offices is quite distinct from the rental market, and price indices show that prices rose during the year, ending the year 8% up on the first quarter.

RENTAL AND PRICE INDICES



OFFICES

(Grade A)

GRADE A

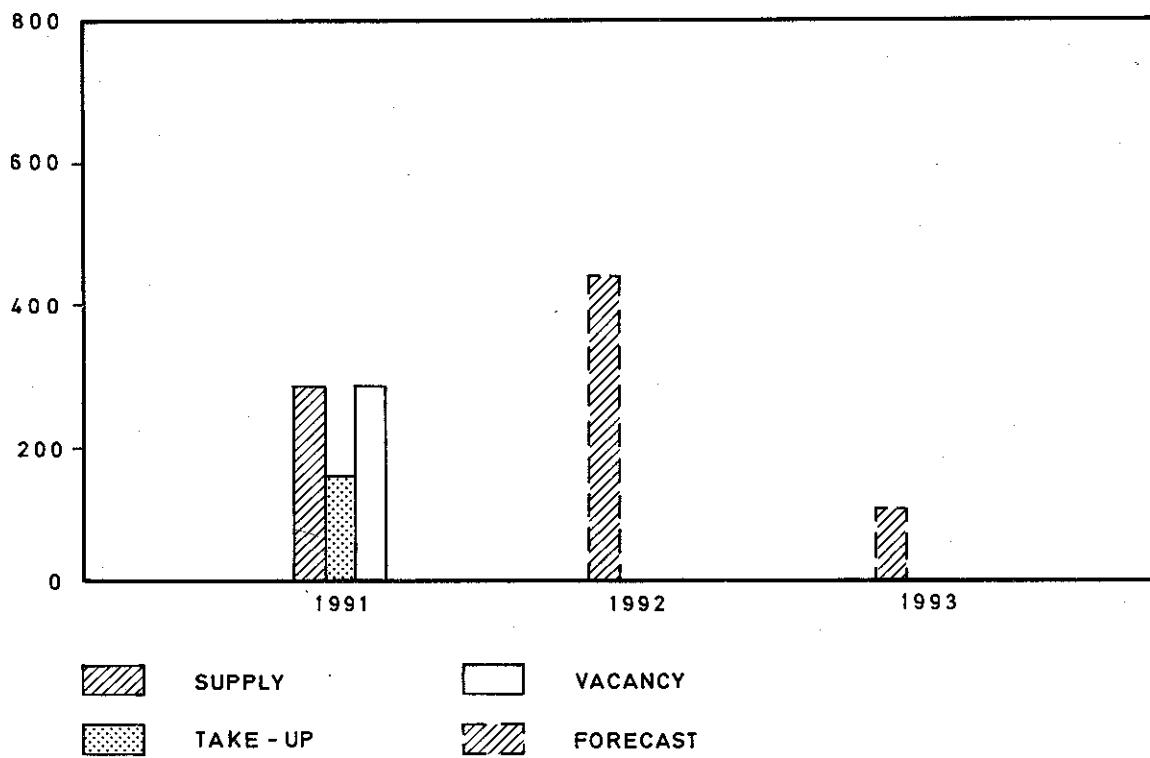
SUPPLY, TAKE-UP AND VACANCY

	1991	1992	1993
Supply ('000 m ²)	279	[440]	[115]
Take-up ('000 m ²)	149		
Vacancy ('000 m ²)	280		
%*	9.2		

* Vacancy at the end of the year, expressed as a % of total stock.

[] Forecast

FLOOR AREA ('000m²)



OFFICES

(Grade A)

Prior to this issue, office grades reflected location within a district in addition to quality of construction, design and management, by reference to standards within the district. Due to the subjectivity of defining location, and the different quality criteria from district to district, location has been removed as a feature of grade. The definitions of grades A, B and C have been redrawn to reflect physical and management attributes only on a territory-wide scale. The new criteria are shown in paragraph 4.4 of the technical notes at page 17.

In view of the increasing tendency to build offices outside established office areas the SECTORS used in earlier editions have been dispensed with, and the commentary that follows is in respect of GRADE.

Grade A

Stock of grade A space at the end of 1991 was 3 050 500m² which represents around 55% of all office space in the territory. Around 2 130 500m² (70%) is on

Hong Kong Island, predominantly in Central. Other districts with large amounts of grade A space are Wan Chai & Causeway Bay with just over 805 000m² and Tsim Sha Tsui with 603 000m².

Supply of grade A space in 1991 was up 124% compared with 1990, to 279 000m². The bulk was on Hong Kong Island, with 47 000m² in Central in the Hang Seng Bank Building and 9 Queen's Road Central, 118 000m² in Wan Chai & Causeway Bay and 38 000m² in North Point. Major grade A developments in Wan Chai include Wu Chung House, Central Plaza Phase I and Allied Kajima Building. The space in North Point is attributable to Cityplaza 4 at Tai Koo Shing.

Take-up of grade A space was 149 000m², a figure which represented only 53% of the year's supply. As a result vacancy was 280 000m², or 9.2% of stock.

Forecasts indicate that supply of grade A space in 1992 will be considerable with 440 000m² to be completed. Almost a quarter will come on stream in Citibank Plaza in

Central. Wan Chai & Causeway Bay will account for a substantial 124 000m² principally in Sino Plaza, Caroline Centre and Central Plaza. The North Point grade A developments, City Centre and Cityplaza 3 at Tai Koo Shing will amount to around 89 000m².

Elsewhere, Tsim Sha Tsui, Kwun Tong and Tsuen Wan will make up the total.

In 1993, supply is expected to drop substantially to only 115 000m², the majority of which will be located in Wan Chai & Causeway Bay. The major development will be Times Square, with 72 000m² expected there. Only 8 000m² will become available in Central, in Entertainment Building.

Provisional rental indices show that rents fell throughout the year with 4th quarter 1991 rents down by 10% compared with a year earlier.

In the somewhat smaller and distinctly different sales market, prices rose from the start of the year ending the year 9% higher.

OFFICES

(Grades B and C)

G R A D E B

S U P P L Y , T A K E - U P A N D V A C A N C Y

	1991	1992	1993
Supply ('000 m ²)	133	[188]	[274]
Take-up ('000 m ²)	51		
Vacancy ('000 m ²)	151		
%*	11.2		

* Vacancy at the end of the year, expressed as a % of total stock.

[] Forecast

G R A D E C

S U P P L Y , T A K E - U P A N D V A C A N C Y

	1991	1992	1993
Supply ('000 m ²)	47	[121]	[130]
Take-up ('000 m ²)	39		
Vacancy ('000 m ²)	74		
%*	6.6		

* Vacancy at the end of the year, expressed as a % of total stock.

[] Forecast

OFFICES

(Grades B and C)

Grade B

Stock of grade B space at the end of 1991 was 1 350 800m², or roughly one quarter of total office stock in the territory. Again, the majority, 73%, is located on Hong Kong Island, predominantly in Central where there is approximately 312 000m², Wan Chai & Causeway Bay with 347 000m² and Sheung Wan with 253 000m². Elsewhere, Tsim Sha Tsui accounts for 177 000m².

Supply of grade B space in 1991, at 133 000m², was substantially up on supply in 1990, and represented around 29% of total office supply in the year. The bulk of completions were in Wan Chai & Causeway Bay and North Point, which respectively saw 35 000m² and 34 000m² come on stream. Kwun Tong district accounted for 25 000m².

Take-up of grade B space in the year was 51 000m², which represented only 38% of the year's supply. Vacancy at the year end stood at 151 000m² or 11.2% of stock.

Looking ahead, supply levels look set to rise in 1992 and 1993, to 188 000m² and 274 000m² respectively. In 1992, the largest concentrations will be in Wan Chai & Causeway Bay where 35 000m² is expected, North Point with 26 000m² and Kwun Tong with 41 000m², specifically, in Kowloon Bay.

In 1993, 58 000m² is expected in Sheung Wan, a substantial 78 000m² in Wan Chai & Causeway Bay and 55 000m² in Kowloon Bay.

Provisional indices show that rents continued to fall during the year, albeit slowly. In the distinctly different sales market, prices rose throughout the year.

Grade C

Grade C office space, at 1 120 800m², accounts for around 20% of total office stock. Approximately 64% is on Hong Kong Island, principally in Sheung Wan where 350 000m² are located. There are also relatively

large concentrations in Central, Wan Chai & Causeway Bay, Tsim Sha Tsui and Yau Ma Tei.

Supply of grade C space in 1991 represented 10% of overall office supply. This amounted to 47 000m², 12% more than in 1990. A substantial proportion, 20 000m², was completed in Sheung Wan.

Take-up of grade C space in 1991 was 39 000m², some 83% of the year's supply, and vacancy at the year end stood at 74 000m² or 6.6% of stock.

Forecasts for 1992 and 1993 show that supply is likely to increase substantially to 121 000m² and 130 000m² respectively. Sheung Wan will account for 53 000m² of the two years' supply, and Tsim Sha Tsui and Yau Ma Tei will each see completions totalling 40 000m². Central will account for around 38 000m² in the two year period.

Provisional indices show that rents, overall, remained steady during 1991. Prices in the 4th quarter were marginally up on the corresponding quarter a year earlier.

COMMERCIAL

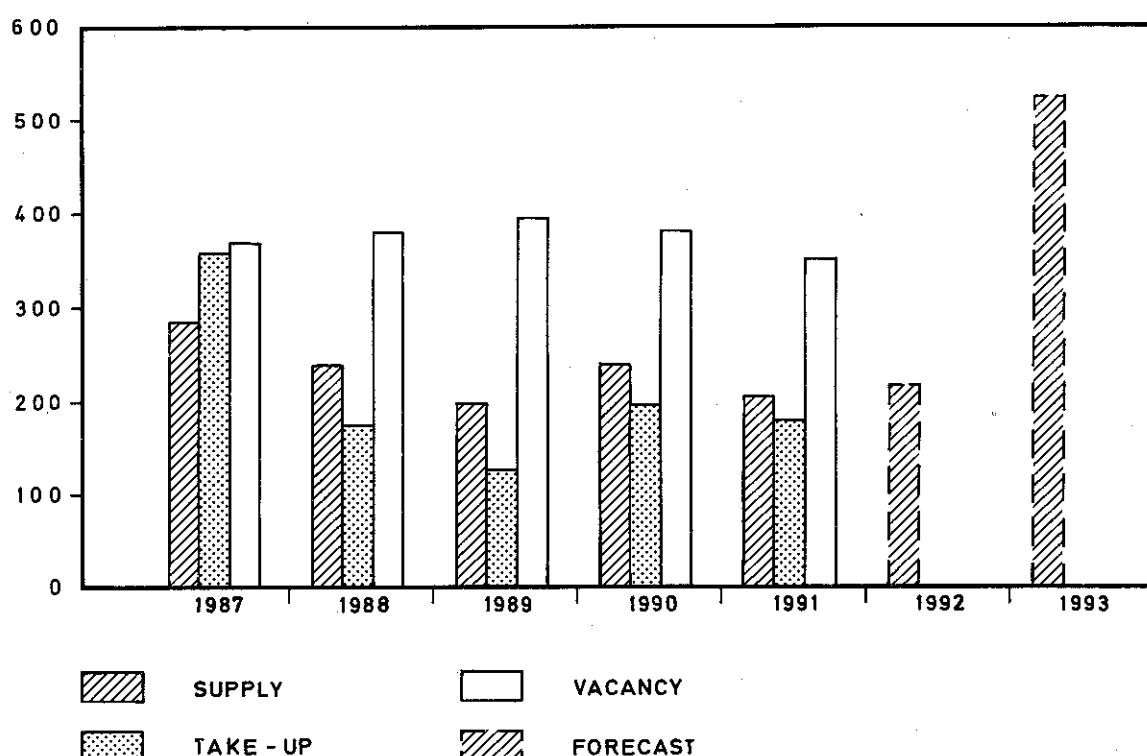
S U P P L Y , T A K E - U P A N D V A C A N C Y

	1987	1988	1989	1990	1991	1992	1993
Supply ('000 m ²)	284	238	197	239	205	[216]	[526]
Take-up ('000 m ²)	358	174	126	194	177		
Vacancy ('000 m ²)	368	381	395	382	351		
%*	5.4	5.5	5.6	5.2	4.6		

* Vacancy at the end of the year, expressed as a % of total stock.

[] Forecast

FLOOR AREA ('000m²)



SUPPLY



VACANCY



TAKE-UP



FORECAST

This sector comprises retail and other premises designed or adapted for commercial use, other than purpose-built offices.

Supply of commercial space in 1991 was 205 000m², a drop of 14% compared with 1990, and around 21% below the 1981-90 ten year average. By far the largest concentration was in Tsuen Wan, where 65 000m² of space was completed. The most significant commercial developments there were Metro Plaza, Entertainment Plaza, and the Kowloon Panda Hotel shopping complex.

Elsewhere, amounts in excess of 10 000m² were completed in Central, Wan Chai & Causeway Bay, Tsim Sha Tsui, Kwun Tong, North and Tai Po.

Take-up was down by around 9% on 1990 levels to 177 000m², and was well below the 218 000m² annual average for the period 1981-90, and the all time high of 358 000m² in 1987. Inspite of this, vacancy at the year end dropped to 351 000m², or 4.6% of stock. This is low compared to the 1981-90 yearly average of 458 000m², or 7.8% of stock.

Looking ahead to 1992 and 1993, supply of commercial space is forecast to increase marginally to 216 000m² in 1992, and to a massive 526 000m² in 1993.

In 1992, relatively large amounts of space are expected in Wan Chai & Causeway Bay and Tsim Sha Tsui, where forecasts point to 29 000m² and 31 000m² respectively.

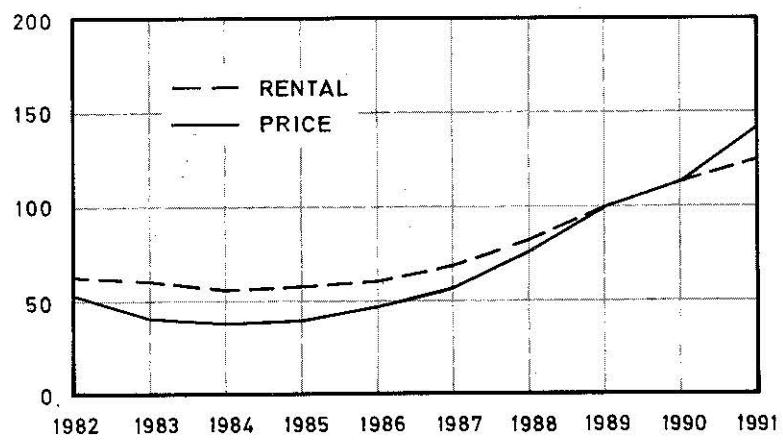
In 1993, the focus will be firmly on Kwun Tong district, where 137 000m² of space will be accounted for by the Hong Kong Trade Mart in Kowloon Bay. Elsewhere,

77 000m² is expected to be completed in Wan Chai & Causeway Bay, a prominent development being Times Square with 43 000m².

Large concentrations of space, in excess of 30 000m², are also forecast in the districts of Aberdeen, Cheung Sha Wan, Yuen Long and Sha Tin.

Rental and price indices are compiled in respect of retail premises only. Provisional indices suggest that prices and rents in 1991 rose throughout the year, prices to a greater extent than rents.

RENTAL AND PRICE INDICES



FLATTED FACTORIES

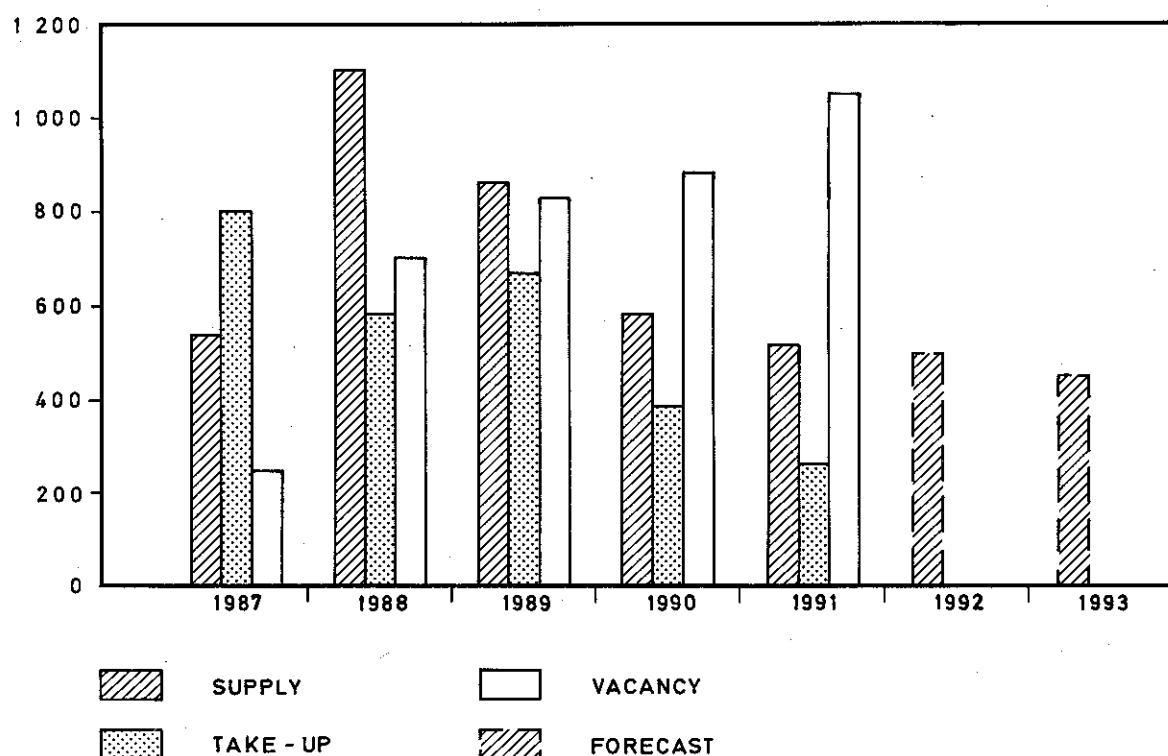
S U P P L Y , T A K E - U P A N D V A C A N C Y

	1987	1988	1989	1990	1991	1992	1993
Supply ('000 m ²)	541	1 105	864	586	521	[498]	[452]
Take-up ('000 m ²)	804	588	672	385	265		
Vacancy ('000 m ²)	247	704	833	886	1 054		
%*	1.7	4.5	5.1	5.3	6.2		

* Vacancy at the end of the year, expressed as a % of total stock.

[] Forecast

FLOOR AREA ('000m²)



It should be noted that the table and graph on the facing page, and the rental and price index graph below refer to flatted factories only.

FLATTED FACTORIES

This category includes flatted factory space and ancillary office accommodation.

Supply of flatted factory space in 1991, at 521 000m², was 11% down on supply in 1990, and 29% lower than the 1981-90 yearly average of 738 000m². The district to which the largest proportion was attributable was Tsuen Wan, where 84 000m² were completed. Kwun Tong district accounted for 79 000m².

Take-up in 1991 fell by 31% compared with 1990, to 265 000m² and represented only about half of the year's supply. Vacancy at the year end, as a result, rose to 1 054 000m², or 6.2% of stock, the highest in both absolute and percentage terms since 1983. The percentage nevertheless compares favourably with the 1981-90 yearly average of 5.8%.

Supply in 1992 and 1993 is expected to continue to fall, to 498 000m² and 452 000m² respectively. In 1992, Tsuen Wan should see the

completion of 183 000m². Kwun Tong and North districts will account for 69 000m² and 63 000m² respectively. In 1993, most supply will be in Tsuen Wan (174 000m²) and Kwun Tong (66 000m²).

Provisional indices for the sector as whole show that prices and rents increased from the beginning of 1991, finishing the year 8% and 7% up, respectively. Performance varied between older, poorly appointed properties and their more modern counterparts, with prices and rents for the latter increasing to a greater degree.

SPECIALISED FACTORIES

Supply in 1991, at 69 000m², was 54% less than in 1990. All of the space was in the New

Territories, in the districts of Tsuen Wan, Yuen Long, Tai Po and Sha Tin.

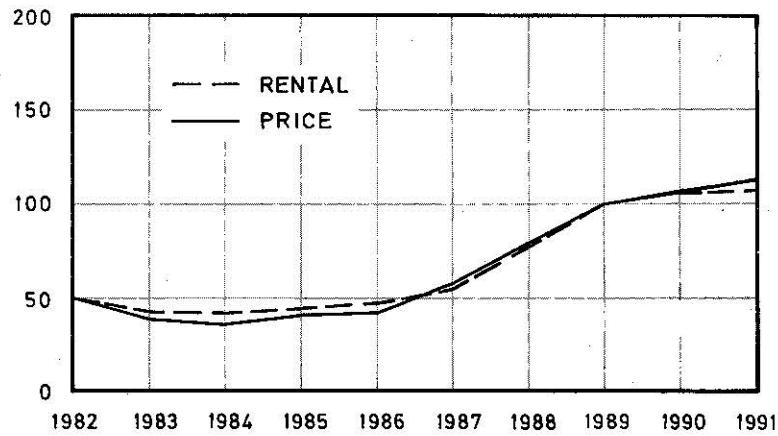
Looking ahead, 1992 should see the completion of 83 000m², predominantly in Yuen Long. In 1993, supply is expected to fall to 20 000m².

STORAGE

Supply in 1991 amounted to 538 000m², most of which was in the New Territories. Tsuen Wan accounted for 391 000m² with a large proportion attributable to space in Container Port Road.

Forecasts for 1992 point to a supply level similar to that of 1991 with container terminals again accounting for a large proportion. Supply in 1993 is expected to drop to around 219 000m².

RENTAL AND PRICE INDICES



TECHNICAL NOTES

1. Review Period

The Property Review 1992 covers the calendar year ending 31 December 1991.

2. Scope of the Review

The Review is principally concerned with private building developments throughout the territory, excluding 'village areas' in the New Territories as designated under the Rating Ordinance. It does however include certain public sector developments to provide a better overall picture of the property market.

3. Areas and Districts

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

4. Property Classes

4.1 Premises are categorised according to the use for which the occupation permit was originally issued unless subsequently structurally altered. No check is made on current use and no attempt has been made to

distinguish those domestic units used for non-domestic purposes and vice versa.

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

Class A -saleable area not exceeding 39.9m².

Class B -saleable area of 40m² to 69.9m².

Class C -saleable area of 70m² to 99.9m².

Class D -saleable area of 100m² to 159.9m².

Class E -saleable area of at least 160m².

4.3 Domestic units built under the Private Sector Participation Scheme, and all units built under the Home Ownership Scheme, the Urban Improvement Scheme and the Flat-for-Sale Scheme are not included in statistics for the private sector but are separately tabulated. Data relating to rental estates built by the Housing Authority and Housing Society, and Government owned quarters are also separately tabulated.

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

Grade A modern (or up to modern standards); high quality finishes; generally spacious lobbies; effective central air-conditioning; good lift services; good management.

Grade B plain, good quality finishes; adequate lobbies; central or free-standing air-conditioning; adequate lift services; average or above average management.

Grade C generally small, on cramped sites; basic finishes; basic lobbies; generally without central air-conditioning; barely adequate or inadequate lift services; minimal to average management.

It should be noted that location is not a feature of grade. Government

owned offices are separately tabulated.

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

4.6 Private Flatted Factories comprise premises designed for general manufacturing processes, including ancillary offices, and normally intended for sale or letting by the developers. Specialised factories, as described below, are excluded. Data on similar premises built by the Housing Authority is separately tabulated.

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

4.8 Private Storage premises comprise premises designed or adapted for use as godowns or cold stores, including ancillary offices. Premises located within container

terminals are included.

5. Floor Areas

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

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

6. Stock

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

demolitions.

6.2 In the 1991 issue, private domestic stock figures were based on rating records in 1983, and private non-domestic figures, on rating records in 1987, adjusted as described above.

6.3 In the 1992 issue, Property Review stock records have been reconciled with 1990 rating records, and, as expected, discrepancies have come to light as a result of structural alterations, changes of use, boundary changes and error. The figures have been adjusted where appropriate, and adopted in the current issue.

6.4 Public sector figures are provided by the bodies concerned. Stock figures for domestic rental estates built by the Housing Authority represent the number of units in the hands of the estate offices as at 31 December 1991.

6.5 Stock figures for domestic units built under the Home Ownership and Private Sector Participation Schemes represent the numbers of units with completion/occupation certificates issued as at 31 December 1991. They include those units which are no longer subject to

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restrictions on sale or letting.

7. Supply

7.1 The supply of private sector premises comprises those premises deemed completed by virtue of the issue of either a temporary or full occupation permit or letter of compliance.

7.2 Premises in respect of which temporary occupation permits were issued in 1990 and earlier, and hence included in the 1991 and earlier Reviews, and those for which full occupation permits have subsequently been issued in 1991, have been excluded.

7.3 Public sector supply figures are provided by the bodies concerned. Supply figures for domestic rental estates built by the Housing Authority and domestic units built under the Home Ownership Scheme represent the number of units produced during 1991 as advised by the Architectural Division of the Housing Department. The supply of premises built under the Private Sector Participation, Urban Improvement and Flat-for-Sale Schemes comprises those with occupation permits issued during 1991.

8. Forecast

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

8.2 To arrive at the figures, data is compiled in respect of all known development and redevelopment sites in the territory in accordance with information derived from Buildings Ordinance Office returns, architect's and developers' plans and returns, professional estimates and/or site visits.

9. Vacancies

9.1 Vacancies in respect of all private premises completed during the review year, and those completed earlier but not yet assessed for rating purposes, are determined by inspection at the end of the year.

9.2 Vacancies for rated non-domestic premises completed prior to the review year are based on applications made for

refund of rates on account of vacancy, and confirmed by inspection.

9.3 An estimate of vacancies in rated domestic premises completed prior to the review year is made by inspecting a random sample of such units. For the Property Review 1992, the sample comprised 35 000 units.

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

10. Take-up

10.1 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.

10.2 The figures are arrived at by adding to the vacancy figures at the beginning of the year, the supply in that year, then subtracting the year's demolitions and the year-end vacancy figures.

11. Average Rentals and Prices

11.1 Average rentals are

based on an analysis of rental information recorded by the department for fresh lettings effective in the quarter being analysed. For non-domestic premises, rentals negotiated on renewal are also included.

11.2 Information is obtained from a variety of sources including notifications of fresh lettings made under the provisions of the Landlord and Tenant (Consolidation) Ordinance, requisitions issued under the provisions of the Rating Ordinance, letters from landlords and tenants and site visits made by officers of the department. All rentals are subject to scrutiny by professional staff before being accepted for analysis.

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

11.4 Average prices are based on an analysis made of transactions scrutinized by the department for stamp duty purposes. Transactions which are considered 'acceptable' are included in the analysis. However, those transactions, the material date of which is more than 9 months prior to the date of scrutiny, are

excluded. Also excluded from the analysis are those transactions involving premises which have not yet been assessed to rates and domestic premises sold subject to existing tenancies.

11.5 The rental (and rental index) figures for the 3rd and 4th quarters of 1991 and price (and price index) figures for the 2nd, 3rd and 4th quarters of 1991 are provisional. Because of time lags the provisional figures are weighted in favour of transactions effective in the earlier part of the respective quarters.

12. Rental and Price Indices

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

12.2 The rental and price indices are derived

from the same data that is used to compile average rentals and prices. The indices measure value changes by reference to the factor of rental or price divided by rateable value of the subject properties rather than by reference to the rental 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.

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

12.4 Both quarterly and annual indices are published. The component quarterly index (the index for a property class or grade) has been derived from analysis of all transactions effective in a given quarter. The composite quarterly index for a certain type of premises is compiled by calculating a weighted average of the component indices. The weights for compiling the composite quarterly index for each type of non-domestic premises are based on the total floor area of components in respect of the

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current and previous three quarters. For domestic premises the weights for both rental and price indices are based on the number of transactions effected in the current and previous three quarters.

12.5 The annual index is the simple average of the four quarterly indices in respect of the year.

12.6 The rental and price index graphs which are included with the commentary are based on the annual indices.

12.7 The indices, especially the rental indices, will tend to understate market trends.

Although all rentals are analysed on a net basis (see paragraph 11.3 above) allowances will not be made for the 'value equivalent' of other contractual terms of which we are unaware. In a 'tenants' market', for example, landlords are normally prepared to make concessions to tenants such as refurbishment or the granting of extended rent-free periods. If rentals were adjusted to reflect standard terms of agreement, the rentals as adjusted would tend to be lower than the quoted rentals when the index is moving downwards and vice versa.

12.8 The rental indices

are further affected by the practical situation that rents for new buildings, agreed in advance of completions, will be recorded only when they become effective, from the lease commencement dates which may be some months after the rents are first agreed.

13. Mode of occupation after completion

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

TABLE 1

PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

CLASS	Size Range (m ²)	Stock at the end of 1991 (No. of units)	No. vacant at the end of 1991	% vacant
A	Less than 20.0	9 790		
	20 - 29.9	106 010	304 490	5 860
	30 - 39.9	188 690		1.9
B	40 - 49.9	154 980		
	50 - 59.9	109 610	342 830	19 660
	60 - 69.9	78 240		5.7
C	70 - 79.9	38 565		
	80 - 89.9	20 795	75 380	3 955
	90 - 99.9	16 020		5.3
D	100 - 119.9	20 055		
	120 - 139.9	12 210	39 795	1 895
	140 - 159.9	7 530		4.8
E	160 - 199.9	9 560		
	200 - 239.9	6 670	20 550	1 635
	240 - 279.9	2 235		8.0
	Over 279.9	2 085		
All Classes	-	783 045	783 045	33 005
				4.2

TABLE 2

PRIVATE DOMESTIC - STOCK, SUPPLY AND VACANCY BY DISTRICT

	Stock at the end of 1990 (No. of units)	Supply in 1991 (No. of units)	Supply as a % of 1990 stock	Stock at the end of 1991 (No. of units)	No. vacant at the end of 1991	% vacant
West	36 340	1 350	3.7	37 230	850	2.3
Sheung Wan	12 530	130	1.0	12 445	210	1.7
Central	4 325	65	1.5	4 320	340	7.9
Wan Chai	28 640	30	0.1	28 305	850	3.0
Mid-levels	21 680	1 160	5.4	22 690	1 010	4.5
Peak	1 940	15	0.8	1 955	170	8.7
Causeway Bay	25 720	320	1.2	25 595	430	1.7
North Point	84 920	2 175	2.6	86 940	2 075	2.4
Shau Kei Wan	28 075	155	0.6	28 160	395	1.4
Aberdeen	15 390	1 570	10.2	16 930	1 590	9.4
South	6 840	125	1.8	6 935	730	10.5
HONG KONG	266 400	7 095	2.7	271 505	8 650	3.2
Tsim Sha Tsui	17 020	35	0.2	16 915	275	1.6
Yau Ma Tei	33 620	-	-	33 330	220	0.7
Mong Kok	33 900	160	0.5	33 885	665	2.0
Hung Hom	51 010	985	8.0	51 880	720	1.4
Ho Man Tin	14 850	415	2.8	15 225	330	2.2
KOWLOON	150 400	1 595	1.1	151 235	2 210	1.5
Cheung Sha Wan	52 210	720	1.4	52 815	1 725	3.3
Shek Kip Mei	3 625	120	3.3	3 740	215	5.8
Kowloon Tong	6 400	35	0.6	6 425	340	5.3
Wong Tai Sin	17 055	90	0.5	17 105	170	1.0
Kwun Tong	36 320	5 800	16.0	42 110	5 135	12.2
Lei Yue Mun	620	-	-	620	-	-
NEW KOWLOON	116 230	6 765	5.8	122 815	7 585	6.2
Tsuen Wan	66 660	4 040	6.1	70 615	2 820	4.0
Tuen Mun	29 270	3 285	11.2	32 540	2 720	8.4
Yuen Long	29 800	2 755	9.2	32 545	3 590	11.0
North	6 475	2 310	35.7	8 760	1 585	18.1
Tai Po	19 745	1 870	9.5	21 600	1 205	5.6
Sha Tin	40 180	1 745	4.3	41 910	925	2.2
Sai Kung	9 055	930	2.0	9 950	520	5.2
Outlying Islands	18 625	990	5.3	19 570	1 195	6.1
NEW TERRITORIES	219 810	17 925	8.2	237 490	14 560	6.1
OVERALL	752 840	33 380	4.4	783 045	33 005	4.2

TABLE 3

PRIVATE DOMESTIC - SUPPLY BY CLASS

(No. of units)

	A	B	C	D	E	All Classes
1982	9 670	8 665	2 285	1 470	1 050	23 140
1983	9 530	7 425	2 045	1 230	1 390	21 620
1984	15 645	3 900	1 320	905	500	22 270
1985	19 930	6 325	1 660	1 440	520	29 875
1986	17 185	11 875	2 495	1 645	905	34 105
1987	10 990	18 230	3 140	1 465	550	34 375
1988	10 880	16 630	3 805	2 375	780	34 470
1989	6 930	22 315	4 565	1 790	885	36 485
1990	7 200	17 525	2 695	1 425	555	29 400
1991	4 665	23 600	3 380	1 155	580	33 380
Average 1982 - 1991	11 260	13 650	2 740	1 490	770	29 910

TABLE 4
PRIVATE DOMESTIC - SUPPLY BY SIZE
 (No. of units)

CLASS	Size Range (m ²)					1991				Total	
		1987		1988		1989		Hong Kong			
								New Kowloon	New Territories		
A	Less than 20.0	100	220	485	165	45	30	10	5	90	
	20 - 29.9	3 705	2 760	1 595	1 910	130	415	330	315	1 190	
	30 - 39.9	7 185	7 900	4 850	5 125	1 275	225	465	1 420	3 385	
B	40 - 49.9	8 110	5 335	8 230	7 380	1 490	130	1 100	4 695	7 415	
	50 - 59.9	5 670	7 925	7 065	4 800	1 000	120	3 130	3 470	7 720	
	60 - 69.9	4 450	3 370	7 020	5 345	910	335	1 570	5 650	8 465	
C	70 - 79.9	2 015	1 915	2 450	2 190	1 025	75	-	930	2 030	
	80 - 89.9	865	635	1 060	320	210	175	45	475	905	
	90 - 99.9	260	1 255	1 055	185	80	25	60	280	445	
D	100 - 119.9	790	1 080	600	505	25	60	55	315	455	
	120 - 139.9	400	945	600	410	85	-	-	175	260	
	140 - 159.9	275	350	590	510	335	-	-	105	440	
E	160 - 199.9	320	420	385	305	225	5	-	80	310	
	200 - 239.9	170	295	260	30	145	-	-	-	145	
	240 - 279.9	35	35	160	140	80	-	-	5	85	
	Over 279.9	25	30	80	80	35	-	-	5	40	
OVERALL		34 375	34 470	36 485	29 400	7 095	1 595	6 765	17 925	33 380	

TABLE 5

PRIVATE DOMESTIC - SUPPLY AND FORECAST SUPPLY BY DISTRICT

(No. of units)

	1987	1988	1989	1990	1991 by Class						Average 1987-1991	Forecast [1992]	Forecast [1993]
					A	B	C	D	E	Total			
West	1 080	475	1 235	1 105	770	580	-	-	-	1 350	1 050	1 355	2 400
Sheung Wan	660	315	390	50	75	55	-	-	-	130	310	310	470
Central	60	230	100	575	45	20	-	-	-	65	205	10	205
Wan Chai	505	1 145	890	465	30	-	-	-	-	30	605	40	355
Mid-levels	330	1 105	2 260	815	100	160	175	360	365	1 160	1 135	900	3 905
Peak	25	15	20	15	-	-	-	5	10	15	20	45	10
Causeway Bay	665	1 420	700	555	35	175	100	10	-	320	730	820	1 180
North Point	5 915	3 175	3 510	490	195	1 085	830	65	-	2 175	3 055	580	1 390
Shau Kei Wan	2 260	4 955	2 100	1 005	100	55	-	-	-	155	2 100	955	115
Aberdeen	140	210	460	235	100	1 260	210	-	-	1 570	520	2 640	1 780
South	225	570	905	590	-	10	-	5	110	125	480	380	340
HONG KONG	11 865	13 615	12 570	5 900	1 450	3 400	1 315	445	485	7 095	10 210	8 035	12 150
Tsim Sha Tsui	95	130	35	25	35	-	-	-	-	35	65	10	25
Yau Ma Tei	280	50	285	300	-	-	-	-	-	-	180	280	410
Mong Kok	165	105	340	245	160	-	-	-	-	160	200	550	265
Hung Hom	2 715	2 285	2 470	905	430	500	55	-	-	985	1 875	285	900
Ho Man Tin	105	165	345	145	45	85	220	60	5	415	235	130	375
KOWLOON	3 360	2 735	3 475	1 620	670	585	275	60	5	1 595	2 555	1 255	1 975
Cheung Sha Wan	335	480	510	400	700	20	-	-	-	720	490	580	480
Shek Kip Mei	680	115	175	95	-	-	95	25	-	120	240	1 295	220
Kowloon Tong	70	80	35	10	-	-	10	25	-	35	45	40	5
Wong Tai Sin	185	70	930	505	85	-	-	5	-	90	355	115	80
Kwun Tong	1 445	-	-	3 015	20	5 780	-	-	-	5 800	2 050	2 100	1 250
Lei Yue Mun	-	60	-	-	-	-	-	-	-	-	10	-	-
NEW KOWLOON	2 715	805	1 650	4 025	805	5 800	105	55	-	6 765	3 190	4 130	2 035
Tsuen Wan	2 800	5 300	10 450	4 030	-	3 375	425	235	5	4 040	5 325	3 115	740
Tuen Mun	3 725	4 585	4 315	6 565	225	2 425	550	80	5	3 285	4 495	1 915	6 515
Yuen Long	1 285	2 140	1 575	1 125	175	2 505	75	-	-	2 755	1 775	5 035	3 430
North	295	65	95	1 440	830	1 415	-	60	5	2 310	840	2 595	3 135
Tai Po	2 005	1 480	530	1 660	430	1 405	20	-	15	1 870	1 510	2 560	1 580
Sha Tin	4 985	1 725	985	1 175	-	1 120	580	25	20	1 745	2 125	2 825	5 345
Sai Kung	570	475	550	560	45	700	10	135	40	930	615	1 055	850
Outlying Islands	770	1 545	290	1 300	35	870	25	60	-	990	980	990	385
NEW TERRITORIES	16 435	17 315	18 790	17 855	1 740	13 815	1 685	595	90	17 925	17 665	20 090	21 980
OVERALL	34 375	34 470	36 485	29 400	4 665	23 600	3 380	1 155	580	33 380	33 620	33 510	38 140

TABLE 6

PRIVATE DOMESTIC - FORECAST SUPPLY BY CLASS AND DISTRICT

(No. of units)

	[1992]					[1993]						
	A	B	C	D	E	All Classes	A	B	C	D	E	
West	980	370	5	-	-	1 355	1 285	1 110	5	-	-	2 400
Sheung Wan	310	-	-	-	-	310	380	90	-	-	-	470
Central	10	-	-	-	-	10	110	95	-	-	-	205
Wan Chai	35	-	5	-	-	40	255	-	50	50	-	355
Mid-levels	130	195	160	300	115	900	640	1 130	1 700	265	170	3 905
Peak	-	-	-	5	40	45	-	-	-	-	10	10
Causeway Bay	270	260	235	50	5	820	200	420	355	120	85	1 180
North Point	475	105	-	-	-	580	560	830	-	-	-	1 390
Shau Kei Wan	740	215	-	-	-	955	115	-	-	-	-	115
Aberdeen	310	1 770	550	10	-	2 640	25	1 335	415	5	-	1 780
South	15	-	140	140	85	380	-	-	65	125	150	340
HONG KONG	3 275	2 915	1 095	505	245	8 035	3 570	5 010	2 590	565	415	12 150
Tsim Sha Tsui	10	-	-	-	-	10	25	-	-	-	-	25
Yau Ma Tei	280	-	-	-	-	280	320	90	-	-	-	410
Mong Kok	515	35	-	-	-	550	150	110	5	-	-	265
Hung Hom	180	105	-	-	-	285	605	295	-	-	-	900
Ho Man Tin	65	25	35	-	5	130	100	120	140	15	-	375
KOWLOON	1 050	165	35	-	5	1 255	1 200	615	145	15	-	1 975
Cheung Sha Wan	555	25	-	-	-	580	425	55	-	-	-	480
Shek Kip Mei	-	1 085	195	15	-	1 295	-	220	-	-	-	220
Kowloon Tong	5	15	-	5	15	40	-	-	5	-	-	5
Wong Tai Sin	115	-	-	-	-	115	80	-	-	-	-	80
Kwun Tong	100	2 000	-	-	-	2 100	-	1 250	-	-	-	1 250
Lei Yue Mun	-	-	-	-	-	-	-	-	-	-	-	-
NEW KOWLOON	775	3 125	195	20	15	4 130	505	1 525	-	5	-	2 035
Tsuen Wan	115	2 540	350	110	-	3 115	370	345	-	25	-	740
Tuen Mun	1 340	530	10	15	20	1 915	1 610	4 855	10	20	20	6 515
Yuen Long	395	4 530	25	-	85	5 035	330	2 185	625	205	85	3 430
North	1 630	830	105	25	5	2 595	920	2 205	-	5	30	1 580
Tai Po	1 390	960	65	105	40	2 560	25	920	585	20	35	5 345
Sha Tin	710	880	965	265	5	2 825	1 655	2 855	760	40	85	165
Sai Kung	30	820	40	80	85	1 055	10	590	-	85	165	850
Outlying Islands	135	750	90	15	-	990	15	195	-	170	5	385
NEW TERRITORIES	5 745	11 840	1 650	615	240	20 090	4 935	14 150	1 980	570	345	21 980
OVERALL	10 845	18 045	2 975	1 140	505	33 510	10 210	21 300	4 715	1 155	760	38 140

TABLE 7

PRIVATE DOMESTIC - VACANCY BY DISTRICT

	No. vacant at the end of				1991 No. of units	As a % of year end stock
	1987	1988	1989	1990		
West	885	465	800	1 165	850	2.3
Sheung Wan	595	150	315	190	210	1.7
Central	80	285	170	320	340	7.9
Wan Chai	545	460	1 045	2 125	850	3.0
Mid-levels	745	780	1 595	1 500	1 010	4.5
Peak	30	105	50	85	170	8.7
Causeway Bay	795	1 375	715	830	430	1.7
North Point	1 145	1 495	2 825	1 660	2 075	2.4
Shau Kei Wan	1 375	1 295	1 225	310	395	1.4
Aberdeen	110	50	75	185	1 590	9.4
South	260	490	975	1 170	730	10.5
HONG KONG	6 565	6 950	9 790	9 540	8 650	3.2
Tsim Sha Tsui	825	460	365	185	275	1.6
Yau Ma Tei	220	135	395	375	220	0.7
Mong Kok	440	345	395	875	665	2.0
Hung Hom	1 785	1 975	1 965	435	720	1.4
Ho Man Tin	230	340	395	95	330	2.2
KOWLOON	3 500	3 255	3 515	1 965	2 210	1.5
Cheung Sha Wan	500	870	340	285	1 725	3.3
Shek Kip Mei	280	160	85	35	215	5.8
Kowloon Tong	130	135	35	190	340	5.3
Wong Tai Sin	175	225	800	420	170	1.0
Kwun Tong	840	20	40	2 750	5 135	12.2
Lei Yue Mun	-	-	-	-	-	-
NEW KOWLOON	1 925	1 410	1 300	3 680	7 585	6.2
Tsuen Wan	1 715	1 425	8 660	2 290	2 820	4.0
Tuen Mun	2 495	2 190	2 210	3 420	2 720	8.4
Yuen Long	950	1 225	1 460	795	3 590	11.0
North	235	80	365	1 535	1 585	18.1
Tai Po	180	855	735	375	1 205	5.6
Sha Tin	3 210	1 765	1 040	1 440	925	2.2
Sai Kung	445	440	395	280	520	5.2
Outlying Islands	1 110	630	825	830	1 195	6.1
NEW TERRITORIES	10 340	8 610	15 690	10 965	14 560	6.1
OVERALL	22 330	20 225	30 295	26 150	33 005	4.2

TABLE 8

PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

	In buildings completed during the year			In all other buildings			Overall Vacancy	
	Total no. of units	No. vacant	% vacant	Total no. of units	No. vacant	% vacant	No. vacant	% of total stock
1987	34 375	13 980	40.7	623 470	8 350	1.3	22 330	3.4
1988	34 470	10 855	31.5	657 355	9 370	1.4	20 225	2.9
1989	36 485	21 045	57.7	689 155	9 250	1.3	30 295	4.2
1990	29 400	13 850	47.1	723 440	12 300	1.7	26 150	3.5
1991	33 380	18 010	54.0	749 665	14 995	2.0	33 005	4.2

TABLE 9

PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

Class	Area	No. of occupied units valued in 1991	Wholly owner occupied		Owner occupied and part let		Fully let	
			No. of units	%	No. of units	%	No. of units	%
A	Hong Kong	1 584	1 163	73.4	3	0.2	418	26.4
	Kowloon	337	284	84.3	-	-	53	15.7
	New Kowloon	455	403	88.6	1	0.2	51	11.2
	New Territories	2 280	2 081	91.3	-	-	199	8.7
Overall		4 656	3 931	84.4	4	0.1	721	15.5
B	Hong Kong	1 894	1 144	60.4	1	0.1	749	39.5
	Kowloon	1 748	1 370	78.4	-	-	378	21.6
	New Kowloon	354	340	96.0	-	-	14	4.0
	New Territories	10 082	9 459	93.8	-	-	623	6.2
Overall		14 078	12 313	87.5	1	*	1 764	12.5
C	Hong Kong	556	194	34.9	-	-	362	65.1
	Kowloon	15	15	100.0	-	-	-	-
	New Kowloon	24	19	79.2	-	-	5	20.8
	New Territories	462	377	81.6	-	-	85	18.4
Overall		1 057	605	57.2	-	-	452	42.8
D	Hong Kong	351	141	40.2	-	-	210	59.8
	Kowloon	-	-	-	-	-	-	-
	New Kowloon	15	4	26.7	-	-	11	73.3
	New Territories	190	145	76.3	-	-	45	23.7
Overall		556	290	52.2	-	-	266	47.8
E	Hong Kong	72	7	9.7	-	-	65	90.3
	Kowloon	-	-	-	-	-	-	-
	New Kowloon	9	5	55.6	-	-	4	44.4
	New Territories	120	50	41.7	-	-	70	58.3
Overall		201	62	30.8	-	-	139	69.2
All Classes	Hong Kong	4 457	2 649	59.4	4	0.1	1 804	40.5
	Kowloon	2 100	1 669	79.5	-	-	431	20.5
	New Kowloon	857	771	90.0	1	0.1	85	9.9
	New Territories	13 134	12 112	92.2	-	-	1 022	7.8
Overall		20 548	17 201	83.7	5	*	3 342	16.3

* Less than 0.05%.

TABLE 10

PRIVATE DOMESTIC - AVERAGE RENTALS BY CLASS(\$/m² per month)

Class	Area	1990	1990	1990	1990	1990	1991	1991	1991	1991
		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Whole Year	1st Quarter	2nd Quarter	3rd Quarter*	4th Quarter*
A	Hong Kong	141.1	150.1	148.8	160.0	150.4	157.8	166.1	173.2	174.0
	Kowloon	175.1	153.1	155.2	183.7	165.3	173.8	171.0	188.7	242.3
	New Kowloon	126.7	137.5	134.5	132.0	132.8	129.6	146.8	147.6	150.9
	New Territories	123.4	114.8	112.3	116.0	115.4	109.1	120.1	132.9	127.2
B	Hong Kong	141.6	149.7	153.4	158.9	151.4	166.0	170.9	168.7	171.6
	Kowloon	128.5	127.7	129.0	137.1	130.4	148.0	148.7	151.6	176.3
	New Kowloon	115.4	119.8	123.5	117.2	119.6	128.7	126.5	136.6	123.5
	New Territories	109.5	105.7	95.5	98.5	100.9	102.5	99.1	112.3	125.3
C	Hong Kong	157.5	169.4	164.9	164.2	164.8	186.7	184.1	193.2	172.2
	Kowloon	151.8	148.0	144.5	162.2	151.5	150.0	172.9	169.8	162.5
	New Kowloon	(134.2)	155.8	148.2	(140.2)	146.3	153.8	(151.6)	(171.2)	(184.0)
	New Territories	(110.8)	114.2	112.9	(100.4)	110.3	102.3	(110.0)	(108.4)	(90.5)
D	Hong Kong	171.4	175.9	177.4	173.7	175.0	192.8	195.1	205.7	204.5
	Kowloon	156.6	158.1	146.2	(142.5)	151.3	150.3	161.0	157.3	(168.5)
	New Kowloon	(168.2)	(150.4)	145.9	(152.3)	151.7	(156.8)	151.3	168.4	(189.7)
	New Territories	124.5	125.2	121.7	137.9	127.0	149.7	136.5	162.7	(171.8)
E	Hong Kong	186.5	184.1	193.4	182.6	187.5	188.1	185.8	193.6	184.2
	Kowloon	142.0	137.0	141.5	151.1	143.0	134.2	(138.1)	143.8	(147.8)
	New Kowloon	(125.2)	(136.5)	(145.2)	(177.6)	(137.5)	(137.9)	(120.5)	(121.0)	(142.3)
	New Territories	(113.2)	117.6	105.3	130.0	116.2	142.2	129.9	149.7	(152.7)

* Provisional.

() Indicates fewer than 20 transactions.

TABLE 11
(\$/m²)

PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

Class	Area	1990	1990	1990	1990	1990	1991	1991	1991	1991	
		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Whole Year	1st Quarter	2nd Quarter*	3rd Quarter*	4th Quarter*	
A	Hong Kong	20 030	20 061	20 891	21 689	20 775	22 546	25 575	29 153	33 503	26 029
	Kowloon	18 801	19 064	19 901	20 509	19 590	20 795	23 549	27 503	29 338	24 445
	New Kowloon	17 707	18 193	18 427	19 307	18 497	20 391	23 221	26 881	29 043	24 077
	New Territories	14 995	15 399	16 056	16 800	15 909	18 104	20 477	24 481	26 805	20 935
B	Hong Kong	19 535	20 188	21 065	22 272	20 976	23 341	26 415	31 387	33 593	27 342
	Kowloon	15 096	15 990	16 656	17 454	16 347	18 966	20 341	24 084	25 706	21 494
	New Kowloon	15 324	15 700	16 832	17 360	16 435	18 604	21 417	25 742	27 490	22 652
	New Territories	14 789	15 343	15 683	16 292	15 650	17 153	19 727	24 209	28 081	20 506
C	Hong Kong	18 931	19 918	20 712	22 043	20 698	22 978	25 837	30 760	33 211	26 732
	Kowloon	18 411	17 657	19 232	20 556	19 079	21 244	22 814	27 080	31 591	24 274
	New Kowloon	17 135	18 525	19 349	20 734	19 420	20 989	24 017	26 959	28 367	24 314
	New Territories	11 059	12 393	13 084	13 272	12 666	14 638	16 447	19 648	(30 032)	16 569
D	Hong Kong	19 329	19 514	20 862	20 905	20 514	21 920	24 128	27 921	32 552	24 932
	Kowloon	17 464	16 384	17 991	19 320	18 087	19 075	20 616	23 184	23 961	21 419
	New Kowloon	19 158	19 205	20 787	20 163	20 118	21 856	24 336	27 515	(24 775)	24 538
	New Territories	14 830	14 678	16 018	15 747	15 498	16 629	18 260	21 177	(22 146)	18 291
E	Hong Kong	18 981	20 531	21 195	19 465	20 174	20 983	22 332	24 235	27 071	22 870
	Kowloon	(19 584)	(25 682)	(28 839)	(24 011)	(24 425)	(18 560)	(23 435)	(28 820)	(28 800)	(26 035)
	New Kowloon	-	(19 142)	(19 255)	(19 885)	19 459	(23 026)	(24 583)	(26 107)	-	24 745
	New Territories	14 528	14 880	15 582	14 801	15 038	16 324	16 575	21 113	(14 329)	17 433

* Provisional.

() Indicates fewer than 20 transactions.

TABLE 12

PRIVATE DOMESTIC - RENTAL INDICES BY CLASS

(1989 = 100)

Year/Quarter	A	B	C	D	E	All Classes
1982	63	59	61	62	67	61
1983	59	55	53	53	54	56
1984	57	54	50	47	48	54
1985	59	57	55	53	58	57
1986	61	60	60	61	68	62
1987	68	67	68	68	71	68
1988	79	78	80	81	81	79
1989	100	100	100	100	100	100
1990	116	113	112	103	98	110
1991*	124	122	120	110	98	118
1987	1 2 3 4	64 66 69 71	61 65 69 71	65 67 69 72	71 71 72 71	64 66 69 71
1988	1 2 3 4	72 76 80 86	71 75 79 85	73 79 81 87	72 78 82 90	72 77 80 87
1989	1 2 3 4	92 102 100 106	94 101 100 105	93 102 102 103	96 102 102 100	94 102 101 104
1990	1 2 3 4	111 116 117 118	111 111 113 116	109 112 113 114	102 103 103 105	108 110 111 112
1991	1 2 3* 4*	121 122 127 126	118 121 123 126	115 120 120 124	105 107 112 114	114 117 119 120

* Provisional.

TABLE 13

PRIVATE DOMESTIC - PRICE INDICES BY CLASS

(1989 = 100)

Year/Quarter	A	B	C	D and E	All Classes
1982	52	53	54	65	53
1983	45	45	43	47	45
1984	44	43	39	41	43
1985	48	48	47	49	48
1986	54	52	53	56	53
1987	66	64	63	65	65
1988	80	78	78	80	79
1989	100	100	100	100	100
1990	112	111	113	105	111
1991*	152	153	149	131	151
1987	1 2 3 4	61 66 68 68	61 63 65 66	58 62 64 67	60 64 67 67
1988	1 2 3 4	71 77 82 88	69 76 81 87	68 76 82 87	69 76 83 91
1989	1 2 3 4	98 101 98 103	98 101 98 103	99 104 94 104	100 106 94 100
1990	1 2 3 4	107 109 114 119	105 108 113 118	108 109 113 120	103 102 104 110
1991	1 2* 3* 4*	125 141 159 182	125 142 162 181	124 143 159 168	111 123 136 154

* Provisional.
 Prices for properties in the New Territories were gradually added by district from the first quarter of 1984. Since the first quarter of 1987, all districts have been included.

TABLE 14

DOMESTIC - HOME OWNERSHIP, PRIVATE SECTOR PARTICIPATION, URBAN IMPROVEMENT AND FLAT-FOR-SALE SCHEMES

STOCK, SUPPLY AND FORECAST SUPPLY BY DISTRICT

(No. of units)

	Stock at the end of 1991						Supply	Forecast Supply		
	HOUSING AUTHORITY		HOUSING SOCIETY			Overall				
	Home Ownership and Private Sector Participation Schemes	Urban Improvement and Flat-for-Sale Schemes	NR*	R#	Total					
West	-	1 351	1 222	129	1 351	326	-	-		
Sheung Wan	-	346	271	75	346	224	-	-		
Central	-	10	10	-	10	-	-	69		
Wan Chai	-	207	207	-	207	-	-	-		
Causeway Bay	-	392	202	190	392	-	-	-		
North Point	2 180	-	-	2 180	2 180	-	-	400		
Shau Kei Wan	6 906	10	2 266	4 650	6 916	608	-	4 456		
Aberdeen	4 682	177	1 480	3 379	4 859	1 402	-	-		
South	-	-	-	-	-	-	-	360		
HONG KONG	13 768	2 493	5 658	10 603	16 261	2 560	-	5 285		
Yau Ma Tei	-	453	304	149	453	448	-	-		
Mong Kok	-	480	449	31	480	-	-	104		
Hung Hom	-	254	-	254	254	-	-	638		
Ho Man Tin	1 800	-	1 800	-	1 800	-	-	-		
KOWLOON	1 800	1 187	2 553	434	2 987	448	-	742		
Cheung Sha Wan	1 072	20	416	676	1 092	-	448	224		
Shek Kip Mei	-	-	-	-	-	-	-	390		
Wong Tai Sin	14 106	-	-	14 106	14 106	1 992	1 430	-		
Kwun Tong	12 134	-	1 539	10 595	12 134	-	-	-		
Lei Yue Mun	3 794	-	1 298	2 496	3 794	816	1 010	3 224		
NEW KOWLOON	31 106	20	3 253	27 873	31 126	2 808	2 888	3 838		
Tsuen Wan	9 622	2 254	1 966	9 910	11 876	2 728	-	1 400		
Tuen Mun	25 153	-	2 311	22 842	25 153	3 324	1 400	1 400		
Yuen Long	-	-	-	-	-	-	1 824	3 752		
North	5 984	-	-	5 984	5 984	-	830	2 450		
Tai Po	13 627	-	395	13 232	13 627	3 264	1 516	1 750		
Sha Tin	29 379	-	4 031	25 348	29 379	4 020	600	5 600		
Sai Kung	11 966	-	-	11 966	11 966	-	-	2 966		
NEW TERRITORIES	95 731	2 254	8 703	89 282	97 985	13 336	6 170	19 318		
OVERALL	142 405	5 954	**20 167	#128 192	148 359	19 152	9 058	29 183		

* NR : Not subject to sales restriction.

R : Subject to sales restriction.

** 299 units/## 149 units subject to review when sale starts in 1992.

Source : Housing Department and Housing Society.

TABLE 15

DOMESTIC - HOUSING AUTHORITY AND HOUSING SOCIETY RENTAL ESTATES

STOCK, SUPPLY AND FORECAST SUPPLY BY DISTRICT

(No. of units)

	HOUSING AUTHORITY			HOUSING SOCIETY		
	Stock at the end of 1991	Supply 1991	Forecast Supply [1992] [1993]	Stock at the end of 1991	Supply 1991	Forecast Supply [1992] [1993]
West	638	-	- -	2 072	-	- -
Causeway Bay	-	-	- -	2 677	-	- -
North Point	2 585	-	- -	1 633	-	- 426
Shau Kei Wan	25 905	1 218	- 4 860	3 167	-	- -
Aberdeen	37 770	1 428	- -	1 175	-	- -
South	-	-	660	-	-	- -
HONG KONG	66 898	2 646	- 5 520	10 724	-	- 426
Yau Ma Tei	-	-	- -	674	669	- -
Hung Hom	1 171	-	- -	5 076	-	- 276
Ho Man Tin	15 637	-	- -	1 028	-	- -
KOWLOON	16 808	-	- -	6 778	669	- 276
Cheung Sha Wan	12 629	-	280 1 080	-	-	- -
Shek Kip Mei	31 786	-	414 108	-	-	- -
Wong Tai Sin	86 620	6 082	2 312 4 818	716	-	- -
Kwun Tong	62 320	1 407	- -	4 919	-	- -
Lei Yue Mun	52 912	3 062	2 346 2 843	-	-	- -
NEW KOWLOON	246 267	10 551	5 352 8 849	5 635	-	- -
Tsuen Wan	107 565	1 285	1 207 5 397	5 136	448	- -
Tuen Mun	58 001	-	- -	-	-	- -
Yuen Long	14 125	-	10 593 3 181	-	-	- -
North	23 166	-	- -	662	177	- -
Tai Po	31 311	7 637	816 -	-	-	- -
Sha Tin	63 333	-	- 3 638	3 725	-	- -
Sai Kung	15 483	1 523	- 4 198	301	-	- -
Outlying Islands	1 122	-	- -	-	-	- -
NEW TERRITORIES	314 106	10 445	12 616 16 414	9 824	625	- -
OVERALL	644 079	23 642	17 968 30 783	32 961	1 294	- 702

Source : Housing Department and Housing Society.

TABLE 16

DOMESTIC - GOVERNMENT OWNED QUARTERS

STOCK AND FORECAST SUPPLY BY CLASS

(No. of units)

Stock at the end of 1991

CLASS						Forecast Supply	
	Hong Kong	Kowloon	New Kowloon	New Territories	Total	[1992]	[1993]
A	3 296	2 440	2 036	6 225	13 997	+ 3	-100
B	1 265	452	1 264	3 027	6 008	+242	+350
C	248	38	168	369	823	+ 7	+ 20
D	529	220	181	504	1 434	- 34	- 50
E	1 607	298	262	379	2 546	- 46	-100
All Classes	6 945	3 448	3 911	10 504	24 808	+172	+120

Source : Government Property Agency.

Stock figures include acquisitions from the private sector since 1 April 1984. The private domestic stock figures for the end of 1990 have been adjusted in the recent stock reconciliation exercise. The forecast supply figures include proposed private sector acquisitions.

TABLE 17

PRIVATE OFFICES - STOCK AND VACANCY BY GRADE AND DISTRICT

	Stock at the end of 1991				Amount vacant at the end of 1991				% vacant			
	(m ²)				(m ²)							
	A	B	C	Total	A	B	C	Total	A	B	C	Total
West	25 900	19 800	4 300	50 000	1 400	100	1 200	2 700	5.4	0.5	27.9	5.4
Sheung Wan	56 500	252 500	350 400	659 400	4 600	17 500	30 300	52 400	8.1	6.9	8.6	7.9
Central	1 086 000	311 900	164 100	1 562 000	73 600	33 400	6 500	113 500	6.8	10.7	4.0	7.3
Wan Chai	602 200	294 000	142 200	1 038 400	97 800	30 000	15 300	143 100	16.2	10.2	10.8	13.8
Mid-levels	-	-	3 500	3 500	-	-	-	-	-	-	-	-
Causeway Bay	203 000	53 300	25 000	281 300	8 200	5 900	1 100	15 200	4.0	11.1	4.4	5.4
North Point	156 900	51 600	12 500	221 000	41 100	36 400	500	78 000	26.2	70.5	4.0	35.3
Shau Kei Wan	-	-	11 100	11 100	-	-	-	-	-	-	-	-
Aberdeen	-	5 700	2 200	7 900	-	1 100	-	1 100	-	19.3	-	13.9
South	-	-	300	300	-	-	100	100	-	-	33.3	33.3
HONG KONG	2 130 500	988 800	715 600	3 834 900	226 700	124 400	55 000	406 100	10.6	12.6	7.7	10.6
Tsim Sha Tsui	603 000	176 900	163 700	943 600	44 200	14 100	5 500	63 800	7.3	8.0	3.4	6.8
Yau Ma Tei	39 300	82 800	124 600	246 700	400	2 500	8 600	11 500	1.0	3.0	6.9	4.7
Mong Kok	28 800	22 200	39 700	90 700	500	1 800	3 100	5 400	1.7	8.1	7.8	6.0
Hung Hom	41 900	1 800	11 500	55 200	-	700	200	900	-	38.9	1.7	1.6
Ho Man Tin	-	5 800	-	5 800	-	-	-	-	-	-	-	-
KOWLOON	713 000	289 500	339 500	1 342 000	45 100	19 100	17 400	81 600	6.3	6.6	5.1	6.1
Cheung Sha Wan	66 700	4 300	35 100	106 100	1 900	400	1 000	3 300	2.8	9.3	2.8	3.1
Kowloon Tong	-	2 000	-	2 000	-	-	-	-	-	-	-	-
Wong Tai Sin	54 700	-	3 900	58 600	-	-	200	200	-	-	5.1	0.3
Kwun Tong	-	30 200	-	30 200	-	7 400	-	7 400	-	24.5	-	24.5
Lei Yue Mun	-	-	1 800	1 800	-	-	-	-	-	-	-	-
NEW KOWLOON	121 400	36 500	40 800	198 700	1 900	7 800	1 200	10 900	1.6	21.4	2.9	5.5
Tsuen Wan	67 300	3 000	1 000	71 300	4 000	-	-	4 000	5.9	-	-	5.6
Tuen Mun	-	-	8 400	8 400	-	-	100	100	-	-	1.2	1.2
Yuen Long	-	9 800	13 100	22 900	-	300	400	700	-	3.1	3.1	3.1
North	-	500	-	500	-	-	-	-	-	-	-	-
Tai Po	-	5 200	600	5 800	-	-	-	-	-	-	-	-
Sha Tin	18 300	17 500	1 800	37 600	2 000	-	-	2 000	10.9	-	-	5.3
NEW TERRITORIES	85 600	36 000	24 900	146 500	6 000	300	500	6 800	7.0	0.8	2.0	4.6
OVERALL	3 050 500	1 350 800	1 120 800	5 522 100	279 700	151 600	74 100	505 400	9.2	11.2	6.6	9.2

Office grades have been reviewed. Please see para. 4.4 of the Technical Notes for the new definitions.

TABLE 18

PRIVATE OFFICES - STOCK, SUPPLY AND VACANCY BY DISTRICT

	Stock at the end of 1990 (m2)	Supply in 1991 (m2)	Supply as a % of 1990 stock	Stock at the end of 1991 (m2)	Amount vacant at the end of 1991 (m2)	% vacant
West	53 300	100	0.2	50 000	2 700	5.4
Sheung Wan	636 300	33 600	5.3	659 400	52 400	7.9
Central	1 513 800	51 700	3.4	1 562 000	113 500	7.3
Wan Chai	889 700	152 400	17.1	1 038 400	143 100	13.8
Mid-levels	3 500	-	-	3 500	-	-
Causeway Bay	274 300	7 500	2.7	281 300	15 200	5.4
North Point	147 900	73 100	49.4	221 000	78 000	35.3
Shau Kei Wan	11 100	-	-	11 000	-	-
Aberdeen	6 700	1 200	17.9	7 900	1 100	13.9
South	300	-	-	300	100	33.3
HONG KONG	3 536 900	319 600	9.0	3 834 900	406 100	10.6
Tsim Sha Tsui	892 200	51 400	5.8	943 600	63 800	6.8
Yau Ma Tei	238 800	8 100	3.4	246 700	11 500	4.7
Mong Kok	84 200	6 500	7.7	90 700	5 400	6.0
Hung Hom	51 400	3 800	7.4	55 200	900	1.6
Ho Man Tin	5 800	-	-	5 800	-	-
KOWLOON	1 272 400	69 800	5.5	1 342 000	81 600	6.1
Cheung Sha Wan	100 100	6 000	6.0	106 100	3 300	3.1
Kowloon Tong	2 000	-	-	2 000	-	-
Wong Tai Sin	58 600	-	-	58 600	200	0.3
Kwun Tong	5 300	24 900	469.8	30 200	7 400	24.5
Lei Yue Mun	1 800	-	-	1 800	-	-
NEW KOWLOON	167 800	30 900	18.4	198 700	10 900	5.5
Tsuen Wan	32 900	38 400	116.7	71 300	4 000	5.6
Tuen Mun	8 400	-	-	8 400	100	1.2
Yuen Long	22 900	-	-	22 900	700	3.1
North	500	-	-	500	-	-
Tai Po	5 800	-	-	5 800	-	-
Sha Tin	37 600	-	-	37 600	2 000	5.3
NEW TERRITORIES	108 100	38 400	35.5	146 500	6 800	4.6
OVERALL	5 085 200	458 700	9.0	5 522 100	505 400	9.2

TABLE 19
PRIVATE OFFICES - SUPPLY AND FORECAST SUPPLY BY DISTRICT
(m²)

	1987	1988	1989	1990	1991 by Grade				Average 1987-1991	Forecast		
					A	B	C	Total		[1992]	[1993]	
<hr/>												
West	-	-	-	3 200	-	14 100	19 500	100	700	10 100	20 200	
Sheung Wan	46 500	1 000	11 100	16 800	-	4 400	400	33 600	21 800	36 300	87 600	
Central	72 800	87 800	72 300	50 500	46 900	29 500	5 400	51 700	67 000	147 100	29 300	
Wan Chai	72 900	1 400	64 200	24 800	117 500	-	5 600	1 900	152 400	63 100	91 800	150 600
Causeway Bay	3 500	6 800	38 600	-	-	-	7 500	-	11 300	73 900	34 100	
North Point	10 500	-	-	47 800	38 300	34 400	400	73 100	26 300	115 600	21 400	
Shau Kei Wan	-	-	-	-	-	1 200	-	-	-	1 600	500	
Aberdeen	-	-	-	-	-	-	-	1 200	200	-	-	
South	-	-	300	-	-	-	-	-	100	-	-	
HONG KONG	206 200	97 000	186 500	143 100	202 700	89 200	27 700	319 600	190 500	476 400	343 700	
Tsim Sha Tsui	14 900	137 600	16 500	23 300	34 900	14 900	1 600	51 400	48 700	82 300	13 400	
Yau Ma Tei	6 500	7 700	3 500	6 200	-	-	8 100	8 100	6 400	24 700	31 500	
Mong Kok	2 700	-	-	15 300	-	-	6 500	6 500	4 900	4 200	18 800	
Hung Hom	-	-	-	1 400	-	1 800	2 000	3 800	1 000	700	28 900	
KOWLOON	24 100	145 300	20 000	46 200	34 900	16 700	18 200	69 800	61 000	111 900	92 600	
Cheung Sha Wan	5 400	-	55 700	-	2 800	2 400	800	6 000	13 400	-	4 200	
Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	2 200	
Kwun Tong	-	4 800	-	-	-	24 900	-	24 900	5 900	88 900	54 700	
NEW KOWLOON	5 400	4 800	55 700	-	2 800	27 300	800	30 900	19 300	88 900	61 100	
Tsuen Wan	-	-	-	38 400	-	-	-	38 400	7 700	71 600	-	
Sha Tin	11 600	-	7 000	11 000	-	-	-	-	5 900	-	21 500	
NEW TERRITORIES	11 600	-	7 000	11 000	38 400	-	-	38 400	13 600	71 600	21 500	
OVERALL	247 300	247 100	269 200	200 300	278 800	133 200	46 700	458 700	284 400	748 800	518 900	

Office grades have been reviewed. Please see para. 4.4 of the Technical Notes for the new definitions.

TABLE 20
PRIVATE OFFICES - FORECAST SUPPLY BY GRADE AND DISTRICT
(m²)

	[1992]				[1993]			
	A	B	C	Total	A	B	C	Total
West	-	10 100	-	10 100	-	8 600	11 600	20 200
Sheung Wan	-	12 400	23 900	36 300	-	58 100	29 500	87 600
Central	109 000	21 400	16 700	147 100	7 600	-	21 700	29 300
Wan Chai	69 100	15 700	7 000	91 800	77 400	65 500	7 700	150 600
Causeway Bay	54 600	19 300	-	73 900	8 600	12 800	12 700	34 100
North Point	89 300	26 300	-	115 600	-	14 200	7 200	21 400
Shau Kei Wan	-	-	1 600	1 600	-	-	500	500
HONG KONG	322 000	105 200	49 200	476 400	93 600	159 200	90 900	343 700
Tsim Sha Tsui	32 500	18 900	30 900	82 300	-	4 400	9 000	13 400
Yau Ma Tei	-	6 800	17 900	24 700	-	9 600	21 900	31 500
Mong Kok	-	3 600	600	4 200	-	15 000	3 800	18 800
Hung Hom	-	-	700	700	-	26 600	2 300	28 900
KOWLOON	32 500	29 300	50 100	111 900	-	55 600	37 000	92 600
Cheung Sha Wan	-	-	-	-	-	4 200	-	4 200
Wong Tai Sin	-	-	-	-	-	-	2 200	2 200
Kwun Tong	47 500	41 400	-	88 900	-	54 700	-	54 700
NEW KOWLOON	47 500	41 400	-	88 900	-	58 900	2 200	61 100
Tsuen Wan	38 400	11 700	21 500	71 600	-	-	-	-
Sha Tin	-	-	-	-	21 500	-	-	21 500
NEW TERRITORIES	38 400	11 700	21 500	71 600	21 500	-	-	21 500
OVERALL	440 400	187 600	120 800	748 800	115 100	273 700	130 100	518 900

Office grades have been reviewed. Please see para. 4.4 of the Technical Notes for the new definitions.

PRIVATE OFFICES - VACANCY BY DISTRICT

TABLE 21
(m²)

	1987	1988	1989	1990	1991 by Grade				As a % of year end stock
					A	B	C	Total	
West	5 400	600	1 100	5 700	1 400	100	1 200	2 700	5.4
Sheung Wan	57 900	13 700	28 400	45 600	4 600	17 500	30 300	52 400	7.9
Central	81 100	7 400	69 000	73 600	73 600	33 400	6 500	113 500	7.3
Wan Chai	45 300	4 900	38 800	70 100	97 800	30 000	15 300	143 100	13.8
Mid-levels	100	-	-	-	-	-	-	-	-
Causeway Bay	5 500	2 100	21 800	7 000	8 200	5 900	1 100	15 200	5.4
North Point	3 800	-	5 100	28 800	41 100	36 400	500	78 000	35.3
Shau Kei Wan	3 800	-	100	200	-	-	-	-	-
Aberdeen	300	-	200	300	-	1 100	-	1 100	13.9
South	-	-	300	200	-	-	100	100	33.3
HONG KONG	203 200	28 700	164 800	231 500	226 700	124 400	55 000	406 100	10.6
Tsim Sha Tsui	9 800	81 800	24 400	43 900	44 200	14 100	5 500	63 800	6.8
Yau Ma Tei	6 700	1 900	9 700	17 800	400	2 500	8 600	11 500	4.7
Mong Kok	3 300	400	1 500	2 700	500	1 800	3 100	5 400	6.0
Hung Hom	500	500	700	600	-	700	200	900	1.6
KOWLOON	20 300	84 600	36 300	65 000	45 100	19 100	17 400	81 600	6.1
Cheung Sha Wan	3 100	-	55 700	1 600	1 900	400	1 000	3 300	3.1
Wong Tai Sin	200	-	100	100	-	-	200	200	0.3
Kwun Tong	-	4 900	-	-	-	7 400	-	7 400	24.5
NEW KOWLOON	3 300	4 900	55 800	1 700	1 900	7 800	1 200	10 900	5.5
Tsuen Wan	2 300	700	300	1 800	4 000	-	-	4 000	5.6
Tuen Mun	1 800	400	1 600	300	-	-	100	100	1.2
Yuen Long	8 600	3 100	900	700	-	300	400	700	3.1
North	100	-	-	-	-	-	-	-	-
Tai Po	1 500	1 100	1 400	1 400	-	-	-	-	-
Sha Tin	-	-	-	6 000	2 000	-	-	2 000	5.3
NEW TERRITORIES	14 300	5 300	4 200	10 200	6 000	300	500	6 800	4.6
OVERALL	241 100	123 500	261 100	308 400	279 700	151 600	74 100	505 400	9.2

Office grades have been reviewed. Please see para. 4.4 of the Technical Notes for the new definitions.

TABLE 22

PRIVATE OFFICES - OVERALL VACANCY TRENDS

	In buildings completed during the year			In all other buildings			Overall Vacancy	
	Total floor space	Amount vacant	% vacant	Total floor space	Amount vacant	% vacant	Amount vacant	% of total stock
	(m ²)	(m ²)		(m ²)	(m ²)		(m ²)	
1987	247 300	164 900	66.7	4 173 100	76 200	1.8	241 100	5.5
1988	247 100	85 400	34.6	4 410 300	38 100	0.9	123 500	2.7
1989	269 200	156 500	58.1	4 627 600	104 600	2.3	261 100	5.3
1990	200 300	120 100	60.0	4 884 900	188 300	3.9	308 400	6.1
1991	458 700	269 700	58.8	5 063 400	235 700	4.7	505 400	9.2

TABLE 23

PRIVATE OFFICES - AVERAGE RENTALS BY GRADE AND DISTRICT(\$/m² per month)

Grade	District [Average size]	1990	1990	1990	1990	1990	1991	1991	1991	1991	1991
		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Whole Year	1st Quarter	2nd Quarter	3rd Quarter*	4th Quarter*	Whole Year*
A	Sheung Wan	(392.3)	(364.2)	(351.8)	(309.9)	364.8	(367.7)	(400.8)	(408.3)	-	382.6
	Central	618.6	559.5	588.8	554.3	576.5	526.3	508.9	483.0	(521.2)	505.9
	Wan Chai/Causeway Bay	423.9	455.2	446.1	431.7	441.5	395.2	395.3	392.1	(369.3)	393.0
[169 m ²]	Tsim Sha Tsui	408.6	406.4	401.7	413.0	407.1	393.1	369.0	366.1	(357.9)	373.2
	Yau Ma Tei/Mong Kok	(384.8)	365.9	331.0	330.5	350.2	318.7	307.3	307.5	(311.1)	312.6
B	Sheung Wan	310.4	293.4	276.5	260.3	282.7	254.7	287.8	288.8	281.8	274.2
	Central	(520.3)	453.6	454.7	425.1	448.1	426.9	430.2	401.4	426.8	422.2
	Wan Chai/Causeway Bay	337.4	328.1	323.9	326.4	327.9	310.9	313.1	313.1	295.7	311.0
{ 71 m ² }	Tsim Sha Tsui	364.1	344.9	351.1	340.8	348.5	334.4	338.5	335.7	328.8	335.6
	Yau Ma Tei/Mong Kok	299.9	272.8	282.0	274.3	279.7	268.4	292.6	287.3	(304.0)	281.8
C	Sheung Wan	193.1	198.7	204.5	179.1	195.0	187.8	212.4	213.8	234.3	208.2
	Central	310.1	311.8	299.9	273.9	298.5	286.3	288.9	297.8	296.8	291.7
	Wan Chai/Causeway Bay	261.0	274.8	259.0	262.9	265.0	255.6	265.8	268.7	(260.8)	263.7
[44 m ²]	Tsim Sha Tsui	279.1	283.8	276.6	292.4	282.5	285.6	286.0	298.7	301.4	290.7
	Yau Ma Tei/Mong Kok	308.9	261.7	271.5	267.7	272.4	253.0	257.0	275.3	(260.4)	262.7

* Provisional.

() Indicates fewer than 20 transactions.

Average size relates to the units analysed during 1990 and 1991.

Since second quarter of 1991 average rentals have been compiled in respect of units graded according to revised grading criteria (see para. 4.4 of the Technical Notes). They are not strictly comparable to earlier figures.

TABLE 24

PRIVATE OFFICES - AVERAGE PRICES BY GRADE AND DISTRICT

(\$/m²)

Grade	District	1990	1990	1990	1990	1990	1991	1991	1991	1991	1991
		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Whole Year	1st Quarter	2nd Quarter*	3rd Quarter*	4th Quarter*	Whole Year*
		[Average size]									
A [403 m ²]	Sheung Wan	(54 318)	(53 491)	(53 551)	(53 563)	(53 661)	-	(38 027)	-	-	(38 027)
	Central	(91 239)	(60 142)	(76 592)	(92 982)	86 837	(75 495)	(63 648)	(86 821)	(72 055)	67 267
	Wan Chai/Causeway Bay	(59 423)	-	(64 587)	(54 013)	(58 580)	(60 005)	(63 695)	(59 776)	-	(61 875)
	Tsim Sha Tsui	(52 821)	(56 030)	(50 485)	(53 307)	53 158	(48 928)	50 399	51 304	(53 311)	50 735
	Yau Ma Tei/Mong Kok	(41 509)	(36 671)	(37 649)	(37 194)	(37 943)	(40 359)	(56 702)	(48 807)	-	(44 491)
B [82 m ²]	Sheung Wan	(37 883)	(36 318)	(39 792)	(35 270)	37 127	(31 250)	32 620	(41 186)	(36 644)	34 631
	Central	(68 194)	(63 065)	(63 182)	(63 880)	64 314	(61 243)	(53 493)	(63 866)	(68 990)	(58 394)
	Wan Chai/Causeway Bay	(43 476)	(47 063)	42 883	(30 750)	41 276	(38 369)	37 713	(44 056)	(43 479)	39 994
	Tsim Sha Tsui	(47 921)	(44 620)	(39 609)	(42 809)	43 372	(45 531)	(46 952)	(51 983)	(51 836)	47 994
	Yau Ma Tei/Mong Kok	(31 239)	(30 372)	31 901	(32 480)	31 628	31 887	32 927	(34 211)	(38 548)	33 277
C [43 m ²]	Sheung Wan	28 460	28 966	28 941	30 418	29 160	29 279	30 620	29 263	(36 213)	30 128
	Central	(49 075)	(40 686)	(41 811)	(37 860)	40 410	(43 220)	(42 893)	(52 750)	(37 191)	43 270
	Wan Chai/Causeway Bay	(34 855)	36 258	32 277	31 964	33 871	(34 915)	36 583	35 639	(37 280)	35 950
	Tsim Sha Tsui	33 129	32 742	32 085	33 998	32 991	35 511	35 699	39 352	39 512	37 087
	Yau Ma Tei/Mong Kok	30 358	30 894	(31 019)	30 456	30 651	31 405	33 019	37 004	41 194	36 331

* Provisional.

() Indicates fewer than 20 transactions.

Average size relates to the units analysed during 1990 and 1991.

Since second quarter of 1991, average prices have been compiled in respect of units graded according to revised grading criteria. They are not strictly comparable to earlier figures.

TABLE 25

PRIVATE OFFICES - RENTAL AND PRICE INDICES BY GRADE

(1989 = 100)

Year/Quarter	<u>Rentals</u>				<u>Prices</u>				Overall
	Grade A	Grade B	Grade C	Overall	Grade A	Grade B	Grade C	Overall	
1982	45	48	51	48	38	61	53	50	
1983	35	34	39	36	28	34	37	33	
1984	33	29	36	32	19	25	31	23	
1985	32	29	36	32	23	26	30	25	
1986	40	34	41	38	28	30	33	30	
1987	54	44	48	48	41	40	41	41	
1988	62	60	62	61	60	62	63	62	
1989	100	100	100	100	100	100	100	100	
1990	102	98	104	101	95	96	96	96	
1991	92*	93*	100*	94*	89*	102*	102*	95*	
1987	1 2 3 4	48 48 57 (61)	39 42 47 48	43 44 51 55	38 39 44 42	35 38 41 44	37 39 42 46	37 39 42 44	
1988	1 2 3 4	58 56 63 70	52 57 60 69	56 57 62 72	55 57 62 70	44 51 66 77	47 57 66 77	48 56 70 78	47 55 68 77
1989	1 2 3 4	89 102 104 106	84 99 109 109	83 103 106 109	86 101 106 107	91 107 100 102	92 105 101 102	98 105 96 101	94 106 99 102
1990	1 2 3 4	105 102 100 99	101 100 97 94	107 104 104 99	104 102 100 97	107 87 86 101	99 95 94 96	98 95 94 98	102 92 90 99
1991	1 2 3 4	96 91 90* 89*	94 93 93* 92*	100 100 101* 100*	96 94 94* 93*	85 85* 93* (93)*	95 95* 107* (110)*	99 103* 106* 100*	91 91* 98* 98*

* Provisional.

() Indicates fewer than 20 transactions.

The indices are not restricted to the main districts.

Prices for properties in the New Territories were gradually added by district from the first quarter of 1984. Since the first quarter of 1987, all districts have been included.

Since second quarter of 1991 both indices have been compiled in respect of units graded according to revised grading criteria. They are not strictly comparable to earlier indices.

TABLE 26

OFFICES - GOVERNMENT OWNED

STOCK AND FORECAST SUPPLY BY GRADE

(m2)

Stock at the end of 1991

GRADE						Forecast Supply	
	Hong Kong	Kowloon	New Kowloon	New Territories	Total	[1992]	[1993]
A	265 628	38 737	-	-	304 365	48 550	-
B	74 530	59 315	16 436	66 193	216 474	38 559	-
C	30 735	33 426	46 293	43 734	154 188	1 200	-
All Grades	370 893	131 478	62 729	109 927	675 027	88 309	-

Source : Government Property Agency.

TABLE 27

PRIVATE COMMERCIAL PREMISES - STOCK, SUPPLY AND VACANCY BY DISTRICT

	Stock at the end of 1990 (m ²)	Supply in 1991 (m ²)	Supply as a % of 1990 stock	Stock at the end of 1991 (m ²)	Amount vacant at the end of 1991 (m ²)	% vacant
West	256 400	3 800	1.5	257 000	18 200	7.1
Sheung Wan	357 900	4 100	1.1	350 800	12 900	3.7
Central	406 100	10 300	2.5	414 200	14 600	3.5
Wan Chai	514 000	11 000	2.1	519 500	16 400	3.2
Mid-levels	20 300	500	2.5	20 700	700	3.4
Peak	4 900	-	-	4 900	-	-
Causeway Bay	273 400	3 900	1.4	272 900	6 300	2.3
North Point	493 900	9 300	1.9	501 000	26 300	5.2
Shau Kei Wan	166 000	300	0.2	165 800	3 500	2.1
Aberdeen	120 200	900	0.7	120 500	7 000	5.8
South	21 900	100	0.5	21 900	-	-
HONG KONG	2 635 000	44 200	1.7	2 649 200	105 900	4.0
Tsim Sha Tsui	785 400	13 000	1.7	795 800	28 500	3.6
Yau Ma Tei	475 200	2 400	0.5	473 900	10 500	2.2
Mong Kok	361 900	4 300	1.2	360 700	12 800	3.5
Hung Hom	449 800	5 300	1.2	443 000	16 000	3.6
Ho Man Tin	59 600	200	0.3	59 400	2 100	3.5
KOWLOON	2 131 900	25 200	1.2	2 132 800	69 900	3.3
Cheung Sha Wan	512 300	9 400	1.8	520 500	15 000	2.9
Shek Kip Mei	16 600	-	-	16 600	500	3.0
Kowloon Tong	14 100	-	-	14 100	100	0.7
Wong Tai Sin	242 800	600	0.2	243 000	3 500	1.4
Kwun Tong	236 200	18 400	7.8	254 500	9 900	3.9
Lei Yue Mun	12 200	-	-	12 200	1 000	8.2
NEW KOWLOON	1 034 200	28 400	2.7	1 060 900	30 000	2.8
Tsuen Wan	503 200	64 700	12.9	567 300	69 000	12.2
Tuen Mun	233 900	700	0.3	234 600	20 100	8.6
Yuen Long	289 800	3 100	1.1	292 900	19 100	6.5
North	81 700	15 700	19.2	96 800	10 400	10.7
Tai Po	157 500	10 700	6.8	168 100	7 200	4.3
Sha Tin	207 900	2 200	1.1	210 000	7 900	3.8
Sai Kung	38 200	1 400	3.7	39 200	2 100	5.4
Outlying Islands	87 000	8 300	9.5	94 600	9 300	9.8
NEW TERRITORIES	1 599 200	106 800	6.7	1 703 500	145 100	8.5
OVERALL	7 400 300	204 600	2.8	7 546 400	350 900	4.6

TABLE 28

PRIVATE COMMERCIAL PREMISES - SUPPLY AND FORECAST SUPPLY BY DISTRICT

(m²)

	1987	1988	1989	1990	1991	Average 1987 - 1991	Forecast [1992]	Forecast [1993]
West	6 100	2 200	4 000	3 500	3 800	3 900	11 900	14 300
Sheung Wan	13 000	2 600	3 600	2 900	4 100	5 200	2 700	6 400
Central	4 300	16 100	10 100	35 200	10 300	15 200	9 100	7 800
Wan Chai	9 300	18 700	2 300	5 200	11 000	9 300	9 200	56 900
Mid-levels	500	200	300	700	500	400	300	10 000
Peak	-	1 500	-	-	-	300	-	6 200
Causeway Bay	3 600	3 400	9 200	400	3 900	4 100	19 600	20 500
North Point	82 500	9 700	9 600	2 000	9 300	22 600	6 800	10 200
Shau Kei Wan	10 400	18 600	1 600	700	300	6 300	10 000	4 200
Aberdeen	400	1 900	4 600	800	900	1 700	2 000	36 300
South	2 200	1 100	1 600	-	100	1 000	100	-
HONG KONG	132 300	76 000	46 900	51 400	44 200	70 000	71 700	172 800
Tsim Sha Tsui	2 700	54 900	4 500	15 600	13 000	18 100	31 200	5 500
Yau Ma Tei	3 100	3 100	1 900	4 900	2 400	3 100	12 300	20 800
Mong Kok	2 600	1 000	2 300	7 000	4 300	3 400	8 700	6 200
Hung Hom	24 400	24 900	33 000	19 300	5 300	21 400	3 400	6 800
Ho Man Tin	-	800	-	-	200	200	600	1 000
KOWLOON	32 800	84 700	41 700	46 800	25 200	46 200	56 200	40 300
Cheung Sha Wan	7 900	4 100	22 200	2 400	9 400	9 200	7 700	33 800
Shek Kip Mei	-	-	-	300	-	100	-	-
Wong Tai Sin	800	1 000	3 800	2 300	600	1 700	1 500	25 500
Kwun Tong	7 500	6 700	-	4 600	18 400	7 400	24 400	143 400
NEW KOWLOON	16 200	11 800	26 000	9 600	28 400	18 400	33 600	202 700
Tsuen Wan	9 200	10 500	27 200	70 300	64 700	36 400	4 500	-
Tuen Mun	42 000	25 600	20 500	7 400	700	19 200	18 000	21 000
Yuen Long	6 800	16 700	18 200	9 400	3 100	10 800	16 300	30 100
North	500	-	2 800	1 500	15 700	4 100	8 200	19 800
Tai Po	14 300	7 800	300	9 600	10 700	8 500	2 400	100
Sha Tin	19 500	2 200	10 300	29 400	2 200	12 700	3 800	38 900
Sai Kung	6 000	-	2 600	1 600	1 400	2 300	400	-
Outlying Islands	4 100	3 000	500	2 100	8 300	3 600	500	300
NEW TERRITORIES	102 400	65 800	82 400	131 300	106 800	97 600	54 100	110 200
OVERALL	283 700	238 300	197 000	239 100	204 600	232 200	215 600	526 000

TABLE 29

PRIVATE COMMERCIAL PREMISES - VACANCY BY DISTRICT

	Vacancies in m ² at the end of				1991 Amount (m ²)	As a % of year end stock
	1987	1988	1989	1990		
West	20 000	12 100	12 800	20 300	18 200	7.1
Sheung Wan	22 000	16 300	20 600	15 400	12 900	3.7
Central	12 600	9 800	18 200	12 300	14 600	3.5
Wan Chai	12 900	8 000	12 800	17 800	16 400	3.2
Mid-levels	1 000	1 300	800	400	700	3.4
Peak	-	1 500	100	500	-	-
Causeway Bay	8 300	4 300	7 500	5 100	6 300	2.3
North Point	22 900	43 800	24 900	16 900	26 300	5.2
Shau Kei Wan	7 600	17 100	8 900	4 300	3 500	2.1
Aberdeen	7 600	9 200	11 200	9 500	7 000	5.8
South	2 500	1 100	300	100	-	-
HONG KONG	117 400	124 500	118 100	102 600	105 900	4.0
Tsim Sha Tsui	13 000	39 700	19 600	34 600	28 500	3.6
Yau Ma Tei	10 200	5 900	12 100	14 000	10 500	2.2
Mong Kok	12 600	10 500	16 000	10 900	12 800	3.5
Hung Hom	30 500	28 600	45 300	37 000	16 000	3.6
Ho Man Tin	800	300	2 200	400	2 100	3.5
KOWLOON	67 100	85 000	95 200	96 900	69 900	3.3
Cheung Sha Wan	11 100	10 900	32 200	12 600	15 000	2.9
Shek Kip Mei	100	100	100	400	500	3.0
Kowloon Tong	-	-	-	100	100	0.7
Wong Tai Sin	5 400	3 700	6 200	4 400	3 500	1.4
Kwun Tong	10 200	12 200	7 900	7 600	9 900	3.9
Lei Yue Mun	1 200	500	400	400	1 000	8.2
NEW KOWLOON	28 000	27 400	46 800	25 500	30 000	2.8
Tsuen Wan	28 800	23 500	38 800	68 800	69 000	12.2
Tuen Mun	39 600	37 900	34 100	25 500	20 100	8.6
Yuen Long	37 900	46 600	35 700	25 200	19 100	6.5
North	1 400	600	3 700	3 700	10 400	10.7
Tai Po	13 200	13 000	7 200	15 300	7 200	4.3
Sha Tin	23 600	15 900	11 300	12 300	7 900	3.8
Sai Kung	4 200	500	1 300	3 200	2 100	5.4
Outlying Islands	6 400	6 000	2 900	2 600	9 300	9.8
NEW TERRITORIES	155 100	144 000	135 000	156 600	145 100	8.5
OVERALL	367 600	380 900	395 100	381 600	350 900	4.6

TABLE 30

PRIVATE COMMERCIAL PREMISES - OVERALL VACANCY TRENDS

	In buildings completed during the year			In all other buildings			Overall Vacancy	
	Total floor space	Amount vacant	% vacant	Total floor space	Amount vacant	% vacant	Amount vacant	% of total stock
	(m ²)	(m ²)		(m ²)	(m ²)		(m ²)	
1987	283 700	135 400	47.7	6 496 300	232 200	3.6	367 600	5.4
1988	238 300	135 700	56.9	6 740 000	245 200	3.6	380 900	5.5
1989	197 000	141 100	71.6	6 921 400	254 000	3.7	395 100	5.6
1990	239 100	109 600	45.8	7 161 200	272 000	3.8	381 600	5.2
1991	204 600	100 900	49.3	7 341 800	250 000	3.4	350 900	4.6

TABLE 31

PRIVATE RETAIL PREMISES - AVERAGE RENTALS(\$/m² per month)

Area [Average size]	1990	1990	1990	1990	1990	1991	1991	1991	1991	
	<u>1st Quarter</u>	<u>2nd Quarter</u>	<u>3rd Quarter</u>	<u>4th Quarter</u>	<u>Whole Year</u>	<u>1st Quarter</u>	<u>2nd Quarter</u>	<u>3rd Quarter*</u>	<u>4th Quarter*</u>	<u>Whole Year*</u>
Hong Kong	467.5	485.9	487.5	562.3	500.5	489.4	592.4	619.4	595.1	569.2
[66 m ²]										
Kowloon	602.8	676.7	593.9	734.0	653.1	742.1	648.1	741.9	700.4	709.4
[57 m ²]										
New Kowloon	296.5	348.3	418.0	499.6	408.2	351.3	462.2	495.4	520.1	442.4
[53 m ²]										
New Territories	232.6	299.2	286.4	321.2	291.2	334.0	378.9	353.5	(261.0)	355.3
[50 m ²]										

* Provisional.

() Indicates fewer than 20 transactions.

Average size relates to the units analysed during 1990 and 1991.

TABLE 32

PRIVATE RETAIL PREMISES - AVERAGE PRICES(\$/m²)

Area [Average size]	1990	1990	1990	1990	1990	1991	1991	1991	1991	1991
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Whole Year	1st Quarter	2nd Quarter*	3rd Quarter*	4th Quarter*	Whole Year*
Hong Kong	42 600	49 989	48 277	53 814	49 333	54 838	66 997	84 545	71 342	68 163
[43 m ²]										
Kowloon	51 677	57 694	58 997	56 374	56 700	58 080	77 938	73 202	69 904	70 940
[39 m ²]										
New Kowloon	48 700	47 676	51 049	57 395	51 674	58 158	65 366	61 880	(71 789)	62 232
[46 m ²]										
New Territories	31 679	36 654	38 846	37 362	36 995	47 581	48 075	60 598	59 059	52 417
[31 m ²]										

* Provisional.

() Indicates fewer than 20 transactions.

Average size relates to the units analysed during 1990 and 1991.

TABLE 33

PRIVATE RETAIL PREMISES - RENTAL AND PRICE INDICES

(1989 = 100)

Year/Quarter	Rentals	Prices
1982	64	54
1983	60	42
1984	55	38
1985	58	40
1986	61	47
1987	69	57
1988	81	76
1989	100	100
1990	112	112
1991	125*	142*
1987	1 2 3 4	63 67 74 73
1988	1 2 3 4	75 79 81 87
1989	1 2 3 4	93 101 102 105
1990	1 2 3 4	108 109 114 116
1991	1 2 3 4	118 124 128* 131*

* Provisional.

Prices for properties in the New Territories were gradually added by district from the first quarter of 1984. Since the

first quarter of 1987, all districts have been included.

From the first quarter of 1989 the indices are in respect of all types of retail premises. They are not strictly comparable to the earlier indices which are in respect of shop premises with street frontage only.

TABLE 34

COMMERCIAL PREMISES - HOUSING AUTHORITY

STOCK, VACANCY, SUPPLY AND FORECAST SUPPLY BY DISTRICT

(m²)

	Stock at the end of 1991*	Amount vacant at the end of 1991*	% vacant	Supply		Forecast Supply
				1991	[1992]	[1993]
West	25	25	100.0	-	-	-
North Point	4 908	48	1.0	-	-	-
Shau Kei Wan	29 010	3 477	12.0	834	-	-
Aberdeen	37 635	2 728	7.2	2 973	-	-
South	-	-	-	-	-	79
HONG KONG	71 578	6 278	8.8	3 807	-	79
Hung Hom	1 012	11	1.1	-	-	-
Ho Man Tin	22 379	611	2.7	-	-	-
KOWLOON	23 391	622	2.7	-	-	-
Cheung Sha Wan	12 894	1 687	13.1	-	-	-
Shek Kip Mei	40 515	2 743	6.8	-	-	1 201
Wong Tai Sin	134 727	14 765	11.0	19 736	-	-
Kwun Tong	75 564	2 156	2.9	18	-	1 098
Lei Yue Mun	52 335	6 865	13.1	7 575	3 472	-
NEW KOWLOON	316 035	28 216	8.9	27 329	3 472	2 299
Tsuen Wan	120 393	7 845	6.5	3 480	3 061	5 111
Tuen Mun	86 399	10 531	12.2	-	993	-
Yuen Long	14 794	2 668	18.0	-	12 662	-
North	24 915	1 133	4.5	-	-	95
Tai Po	45 961	2 536	5.5	4 181	-	-
Sha Tin	109 823	5 508	5.0	8 905	-	4 071
Sai Kung	21 692	2 765	12.7	-	-	11 996
Outlying Islands	1 591	1 163	73.1	-	-	-
NEW TERRITORIES	425 568	34 149	8.0	16 566	16 716	21 273
OVERALL	836 572	69 265	8.3	47 702	20 188	23 651

* Excluding those in buildings completed during the second half of 1991.
Source : Housing Department.

TABLE 35

COMMERCIAL PREMISES - HOUSING SOCIETY

STOCK, VACANCY, SUPPLY AND FORECAST SUPPLY BY DISTRICT

(m2)

	Stock at the end of 1991	Amount vacant at the end of 1991	% vacant	Supply 1991	Forecast Supply [1992]	Forecast Supply [1993]
West	1 270	-	-	-	-	-
Sheung Wan	379	-	-	-	-	-
Central	69	-	-	-	-	245
Wan Chai	156	-	-	-	-	-
Causeway Bay	836	-	-	-	-	-
North Point	391	-	-	-	-	458
Shau Kei Wan	504	-	-	-	-	-
Aberdeen	604	-	-	-	-	-
HONG KONG	4 209	-	-	-	-	703
Yau Ma Tei	1 017	923	90.8	923	-	-
Mong Kok	1 081	-	-	-	-	765
Hung Hom	4 033	489	12.1	-	-	105
Ho Man Tin	1 265	-	-	-	-	-
KOWLOON	7 396	1 412	19.1	923	-	870
Cheung Sha Wan	175	-	-	-	-	-
Wong Tai Sin	259	189	73.0	-	-	-
Kwun Tong	3 086	50	1.6	-	-	-
NEW KOWLOON	3 520	239	6.8	-	-	-
Tsuen Wan	10 185	304	3.0	1 773	-	-
North	1 791	234	13.1	332	-	-
Sha Tin	4 174	-	-	-	-	-
NEW TERRITORIES	16 150	538	3.3	2 105	-	-
OVERALL	31 275	2 189	7.0	3 028	-	1 573

Source : Housing Society.

TABLE 36

PRIVATE FLATTED FACTORIES - STOCK, SUPPLY AND VACANCY BY DISTRICT

	Stock at the end of 1990 (m2)	Supply in 1991 (m2)	Supply as a % of 1990 stock	Stock at the end of 1991 (m2)	Amount vacant at the end of 1991 (m2)	Amount vacant at the end of 1991 % vacant
West	118 300	-	-	118 300	3 800	3.2
Wan Chai	700	-	-	700	-	-
North Point	470 800	-	-	470 800	8 500	1.8
Shau Kei Wan	767 200	59 700	7.8	824 000	31 400	3.8
Aberdeen	756 300	6 200	0.8	752 500	159 800	21.2
HONG KONG	2 113 300	65 900	3.1	2 166 300	203 500	9.4
Mong Kok	400 700	16 700	4.2	408 100	21 800	5.3
Hung Hom	950 800	700	0.1	949 100	25 800	2.7
KOWLOON	1 351 500	17 400	1.3	1 357 200	47 600	3.5
Cheung Sha Wan	1 121 800	39 600	3.5	1 152 800	54 800	4.8
Wong Tai Sin	800 800	38 200	4.8	839 000	34 900	4.2
Kwun Tong	2 987 700	79 200	2.7	3 066 900	140 800	4.6
Lei Yue Mun	404 300	-	-	404 300	24 000	5.9
NEW KOWLOON	5 314 600	157 000	3.0	5 463 000	254 500	4.7
Tsuen Wan	5 326 300	83 700	1.6	5 355 200	210 000	3.9
Tuen Mun	1 313 600	66 100	5.0	1 379 700	167 700	12.2
Yuen Long	159 800	11 400	7.1	171 200	29 200	17.1
North	72 700	42 600	58.6	115 300	36 200	31.4
Tai Po	141 500	27 600	19.5	169 100	26 400	15.6
Sha Tin	885 800	49 000	5.5	934 800	78 600	8.4
Outlying Islands	1 400	-	-	1 400	-	-
NEW TERRITORIES	7 901 100	280 400	3.5	8 126 700	548 100	6.7
OVERALL	16 680 500	520 700	3.1	17 113 200	1 053 700	6.2

TABLE 37

PRIVATE FLATTED FACTORIES - SUPPLY AND FORECAST SUPPLY BY DISTRICT(m²)

	1987	1988	1989	1990	1991	Average 1987 - 1991	Forecast [1992]	Forecast [1993]
West	4 600	-	8 900	-	-	2 700	-	-
North Point	-	31 900	31 300	-	-	12 600	38 900	-
Shau Kei Wan	-	29 300	89 300	78 500	59 700	51 400	44 400	34 000
Aberdeen	-	14 800	-	139 200	6 200	32 000	-	-
HONG KONG	4 600	76 000	129 500	217 700	65 900	98 700	83 300	34 000
Mong Kok	-	1 400	19 500	5 400	16 700	8 600	6 400	17 700
Hung Hom	63 100	-	71 800	32 300	700	33 600	-	-
KOWLOON	63 100	1 400	91 300	37 700	17 400	42 200	6 400	17 700
Cheung Sha Wan	10 400	5 500	2 800	12 800	39 600	14 200	15 400	22 300
Wong Tai Sin	-	-	9 700	-	38 200	9 600	-	21 500
Kwun Tong	229 500	145 900	135 400	91 800	79 200	136 400	69 200	66 400
Lei Yue Mun	-	84 800	-	-	-	16 900	-	-
NEW KOWLOON	239 900	236 200	147 900	104 600	157 000	177 100	84 600	110 200
Tsuen Wan	63 800	286 500	301 300	61 600	83 700	159 400	183 200	174 200
Tuen Mun	47 600	186 800	106 900	107 000	66 100	102 900	24 600	52 400
Yuen Long	19 700	49 000	-	10 000	11 400	18 000	18 500	-
North	3 000	10 900	43 900	15 100	42 600	23 100	62 900	33 400
Tai Po	-	-	-	-	27 600	5 500	-	-
Sha Tin	98 900	216 800	42 400	31 200	49 000	87 700	34 900	29 700
Sai Kung	-	41 700	-	-	-	8 300	-	-
Outlying Islands	-	-	1 000	600	-	300	-	100
NEW TERRITORIES	233 000	791 700	495 500	225 500	280 400	405 200	324 100	289 800
OVERALL	540 600	1 105 300	864 200	585 500	520 700	723 200	498 400	451 700

PRIVATE FLATTED FACTORIES - SUPPLY BY SIZE AND DISTRICT

TABLE 38

(No. of units)

	Size Range (m ²)				
	Less than 50.0	50 - 99.9	100 - 199.9	200 - 399.9	Over 399.9
Shau Kei Wan	33	535	87	2	4
Aberdeen	-	-	-	22	-
HONG KONG	33	535	87	24	4
Mong Kok	7	37	81	1	3
Hung Hom	-	-	6	-	-
KOWLOON	7	37	87	1	3
Cheung Sha Wan	48	155	80	61	1
Wong Tai Sin	45	292	99	-	1
Kwun Tong	321	347	69	47	23
NEW KOWLOON	414	794	248	108	25
Tsuen Wan	11	185	42	1	43
Tuen Mun	1	103	6	-	21
Yuen Long	-	102	1	4	3
North	116	171	138	23	2
Tai Po	-	-	40	61	10
Sha Tin	3	358	84	23	18
NEW TERRITORIES	131	919	311	112	97
OVERALL	585	2 285	733	245	129
%	14.7	57.5	18.4	6.2	3.2

TABLE 39

PRIVATE FLATTED FACTORIES - VACANCY BY DISTRICT

	Vacancies in m ² at the end of				1991	As a % of year end stock
	1987	1988	1989	1990	Amount (m ²)	
West	2 200	700	2 700	3 000	3 800	3.2
Wan Chai	-	-	-	300	-	-
North Point	-	32 000	10 800	7 900	8 500	1.8
Shau Kei Wan	9 400	27 000	42 100	22 900	31 400	3.8
Aberdeen	1 500	2 600	14 400	152 000	159 800	21.2
HONG KONG	13 100	62 300	70 000	186 100	203 500	9.4
Mong Kok	1 800	2 000	5 100	14 800	21 800	5.3
Hung Hom	28 300	600	76 400	46 700	25 800	2.7
KOWLOON	30 100	2 600	81 500	61 500	47 600	3.5
Cheung Sha Wan	14 400	21 400	20 400	33 400	54 800	4.8
Wong Tai Sin	1 800	1 000	4 900	6 700	34 900	4.2
Kwun Tong	81 200	42 300	79 400	127 500	140 800	4.6
Lei Yue Mun	-	96 100	6 000	30 200	24 000	5.9
NEW KOWLOON	97 400	160 800	110 700	197 800	254 500	4.7
Tsuen Wan	39 000	108 800	253 500	199 400	210 000	3.9
Tuen Mun	42 700	153 000	209 200	135 700	167 700	12.2
Yuen Long	6 900	40 000	6 700	10 200	29 200	17.1
North	3 000	10 900	23 800	24 400	36 200	31.4
Tai Po	-	1 000	300	3 200	26 400	15.6
Sha Tin	15 000	164 200	76 000	66 700	78 600	8.4
Outlying Islands	-	-	900	800	-	-
NEW TERRITORIES	106 600	477 900	570 400	440 400	548 100	6.7
OVERALL	247 200	703 600	832 600	885 800	1 053 700	6.2

TABLE 40

PRIVATE FLATTED FACTORIES - VACANCY BY SIZE AND DISTRICT

(No. of units)

	Size Range (m ²)				
	Less than 50.0	50 - 99.9	100 - 199.9	200 - 399.9	Over 399.9
West	-	-	-	1	6
North Point	3	-	1	7	8
Shau Kei Wan	1	121	90	14	8
Aberdeen	1	652	208	35	36
HONG KONG	5	773	299	57	58
Mong Kok	1	24	42	6	15
Hung Hom	-	-	17	39	18
KOWLOON	1	24	59	45	33
Cheung Sha Wan	54	148	77	62	24
Wong Tai Sin	45	174	47	12	11
Kwun Tong	189	275	96	67	107
Lei Yue Mun	-	8	87	12	9
NEW KOWLOON	288	605	307	153	151
Tsuen Wan	7	104	215	138	133
Tuen Mun	10	176	61	25	82
Yuen Long	-	78	20	15	7
North	105	180	117	12	1
Tai Po	-	-	40	61	8
Sha Tin	10	396	211	31	24
NEW TERRITORIES	132	934	664	282	255
OVERALL	426	2 336	1 329	537	497
%	8.3	45.6	25.9	10.5	9.7

TABLE 41

PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

	In buildings completed during the year			In all other buildings			Overall Vacancy	
	Total floor space	Amount vacant	% vacant	Total floor space	Amount vacant	% vacant	Amount vacant	% of total stock
	(m ²)	(m ²)		(m ²)	(m ²)		(m ²)	
1987	540 600	186 400	34.5	13 920 700	60 800	0.4	247 200	1.7
1988	1 105 300	583 900	52.8	14 400 500	119 700	0.8	703 600	4.5
1989	864 200	455 400	52.7	15 442 900	377 200	2.4	832 600	5.1
1990	585 500	282 100	48.2	16 095 000	603 700	3.8	885 800	5.3
1991	520 700	311 600	59.8	16 592 500	742 100	4.5	1 053 700	6.2

TABLE 42

PRIVATE FLATTED FACTORIES - AVERAGE RENTALS(\$/m² per month)

Area [Average size]	1990	1990	1990	1990	1990	1991	1991	1991	1991	1991
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Whole Year	1st Quarter	2nd Quarter	3rd Quarter*	4th Quarter*	Whole Year*
Hong Kong	87.5	89.6	89.9	96.0	90.7	97.2	98.8	98.6	107.5	99.0
[239 m ²]										
Kowloon	99.4	99.2	98.0	89.4	97.0	96.7	102.6	101.9	(96.4)	100.6
[254 m ²]										
New Kowloon	86.4	89.7	93.5	94.1	91.7	89.7	90.2	101.8	98.6	93.8
[276 m ²]										
New Territories	68.8	66.9	69.3	69.3	68.5	71.2	68.9	74.9	70.4	71.3
[215 m ²]										

* Provisional.

() Indicates fewer than 20 transactions.

Average rentals are in respect of upper floor units only.

Average size relates to the units analysed during 1990 and 1991.

TABLE 43
(\$/m²)

Area [Average size]	PRIVATE FLATTED FACTORIES - AVERAGE PRICES									
	1990	1990	1990	1990	1990	1991	1991	1991	1991	1991
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Whole Year	1st Quarter	2nd Quarter*	3rd Quarter*	4th Quarter*	Whole Year*
Hong Kong	11 188	11 132	11 512	12 961	11 739	12 020	12 835	13 179	(14 243)	12 768
[175 m ²]										
Kowloon	13 478	13 082	12 666	12 573	12 931	12 635	13 821	14 846	16 110	13 940
[220 m ²]										
New Kowloon	11 852	11 486	11 975	12 775	11 995	12 391	12 846	14 421	14 505	13 327
[150 m ²]										
New Territories	8 034	8 108	8 089	8 281	8 140	8 324	8 592	9 073	9 547	8 637
[141 m ²]										

* Provisional.

() Indicates fewer than 20 transactions.

Average prices are in respect of upper floor units only.

Average size relates to the units analysed during 1990 and 1991.

TABLE 44

PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES

(1989 = 100)

Year/Quarter	Rentals	Prices
1982	51	49
1983	42	39
1984	42	36
1985	44	41
1986	47	42
1987	55	57
1988	77	79
1989	100	100
1990	105	106
1991	108*	113*
1987	1 2 3 4	49 53 58 59
1988	1 2 3 4	75 75 76 83
1989	1 2 3 4	93 99 103 106
1990	1 2 3 4	106 103 105 105
1991	1 2 3 4	105. 106 110* 112*

* Provisional.

The indices are in respect of upper floor units only.

Prices for properties in the New Territories were gradually added by district from the first quarter of 1984. Since the first quarter of 1987, all districts have been included.

TABLE 45

FLATTED FACTORIES - HOUSING AUTHORITY

STOCK AND VACANCY BY DISTRICT

	Stock at the end of 1991 (m2)	Amount vacant at the end of 1991 (m2)	% Vacant
Shau Kei Wan	6 804	-	-
HONG KONG	6 804	-	-
Cheung Sha Wan	52 069	128	0.2
Shek Kip Mei	9 360	-	-
Wong Tai Sin	48 096	-	-
Kwun Tong	78 505	1 067	1.4
NEW KOWLOON	188 030	1 195	0.6
Tsuen Wan	124 134	442	0.4
Tuen Mun	43 900	5 022	11.4
Yuen Long	9 708	1 968	20.3
Sha Tin	39 729	821	2.1
NEW TERRITORIES	217 471	8 253	3.8
OVERALL	412 305	9 448	2.3

Nil supply and forecast supply for 1991, 1992 and 1993.
 Source : Housing Department.

TABLE 46

PRIVATE SPECIALISED FACTORIES - STOCK AND SUPPLY BY DISTRICT

	Stock at the end of 1990 (m ²)	Supply in 1991 (m ²)	Supply as a % of 1990 stock	Stock at the end of 1991 (m ²)
West	700	-	-	700
North Point	131 000	-	-	131 000
Shau Kei Wan	16 100	-	-	14 500
Aberdeen	52 300	-	-	52 300
HONG KONG	200 100	-	-	198 500
Mong Kok	3 800	-	-	600
Hung Hom	104 400	-	-	104 400
KOWLOON	108 200	-	-	105 000
Cheung Sha Wan	67 100	-	-	67 100
Wong Tai Sin	80 500	-	-	80 500
Kwun Tong	481 200	-	-	461 500
Lei Yue Mun	23 400	-	-	23 400
NEW KOWLOON	652 200	-	-	632 500
Tsuen Wan	604 400	26 500	4.4	630 900
Tuen Mun	189 000	-	-	146 200
Yuen Long	210 000	14 800	7.0	224 800
North	35 700	-	-	35 700
Tai Po	623 100	10 600	1.7	633 700
Sha Tin	206 800	17 200	8.3	224 000
Sai Kung	69 500	-	-	69 500
Outlying Islands	5 000	-	-	5 000
NEW TERRITORIES	1 943 500	69 100	3.6	1 969 800
OVERALL	2 904 000	69 100	2.4	2 905 800

TABLE 47
PRIVATE SPECIALISED FACTORIES - SUPPLY AND FORECAST SUPPLY BY DISTRICT
(m²)

	1987	1988	1989	1990	1991	Average 1987 - 1991	Forecast [1992]	Forecast [1993]
Aberdeen	-	3 000	-	-	-	600	-	-
HONG KONG	-	3 000	-	-	-	600	-	-
Hung Hom	-	-	14 100	-	-	2 800	-	-
KOWLOON	-	-	14 100	-	-	2 800	-	-
Cheung Sha Wan	-	-	-	-	-	-	-	9 300
Kwun Tong	-	-	26 200	-	-	5 200	-	-
NEW KOWLOON	-	-	26 200	-	-	5 200	-	9 300
Tsuen Wan	-	17 500	4 900	-	26 500	9 800	-	-
Tuen Mun	-	-	-	29 300	-	5 900	-	-
Yuen Long	11 200	48 800	35 200	14 200	14 800	24 800	68 900	-
North	2 300	-	-	12 700	-	3 000	-	11 000
Tai Po	88 200	72 200	82 400	61 700	10 600	63 000	9 500	-
Sha Tin	15 500	-	31 500	27 900	17 200	18 400	-	-
Sai Kung	-	-	2 700	5 200	-	1 600	-	-
Outlying Islands	-	300	-	-	-	100	4 800	-
NEW TERRITORIES	117 200	138 800	156 700	151 000	69 100	126 600	83 200	11 000
OVERALL	117 200	141 800	197 000	151 000	69 100	135 200	83 200	20 300

TABLE 48

PRIVATE STORAGE - STOCK, SUPPLY AND VACANCY BY DISTRICT

	Stock at the end of 1990 (m ²)	Supply in 1991 (m ²)	Supply as a % of 1990 stock	Stock at the end of 1991 (m ²)	Amount vacant at the end of 1991 (m ²)	% vacant
West	68 000	-	-	47 100	2 400	5.1
Sheung Wan	10 500	-	-	5 200	-	-
North Point	47 600	-	-	47 600	-	-
Shau Kei Wan	97 400	-	-	97 400	-	-
Aberdeen	43 100	-	-	43 100	600	1.4
HONG KONG	266 600	-	-	240 400	3 000	1.2
Tsim Sha Tsui	58 300	-	-	58 300	-	-
Mong Kok	5 300	-	-	5 300	-	-
Hung Hom	76 300	-	-	26 800	4 300	16.0
KOWLOON	139 900	-	-	90 400	4 300	4.8
Cheung Sha Wan	89 800	44 600	49.7	134 400	200	0.1
Wong Tai Sin	6 100	-	-	6 100	-	-
Kwun Tong	311 800	-	-	311 800	15 400	4.9
Lei Yue Mun	80 000	-	-	80 000	5 000	6.3
NEW KOWLOON	487 700	44 600	9.1	532 300	20 600	3.9
Tsuen Wan	1 053 900	391 100	37.1	1 444 900	245 400	17.0
Tuen Mun	43 900	15 300	34.9	59 200	100	0.2
Yuen Long	10 500	7 400	70.5	17 900	7 400	41.3
North	32 800	40 000	122.0	72 800	-	-
Sha Tin	255 500	40 000	15.7	295 500	2 800	0.9
Sai Kung	2 800	-	-	2 800	-	-
NEW TERRITORIES	1 399 400	493 800	35.3	1 893 100	255 700	13.5
OVERALL	2 293 600	538 400	23.5	2 756 200	283 600	10.3

Figures now include storage facilities at container terminals.

TABLE 49
PRIVATE STORAGE - SUPPLY AND FORECAST SUPPLY BY DISTRICT
(m²)

	1987	1988	1989	1990	1991	Average 1987 - 1991	Forecast [1992]	Forecast [1993]
West	-	24 400	-	-	-	4 900	-	-
North Point	-	24 700	6 700	-	-	6 300	20 200	-
Shau Kei Wan	-	26 000	5 900	-	-	6 400	-	-
Aberdeen	-	-	-	7 200	-	1 400	-	-
 HONG KONG	-	75 100	12 600	7 200	-	19 000	20 200	-
 Hung Hom		1 600	-	-	-	300	34 200	-
 KOWLOON		1 600	-	-	-	300	34 200	-
 Cheung Sha Wan	-	-	-	-	44 600	8 900	-	-
Kwun Tong	-	-	-	-	-	-	26 800	12 300
 NEW KOWLOON	-	-	-	-	44 600	8 900	26 800	12 300
 Tsuen Wan	38 000	139 900	32 200	44 300	391 100	129 100	392 200	144 800
Tuen Mun	7 300	7 400	-	27 600	15 300	11 500	-	-
Yuen Long	2 500	-	-	500	7 400	2 100	5 600	-
North	-	-	16 300	16 400	40 000	14 500	11 900	14 800
Sha Tin	10 500	52 500	-	19 000	40 000	24 400	26 500	46 600
Sai Kung	-	-	-	-	-	-	11 400	-
 NEW TERRITORIES	58 300	199 800	48 500	107 800	493 800	181 600	447 600	206 200
 OVERALL	59 900	274 900	61 100	115 000	538 400	209 800	528 800	218 500

Figures now include storage facilities at container terminals.

TABLE 50

PRIVATE STORAGE - VACANCY BY DISTRICT

	Vacancies in m ² at the end of				1991 Amount (m ²)	As a % of year end stock
	1987	1988	1989	1990		
West	700	7 200	1 700	2 400	2 400	5.1
Sheung Wan	900	900	1 700	-	-	-
North Point	100	24 700	5 500	-	-	-
Aberdeen	500	500	200	7 400	600	1.4
 HONG KONG	 2 200	 33 300	 9 100	 9 800	 3 000	 1.2
 Hung Hom	 1 000	 -	 3 000	 2 900	 4 300	 16.0
 KOWLOON	 1 000	 -	 3 000	 2 900	 4 300	 4.8
Cheung Sha Wan	-	-	-	500	200	0.1
Kwun Tong	-	-	-	-	15 400	4.9
Lei Yue Mun	-	11 800	-	9 300	5 000	6.3
 NEW KOWLOON	 -	 11 800	 -	 9 800	 20 600	 3.9
Tsuen Wan	1 000	7 900	41 400	-	*245 400	17.0
Tuen Mun	-	-	-	-	100	0.2
Yuen Long	-	-	-	-	7 400	41.3
North	-	-	4 800	-	-	-
Sha Tin	-	-	-	-	2 800	0.9
 NEW TERRITORIES	 1 000	 7 900	 46 200	 -	 255 700	 13.5
OVERALL	4 200	53 000	58 300	22 500	283 600	10.3

* Figure now include storage facilities at container terminals.

TABLE 51

PRIVATE STORAGE - OVERALL VACANCY TRENDS

	In buildings completed during the year			In all other buildings			Overall Vacancy	
	Total floor space	Amount vacant	% vacant	Total floor space	Amount vacant	% vacant	Amount vacant	% of total stock
	(m ²)	(m ²)		(m ²)	(m ²)		(m ²)	
1987	59 900	800	1.3	1 907 900	3 400	0.2	4 200	0.2
1988	274 900	35 000	12.7	1 951 200	18 000	0.9	53 000	2.4
1989	61 100	42 500	69.6	2 163 300	15 800	0.7	58 300	2.6
1990	115 000	7 200	6.3	2 178 600	15 300	0.7	22 500	1.0
1991	538 400	*237 300	44.1	2 217 800	46 300	2.1	*283 600	10.3

* Vacancy figures for 1991 include storage facilities at container terminals. They are not strictly comparable to vacancy figures prior to 1991.

AREAS AND DISTRICTS

AREA	DISTRICT	NAMES OF SUB-DISTRICTS WITHIN DISTRICT BOUNDARIES	TERTIAL PLANNING UNITS
HONG KONG	West	Kennedy Town, Shek Tong Tsui, Sai Ying Pun	1.1.1, 1.1.2, 1.1.6
	Sheung Wan		1.1.3, 1.1.4, 1.1.5
	Central		1.2.1, 1.2.2, 1.2.3, 1.2.4
	Wan Chai		1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.5
	Mid-levels	Pok Fu Lam	1.4.0, 1.4.1, 1.4.2, 1.4.3, 1.7.1
	Peak		1.8.1, 1.8.2, 1.8.3, 1.8.4
	Causeway Bay	Tai Hang, Happy Valley, Jardine's Lookout, So Kon Po, East Point	1.4.4, 1.4.5, 1.4.6, 1.4.7, 1.4.8, 1.4.9
	North Point	Quarry Bay	1.5.1, 1.5.2, 1.5.3, 1.5.4, 1.5.5, 1.5.6, 1.5.7
	Shau Kei Wan	Sai Wan Ho, Chai Wan	1.6.1, 1.6.2, 1.6.3, 1.6.4, 1.6.5, 1.6.6
	Aberdeen	Pok Fu Lam Village, Ap Lei Chau, Wong Chuk Hang	1.7.2, 1.7.3, 1.7.4, 1.7.5
	South	Deep Water Bay, Shouson Hill, Repulse Bay, Stanley, Tai Tam, Shek O	1.9.0, 1.9.1, 1.9.2, 1.9.3, 1.9.4, 1.9.5, 1.9.6, 1.9.7, 1.9.8, 1.9.9
KOWLOON	Tsim Sha Tsui	Hung Hom Reclamation	2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6
	Yau Ma Tei	King's Park	2.2.0, 2.2.5, 2.2.6, 2.2.7, 2.2.8, 2.2.9
	Mong Kok	Tai Kok Tsui, Stonecutters Island	2.2.1, 2.2.2, 2.6.9
	Hung Hom	To Kwa Wan, Ma Tau Kok	2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5
	Ho Man Tin	Ma Tau Wai, Kadoorie Hill	2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6, 2.3.7, 2.4.6
NEW KOWLOON	Cheung Sha Wan	Lai Chi Kok, Sham Shui Po	2.6.0, 2.6.1, 2.6.4, 2.6.5, 2.6.6, 2.6.7
	Shek Kip Mei	So Uk, Tai Hang Tung, Tai Hang Sai, Yau Yat Tsuen	2.6.2, 2.6.3, 2.6.8
	Kowloon Tong		2.7.1, 2.7.2
	Wong Tai Sin	Kowloon City, San Po Kong, Kai Tak, Tung Tau, Wang Tau Hom, Lok Fu, Tai Hom, Diamond Hill, Tsz Wan Shan, Chuk Yuen, Ngau Chi Wan	2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7, 2.8.8, 2.8.9
	Kwun Tong	Ngau Tau Kok, Jordan Valley, Kowloon Bay	2.8.0, 2.9.0, 2.9.1, 2.9.2, 2.9.4, 2.9.5,
	Lei Yue Mun	Sau Mau Ping, Lam Tin, Cha Kwo Ling, Yau Tong	2.9.3, 2.9.7, 2.9.8, 2.9.9

(p) = part

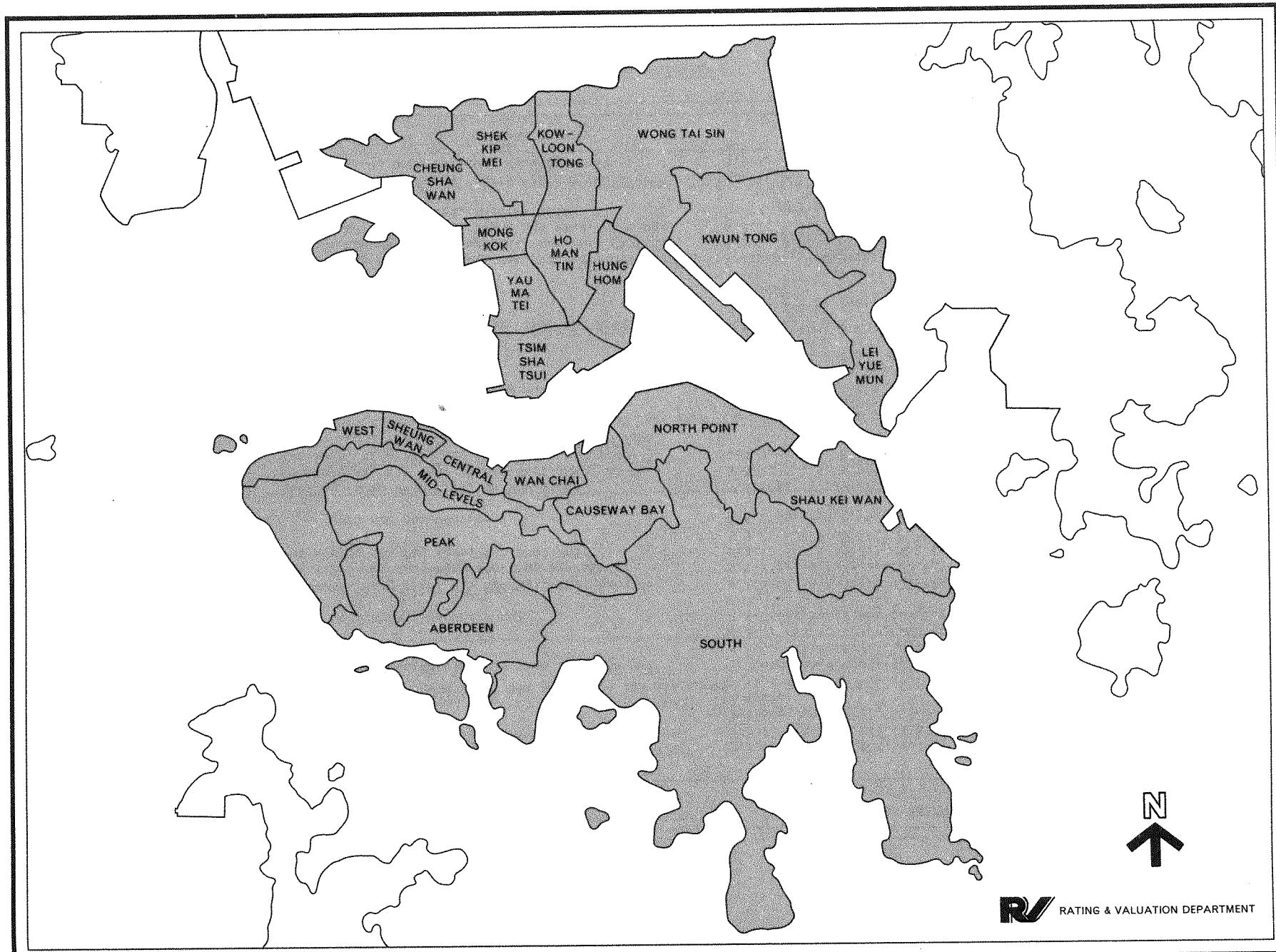
AREAS AND DISTRICTS

AREA	DISTRICT	NAMES OF SUB-DISTRICTS WITHIN DISTRICT BOUNDARIES	TERTIARY PLANNING UNITS
NEW TERRITORIES	Tsuen Wan	Kwai Chung, Tsing Yi, Nga Ying Chau, Ting Kau, Sham Tseng, Tsing Lung Tau	3.1.0, 3.2.0, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6(p), 3.4.0(p), 3.5.0, 3.5.1, 4.1.3(p), 7.3.3(p), 7.6.1(p)
	Tuen Mun	Tai Lam, So Kwun Wat, Castle Peak Bay, Lam Tei	3.3.6(p), 3.4.0(p), 4.1.1, 4.1.2(p), 4.1.3(p), 4.1.4(p), 4.1.5, 4.1.6, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.4.1, 4.4.2(p), 5.1.2(p), 5.1.9(p), 5.3.1(p)
	Yuen Long	Ha Tsuen, Ping Shan, Kiu Tau Wai, Tai Shang Wai, San Tin, Hung Shui Kiu, Kam Tin, Shek Kong, Pat Heung, Lau Fau Shan, Tin Shui Wai	4.1.2(p), 4.1.3(p), 4.1.4(p), 4.4.2(p), 5.1.0, 5.1.1, 5.1.2(p), 5.1.3, 5.1.4, 5.1.5, 5.1.6, 5.1.7, 5.1.8, 5.1.9(p), 5.2.1, 5.2.2, 5.2.3, 5.2.4, 5.2.5, 5.2.6, 5.2.7, 5.2.8, 5.2.9, 5.3.1(p), 5.3.2, 5.3.3, 5.4.1, 5.4.2, 5.4.3, 5.4.4, 5.4.5(p), 5.4.6, 6.1.0(p)
North		Fanling, Luen Wo Market, On Lok Tsuen, Wo Hop Shek, Hok Tau, Sheung Shui, Shek Wu Hui, Kam Tsin, Ying Pun, Tin Ping Shan, Kwu Tung, Ta Ku Ling, Ping Che, Sha Tau Kok, Kat O Chau	5.4.5(p), 6.1.0(p), 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7, 6.2.8, 6.2.9, 6.3.1(p), 6.3.2, 6.3.3, 6.3.4, 6.4.1, 6.4.2, 6.5.1, 6.5.2, 6.5.3, 7.1.1(p), 7.2.2(p)
Tai Po		Tai Po Market, Tai Po Kau, Hong Lok Yuen, Tai Mei Tuk, Wu Kau Tang, Tap Mun Chau	6.3.1(p), 7.1.1(p), 7.1.2, 7.2.0, 7.2.1, 7.2.2(p), 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9(p), 7.4.1, 7.4.2(p), 7.4.3, 7.4.4(p), 7.5.1, 7.5.3(p), 7.5.7(p), 7.6.2(p), 8.1.1(p), 8.1.2(p), 8.2.3(p)
Sha Tin		Tai Wai, Fo Tan, Ma Liu Shui, Chek Nai Ping, Wu Kai Sha	7.2.9(p), 7.3.1, 7.3.2, 7.3.3(p), 7.4.4(p), 7.5.3(p), 7.5.4, 7.5.5, 7.5.6, 7.5.7(p), 7.5.8, 7.5.9, 7.6.1(p), 7.6.2(p), 8.2.3(p)
Sai Kung		Clear Water Bay, Ho Chung, Pak Sha Wan (Hebe Haven), Hiram's Highway, Tai Mong Tsai, Nam Wai, Chuk Kok, Sha Kok Mei, Tung Lung, Tseng Lan Shue, Hang Hau, Junk Bay, Silverstrand, Rennies Mill	7.4.2(p), 7.6.2(p), 8.1.1(p), 8.1.2(p), 8.1.3, 8.1.4, 8.1.5, 8.2.1, 8.2.2, 8.2.3(p), 8.2.4, 8.2.5, 8.2.6, 8.2.7, 8.2.8, 8.3.1, 8.3.2, 8.3.3, 8.3.4, 8.3.5, 8.3.6, 8.3.7, 8.3.8, 8.3.9
Outlying Islands		Cheung Chau, Peng Chau, Lantau Island, Ma Wan, Lamma Island, Soko Islands, Shek Kwu Chau, Hei Ling Chau, Po Toi Islands	9.1.1, 9.1.2, 9.1.3, 9.2.0, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.4.1, 9.4.2, 9.4.3, 9.4.4, 9.5.0, 9.6.1, 9.6.2, 9.6.3, 9.7.1, 9.7.2, 9.7.3, 9.7.4, 9.7.5, 9.7.6

(p) = part

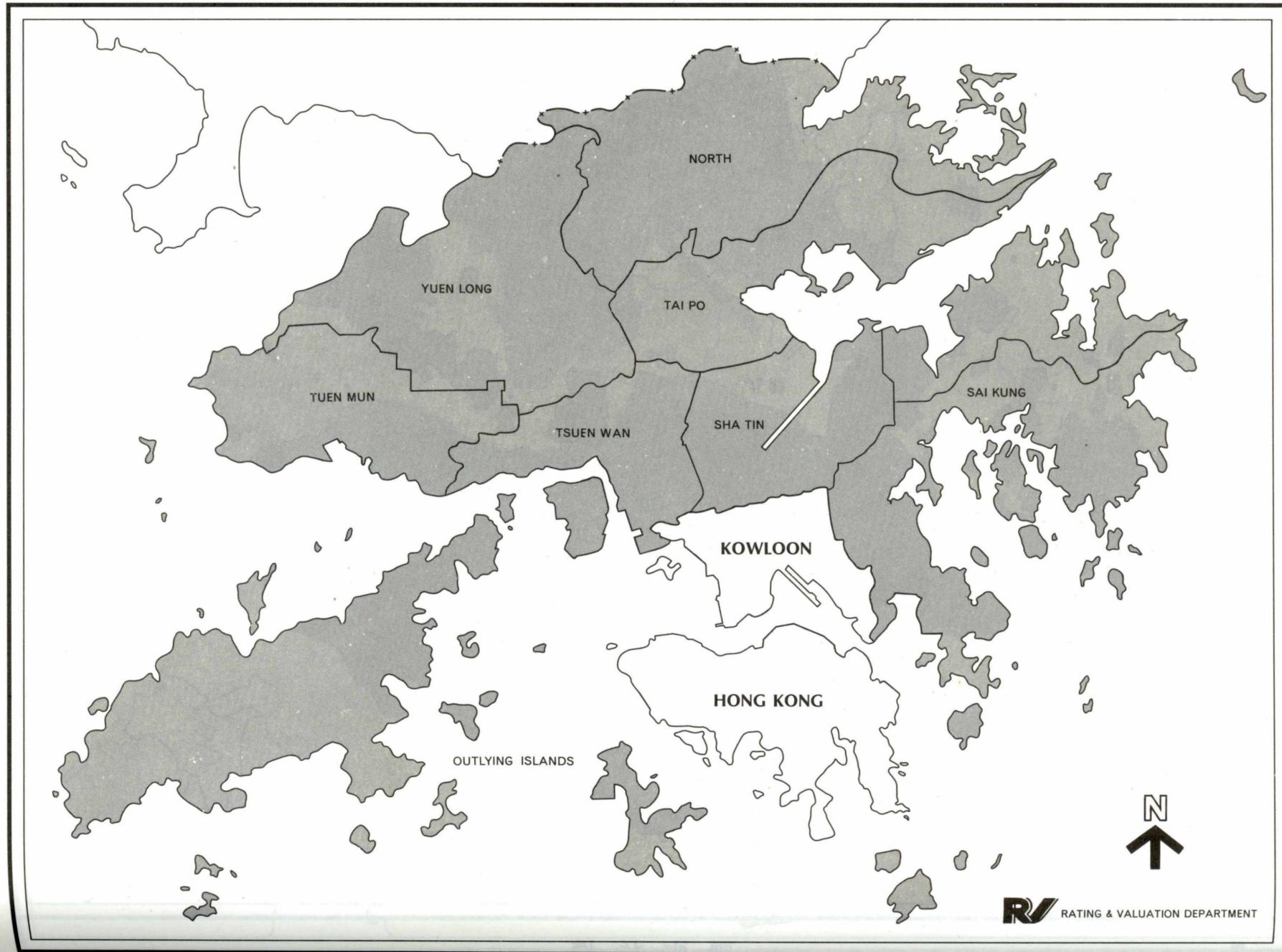
HONG KONG AND KOWLOON DISTRICTS

Plan 1



NEW TERRITORIES DISTRICTS

Plan 2



供應量・空置量・租金及售價一覽

物業檢討 報告

1 9 9 2

差餉物業估價署署長

胡道輝

一九九二年三月

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序言

一九九二年物業檢討報告的格式及編排，除了寫字樓及分層工廠大廈兩個類別有些轉變，其餘均與往年相若。

首先，鑑於越來越多新建寫字樓均位於主要寫字樓區以外，本署決定不再按地區類別分析寫字樓，並由本期起改為分等級評論。

此外，本報告第15頁評論分層工廠大廈一欄的標題已改為「工業樓宇」，並首次加插專業廠房及貨倉的簡評。

另外，本署在一九九一年進行了兩項工作，使本期所載資料有一些明顯變更。

首先本署將物業檢討報告的各類樓宇總數量與差餉估價紀錄比對後作出了調整。以往是以按年累增的方法來計算物業檢討報告的各年樓宇總數量，即年初的樓宇總數量與該年供應量相加，再減去該年拆卸樓宇數量；但參照差餉估價紀錄來計算的樓宇總數量，則可反映結構更改、用途

轉變及區界變改等不斷改變的因素。本期採用的樓宇總數量均經上述調整，因此不能根據以往各期的總數量來推算。

第二項工作是本署去年曾對寫字樓等級進行檢討。以往本署在評定寫字樓等級時，不單比較有關樓宇與同區其他樓宇在建築、設計及管理方面的水平，還比較有關樓宇與同區其他樓宇的位置。然而，界定位置的優劣時，很容易受主觀因素影響；再者，各區所具備的設施不同，以致評價準則有別，所以從本期起本署在

評定等級時不再考慮位置因素。新訂的定義着重於反映出樓宇本身的質素及管理水平，並且適用於全港各區樓宇。新準則見於第17頁技術附註第四·四段。

基於工作上的需要，本署將觀塘與鯉魚門之間的界線重新劃定。現時，麗港城及濱景花園這兩個住宅屋邨均屬觀塘範圍。

本報告所用詞彙的定義及各數字的計算方法，已詳列於第17至21頁的技術附註。

載於本報告的第三及第四季租金指數及第二、三、四季售價指數均屬臨時數字。每季最新數字刊載於香港統計月刊。此月刊於政府刊物銷售處有售（地址：中環康樂廣場2號郵政總局大廈

）。
如有任何查詢，請聯絡本署技術秘書（電話：八零五七六一四；地址：香港軒尼詩道五百號興利中心）。

各界人士均可轉載或摘錄本報告，但必須註明資料來源。

地。
17頁技術附註第四·四段。
另一個有顯著改變的項目是一九九零年年底樓宇總數量及一九八七年起的供應量便包括上述用

住 宅（中小型單位）

這類物業包括實用面積低於七十平方米的小型單位（即A類及B類單位）及實用面積為七十至九十九點九平方米的中型單位（即C類單位）。小型單位佔住宅樓宇總數量百分之八十二，中型單位則佔百分之十。

一九九一年中小型單位供應量達三萬一千六百五十個，較前年上升百分之十六。九一年出現一個值得注意的現象，就是A類單位佔供應量的比率，從九零年的百分之二十六降至百分之十五。B類單位佔總供應量四分之三，較九零年的百分之六十四為高；而C類單位則佔百分之十。

百分之五十五的新建單位位於新界，總數約有一萬七千二百五十個，主要分布在荃灣、屯門及元朗。其中單位數量龐大的屋邨包括有荃灣的灣景花園及麗城花園；屯門的慧豐園及邊亞美海灣；天水圍的嘉湖山莊。此外，觀塘有五千八百個新單位，主要集中於麗港城及瀝景

花園這兩個屋邨。香港仔的海怡半島及北角的寶馬山花園和丹拿花園的新單位亦為數不少。

一九九一年使用量僅為二萬一千九百個單位，較同年供應量為低，比一九九零年下降百分之二十六。因此年底的空置量上升至二萬九千四百五十個，相等於總數量的百分之四點一。然而，年內約百分之四十的供應量均是在最後一季才落成。

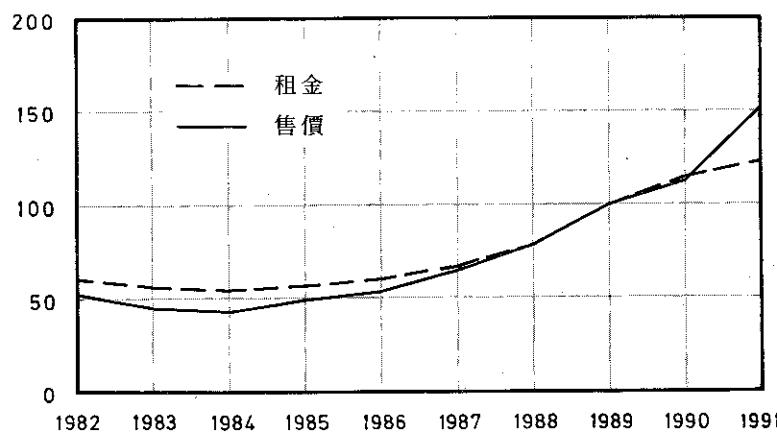
預料一九九二年的供應量會輕微上升至三萬一千八百五十個，而其中百分之六十位於新界，主要為元朗及荃灣區，分別約有單位五千個及三千個。

預計一九九三年的供應量會再升至三萬六千二百個，增幅為百分之十四。其中約六千五百個單位分布於屯門，另五千三百個於沙田。

及租金亦有增加，升幅分別為百分之四十及百分之九。

預計未來兩年供應量很充裕，達六萬八千零五十個，再加上現時空置量頗高，因此目前高企的樓價在一九九二年可能承受壓力。

租金和售價指數



住宅（中小型單位）— 供應量、使用量和空置量

| | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 |
|---------------|--------|--------|--------|--------|--------|----------|----------|
| 供應量
(單位數目) | 32 350 | 31 300 | 33 800 | 27 400 | 31 650 | [31 850] | [36 200] |
| 使用量
(單位數目) | 32 450 | 32 250 | 21 050 | 29 650 | 21 900 | | |
| 空置量
(單位數目) | 20 050 | 16 750 | 27 200 | 22 550 | 29 450 | | |
| %* | 3.3 | 2.6 | 4.1 | 3.2 | 4.1 | | |

* 年底空置量佔樓宇總數量的百分率。

[] 預計數量

單位數目

40 000

30 000

20 000

10 000

0

1987

1988

1989

1990

1991

1992

1993



供應量



空置量



使用量



預計數量

住 宅 (大型單位)

這類物業包括實用面積不少於一百平方米的住宅單位（即D及E類單位），約佔私人住宅樓宇總數量的百分之八。大型單位中約三分之二為D類單位。

一九九一年大型單位的供應量為一千七百五十個，較預測為少，亦比九零年減少百分之十三。實用面積為一百六十平方米或以上的E類單位，約佔供應量的三分之一。

半山區的新落成單位僅超七百個，其中D類及E類單位的數量大致相若。接近六百個單位來自舊山頂道的裕景花園及帝景園。

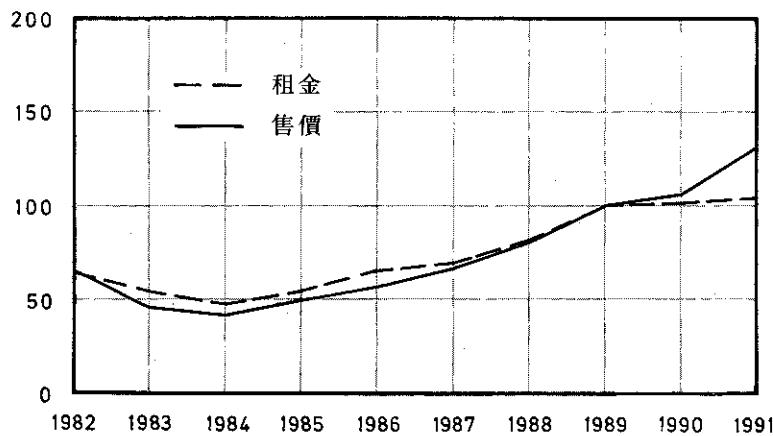
此外，荃灣及西貢亦分別有大約二百五十及一百七十個單位落成，大部分為D類單位。（西貢的供應量主要為香港科技大學的高級職員宿舍）。港島南區則有一百一十個E類單位落成。

這類單位的使用量為一千四百五十個，較一九九零年增加四百個，但與一九八一至九零年的每年平均使用量約一千九百個相比，這數字仍屬偏低。

年終的空置量為三千五百五十個單位，較一九九零年年底稍低，佔樓宇總數量的百分之五點九。

預計未來兩年的供應量會繼續處於頗低水平，一九九二年為一千六百五十個，而一九九三年則為一千九百個。半山區的供應量會續居首位，預計未來兩年約有八百五十個單位落成。港島區及新界區會各佔未來兩年約一半的供應量。

租金和售價指數



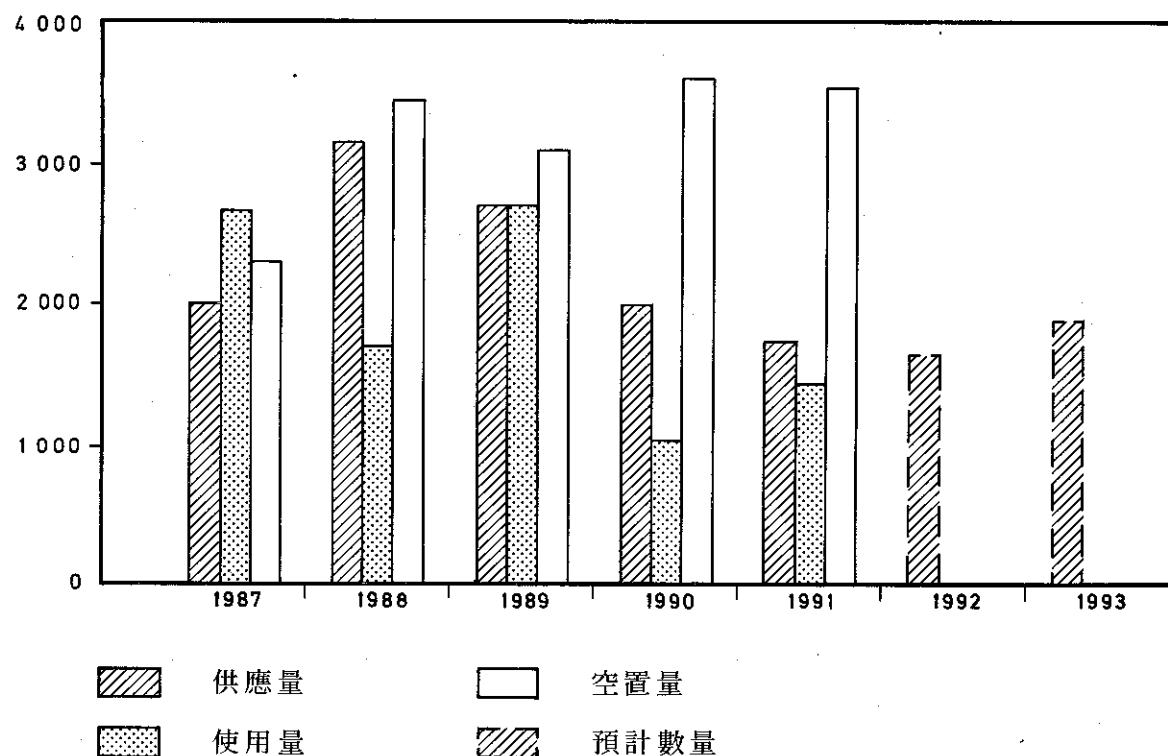
住宅（大單位）－供應量、使用量和空置量

| | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 |
|---------------|-------|-------|-------|-------|-------|---------|---------|
| 供應量
(單位數目) | 2 000 | 3 150 | 2 700 | 2 000 | 1 750 | [1 650] | [1 900] |
| 使用量
(單位數目) | 2 650 | 1 700 | 2 700 | 1 050 | 1 450 | | |
| 空置量
(單位數目) | 2 300 | 3 450 | 3 100 | 3 600 | 3 550 | | |
| %* | 4.5 | 6.3 | 5.4 | 6.2 | 5.9 | | |

* 年底空置量佔樓宇總數量的百分率。

[] 預計數量

單位數目



寫字樓（所有級別）

一九九一年寫字樓的整體供應量為四十五萬九千平方米，較預測為低，但仍較一九九零年高百分之三百三十，亦比一九八一至九零年期間的每年平均供應量二十九萬九千平方米為高。

全年寫字樓供應量約七成位於港島區，其中灣仔及銅鑼灣佔十六萬平方米之多。中區、北角及尖沙咀的供應量亦不少，分別為五萬二千平方米、七萬三千平方米及五萬一千平方米。

九一年寫字樓使用量遠較九

零年為高，增幅約百分之七十七，達二十三萬九千平方米，但仍比八一至九零年的每年平均使用量二十七萬八千平方米低百分之十四。由於全年供應量龐大，年底時空置量升至佔總數量百分之九點二，比八一至九零年每年平均空置率百分之十為低，亦遠較八三年的百分之二十一為低。

展望九二及九三年會有大量寫字樓落成，分別為七十四萬九千平方米及五十一萬九千平方米。

預料九二年的供應量中，港島區佔百分之六十四，其中中區佔十四萬七千平方米，灣仔及銅鑼灣佔十六萬六千平方米，北角則佔十一萬六千平方米。此外，尖沙咀的供應量將為八萬二千平方米，觀塘及荃灣則分別為八萬九千平方米及七萬二千平方米。由於胡忠大廈的一萬八千平方米政府寫字樓，以及灣仔政府綜合大樓第三座的六萬五千平方米寫字樓分別啓用，九二年的使用量及空置量均會受影響。

預料九三年寫字樓的整體供應量中，有百分之六十六位於港島區，主要分布於灣仔及銅鑼灣，面積達十八萬五千平方米。上環則佔八萬八千平方米。

初步估計九四年亦有大量寫字樓落成，約三十五萬平方米。

估計九二至九四年的三年內，寫字樓的總供應量約佔九一年年底時寫字樓總數量的百分之三十。除非使用率繼續增加，否則

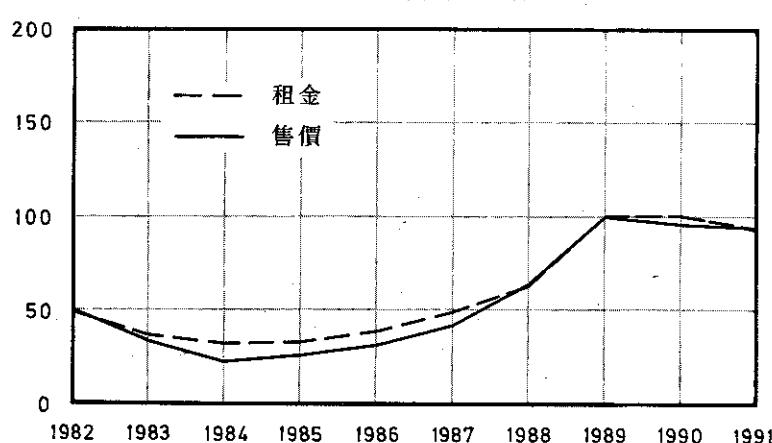
預料九二年的供應量中，港島區佔百分之六十四，其中中區佔十四萬七千平方米，灣仔及銅鑼灣佔十六萬六千平方米，北角則佔十一萬六千平方米。此外，尖沙咀的供應量將為八萬二千平方米，觀塘及荃灣則分別為八萬九千平方米及七萬二千平方米。由於胡忠大廈的一萬八千平方米政府寫字樓，以及灣仔政府綜合大樓第三座的六萬五千平方米寫字樓分別啓用，九二年的使用量及空置量均會受影響。

預料九三年寫字樓的整體供應量中，有百分之六十六位於港島區，主要分布於灣仔及銅鑼灣，面積達十八萬五千平方米。上環則佔八萬八千平方米。

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臨時指數顯示，九一年整體租金持續下降，而A級寫字樓的跌幅較B級及C級寫字樓為大。寫字樓買賣市場與租賃市場的情況顯著不同。售價指數顯示，年內售價上升，年底時較第一季高出百分之八。



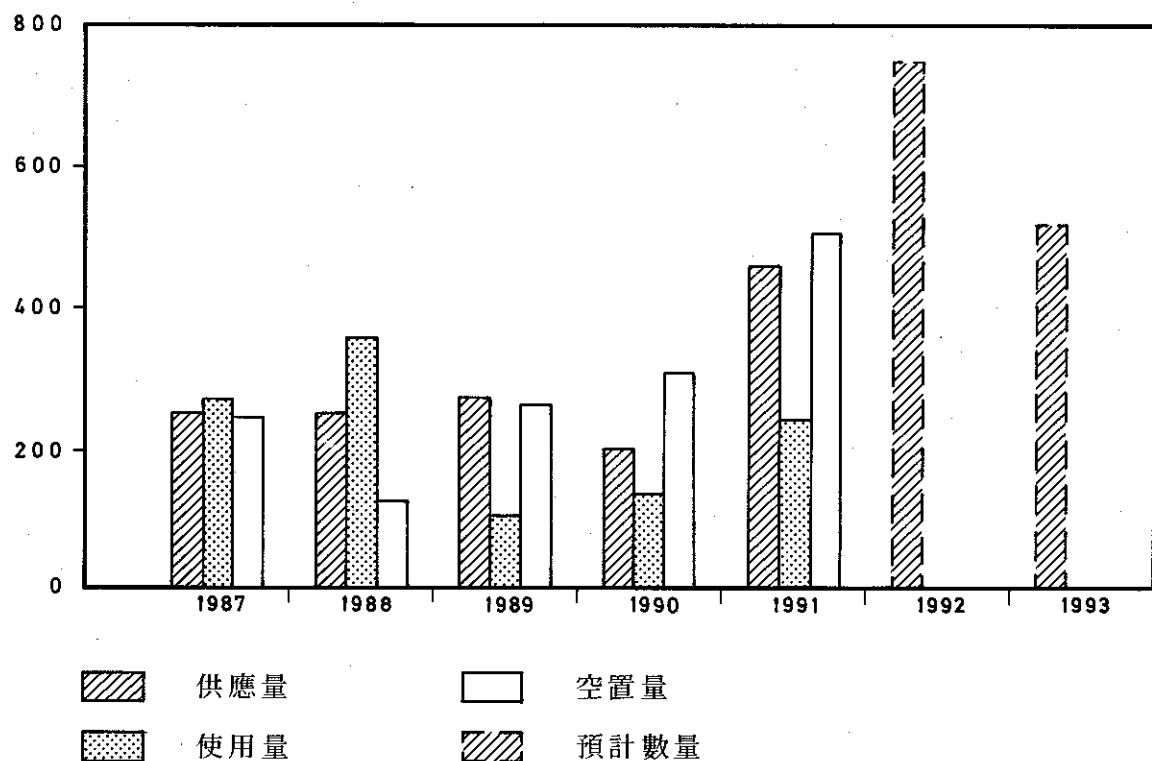
寫字樓（所有級別）— 供應量、使用量和空置量

| | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 |
|---------------|------|------|------|------|------|-------|-------|
| 供應量
(千平方米) | 247 | 247 | 269 | 200 | 459 | [749] | [519] |
| 使用量
(千平方米) | 269 | 354 | 102 | 135 | 239 | | |
| 空置量
(千平方米) | 241 | 124 | 261 | 308 | 505 | | |
| %* | 5.5 | 2.7 | 5.3 | 6.1 | 9.2 | | |

* 年底空置量佔樓宇總數量的百分率。

[] 預計數量

樓面面積（千平方米）



寫字樓（A級）

以往本署在評定寫字樓等級時，不單比較有關樓宇與區內其他樓宇在建築、設計及管理方面的水平，還比較有關樓宇與同區其他樓宇的位置。然而，界定位置的優劣時，很易受主觀因素影響；再者，各區所具備的設施不同，以致評價準則有別，所以從今期起，本署在評定等級時不再考慮位置因素。新訂的A、B及C級定義着重於反映出樓宇本身的質素及管理水平，並且適用於全港各區樓宇。新準則見於第17頁技術附註第四、四段。

由於越來越多新寫字樓均建於主要寫字樓區以外，因此，本署不再如以往般按地區類別分析寫字樓，由今期起改為分等級評論。

A級

一九九一年年底時A級寫字樓的總數量為三百零五萬五百平方米，約佔全港所有寫字樓數量的百分之五十五。港島區A級寫

字樓的數量約為二百一十三萬五百平方米（即佔總數量的百分之七十），大部分位於中區。其他有大量A級寫字樓的地區包括灣仔及銅鑼灣，約略超過八十萬五千平方米，以及尖沙咀，佔六萬三千平方米。

一九九一年A級寫字樓供應量較一九九零年上升百分之一百二十四，達二十七萬九千平方米

，其中大部分位於港島區，包括中區恆生銀行大廈及皇后大道中九號的四萬七千平方米，灣仔及銅鑼灣的十一萬八千平方米，以及北角的三萬八千平方米。灣仔區內的新建A級寫字樓主要包括胡忠大廈、中環廣場第一期及聯合鹿島大廈。北角的供應量集中於太古城中心第四期。

A級寫字樓的使用量為十四萬九千平方米，只佔全年供應量的百分之五十三。因此，空置量為二十八萬平方米，即佔總數量的百分之九點二。

根據預測顯示，一九九二年

將會有大量的A級寫字樓落成，達四十四萬平方米，其中差不多四分之一位於中區的萬國寶通廣場。預料灣仔及銅鑼灣的新寫字樓達十二萬四千平方米之多，主要是位於信和廣場、嘉蘭中心及中環廣場。北角的A級寫字樓匯城大廈及太古城中心第三期將共佔約八萬九千平方米。

該年的其餘供應量則分布於尖沙咀、觀塘及荃灣。

預料一九九三年的供應量會大幅下降至只有十一萬五千平方米，其中大部分位於灣仔及銅鑼灣。區內主要的新建寫字樓為時代廣場，將佔七萬二千平方米。中區的供應量將只有娛樂行的八千平方米。

臨時租金指數顯示，全年租金均在下跌，一九九一年第四季的租金較上一年下跌百分之十。至於規模較小及有顯著不同的買賣市場，年底時的售價較年初時上升百分之九。

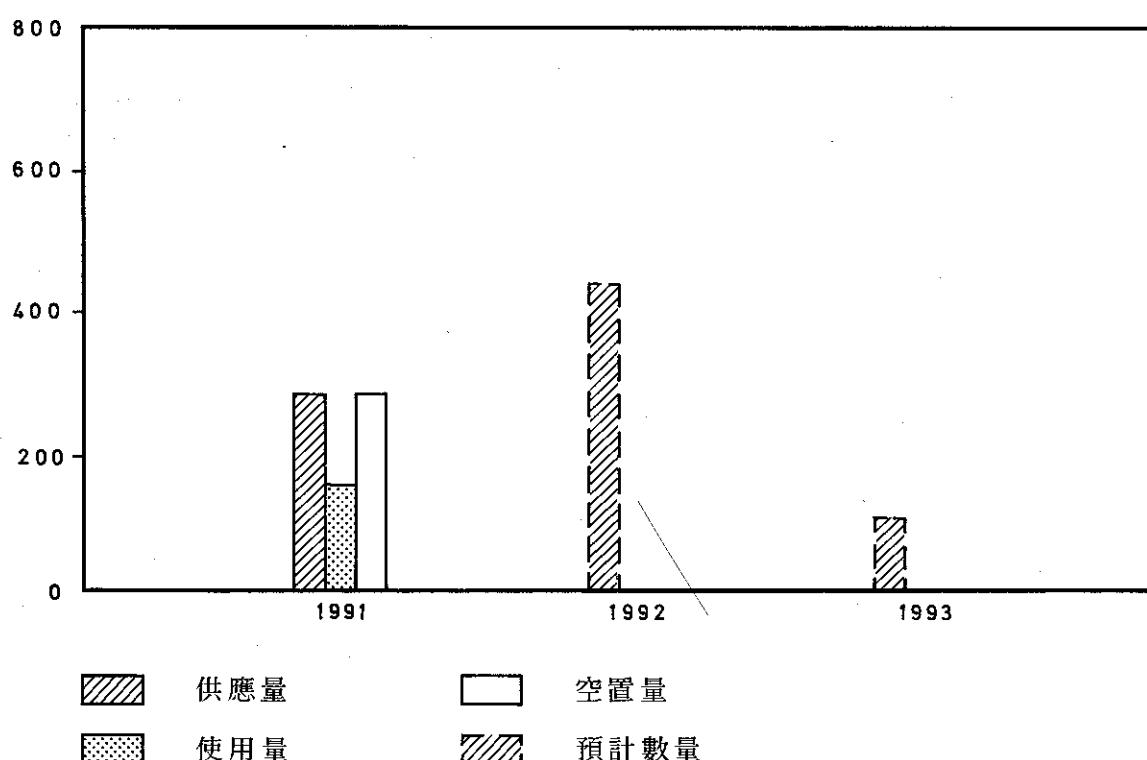
寫字樓 (A 級) - 供應量、使用量和空置量

| | 1991 | 1992 | 1993 |
|---------------|------|-------|-------|
| 供應量
(千平方米) | 279 | [440] | [115] |
| 使用量
(千平方米) | 149 | | |
| 空置量
(千平方米) | 280 | | |
| %* | 9.2 | | |

* 年底空置量佔樓宇總數量的百分率。

[] 預計數量

樓面面積 (千平方米)



寫字樓（B級及C級）

B級

一九九一年年底時B級寫字樓的數量為一百三十五萬八百平方米，約佔全港寫字樓總數量的四分之一，其中大部分亦是位於港島區，達百分之七十三，主要包括中區的大約三十一萬二千平方米，灣仔及銅鑼灣的三十四萬七千平方米，以及上環的二十五萬三千平方米。此外，尖沙咀的數量為十七萬七千平方米。

一九九一年B級寫字樓的供應量較一九九零年大幅增加，達十三萬三千平方米，約佔年內寫字樓總供應量的百分之二十九。大量新落成的B級寫字樓分布於灣仔及銅鑼灣，共三萬五千平方米，另北角三萬四千平方米。觀塘區則佔二萬五千平方米。

年內B級寫字樓的使用量為五萬一千平方米，只佔全年供應量的百分之三十八。年底時的空置量為十五萬一千平方米，即佔總數量的百分之十一點二。

展望一九九二及九三年，B級寫字樓的供應量將繼續上升，分別增至十八萬八千平方米及二十七萬四千平方米。預料一九九二年大量的供應量將分布於灣仔及銅鑼灣，共三萬五千平方米，北角二萬六千平方米，以及觀塘四萬一千平方米，其中主要位於九龍灣。

預料一九九三年的供應量中，有五萬八千平方米位於上環，七萬八千平方米位於灣仔及銅鑼灣，以及五萬五千平方米位於九龍灣。

臨時指數顯示，年內租金持續緩緩下降。至於有顯著分別的買賣市場，全年售價一直上升。

C級

一九九一年C級寫字樓的使用量為三萬九千平方米，佔全年供應量約百分之八十三。年底時的空置量為七萬四千平方米，即佔總數量的百分之六點六。

預料一九九二及九三年的供應量將大幅增加，分別達十二萬一千平方米及十三萬平方米。在兩年的供應量中，上環會佔五萬三千平方米，尖沙咀及油蔴地各佔四萬平方米，而中區亦佔三萬八千平方米。

臨時指數顯示，一九九一年的整體租金保持穩定。年內第四季的售價較去年同期略有上升。

平方米。此外，中區、灣仔及銅鑼灣、尖沙咀及油蔴地亦有不少C級寫字樓。

一九九一年C級寫字樓的供應量佔寫字樓總供應量的百分之十，為四萬七千平方米，較一九九零年高出百分之十二，其中大部分在上環落成，佔二萬平方米。

預料一九九二及九三年的供應量將大幅增加，分別達十二萬一千平方米及十三萬平方米。在兩年的供應量中，上環會佔五萬三千平方米，尖沙咀及油蔴地各佔四萬平方米，而中區亦佔三萬八千平方米。

臨時指數顯示，一九九一年的整體租金保持穩定。年內第四季的售價較去年同期略有上升。

寫字樓（B級）－供應量、使用量和空置量

| | 1991 | 1992 | 1993 |
|---------------|------|-------|-------|
| 供應量
(千平方米) | 133 | [188] | [274] |
| 使用量
(千平方米) | 51 | | |
| 空置量
(千平方米) | 151 | | |
| %* | 11.2 | | |

* 年底空置量佔樓宇總數量的百分率。

[] 預計數量

寫字樓（C級）－供應量、使用量和空置量

| | 1991 | 1992 | 1993 |
|---------------|------|-------|-------|
| 供應量
(千平方米) | 47 | [121] | [130] |
| 使用量
(千平方米) | 39 | | |
| 空置量
(千平方米) | 74 | | |
| %* | 6.6 | | |

* 年底空置量佔樓宇總數量的百分率。

[] 預計數量

商業樓宇

商業樓宇包括作零售業用途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者。

一九九一年商業樓宇的供應量為二十萬五千平方米，較一九九零年下跌百分之十四，而與一九八一至九零這十年的平均供應量相比，則下跌約百分之二十一。大部分供應量位於荃灣，共有六萬五千平方米，其中最主要的商業樓宇包括新都會廣場、娛樂廣場及九龍悅來酒店商場。

此外，中區、灣仔及銅鑼灣的落成量預計會頗大，為二萬九千平方米，而尖沙咀的落成量亦不少，達三萬一千平方米。

一九九三年，觀塘區會成為焦點所在，其中十三萬七千平方米的供應量會位於九龍灣香港貿易中心。此外，灣仔及銅鑼灣亦預料會有七萬七千平方米落成，其中較主要的樓宇為時代廣場，佔四萬三千平方米。

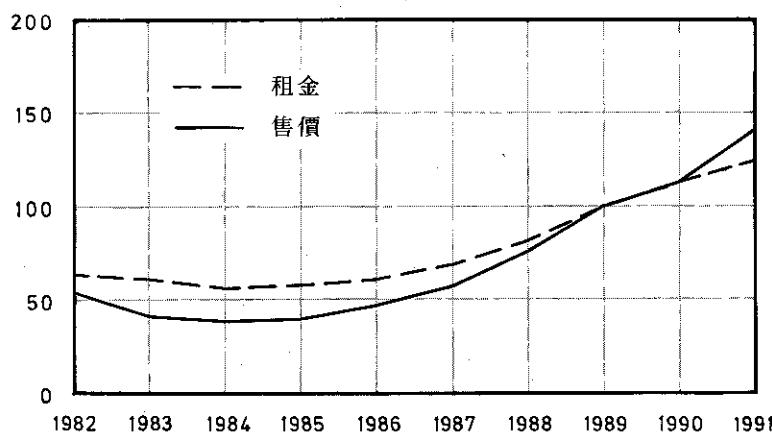
香港仔、長沙灣、元朗及沙田區亦會各有超過三萬平方米的商業樓宇落成。

使用量為十七萬七千平方米，這除較一九九零年下跌約百分之九外，亦遠較一九八一至九零這十年的每年平均使用量二十一萬八千平方米及一九八七年的破紀錄最高使用量三十五萬八千平方米為低。儘管如此，年終的空置量下跌至三十五萬一千平方米

，即佔樓宇總數量的百分之四點六；與一九八一至九零年的每年平均空置量四十五萬八千平方米（即佔樓宇總數量的百分之七點八）相比，這數字實屬偏低。

金和售價指數。臨時指數顯示，一九九一年的售價及租金在年內持續上升，但售價的升幅較租金的為高。

租金和售價指數



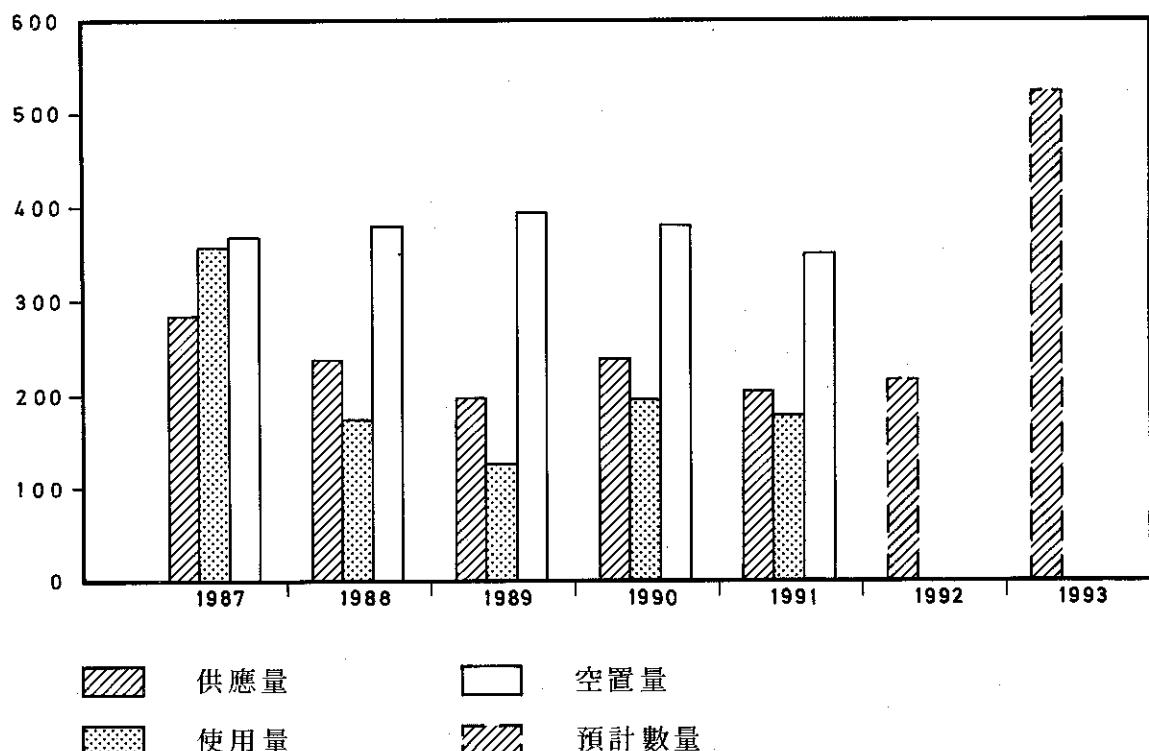
商業樓宇 - 供應量、使用量和空置量

| | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 |
|---------------|------|------|------|------|------|-------|-------|
| 供應量
(千平方米) | 284 | 238 | 197 | 239 | 205 | [216] | [526] |
| 使用量
(千平方米) | 358 | 174 | 126 | 194 | 177 | | |
| 空置量
(千平方米) | 368 | 381 | 395 | 382 | 351 | | |
| %* | 5.4 | 5.5 | 5.6 | 5.2 | 4.6 | | |

* 年底空置量佔樓宇總數量的百分率。

[] 預計數量

樓面面積 (千平方米)



工業樓宇

左頁的統計表和圖表及下方的租金和售價指數表只就分層工廠大廈而編製。

分層工廠大廈

這類物業包括分層工廠大廈及其附屬寫字樓。

一九九一年分層工廠大廈的供應量為五十二萬一千平方米，較一九九零年少百分之十一，亦較一九八一至九零年的每年平均供應量七十三萬八千平方米少百分之二十九。荃灣的供應量最大，共有八萬四千平方米。觀塘區則為七萬九千平方米。

一九九一年的使用量較九零

年下跌百分之三十一，為二十六萬五千平方米，僅佔年內供應量約一半。因此，年終的空置量上升至一百零五萬四千平方米，即佔總數量的百分之六點二，這無論在實際數字或佔樓宇總數量的百分率方面，都是一九八三年來的最高紀錄。不過，空置百分率與一九八一至九零年的每年平均

空置率百分之五點八相距不大。

預料一九九二及九三年的供應量會分別續跌至四十九萬八千平方米及四十五萬二千平方米。一九九二年，荃灣會佔供應量十八萬三千平方米，而觀塘及北區則分別佔六萬九千平方米及六萬三千平方米。九三年，大部分供應量均位於荃灣（十七萬四千平方米）及觀塘（六萬六千平方米）。

臨時指數顯示，售價和租金在九一年初開始上升，年底時，分別上升百分之八及百分之七，其中較為新型的工廠比設備較差的舊型工廠有更大的升幅。

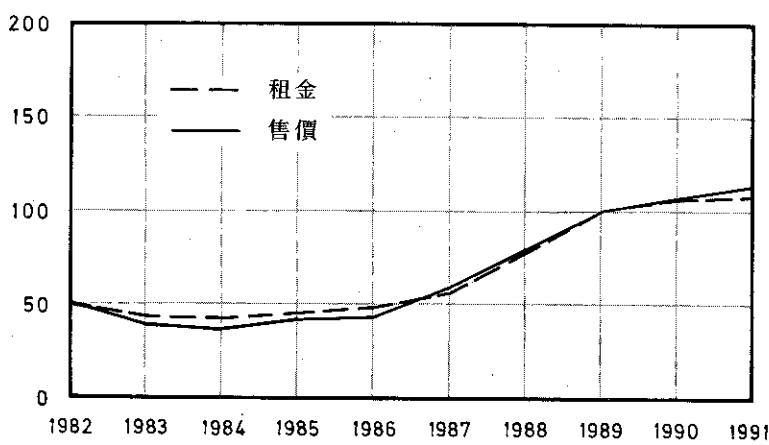
專業廠房

一九九一年的供應量為六萬九千平方米，較九零年減少百分之五十四。所有新供應量均在新界的荃灣、元朗、大埔及沙田。展望未來，一九九二年會有八萬三千平方米落成，主要在元朗。一九九三年的供應量則預料會下跌至二萬平方米。

貨倉

九一年的供應量為五十三萬八千平方米，大部分位於新界。荃灣佔三十九萬一千平方米，主要位於貨櫃碼頭路。

預料九二年的供應量與九一年相若，貨櫃碼頭會再佔頗大的供應量。九三年的供應量則預料會下跌至二十一萬九千平方米。



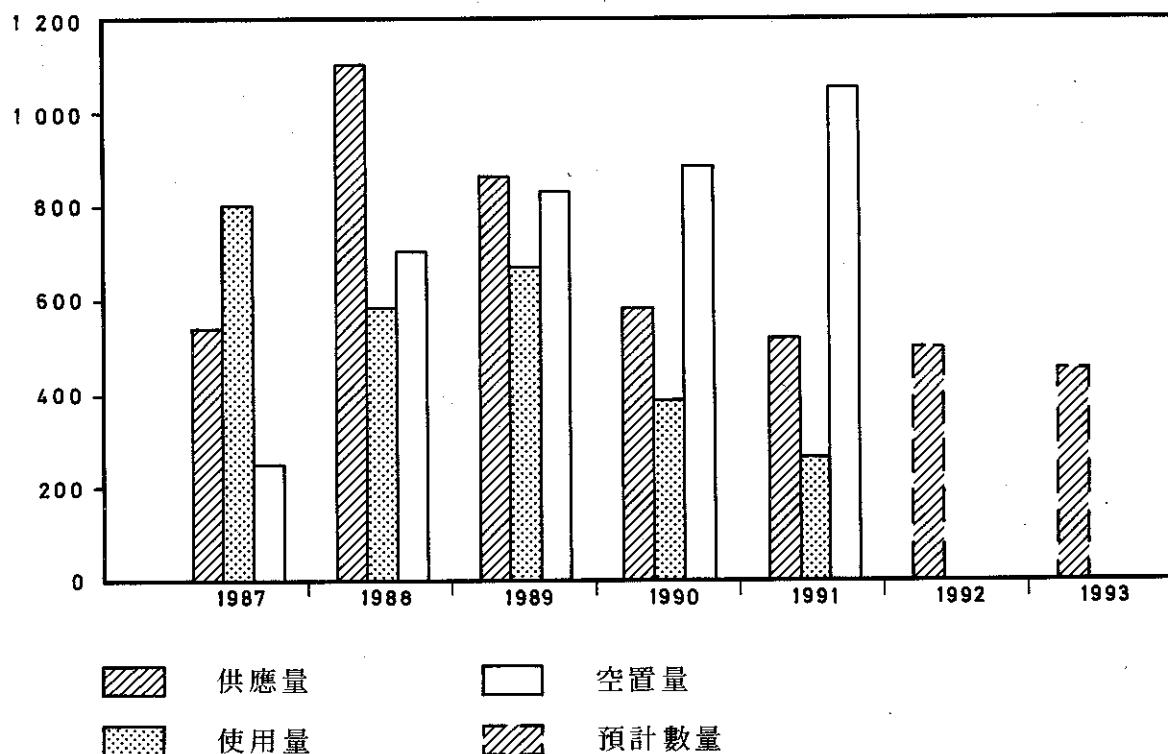
分層工廠大廈 - 供應量、使用量和空置量

| | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 |
|---------------|------|-------|------|------|-------|-------|-------|
| 供應量
(千平方米) | 541 | 1 105 | 864 | 586 | 521 | [498] | [452] |
| 使用量
(千平方米) | 804 | 588 | 672 | 385 | 265 | | |
| 空置量
(千平方米) | 247 | 704 | 833 | 886 | 1 054 | | |
| %* | 1.7 | 4.5 | 5.1 | 5.3 | 6.2 | | |

* 年底空置量佔樓宇總數量的百分率。

[] 預計數量

樓面面積 (千平方米)



技術附註

一 檢討期

一九九二年物業檢討報告，闡述截至一九九一年十二月三十一日止的一個曆年內的情況。

二 檢討範圍

檢討的對象，主要是全港的私人樓宇，但不包括根據差餉條例而指定的新界鄉村地區內的樓宇。不過，若干公共房屋的資料也包括在內，以便更充分反映物業市場的整體情況。

三 地區

港島、九龍、新九龍及新界區細分為地區，詳情見附錄、圖一和圖二。

四 物業類別

四·一 樓宇是按入住許可證（入伙紙）所註明的用途分類，

但其後更改樓宇結構的則除外。

本署沒有調查樓宇現時的用途，也沒有嘗試分辨有那些住宅樓宇是作非住宅用途，或那些非住宅樓宇作住宅用途。

E 類單位 — 實用面積不少於一百六十平方米。

四·二 私人住宅單位，是指有獨立廚房和浴室（及／或廁所）的獨立居住單位，並可按樓面面積細分如下：

A 類單位 — 實用面積不超過三十九點九

平方米。

B 類單位 — 實用面積為四十至六十九點九平方米。

實用面積為七

十至九十九點九平方米。

實用面積為一百至一百五十

九點九平方米。

B 級

裝修簡單但質素良

四·三 私人機構參建計劃的住宅單位，居者有其屋計劃、市區改善計劃和住宅發售計劃的全部單位，雖沒有包括在私人樓宇的統計數字內，但有另外表列。有關房屋委員會與房屋協會出租屋邨，以及政府所擁有的宿舍的資料，亦已另外表列。

四·四 私人寫字樓包括商用樓宇內的寫字樓地方，但不包括綜合用途樓宇內作非住宅用途的樓層。寫字樓分以下各級：

A 級

新型（或具備最新設施）；裝修上乘；大堂寬敞；中央冷氣系統完善；升降機服務良好，管理完善。

C 級

好；大堂面積適中；設有中央或獨立冷氣系統；升降機服務充足；管理服務屬一般水平或高於一般水平。

地段面積普遍細小

；周圍環境擠迫；

基本裝修；大堂具備基本設施；一般並無中央冷氣系統；升降機僅足使用；或不敷使用；管理服務屬最低至一般

評定等級時，不會考慮有關樓宇所在地點。政府所擁有的寫字樓則另外表列。

四、五 私人商業樓宇包括作零售業用途及其他設計或改建作商業用途的地方，但不包括專作寫字樓用途者，車位亦不包括在內。房屋委員會和房屋協會所建商業樓宇的資料，則另外表列。

四、六 私人分層工廠大廈包括通常由地產商出售或出租，以作一般製造業生產工序（包括附屬寫字樓）用的樓宇，但下述的專業廠房則不包括在內。房屋委員會興建的工廠樓宇的資料，則另外列表說明。

四、七 私人專業廠房包括所有其他主要為某一專門製造業工序而建的廠房，通常每間廠房由一位廠東使用。

四、八 私人貨倉包括設計或改建作貨倉或冷藏庫（包括附屬寫字樓），以及位於貨櫃碼頭的樓宇。

五 樓面面積

五、一 住宅單位的樓面面積即其「實用面積」。「實用面積」是指單位獨佔的樓面面積，這包括露台及走廊，但不包括樓梯、升降機槽、管渠、大堂及公用廁所等公用地方。量度「實用面

積」時，是由圍繞該單位的外牆向外的一面，以及分隔毗連單位的牆壁中線量起。窗台、天井、花園、庭院、平台、車位等地方則不包括在內。

五、二 非住宅樓宇的樓面面積即其「內部樓面面積」。「內部樓面面積」是指由圍繞該單位的牆壁或分隔毗連單位的牆壁向內的一面量起，所得單位內部的全部面積。

六 現有單位總數量

六、一 私人住宅和非住宅單位的樓宇總數量，都是以某一指定日期的差餉估價紀錄為根據，然後就落成單位和拆卸單位的數目而作出調整。

六、二 一九九一年物業檢討報告的私人住宅樓宇總數量，是以一九八三年的差餉估價紀錄為根據；而私人非住宅樓宇總數量，則以一九八七年的差餉估價紀

錄為根據，並按上述方法作出調整。

六・三 一九九二年物業檢討報告內的樓宇總數量與一九九零年的差餉估價紀錄比對及調整後，一如所料，出現很多因結構更改、用途轉變、區界變改及謬誤而引致的差異。上述樓宇總數量都已經過適當調整，並為本物業檢討報告所採用。

六・四 公共房屋方面的數字則由有關機構提供。房屋委員會租住屋邨單位的總數量，為一九九一年十二月三十一日由屋邨辦事處管理的單位的數量。

七・三 公共房屋供應量的數字是由有關機構提供。房屋委員會租住屋邨單位及居者有其屋計劃住宅單位的供應量，為一九九一年落成單位的數量，該數字由房屋署建築設計科提供；而私人機構參建計劃住宅單位的供應量，為截至一九九一年十二月三十一日獲發竣工證明書／入住許可證單位的數量，當中包括不再受出售或出租限制的單位數量。

七・一 私人樓宇的供應量，是指因獲發臨時或正式入住許可證（入伙紙）或完工證而視作落成樓宇的數量。

七・二 在一九九零年或較早時已獲發臨時入住許可證，而其後在一九九一年內獲發正式入住許可證的樓宇，由於已列入一九九一年或較早時的檢討報告，所以沒有包括在這次檢討內。

八・二 計算有關數字時，本署是根據建築物條例執行處匯報的資料、建築師及發展商的圖則及匯報資料、專業人士的估計數字及／或實地视察所得的資料，就各已知的發展或重行發展地盤編製數據。

九 空置量

九・一 在檢討年份內落成的私人樓宇的空置量，以及在較早前落成但未評估差餉的私人樓宇的空置量，是在年底時經過調查而確定的。

九・二 在檢討年份前落成，並已作差餉估價的非住宅樓宇的空置量，是根據因物業空置而要求發還差餉的申請計算，這些申

。這些數字是預計在各有關年份內物業的供應數量：住宅物業是以單位數目計算；而非住宅物業則以內部樓面總面積計算。

請已經調查，證明有關物業確實空置。

九、三 當局是透過抽樣調查，對檢討年份前落成，並已作差餉估價的住宅樓宇的空置量作出估計。就一九九二年物業檢討報告而言，經抽樣調查的單位有三萬五千個。

九、四 公共房屋空置量的數字，是由有關機構提供。

十 使用量

十、一 住宅物業的使用量，即檢討年份內入住的單位數目淨增長額；而非住宅物業的使用量，則是年內使用的樓面面積淨增長額。

十、二 有關數字的計算方法是把年內供應量及年初空置量的總和，減去年內拆卸樓宇數量及年終空置量。

十一、三 租金是按租金的淨額而作出分析，即不包括差餉、管理費及其他費用在內。

十一、四 本署曾將經審查以釐定印花稅的樓宇交易資料分析。

十一 平均租金和售價

十一、一 本署曾蒐集於用作分析季度內生效的新出租樓宇租金資料，並將其加以分析。平均租金就是根據是項分析計算出來。就非住宅樓宇而言，續租時商定的租金亦包括在內。

十一、二 本署從多個不同的來源收集有關租金資料，這包括按照業主與租客（綜合）條例的規定，就重新出租樓宇而作出的通知、按照差餉條例的規定而發出的物業詳情申報表、由業主和租客給本署的函件，以及由本署職員進行實地探訪所得資料。所有租金資料都先由專業人員審查，經接納後才進行分析。

十二 租金和售價指數

凡列為「可接納」類別的樓宇交易，都會用作分析。不過，假若樓宇交易的實質日期較審查時間早達九個月以上，或有關物業仍未進行差餉估價，又或有關住宅物業是不交吉出售，便不會用作分析。平均售價就是根據是項分析計算出來。

十一、五 一九九一年第三及第四季的租金數字（和租金指數），以及一九九一年第二、第三及第四季的售價數字（和售價指數），均屬臨時性質。由於時間滯差，所以這些臨時性數字均根據有關季度內較早時生效的交易按加權法計算。

十二、一 不同時期的平均租金及售價會有差異，這不單因價值有變，也由於樓宇的質素有改變。不過，租金及售價指數的制訂，則是用以計算在質素不變的情況下，樓宇在租金及售價上的轉

變。因此，即使在同一時期，指數的轉變也會跟平均租金及售價的轉變有差異。

十二・二 計算租金和售價指數所根據的數據，跟用以編製平均租金和售價的數據相同。以指數來衡量價值上的改變時，是根據租金或售價除以有關物業的應課差餉租值所得的商計算，而不是根據每平方米樓面面積的租金或售價計算。實際上，利用應課差餉租值，不但考慮到樓面面積，也考慮到各種物業之間質素上的差別。

十二・三 應課差餉租值在全面重估後有所變更，因此，新應課差餉租值已調算至舊應課差餉租值的水平，以維持指數數列。

十二・四 本檢討報告載有按季和按年計算的指數。成分季度指數（即某類別或級別物業的指數）是從分析所有在某指定季度內進行的交易得出來的。某類樓宇

的綜合季度指數，是將成分指數按加權平均法計算出來。編製各類非住宅樓宇綜合季度指數所使用的權數，是根據本季及前三季內有關類型樓宇的總樓面面積計算的。至於住宅物業，租金和售價指數的權數是根據本季及前三季內進行的交易數目計算出來。

十二・五 全年指數是該年四個按季計算的指數的平均數。

十二・六 跟評論並載的租金和售價指數圖表，是根據按年計算的指數編製的。

十二・七 指數（尤其是租金指數）很可能無法充分顯示出市場的趨勢。雖然所有租金都是按淨額作分析基礎（參考上文第十一・三段），但本署不知道的條件則不會計算在內。例如在供過於求時，業主通常都準備給與租戶一些優惠，如整修樓宇或延長免租期等。如果按租約的標準條

款把租金調整，在指數下降時，經調整的租金很可能較所報的租金為低。但指數上升時，情況則相反。

十二・八 租金指數更會受以下實際情況影響：部分新樓宇的租金，遠在樓宇落成前已議定，但只會在生效時（即租約開始當日）才予以記錄，這較最初議定租金的日期可能遲數個月。

十三 落成後使用方式

此項只包括在檢討年份內為徵收差餉而估價的新落成住宅單位，這些單位在估價時已有人住用。

私人住宅 — 各類樓宇總數量及空置量

| 類別 | 面積
(平方米) | 1991年年底的樓宇總數量 | | 1991年年底
的空置數目 | 空置百分率 |
|------|-------------|---------------|---------|------------------|--------|
| | | (單位數目) | | | |
| A | 小於 20.0 | 9 790 | | | |
| | 20 - 29.9 | 106 010 | 304 490 | 5 860 | 1.9 |
| | 30 - 39.9 | 188 690 | | | |
| B | 40 - 49.9 | 154 980 | | | |
| | 50 - 59.9 | 109 610 | 342 830 | 19 860 | 5.7 |
| | 60 - 69.9 | 78 240 | | | |
| C | 70 - 79.9 | 38 565 | | | |
| | 80 - 89.9 | 20 795 | 75 380 | 3 955 | 5.3 |
| | 90 - 99.9 | 16 020 | | | |
| D | 100 - 119.9 | 20 055 | | | |
| | 120 - 139.9 | 12 210 | 39 795 | 1 895 | 4.8 |
| | 140 - 159.9 | 7 530 | | | |
| E | 160 - 199.9 | 9 560 | | | |
| | 200 - 239.9 | 6 670 | 20 550 | 1 635 | 8.0 |
| | 240 - 279.9 | 2 235 | | | |
| | 超過 279.9 | 2 085 | | | |
| 所有類別 | | — | 783 045 | 783 045 | 33 005 |
| | | | | | 4.2 |

表 2

私人住宅 一 各區樓宇總數量、供應量及空置量

| | 1990年年底
的樓宇總數量
(單位數目) | 1991年
的供應量
(單位數目) | 供應量佔
1990年樓宇
總數量的百分率 | 1991年年底
的樓宇總數量
(單位數目) | 1991年年底
的空置數目 | 空置
百分率 |
|-----|-----------------------------|-------------------------|----------------------------|-----------------------------|------------------|-----------|
| 西區 | 36 340 | 1 350 | 3.7 | 37 230 | 850 | 2.3 |
| 上環 | 12 530 | 130 | 1.0 | 12 445 | 210 | 1.7 |
| 中區 | 4 325 | 65 | 1.5 | 4 320 | 340 | 7.9 |
| 灣仔 | 28 640 | 30 | 0.1 | 28 305 | 850 | 3.0 |
| 半山區 | 21 680 | 1 160 | 5.4 | 22 690 | 1 010 | 4.5 |
| 山頂 | 1 940 | 15 | 0.8 | 1 955 | 170 | 8.7 |
| 銅鑼灣 | 25 720 | 320 | 1.2 | 25 595 | 430 | 1.7 |
| 北角 | 84 920 | 2 175 | 2.6 | 86 940 | 2 075 | 2.4 |
| 筲箕灣 | 28 075 | 155 | 0.6 | 28 160 | 395 | 1.4 |
| 香港仔 | 15 390 | 1 570 | 10.2 | 16 930 | 1 590 | 9.4 |
| 南區 | 6 840 | 125 | 1.8 | 6 935 | 730 | 10.5 |
| 港島 | 266 400 | 7 095 | 2.7 | 271 505 | 8 650 | 3.2 |
| 尖沙咀 | 17 020 | 35 | 0.2 | 16 915 | 275 | 1.6 |
| 油蔴地 | 33 620 | — | — | 33 330 | 220 | 0.7 |
| 旺角 | 33 900 | 160 | 0.5 | 33 885 | 665 | 2.0 |
| 紅磡 | 51 010 | 985 | 8.0 | 51 880 | 720 | 1.4 |
| 何文田 | 14 850 | 415 | 2.8 | 15 225 | 330 | 2.2 |
| 九龍 | 150 400 | 1 595 | 1.1 | 151 235 | 2 210 | 1.5 |
| 長沙灣 | 52 210 | 720 | 1.4 | 52 815 | 1 725 | 3.3 |
| 石硤尾 | 3 625 | 120 | 3.3 | 3 740 | 215 | 5.8 |
| 九龍塘 | 6 400 | 35 | 0.6 | 6 425 | 340 | 5.3 |
| 黃大仙 | 17 055 | 90 | 0.5 | 17 105 | 170 | 1.0 |
| 觀塘 | 36 320 | 5 800 | 16.0 | 42 110 | 5 135 | 12.2 |
| 鯉魚門 | 620 | — | — | 620 | — | — |
| 新九龍 | 116 230 | 6 765 | 5.8 | 122 815 | 7 585 | 6.2 |
| 荃灣 | 66 660 | 4 040 | 6.1 | 70 815 | 2 820 | 4.0 |
| 屯門 | 29 270 | 3 285 | 11.2 | 32 540 | 2 720 | 8.4 |
| 元朗 | 29 800 | 2 755 | 9.2 | 32 545 | 3 590 | 11.0 |
| 北區 | 6 475 | 2 310 | 35.7 | 8 760 | 1 585 | 18.1 |
| 大埔 | 19 745 | 1 870 | 9.5 | 21 600 | 1 205 | 5.6 |
| 沙田 | 40 180 | 1 745 | 4.3 | 41 910 | 925 | 2.2 |
| 西貢 | 9 055 | 930 | 2.0 | 9 950 | 520 | 5.2 |
| 離島 | 18 625 | 990 | 5.3 | 19 570 | 1 195 | 6.1 |
| 新界 | 219 810 | 17 925 | 8.2 | 237 490 | 14 560 | 6.1 |
| 總數 | 752 840 | 33 380 | 4.4 | 783 045 | 33 005 | 4.2 |

表 3

私人住宅 一 各類樓宇供應量

(單位 數目)

| | A | B | C | D | E | 所有類別 |
|---------------|--------|--------|-------|-------|-------|--------|
| 1982 | 9 670 | 8 665 | 2 285 | 1 470 | 1 050 | 23 140 |
| 1983 | 9 530 | 7 425 | 2 045 | 1 230 | 1 390 | 21 620 |
| 1984 | 15 645 | 3 900 | 1 320 | 905 | 500 | 22 270 |
| 1985 | 19 930 | 6 325 | 1 660 | 1 440 | 520 | 29 875 |
| 1986 | 17 185 | 11 875 | 2 495 | 1 645 | 905 | 34 105 |
| 1987 | 10 990 | 18 230 | 3 140 | 1 465 | 550 | 34 375 |
| 1988 | 10 880 | 16 630 | 3 805 | 2 375 | 780 | 34 470 |
| 1989 | 6 930 | 22 315 | 4 565 | 1 790 | 885 | 36 485 |
| 1990 | 7 200 | 17 525 | 2 695 | 1 425 | 555 | 29 400 |
| 1991 | 4 665 | 23 600 | 3 380 | 1 155 | 580 | 33 380 |
| 平均數 1982-1991 | 11 260 | 13 650 | 2 740 | 1 490 | 770 | 29 910 |

表 4

私人住宅 一 不同面積樓宇的供應量

(單位數目)

| 類別 | 面積
(平方米) | 1987 | 1988 | 1989 | 1990 | 1991 | | | | |
|----|-------------|--------|--------|--------|--------|-------|-------|-------|--------|--------|
| | | | | | | 港島 | 九龍 | 新九龍 | 新界 | 合計 |
| A | 小於 20.0 | 100 | 220 | 485 | 165 | 45 | 30 | 10 | 5 | 90 |
| | 20 - 29.9 | 3 705 | 2 760 | 1 595 | 1 910 | 130 | 415 | 380 | 315 | 1 190 |
| | 30 - 39.9 | 7 185 | 7 900 | 4 850 | 5 125 | 1 275 | 225 | 465 | 1 420 | 3 385 |
| B | 40 - 49.9 | 8 110 | 5 335 | 8 230 | 7 380 | 1 490 | 130 | 1 100 | 4 695 | 7 415 |
| | 50 - 59.9 | 5 670 | 7 925 | 7 065 | 4 800 | 1 000 | 120 | 3 130 | 3 470 | 7 720 |
| | 60 - 69.9 | 4 450 | 3 370 | 7 020 | 5 345 | 910 | 335 | 1 570 | 5 650 | 8 465 |
| C | 70 - 79.9 | 2 015 | 1 915 | 2 450 | 2 190 | 1 025 | 75 | - | 930 | 2 030 |
| | 80 - 89.9 | 865 | 635 | 1 060 | 320 | 210 | 175 | 45 | 475 | 905 |
| | 90 - 99.9 | 260 | 1 255 | 1 055 | 185 | 80 | 25 | 60 | 280 | 445 |
| D | 100 - 119.9 | 790 | 1 080 | 600 | 505 | 25 | 60 | 55 | 315 | 455 |
| | 120 - 139.9 | 400 | 945 | 600 | 410 | 85 | - | - | 175 | 260 |
| | 140 - 159.9 | 275 | 350 | 590 | 510 | 335 | - | - | 105 | 440 |
| E | 160 - 199.9 | 320 | 420 | 385 | 305 | 225 | 5 | - | 80 | 310 |
| | 200 - 239.9 | 170 | 295 | 260 | 30 | 145 | - | - | - | 145 |
| | 240 - 279.9 | 35 | 35 | 160 | 140 | 80 | - | - | 5 | 85 |
| | 超過 279.9 | 25 | 30 | 80 | 80 | 35 | - | - | 5 | 40 |
| 總數 | | 34 375 | 34 470 | 36 485 | 29 400 | 7 095 | 1 595 | 6 765 | 17 925 | 33 380 |

表 5

私人住宅一各區樓宇供應量及預計供應量

(單位數目)

| | 1987 | 1988 | 1989 | 1990 | 1991年各類別的單位數量 | | | | | 1987至1991年的平均數量 | 預計供應量 | | |
|--|--------|--------|--------|--------|---------------|--------|-------|-------|-----|-----------------|--------|--------|--------|
| | | | | | A | B | C | D | E | | [1992] | [1993] | |
| 西區
上環
中
灣仔
半山
山頂
銅鑼
北角
筲箕
香港仔
南區 | 1 080 | 475 | 1 235 | 1 105 | 770 | 580 | — | — | — | 1 350 | 1 050 | 1 355 | 2 400 |
| | 660 | 315 | 390 | 50 | 75 | 55 | — | — | — | 130 | 310 | 310 | 470 |
| | 60 | 230 | 100 | 575 | 45 | 20 | — | — | — | 65 | 205 | 10 | 205 |
| | 505 | 1 145 | 890 | 465 | 30 | — | — | — | — | 30 | 605 | 40 | 355 |
| | 330 | 1 105 | 2 260 | 815 | 100 | 160 | 175 | 360 | 365 | 1 160 | 1 135 | 900 | 3 905 |
| | 25 | 15 | 20 | 15 | — | — | — | 5 | 10 | 15 | 20 | 45 | 10 |
| | 665 | 1 420 | 700 | 555 | 35 | 175 | 100 | 10 | — | 320 | 730 | 820 | 1 180 |
| | 5 915 | 3 175 | 3 510 | 490 | 195 | 1 085 | 830 | 65 | — | 2 175 | 3 055 | 580 | 1 390 |
| | 2 260 | 4 955 | 2 100 | 1 005 | 100 | 55 | — | — | — | 155 | 2 100 | 955 | 115 |
| | 140 | 210 | 460 | 235 | 100 | 1 260 | 210 | — | — | 1 570 | 520 | 2 640 | 1 780 |
| 南區 | 225 | 570 | 905 | 590 | — | 10 | — | 5 | 110 | 125 | 480 | 380 | 340 |
| 港島 | 11 865 | 13 615 | 12 570 | 5 900 | 1 450 | 3 400 | 1 315 | 445 | 485 | 7 095 | 10 210 | 8 035 | 12 150 |
| 尖沙咀
油麻地
旺角
紅磡
何文田 | 95 | 130 | 35 | 25 | 35 | — | — | — | — | 35 | 65 | 10 | 25 |
| | 280 | 50 | 285 | 300 | — | — | — | — | — | — | 180 | 280 | 410 |
| | 165 | 105 | 340 | 245 | 160 | — | — | — | — | 160 | 200 | 550 | 265 |
| | 2 715 | 2 285 | 2 470 | 905 | 430 | 500 | 55 | — | — | 985 | 1 875 | 285 | 900 |
| | 105 | 165 | 345 | 145 | 45 | 85 | 220 | 60 | 5 | 415 | 235 | 130 | 375 |
| 九龍 | 3 360 | 2 735 | 3 475 | 1 620 | 670 | 585 | 275 | 60 | 5 | 1 595 | 2 555 | 1 255 | 1 975 |
| 長沙灣
石硤尾
九龍塘
黃大仙
觀塘
鯉魚門 | 335 | 480 | 510 | 400 | 700 | 20 | — | — | — | 720 | 490 | 580 | 480 |
| | 680 | 115 | 175 | 95 | — | 95 | 25 | — | — | 120 | 240 | 1 295 | 220 |
| | 70 | 80 | 35 | 10 | — | — | 10 | 25 | — | 35 | 45 | 40 | 5 |
| | 185 | 70 | 930 | 505 | 85 | — | — | 5 | — | 90 | 255 | 115 | 80 |
| | 1 445 | — | — | 3 015 | 20 | 5 780 | — | — | — | 5 800 | 2 050 | 2 100 | 1 250 |
| 新九龍 | 2 715 | 805 | 1 650 | 4 025 | 805 | 5 800 | 105 | 55 | — | 6 765 | 3 190 | 4 130 | 2 035 |
| 荃
灣
屯
元朗
北
大
沙
西
離 | 2 800 | 5 300 | 10 450 | 4 030 | — | 3 375 | 425 | 235 | 5 | 4 040 | 5 325 | 3 115 | 740 |
| | 3 725 | 4 585 | 4 315 | 6 565 | 225 | 2 425 | 550 | 80 | 5 | 3 285 | 4 495 | 1 915 | 6 515 |
| | 1 285 | 2 140 | 1 575 | 1 125 | 175 | 2 505 | 75 | — | — | 2 755 | 1 775 | 5 035 | 3 430 |
| | 295 | 65 | 95 | 1 440 | 830 | 1 415 | — | 60 | 5 | 2 310 | 840 | 2 595 | 3 135 |
| | 2 005 | 1 480 | 530 | 1 660 | 430 | 1 405 | 20 | — | 15 | 1 870 | 1 510 | 2 560 | 1 580 |
| | 4 985 | 1 725 | 985 | 1 175 | — | 1 120 | 580 | 25 | 20 | 1 745 | 2 125 | 2 825 | 5 345 |
| | 570 | 475 | 550 | 560 | 45 | 700 | 10 | 135 | 40 | 930 | 615 | 1 055 | 850 |
| | 770 | 1 545 | 290 | 1 300 | 35 | 870 | 25 | 60 | — | 990 | 980 | 990 | 385 |
| 新界 | 16 435 | 17 315 | 18 790 | 17 855 | 1 740 | 13 815 | 1 685 | 595 | 90 | 17 925 | 17 665 | 20 090 | 21 980 |
| 總數 | 34 375 | 34 470 | 36 485 | 29 400 | 4 665 | 23 600 | 3 380 | 1 155 | 580 | 33 380 | 33 620 | 33 510 | 38 140 |

表 6

私人住宅—各區不同類別樓宇的預計供應量

(單位數目)

| | [1992] | | | | | [1993] | | | | | | |
|-----|--------|--------|-------|-------|-----|--------|--------|--------|-------|-------|-----|--------|
| | A | B | C | D | E | 所有類別 | A | B | C | D | E | 所有類別 |
| 西區 | 980 | 370 | 5 | — | — | 1 355 | 1 285 | 1 110 | 5 | — | — | 2 400 |
| 上環 | 310 | — | — | — | — | 310 | 380 | 90 | — | — | — | 470 |
| 中區 | 10 | — | — | — | — | 10 | 110 | 95 | — | — | — | 205 |
| 灣仔 | 35 | — | 5 | — | — | 40 | 255 | — | 50 | 50 | — | 355 |
| 半山區 | 130 | 195 | 160 | 300 | 115 | 900 | 640 | 1 130 | 1 700 | 265 | 170 | 3 905 |
| 山頂 | — | — | — | 5 | 40 | 45 | — | — | — | — | 10 | 10 |
| 銅鑼灣 | 270 | 260 | 235 | 50 | 5 | 820 | 200 | 420 | 355 | 120 | 85 | 1 180 |
| 北角 | 475 | 105 | — | — | — | 580 | 560 | 830 | — | — | — | 1 390 |
| 筲箕灣 | 740 | 215 | — | — | — | 955 | 115 | — | — | — | — | 115 |
| 香港仔 | 310 | 1 770 | 550 | 10 | — | 2 640 | 25 | 1 335 | 415 | 5 | — | 1 780 |
| 南區 | 15 | — | 140 | 140 | 85 | 380 | — | — | 65 | 125 | 150 | 340 |
| 港島 | 3 275 | 2 915 | 1 095 | 505 | 245 | 8 035 | 3 570 | 5 010 | 2 590 | 565 | 415 | 12 150 |
| 尖沙咀 | 10 | — | — | — | — | 10 | 25 | — | — | — | — | 25 |
| 油麻地 | 280 | — | — | — | — | 280 | 320 | 90 | — | — | — | 410 |
| 旺角 | 515 | 35 | — | — | — | 550 | 150 | 110 | 5 | — | — | 265 |
| 紅磡 | 180 | 105 | — | — | — | 285 | 605 | 295 | — | — | — | 900 |
| 何文田 | 65 | 25 | 35 | — | 5 | 130 | 100 | 120 | 140 | 15 | — | 375 |
| 九龍 | 1 050 | 165 | 35 | — | 5 | 1 255 | 1 200 | 615 | 145 | 15 | — | 1 975 |
| 長沙灣 | 555 | 25 | — | — | — | 580 | 425 | 55 | — | — | — | 480 |
| 石硤尾 | — | 1 085 | 195 | 15 | — | 1 295 | — | 220 | — | — | — | 220 |
| 九龍塘 | 5 | 15 | — | 5 | 15 | 40 | — | — | — | 5 | — | 5 |
| 黃大仙 | 115 | — | — | — | — | 115 | 80 | — | — | — | — | 80 |
| 觀塘 | 100 | 2 000 | — | — | — | 2 100 | — | 1 250 | — | — | — | 1 250 |
| 鯉魚門 | — | — | — | — | — | — | — | — | — | — | — | — |
| 新九龍 | 775 | 3 125 | 195 | 20 | 15 | 4 130 | 505 | 1 525 | — | 5 | — | 2 035 |
| 荃灣 | 115 | 2 540 | 350 | 110 | — | 3 115 | 370 | 345 | — | 25 | — | 740 |
| 屯門 | 1 340 | 530 | 10 | 15 | 20 | 1 915 | 1 610 | 4 855 | 10 | 20 | 20 | 6 515 |
| 元朗 | 395 | 4 530 | 25 | — | 85 | 5 035 | 330 | 2 185 | 625 | 205 | 85 | 3 430 |
| 北區 | 1 630 | 830 | 105 | 25 | 5 | 2 595 | 920 | 2 205 | — | 5 | 5 | 3 135 |
| 大埔 | 1 390 | 960 | 65 | 105 | 40 | 2 560 | 25 | 920 | 585 | 20 | 30 | 1 580 |
| 沙田 | 710 | 880 | 965 | 265 | 5 | 2 825 | 1 655 | 2 855 | 760 | 40 | 35 | 5 345 |
| 西貢 | 30 | 820 | 40 | 80 | 85 | 1 055 | 10 | 590 | — | 85 | 165 | 850 |
| 離島 | 135 | 750 | 90 | 15 | — | 990 | 15 | 195 | — | 170 | 5 | 385 |
| 新界 | 5 745 | 11 840 | 1 650 | 615 | 240 | 20 090 | 4 935 | 14 150 | 1 980 | 570 | 345 | 21 980 |
| 總數 | 10 845 | 18 045 | 2 975 | 1 140 | 505 | 33 510 | 10 210 | 21 300 | 4 715 | 1 155 | 760 | 38 140 |

表 7

私人住宅 — 各區樓宇空置量

| | 各年年底的空置數目 | | | | 1991
單位數目 | 佔年底總數量
的百分率 |
|---|-----------|--------|--------|--------|--------------|----------------|
| | 1987 | 1988 | 1989 | 1990 | | |
| 西區
上環
中灣
半山
山頂
銅鑼
北角
筲箕
香港仔
南區 | 885 | 465 | 800 | 1 165 | 850 | 2.3 |
| | 595 | 150 | 315 | 190 | 210 | 1.7 |
| | 80 | 285 | 170 | 320 | 340 | 7.9 |
| | 545 | 460 | 1 045 | 2 125 | 850 | 3.0 |
| | 745 | 780 | 1 595 | 1 500 | 1 010 | 4.5 |
| | 30 | 105 | 50 | 85 | 170 | 8.7 |
| | 795 | 1 375 | 715 | 830 | 430 | 1.7 |
| | 1 145 | 1 495 | 2 825 | 1 660 | 2 075 | 2.4 |
| | 1 375 | 1 295 | 1 225 | 310 | 395 | 1.4 |
| | 110 | 50 | 75 | 185 | 1 590 | 9.4 |
| | 260 | 490 | 975 | 1 170 | 730 | 10.5 |
| 港島 | 6 565 | 6 950 | 9 790 | 9 540 | 8 650 | 3.2 |
| 尖沙咀
油麻地
旺角
紅磡
何文田 | 825 | 460 | 365 | 185 | 275 | 1.6 |
| | 220 | 135 | 395 | 375 | 220 | 0.7 |
| | 440 | 345 | 395 | 875 | 665 | 2.0 |
| | 1 785 | 1 975 | 1 965 | 435 | 720 | 1.4 |
| | 230 | 340 | 395 | 95 | 330 | 2.2 |
| 九龍 | 3 500 | 3 255 | 3 515 | 1 965 | 2 210 | 1.5 |
| 長沙灣
石硖尾
九龍塘
黃大仙
觀塘
鯉魚門 | 500 | 870 | 340 | 285 | 1 725 | 3.3 |
| | 280 | 160 | 85 | 35 | 215 | 5.8 |
| | 130 | 135 | 35 | 190 | 340 | 5.3 |
| | 175 | 225 | 800 | 420 | 170 | 1.0 |
| | 840 | 20 | 40 | 2 750 | 5 135 | 12.2 |
| | — | — | — | — | — | — |
| 新九龍 | 1 925 | 1 410 | 1 300 | 3 680 | 7 585 | 6.2 |
| 荃灣
屯門
元朗
北區
大埔
沙田
西貢
離島 | 1 715 | 1 425 | 8 660 | 2 290 | 2 820 | 4.0 |
| | 2 495 | 2 190 | 2 210 | 3 420 | 2 720 | 8.4 |
| | 950 | 1 225 | 1 460 | 795 | 3 590 | 11.0 |
| | 235 | 80 | 365 | 1 535 | 1 585 | 18.1 |
| | 180 | 855 | 735 | 375 | 1 205 | 5.6 |
| | 3 210 | 1 765 | 1 040 | 1 440 | 925 | 2.2 |
| | 445 | 440 | 395 | 280 | 520 | 5.2 |
| | 1 110 | 630 | 825 | 830 | 1 195 | 6.1 |
| 新界 | 10 340 | 8 610 | 15 690 | 10 965 | 14 560 | 6.1 |
| 總數 | 22 330 | 20 225 | 30 295 | 26 150 | 33 005 | 4.2 |

表 8

私人住宅 一 樓宇空置情況的整體趨勢

| | 在年內落成的樓宇內 | | | 在所有其他樓宇內 | | | 整體空置情況 | |
|------|-----------|--------|-------|----------|--------|-------|--------|----------|
| | 單位總數目 | 空置數目 | 空置百分率 | 單位總數目 | 空置數目 | 空置百分率 | 空置數目 | 佔總數量的百分率 |
| 1987 | 34 375 | 13 980 | 40.7 | 623 470 | 8 350 | 1.3 | 22 330 | 3.4 |
| 1988 | 34 470 | 10 855 | 31.5 | 657 355 | 9 370 | 1.4 | 20 225 | 2.9 |
| 1989 | 36 485 | 21 045 | 57.7 | 689 155 | 9 250 | 1.3 | 30 295 | 4.2 |
| 1990 | 29 400 | 13 850 | 47.1 | 723 440 | 12 300 | 1.7 | 26 150 | 3.5 |
| 1991 | 33 380 | 18 010 | 54.0 | 749 665 | 14 995 | 2.0 | 33 005 | 4.2 |

表 9

私人住宅 一 各類樓宇落成後的使用方式

| 類別 | 區域 | 於1991年經
差餉估價已使
用的單位數目 | 全部由業主自住 | | 業主自住並將單位
的一部份出租 | | 整個單位出租 | |
|------|-----|-----------------------------|---------|-------|--------------------|-----|--------|------|
| | | | 單位數目 | % | 單位數目 | % | 單位數目 | % |
| A | 港島 | 1 584 | 1 163 | 73.4 | 3 | 0.2 | 418 | 26.4 |
| | 九龍 | 337 | 284 | 84.3 | — | — | 53 | 15.7 |
| | 新九龍 | 455 | 403 | 88.6 | 1 | 0.2 | 51 | 11.2 |
| | 新界 | 2 280 | 2 081 | 91.3 | — | — | 199 | 8.7 |
| | 總數 | 4 656 | 3 931 | 84.4 | 4 | 0.1 | 721 | 15.5 |
| B | 港島 | 1 894 | 1 144 | 60.4 | 1 | 0.1 | 749 | 39.5 |
| | 九龍 | 1 748 | 1 370 | 78.4 | — | — | 378 | 21.6 |
| | 新九龍 | 354 | 340 | 96.0 | — | — | 14 | 4.0 |
| | 新界 | 10 082 | 9 459 | 93.8 | — | — | 623 | 6.2 |
| | 總數 | 14 078 | 12 313 | 87.5 | 1 | * | 1 764 | 12.5 |
| C | 港島 | 556 | 194 | 34.9 | — | — | 362 | 65.1 |
| | 九龍 | 15 | 15 | 100.0 | — | — | — | — |
| | 新九龍 | 24 | 19 | 79.2 | — | — | 5 | 20.8 |
| | 新界 | 462 | 377 | 81.6 | — | — | 85 | 18.4 |
| | 總數 | 1 057 | 605 | 57.2 | — | — | 452 | 42.8 |
| D | 港島 | 351 | 141 | 40.2 | — | — | 210 | 59.8 |
| | 九龍 | — | — | — | — | — | — | — |
| | 新九龍 | 15 | 4 | 26.7 | — | — | 11 | 73.3 |
| | 新界 | 190 | 145 | 76.3 | — | — | 45 | 23.7 |
| | 總數 | 556 | 290 | 52.2 | — | — | 266 | 47.8 |
| E | 港島 | 72 | 7 | 9.7 | — | — | 65 | 90.3 |
| | 九龍 | — | — | — | — | — | — | — |
| | 新九龍 | 9 | 5 | 55.6 | — | — | 4 | 44.4 |
| | 新界 | 120 | 50 | 41.7 | — | — | 70 | 58.3 |
| | 總數 | 201 | 62 | 30.8 | — | — | 139 | 69.2 |
| 所有類別 | 港島 | 4 457 | 2 649 | 59.4 | 4 | 0.1 | 1 804 | 40.5 |
| | 九龍 | 2 100 | 1 669 | 79.5 | — | — | 431 | 20.5 |
| | 新九龍 | 857 | 771 | 90.0 | 1 | 0.1 | 85 | 9.9 |
| | 新界 | 13 134 | 12 112 | 92.2 | — | — | 1 022 | 7.8 |
| | 總數 | 20 548 | 17 201 | 83.7 | 5 | * | 3 342 | 16.3 |

* 少於 0.05%。

表 10

私人住宅—各類樓宇平均租金

(港元計算每月每平方米的租金)

| 類別 | 區域 | 1990 | 1990 | 1990 | 1990 | 1990 | 1991 | 1991 | 1991 | 1991 |
|----|-----|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | | 第一季 | 第二季 | 第三季 | 第四季 | 全年 | 第一季 | 第二季 | 第三季* | 第四季* |
| A | 港島 | 141.1 | 150.1 | 148.8 | 160.0 | 150.4 | 157.8 | 166.1 | 173.2 | 174.0 |
| | 九龍 | 175.1 | 153.1 | 155.2 | 183.7 | 165.3 | 173.8 | 171.0 | 188.7 | 242.3 |
| | 新九龍 | 126.7 | 137.5 | 134.5 | 132.0 | 132.8 | 129.6 | 146.8 | 147.6 | 150.9 |
| | 新界 | 123.4 | 114.8 | 112.3 | 116.0 | 115.4 | 109.1 | 120.1 | 132.9 | 127.2 |
| B | 港島 | 141.6 | 149.7 | 153.4 | 158.9 | 151.4 | 166.0 | 170.9 | 168.7 | 171.6 |
| | 九龍 | 128.5 | 127.7 | 129.0 | 137.1 | 130.4 | 148.0 | 148.7 | 151.6 | 176.3 |
| | 新九龍 | 115.4 | 119.8 | 123.5 | 117.2 | 119.6 | 128.7 | 126.5 | 136.6 | 128.5 |
| | 新界 | 109.5 | 105.7 | 95.5 | 98.5 | 100.9 | 102.5 | 99.1 | 112.3 | 125.3 |
| C | 港島 | 157.5 | 169.4 | 164.9 | 164.2 | 164.8 | 186.7 | 184.1 | 193.2 | 172.2 |
| | 九龍 | 151.8 | 148.0 | 144.5 | 162.2 | 151.5 | 150.0 | 172.9 | 169.8 | 162.5 |
| | 新九龍 | (134.2) | 155.8 | 148.2 | (140.2) | 146.3 | 153.8 | (151.6) | (171.2) | (184.0) |
| | 新界 | (110.8) | 114.2 | 112.9 | (100.4) | 110.3 | 102.3 | (110.0) | (108.4) | (90.5) |
| D | 港島 | 171.4 | 175.9 | 177.4 | 173.7 | 175.0 | 192.8 | 195.1 | 205.7 | 204.5 |
| | 九龍 | 156.6 | 158.1 | 146.2 | (142.5) | 151.3 | 150.3 | 161.0 | 157.3 | (168.5) |
| | 新九龍 | (168.2) | (150.4) | 145.9 | (152.3) | 151.7 | (156.8) | 151.3 | 168.4 | (189.7) |
| | 新界 | 124.5 | 125.2 | 121.7 | 137.9 | 127.0 | 149.7 | 136.5 | 162.7 | (171.8) |
| E | 港島 | 186.5 | 184.1 | 193.4 | 182.6 | 187.5 | 188.1 | 185.8 | 193.6 | 184.2 |
| | 九龍 | 142.0 | 137.0 | 141.5 | 151.1 | 143.0 | 134.2 | (138.1) | 143.8 | (147.8) |
| | 新九龍 | (125.2) | (136.5) | (145.2) | (177.6) | (137.5) | (137.9) | (120.5) | (121.0) | (142.3) |
| | 新界 | (113.2) | 117.6 | 105.3 | 130.0 | 116.2 | 142.2 | 129.9 | 149.7 | (152.7) |

* 臨時數字。

() 表示少於二十宗交易。

表 11

私人住宅 一 各類樓宇平均售價

(港元計算每平方米的售價)

| 類別 | 區域 | 1990 | 1990 | 1990 | 1990 | 1990 | 1991 | 1991 | 1991 | 1991 |
|----|-----|----------|----------|----------|----------|----------|----------|----------|----------|-----------------|
| | | 第一季 | 第二季 | 第三季 | 第四季 | 全年 | 第一季 | 第二季* | 第三季* | 第四季* |
| A | 港島 | 20 030 | 20 061 | 20 891 | 21 689 | 20 775 | 22 546 | 25 575 | 29 153 | 33 503 |
| | 九龍 | 18 801 | 19 064 | 19 901 | 20 509 | 19 590 | 20 795 | 23 549 | 27 503 | 29 338 |
| | 新九龍 | 17 707 | 18 193 | 18 427 | 19 307 | 18 497 | 20 391 | 23 221 | 26 881 | 29 043 |
| | 新界 | 14 995 | 15 399 | 16 056 | 16 800 | 15 909 | 18 104 | 20 477 | 24 481 | 26 805 |
| B | 港島 | 19 535 | 20 188 | 21 065 | 22 272 | 20 976 | 23 341 | 26 415 | 31 387 | 33 593 |
| | 九龍 | 15 096 | 15 990 | 16 656 | 17 454 | 16 347 | 18 966 | 20 341 | 24 084 | 25 706 |
| | 新九龍 | 15 324 | 15 700 | 16 832 | 17 360 | 16 435 | 18 604 | 21 417 | 25 742 | 27 490 |
| | 新界 | 14 789 | 15 343 | 15 683 | 16 292 | 15 650 | 17 153 | 19 727 | 24 209 | 28 081 |
| C | 港島 | 18 931 | 19 918 | 20 712 | 22 043 | 20 698 | 22 978 | 25 837 | 30 760 | 33 211 |
| | 九龍 | 18 411 | 17 657 | 19 232 | 20 556 | 19 079 | 21 244 | 22 814 | 27 080 | 31 591 |
| | 新九龍 | 17 135 | 18 525 | 19 349 | 20 734 | 19 420 | 20 989 | 24 017 | 26 959 | 28 367 |
| | 新界 | 11 059 | 12 393 | 13 084 | 13 272 | 12 666 | 14 638 | 16 447 | 19 648 | (30 032) 16 569 |
| D | 港島 | 19 329 | 19 514 | 20 862 | 20 905 | 20 514 | 21 920 | 24 128 | 27 921 | 32 552 |
| | 九龍 | 17 464 | 16 384 | 17 991 | 19 320 | 18 087 | 19 075 | 20 616 | 23 184 | 23 961 |
| | 新九龍 | 19 158 | 19 205 | 20 787 | 20 163 | 20 118 | 21 856 | 24 336 | 27 515 | (24 775) 24 538 |
| | 新界 | 14 830 | 14 678 | 16 018 | 15 747 | 15 498 | 16 629 | 18 260 | 21 177 | (22 146) 18 291 |
| E | 港島 | 18 981 | 20 531 | 21 195 | 19 465 | 20 174 | 20 983 | 22 332 | 24 235 | 27 071 |
| | 九龍 | (19 584) | (25 682) | (28 839) | (24 011) | (24 425) | (18 560) | (23 435) | (28 820) | (28 800) |
| | 新九龍 | - | (19 142) | (19 255) | (19 885) | 19 459 | (23 026) | (24 583) | (26 107) | - 24 745 |
| | 新界 | 14 528 | 14 880 | 15 582 | 14 801 | 15 038 | 16 324 | 16 575 | 21 113 | (14 329) 17 433 |

* 臨時數字。

() 表示少於二十宗交易。

表 12

私人住宅 一 各類樓宇租金指數

(1989 = 100)

| 年份／季度 | A | B | C | D | E | 所有類別 | |
|-------|--------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|--------------------------|
| 1982 | 63 | 59 | 61 | 62 | 67 | 61 | |
| 1983 | 59 | 55 | 53 | 53 | 54 | 56 | |
| 1984 | 57 | 54 | 50 | 47 | 48 | 54 | |
| 1985 | 59 | 57 | 55 | 53 | 58 | 57 | |
| 1986 | 61 | 60 | 60 | 61 | 68 | 62 | |
| 1987 | 68 | 67 | 68 | 68 | 71 | 68 | |
| 1988 | 79 | 78 | 80 | 81 | 81 | 79 | |
| 1989 | 100 | 100 | 100 | 100 | 100 | 100 | |
| 1990 | 116 | 113 | 112 | 103 | 98 | 110 | |
| 1991* | 124 | 122 | 120 | 110 | 98 | 118 | |
| 1987 | 1
2
3
4 | 64
66
69
71 | 61
65
69
71 | 65
67
69
72 | 63
67
69
71 | 71
71
72
71 | 64
66
69
71 |
| 1988 | 1
2
3
4 | 72
76
80
86 | 71
75
79
85 | 73
79
81
87 | 73
78
83
90 | 72
78
82
91 | 72
77
80
87 |
| 1989 | 1
2
3
4 | 92
102
100
106 | 94
101
100
105 | 93
102
102
103 | 96
102
102
100 | 94
102
101
103 | 94
102
101
104 |
| 1990 | 1
2
3
4 | 111
116
117
118 | 111
111
113
116 | 109
112
113
114 | 102
103
103
105 | 99
98
98
97 | 108
110
111
112 |
| 1991 | 1
2
3*
4* | 121
122
127
126 | 118
121
123
126 | 115
120
120
124 | 105
107
112
114 | 96
98
99
100 | 114
117
119
120 |

* 臨時數字。

表 13

私人住宅—各類樓宇售價指數

(1989 = 100)

| 年份／季度 | A | B | C | D 和 E | 所有類別 |
|-----------|-----|-----|-----|-------|------|
| 1982 | 52 | 53 | 54 | 65 | 53 |
| 1983 | 45 | 45 | 43 | 47 | 45 |
| 1984 | 44 | 43 | 39 | 41 | 43 |
| 1985 | 48 | 48 | 47 | 49 | 48 |
| 1986 | 54 | 52 | 53 | 56 | 53 |
| 1987 | 66 | 64 | 63 | 65 | 65 |
| 1988 | 80 | 78 | 78 | 80 | 79 |
| 1989 | 100 | 100 | 100 | 100 | 100 |
| 1990 | 112 | 111 | 113 | 105 | 111 |
| 1991* | 152 | 153 | 149 | 131 | 151 |
| 1987
1 | 61 | 61 | 58 | 60 | 61 |
| 2 | 66 | 63 | 62 | 64 | 65 |
| 3 | 68 | 65 | 64 | 67 | 67 |
| 4 | 68 | 66 | 67 | 68 | 67 |
| 1988
1 | 71 | 69 | 68 | 69 | 70 |
| 2 | 77 | 76 | 76 | 76 | 77 |
| 3 | 82 | 81 | 82 | 83 | 82 |
| 4 | 88 | 87 | 87 | 91 | 88 |
| 1989
1 | 98 | 98 | 99 | 100 | 98 |
| 2 | 101 | 101 | 104 | 106 | 101 |
| 3 | 98 | 98 | 94 | 94 | 98 |
| 4 | 103 | 103 | 104 | 100 | 103 |
| 1990
1 | 107 | 105 | 108 | 103 | 108 |
| 2 | 109 | 108 | 109 | 102 | 108 |
| 3 | 114 | 113 | 113 | 104 | 113 |
| 4 | 119 | 118 | 120 | 110 | 118 |
| 1991
1 | 125 | 125 | 124 | 111 | 124 |
| 2* | 141 | 142 | 143 | 123 | 141 |
| 3* | 159 | 162 | 159 | 136 | 159 |
| 4* | 182 | 181 | 168 | 154 | 179 |

* 臨時數字。

由1984年第一季起，計算售價指數時已陸續加入新界各區物業的售價；而由1987年第一季起，已加入新界所有地區的物業售價。

表 14

住宅樓宇一居者有其屋計劃、私人機構參建計劃、市區改善計劃和住宅發售計劃

各區樓宇總數量、供應量及預計供應量

(單位數目)

| 1991年年底的樓宇總數量 | | | | | | | | |
|---------------|-----------------------------|-------------------------|----------|-----------|---------|--------|--------|--------|
| | 房屋委員會
居者有其屋及
私人機構參建計劃 | 房屋協會
市區改善及
住宅發售計劃 | NR* | R# | 合計 | 1991 | [1992] | [1993] |
| 西區 | — | 1 351 | 1 222 | 129 | 1 351 | 326 | — | — |
| 上環 | — | 346 | 271 | 75 | 346 | 224 | — | — |
| 中環 | — | 10 | 10 | — | 10 | — | — | 69 |
| 灣仔 | — | 207 | 207 | — | 207 | — | — | — |
| 銅鑼灣 | — | 392 | 202 | 190 | 392 | — | — | — |
| 北角 | 2 180 | — | — | 2 180 | 2 180 | — | — | 400 |
| 鰂魚河 | 6 906 | 10 | 2 286 | 4 650 | 6 916 | 608 | — | 4 456 |
| 香港仔 | 4 682 | 177 | 1 480 | 3 379 | 4 859 | 1 402 | — | — |
| 南區 | — | — | — | — | — | — | — | 360 |
| 港島 | 13 763 | 2 493 | 5 658 | 10 803 | 16 261 | 2 560 | — | 5 285 |
| 油蔴地 | — | 453 | 304 | 149 | 453 | 448 | — | — |
| 旺角 | — | 480 | 449 | 31 | 480 | — | — | 104 |
| 紅磡 | — | 254 | — | 254 | 254 | — | — | 638 |
| 何文田 | 1 800 | — | 1 800 | — | 1 800 | — | — | — |
| 九龍 | 1 800 | 1 187 | 2 553 | 434 | 2 987 | 448 | — | 742 |
| 長沙灣 | 1 072 | 20 | 416 | 676 | 1 092 | — | 448 | 224 |
| 石硤尾 | — | — | — | — | — | — | — | 390 |
| 黃大仙 | 14 106 | — | — | 14 106 | 14 106 | 1 992 | 1 430 | — |
| 觀塘 | 12 134 | — | 1 539 | 10 595 | 12 134 | — | — | — |
| 鯉魚門 | 3 794 | — | 1 298 | 2 496 | 3 794 | 816 | 1 010 | 3 224 |
| 新九龍 | 31 106 | 20 | 3 253 | 27 873 | 31 126 | 2 808 | 2 888 | 3 838 |
| 荃灣 | 9 622 | 2 254 | 1 966 | 9 910 | 11 876 | 2 728 | — | 1 400 |
| 屯門 | 25 153 | — | 2 311 | 22 842 | 25 153 | 3 324 | 1 400 | 1 400 |
| 元朗 | — | — | — | — | — | — | 1 824 | 3 752 |
| 北區 | 5 984 | — | — | 5 984 | 5 984 | — | 830 | 2 450 |
| 大埔 | 13 627 | — | 395 | 13 232 | 13 627 | 3 264 | 1 516 | 1 750 |
| 沙田 | 29 379 | — | 4 031 | 25 348 | 29 379 | 4 020 | 600 | 5 600 |
| 西貢 | 11 966 | — | — | 11 966 | 11 966 | — | — | 2 966 |
| 新界 | 95 731 | 2 254 | 8 703 | 89 282 | 97 985 | 13 336 | 6 170 | 19 318 |
| 總數 | 142 405 | 5 954 | **20 167 | ##128 192 | 148 359 | 19 152 | 9 058 | 29 183 |

* NR : 不受轉售限制。

R : 受轉售限制。

**299個單位 / ##149個單位於一九九二年開始發售時會檢討是否受轉售限制。

資料來源：房屋署及房屋協會。

表 15

住宅樓宇 — 房屋委員會和房屋協會租住屋邨

各區樓宇總數量、供應量及預計供應量

(單位數目)

| | 房屋委員會 | | | 房屋協會 | | | |
|-----|-------------------|--------|--------|--------|-------------------|--------|--------|
| | 1991年年底的
樓宇總數量 | 供應量 | | 預計供應量 | 1991年年底的
樓宇總數量 | 供應量 | |
| | | 1991 | [1992] | | | [1993] | [1993] |
| 西區 | 638 | — | — | — | 2 072 | — | — |
| 銅鑼灣 | — | — | — | — | 2 677 | — | — |
| 北角 | 2 585 | — | — | — | 1 633 | — | 426 |
| 筲箕灣 | 25 905 | 1 218 | — | 4 860 | 3 167 | — | — |
| 香港仔 | 37 770 | 1 428 | — | — | 1 175 | — | — |
| 南區 | — | — | — | 660 | — | — | — |
| 港島 | 66 898 | 2 646 | — | 5 520 | 10 724 | — | 426 |
| 油蔴地 | — | — | — | — | 674 | 669 | — |
| 紅磡 | 1 171 | — | — | — | 5 076 | — | 276 |
| 何文田 | 15 637 | — | — | — | 1 028 | — | — |
| 九龍 | 16 808 | — | — | — | 6 778 | 669 | 276 |
| 長沙灣 | 12 629 | — | 280 | 1 080 | — | — | — |
| 石硤尾 | 31 786 | — | 414 | 108 | — | — | — |
| 黃大仙 | 86 620 | 6 082 | 2 312 | 4 818 | 716 | — | — |
| 觀塘 | 62 320 | 1 407 | — | — | 4 919 | — | — |
| 鯉魚門 | 52 912 | 3 062 | 2 346 | 2 843 | — | — | — |
| 新九龍 | 246 267 | 10 551 | 5 352 | 8 849 | 5 635 | — | — |
| 荃灣 | 107 565 | 1 285 | 1 207 | 5 397 | 5 136 | 448 | — |
| 屯門 | 58 001 | — | — | — | — | — | — |
| 元朗 | 14 125 | — | 10 593 | 3 181 | — | — | — |
| 北區 | 23 166 | — | — | — | 662 | 177 | — |
| 大埔 | 31 311 | 7 637 | 816 | — | — | — | — |
| 沙田 | 63 333 | — | — | 3 638 | 3 725 | — | — |
| 西貢 | 15 483 | 1 523 | — | 4 198 | 301 | — | — |
| 離島 | 1 122 | — | — | — | — | — | — |
| 新界 | 314 106 | 10 445 | 12 616 | 16 414 | 9 824 | 625 | — |
| 總數 | 644 079 | 23 642 | 17 968 | 30 783 | 32 961 | 1 294 | 702 |

資料來源：房屋署及房屋協會。

表 16

住宅樓宇 一 政府所擁有的宿舍

各類樓宇總數量及預計供應量

(單位數目)

| 類別 | 1991年年底的樓宇總數量 | | | | | 預計供應量 | |
|------|---------------|-------|-------|--------|--------|--------|--------|
| | 香港 | 九龍 | 新九龍 | 新界 | 總數 | [1992] | [1993] |
| A | 3 296 | 2 440 | 2 036 | 6 225 | 13 997 | + 3 | - 100 |
| B | 1 265 | 452 | 1 264 | 3 027 | 6 008 | + 242 | + 350 |
| C | 248 | 38 | 168 | 369 | 823 | + 7 | + 20 |
| D | 529 | 220 | 181 | 504 | 1 434 | - 34 | - 50 |
| E | 1 607 | 298 | 262 | 379 | 2 546 | - 46 | - 100 |
| 所有類別 | 6 945 | 3 448 | 3 911 | 10 504 | 24 808 | + 172 | + 120 |

資料來源：政府產業署。

樓宇總數量包括由1984年4月1日起向私人機構購入的樓宇。而一九九零年年底的私人住宅樓宇總數量已於近期全面調算樓宇總數量時相應調整。
預計供應量包括擬向私人機構購入的樓宇。

表 17

私人寫字樓一各區不同級別樓宇的總數量及空置量

| | 1991年年底的樓宇總數量
(平方米) | | | 1991年年底的空置量
(平方米) | | | 空置百分率 | | | | | |
|-----|------------------------|-----------|-----------|----------------------|---------|---------|--------|---------|------|------|------|------|
| | A | B | C | 合計 | A | B | C | 合計 | A | B | C | 合計 |
| 西區 | 25 900 | 19 800 | 4 300 | 50 000 | 1 400 | 100 | 1 200 | 2 700 | 5.4 | 0.5 | 27.9 | 5.4 |
| 上環 | 56 500 | 252 500 | 350 400 | 659 400 | 4 600 | 17 500 | 30 300 | 52 400 | 8.1 | 6.9 | 8.6 | 7.9 |
| 中區 | 1 086 000 | 311 900 | 164 100 | 1 562 000 | 73 600 | 33 400 | 6 500 | 113 500 | 6.8 | 10.7 | 4.0 | 7.3 |
| 灣仔 | 602 200 | 294 000 | 142 200 | 1 038 400 | 97 800 | 30 000 | 15 300 | 143 100 | 16.2 | 10.2 | 10.8 | 13.8 |
| 半山區 | — | — | 3 500 | 3 500 | — | — | — | — | — | — | — | — |
| 銅鑼灣 | 203 000 | 53 300 | 25 000 | 281 300 | 8 200 | 5 900 | 1 100 | 15 200 | 4.0 | 11.1 | 4.4 | 5.4 |
| 北角 | 156 900 | 51 600 | 12 500 | 221 000 | 41 100 | 36 400 | 500 | 78 000 | 26.2 | 70.5 | 4.0 | 35.3 |
| 筲箕灣 | — | — | 11 100 | 11 100 | — | — | — | — | — | — | — | — |
| 香港仔 | — | 5 700 | 2 200 | 7 900 | — | 1 100 | — | 1 100 | — | 19.3 | — | 13.9 |
| 南區 | — | — | 300 | 300 | — | — | 100 | 100 | — | — | 33.3 | 33.3 |
| 港島 | 2 130 500 | 988 800 | 715 600 | 3 834 900 | 226 700 | 124 400 | 55 000 | 406 100 | 10.6 | 12.6 | 7.7 | 10.6 |
| 尖沙咀 | 603 000 | 176 900 | 163 700 | 943 600 | 44 200 | 14 100 | 5 500 | 63 800 | 7.3 | 8.0 | 3.4 | 6.8 |
| 油蔴地 | 39 300 | 82 800 | 124 600 | 246 700 | 400 | 2 500 | 8 600 | 11 500 | 1.0 | 3.0 | 6.9 | 4.7 |
| 旺角 | 28 800 | 22 200 | 39 700 | 90 700 | 500 | 1 800 | 3 100 | 5 400 | 1.7 | 8.1 | 7.8 | 6.0 |
| 紅磡 | 41 900 | 1 800 | 11 500 | 55 200 | — | 700 | 200 | 900 | — | 38.9 | 1.7 | 1.6 |
| 何文田 | — | 5 800 | — | 5 800 | — | — | — | — | — | — | — | — |
| 九龍 | 713 000 | 289 500 | 339 500 | 1 342 000 | 45 100 | 19 100 | 17 400 | 81 600 | 6.3 | 6.6 | 5.1 | 6.1 |
| 長沙灣 | 66 700 | 4 300 | 35 100 | 106 100 | 1 900 | 400 | 1 000 | 3 300 | 2.8 | 9.3 | 2.8 | 3.1 |
| 九龍塘 | — | 2 000 | — | 2 000 | — | — | — | — | — | — | — | — |
| 黃大仙 | 54 700 | — | 3 900 | 58 600 | — | — | 200 | 200 | — | — | 5.1 | 0.3 |
| 觀塘 | — | 30 200 | — | 30 200 | — | 7 400 | — | 7 400 | — | 24.5 | — | 24.5 |
| 鯉魚門 | — | — | 1 800 | 1 800 | — | — | — | — | — | — | — | — |
| 新九龍 | 121 400 | 36 500 | 40 800 | 198 700 | 1 900 | 7 800 | 1 200 | 10 900 | 1.6 | 21.4 | 2.9 | 5.5 |
| 荃灣 | 67 300 | 3 000 | 1 000 | 71 300 | 4 000 | — | — | 4 000 | 5.9 | — | — | 5.6 |
| 屯門 | — | — | 8 400 | 8 400 | — | — | 100 | 100 | — | — | 1.2 | 1.2 |
| 元朗 | — | 9 800 | 13 100 | 22 900 | — | 300 | 400 | 700 | — | 3.1 | 3.1 | 3.1 |
| 北區 | — | 500 | — | 500 | — | — | — | — | — | — | — | — |
| 大埔 | — | 5 200 | 600 | 5 800 | — | — | — | — | — | — | — | — |
| 沙田 | 18 300 | 17 500 | 1 800 | 37 600 | 2 000 | — | — | 2 000 | 10.9 | — | — | 5.3 |
| 新界 | 85 600 | 36 000 | 24 900 | 146 500 | 6 000 | 300 | 500 | 6 800 | 7.0 | 0.8 | 2.0 | 4.6 |
| 總數 | 3 050 500 | 1 350 800 | 1 120 800 | 5 522 100 | 279 700 | 151 600 | 74 100 | 505 400 | 9.2 | 11.2 | 6.6 | 9.2 |

寫字樓等級已重新界定。新定義見於技術附註第四、四段。

表 18

私人寫字樓—各區樓宇總數量、供應量及空置量

| | 1990年年底
的樓宇總數量
(平方米) | 1991年
的供應量
(平方米) | 供應量佔
1990年樓宇
總數量的百分率 | 1991年年底
的樓宇總數量
(平方米) | 1991年年底
的空置量
(平方米) | 空置
百分率 |
|-----|----------------------------|------------------------|----------------------------|----------------------------|--------------------------|-----------|
| 西區 | 53 300 | 100 | 0.2 | 50 000 | 2 700 | 5.4 |
| 上環 | 636 300 | 33 600 | 5.3 | 659 400 | 52 400 | 7.9 |
| 中區 | 1 513 800 | 51 700 | 3.4 | 1 562 000 | 113 500 | 7.3 |
| 灣仔 | 889 700 | 152 400 | 17.1 | 1 038 400 | 143 100 | 13.8 |
| 半山區 | 3 500 | — | — | 3 500 | — | — |
| 銅鑼灣 | 274 300 | 7 500 | 2.7 | 281 300 | 15 200 | 5.4 |
| 北角 | 147 900 | 73 100 | 49.4 | 221 000 | 78 000 | 35.3 |
| 筲箕灣 | 11 100 | — | — | 11 000 | — | — |
| 香港仔 | 6 700 | 1 200 | 17.9 | 7 900 | 1 100 | 13.9 |
| 南區 | 300 | — | — | 300 | 100 | 33.3 |
| 港島 | 3 536 900 | 319 600 | 9.0 | 3 834 900 | 406 100 | 10.6 |
| 尖沙咀 | 892 200 | 51 400 | 5.8 | 943 600 | 63 800 | 6.8 |
| 油蔴地 | 238 800 | 8 100 | 3.4 | 246 700 | 11 500 | 4.7 |
| 旺角 | 84 200 | 6 500 | 7.7 | 90 700 | 5 400 | 6.0 |
| 紅磡 | 51 400 | 3 800 | 7.4 | 55 200 | 900 | 1.6 |
| 何文田 | 5 800 | — | — | 5 800 | — | — |
| 九龍 | 1 272 400 | 69 800 | 5.5 | 1 342 000 | 81 600 | 6.1 |
| 長沙灣 | 100 100 | 6 000 | 6.0 | 106 100 | 3 300 | 3.1 |
| 九龍塘 | 2 000 | — | — | 2 000 | — | — |
| 黃大仙 | 58 600 | — | — | 58 800 | 200 | 0.3 |
| 觀塘 | 5 300 | 24 900 | 469.8 | 30 200 | 7 400 | 24.5 |
| 鯉魚門 | 1 800 | — | — | 1 800 | — | — |
| 新九龍 | 167 800 | 30 900 | 18.4 | 198 700 | 10 900 | 5.5 |
| 荃灣 | 32 900 | 38 400 | 116.7 | 71 300 | 4 000 | 5.6 |
| 屯門 | 8 400 | — | — | 8 400 | 100 | 1.2 |
| 元朗 | 22 900 | — | — | 22 900 | 700 | 3.1 |
| 北區 | 500 | — | — | 500 | — | — |
| 大埔 | 5 800 | — | — | 5 800 | — | — |
| 沙田 | 37 600 | — | — | 37 600 | 2 000 | 5.3 |
| 新界 | 108 100 | 38 400 | 35.5 | 146 500 | 6 800 | 4.6 |
| 總數 | 5 085 200 | 458 700 | 9.0 | 5 522 100 | 505 400 | 9.2 |

表 19

私人寫字樓 — 各區樓宇供應量及預計供應量

(平方米)

| | 1987 | 1988 | 1989 | 1990 | 1991年各級別的供應量 | | | | 1987至1991年的平均數量
[1992] | 預計供應量
[1993] | |
|-----|---------|---------|---------|---------|--------------|---------|--------|---------|---------------------------|-----------------|---------|
| | | | | | A | B | C | 合計 | | | |
| 西區 | | | | | 3 200 | — | 100 | 100 | 700 | 10 100 | 20 200 |
| 上環 | 46 500 | 1 000 | 11 100 | 16 800 | — | 14 100 | 19 500 | 33 600 | 21 800 | 36 300 | 87 600 |
| 中區 | 72 800 | 87 800 | 72 300 | 50 500 | 46 900 | 4 400 | 400 | 51 700 | 67 000 | 147 100 | 29 300 |
| 灣仔 | 72 900 | 1 400 | 64 200 | 24 800 | 117 500 | 29 500 | 5 400 | 152 400 | 63 100 | 91 800 | 150 600 |
| 銅鑼灣 | 3 500 | 6 800 | 38 600 | — | — | 5 600 | 1 900 | 7 500 | 11 300 | 73 900 | 34 100 |
| 北角 | 10 500 | — | — | 47 800 | 38 300 | 34 400 | 400 | 73 100 | 26 300 | 115 600 | 21 400 |
| 鰂魚涌 | — | — | — | — | — | — | — | — | — | 1 600 | 500 |
| 筲箕灣 | — | — | — | — | — | 1 200 | — | 1 200 | 200 | — | — |
| 香港仔 | — | — | 300 | — | — | — | — | — | 100 | — | — |
| 南區 | | | | | | | | | | | |
| 港島 | 206 200 | 97 000 | 186 500 | 143 100 | 202 700 | 89 200 | 27 700 | 319 600 | 190 500 | 476 400 | 343 700 |
| 尖沙咀 | 14 900 | 137 600 | 16 500 | 23 300 | 34 900 | 14 900 | 1 600 | 51 400 | 48 700 | 82 300 | 13 400 |
| 油麻地 | 6 500 | 7 700 | 3 500 | 6 200 | — | — | 8 100 | 8 100 | 6 400 | 24 700 | 31 500 |
| 旺角 | 2 700 | — | — | 15 300 | — | — | 6 500 | 6 500 | 4 900 | 4 200 | 18 800 |
| 紅磡 | — | — | — | 1 400 | — | 1 800 | 2 000 | 3 800 | 1 000 | 700 | 28 900 |
| 九龍 | 24 100 | 145 300 | 20 000 | 46 200 | 34 900 | 16 700 | 18 200 | 69 800 | 61 000 | 111 900 | 92 600 |
| 長沙灣 | 5 400 | — | 55 700 | — | 2 800 | 2 400 | 800 | 6 000 | 13 400 | — | 4 200 |
| 黃大仙 | — | — | — | — | — | — | — | — | — | — | 2 200 |
| 觀塘 | — | 4 800 | — | — | — | 24 900 | — | 24 900 | 5 900 | 88 900 | 54 700 |
| 新九龍 | 5 400 | 4 800 | 55 700 | — | 2 800 | 27 300 | 800 | 30 900 | 19 300 | 88 900 | 61 100 |
| 荃灣 | — | — | — | — | 38 400 | — | — | 38 400 | 7 700 | 71 600 | — |
| 沙田 | 11 600 | — | 7 000 | 11 000 | — | — | — | — | 5 900 | — | 21 500 |
| 新界 | 11 600 | — | 7 000 | 11 000 | 38 400 | — | — | 38 400 | 13 600 | 71 600 | 21 500 |
| 總數 | 247 300 | 247 100 | 269 200 | 200 300 | 278 800 | 133 200 | 46 700 | 458 700 | 284 400 | 748 800 | 518 900 |

寫字樓等級已重新界定。新定義見於技術附註第四、四段。

表 20

私人寫字樓 — 各區不同級別樓宇的預計供應量

(平方米)

| | [1992] | | | [1993] | | | 合計 | |
|-----|---------|---------|---------|---------|---------|---------|---------|---------|
| | A | B | C | 合計 | A | B | C | |
| 西區 | — | 10 100 | — | 10 100 | — | 8 600 | 11 600 | 20 200 |
| 上環 | — | 12 400 | 23 900 | 36 300 | — | 58 100 | 29 500 | 87 600 |
| 中區 | 109 000 | 21 400 | 16 700 | 147 100 | 7 600 | — | 21 700 | 29 300 |
| 灣仔 | 69 100 | 15 700 | 7 000 | 91 800 | 77 400 | 65 500 | 7 700 | 150 600 |
| 銅鑼灣 | 54 600 | 19 300 | — | 73 900 | 8 600 | 12 800 | 12 700 | 34 100 |
| 北角 | 89 300 | 26 300 | — | 115 600 | — | 14 200 | 7 200 | 21 400 |
| 筲箕灣 | — | — | 1 600 | 1 600 | — | — | 500 | 500 |
| 港島 | 322 000 | 105 200 | 49 200 | 476 400 | 93 600 | 159 200 | 90 900 | 343 700 |
| 尖沙咀 | 32 500 | 18 900 | 30 900 | 82 300 | — | 4 400 | 9 000 | 13 400 |
| 油麻地 | — | 6 800 | 17 900 | 24 700 | — | 9 600 | 21 900 | 31 500 |
| 旺角 | — | 3 600 | 600 | 4 200 | — | 15 000 | 3 800 | 18 800 |
| 紅磡 | — | — | 700 | 700 | — | 26 600 | 2 300 | 28 900 |
| 九龍 | 32 500 | 29 300 | 50 100 | 111 900 | — | 55 800 | 37 000 | 92 600 |
| 長沙灣 | — | — | — | — | — | 4 200 | — | 4 200 |
| 黃大仙 | — | — | — | — | — | — | 2 200 | 2 200 |
| 觀塘 | 47 500 | 41 400 | — | 88 900 | — | 54 700 | — | 54 700 |
| 新九龍 | 47 500 | 41 400 | — | 88 900 | — | 58 900 | 2 200 | 61 100 |
| 荃灣 | 38 400 | 11 700 | 21 500 | 71 600 | — | — | — | — |
| 沙田 | — | — | — | — | 21 500 | — | — | 21 500 |
| 新界 | 38 400 | 11 700 | 21 500 | 71 600 | 21 500 | — | — | 21 500 |
| 總數 | 440 400 | 187 600 | 120 800 | 748 800 | 115 100 | 273 700 | 130 100 | 518 900 |

寫字樓等級已重新界定。新定義見於技術附註第四、四段。

表 21

私人寫字樓 — 各區樓宇空置量

(平方米)

| | 1987 | 1988 | 1989 | 1990 | 1991年各級別的空置數量 | | | | 佔年底總數量
的百分率 |
|-----|---------|---------|---------|---------|---------------|---------|--------|---------|----------------|
| | | | | | A | B | C | 合計 | |
| 西區 | 5 400 | 600 | 1 100 | 5 700 | 1 400 | 100 | 1 200 | 2 700 | 5.4 |
| 上環 | 57 900 | 13 700 | 28 400 | 45 600 | 4 600 | 17 500 | 30 300 | 52 400 | 7.9 |
| 中區 | 81 100 | 7 400 | 69 000 | 73 600 | 73 600 | 33 400 | 6 500 | 113 500 | 7.3 |
| 灣仔 | 45 300 | 4 900 | 38 800 | 70 100 | 97 800 | 30 000 | 15 300 | 143 100 | 13.8 |
| 半山 | — | — | — | — | — | — | — | — | — |
| 銅鑼灣 | 5 500 | 2 100 | 21 800 | 7 000 | 8 200 | 5 900 | 1 100 | 15 200 | 5.4 |
| 北角 | 3 800 | — | 5 100 | 28 800 | 41 100 | 36 400 | 500 | 78 000 | 35.3 |
| 鴻基 | 3 800 | — | 100 | 200 | — | — | — | — | — |
| 香港仔 | 300 | — | 200 | 300 | — | 1 100 | — | 1 100 | 13.9 |
| 南區 | — | — | 300 | 200 | — | — | 100 | 100 | 33.3 |
| 港島 | 203 200 | 28 700 | 164 800 | 231 500 | 226 700 | 124 400 | 55 000 | 406 100 | 10.6 |
| 尖沙咀 | 9 800 | 81 800 | 24 400 | 43 900 | 44 200 | 14 100 | 5 500 | 63 800 | 6.8 |
| 油麻地 | 6 700 | 1 900 | 9 700 | 17 800 | 400 | 2 500 | 8 600 | 11 500 | 4.7 |
| 旺角 | 3 300 | 400 | 1 500 | 2 700 | 500 | 1 800 | 3 100 | 5 400 | 6.0 |
| 紅磡 | 500 | 500 | 700 | 600 | — | 700 | 200 | 900 | 1.6 |
| 九龍 | 20 300 | 84 600 | 36 300 | 65 000 | 45 100 | 19 100 | 17 400 | 81 600 | 6.1 |
| 長沙灣 | 3 100 | — | 55 700 | 1 600 | 1 900 | 400 | 1 000 | 3 300 | 3.1 |
| 黃大仙 | 200 | — | 100 | 100 | — | — | 200 | 200 | 0.3 |
| 觀塘 | — | 4 900 | — | — | — | 7 400 | — | 7 400 | 24.5 |
| 新九龍 | 3 300 | 4 900 | 55 800 | 1 700 | 1 900 | 7 800 | 1 200 | 10 900 | 5.5 |
| 荃灣 | 2 300 | 700 | 300 | 1 800 | 4 000 | — | — | 4 000 | 5.6 |
| 屯門 | 1 800 | 400 | 1 600 | 300 | — | — | 100 | 100 | 1.2 |
| 元朗 | 8 600 | 3 100 | 900 | 700 | — | 300 | 400 | 700 | 3.1 |
| 北區 | 100 | — | — | — | — | — | — | — | — |
| 大埔 | 1 500 | 1 100 | 1 400 | 1 400 | — | — | — | — | — |
| 沙田 | — | — | — | 6 000 | 2 000 | — | — | 2 000 | 5.3 |
| 新界 | 14 300 | 5 300 | 4 200 | 10 200 | 6 000 | 300 | 500 | 6 800 | 4.6 |
| 總數 | 241 100 | 123 500 | 261 100 | 308 400 | 279 700 | 151 600 | 74 100 | 505 400 | 9.2 |

寫字樓等級已重新界定。新定義見於技術附註第四、四段。

表 22

私人寫字樓 — 樓宇空置情況的整體趨勢

| | 在年內落成的樓宇內 | | | 在所有其他樓宇內 | | | 整體空置情況 | |
|------|----------------|---------------|-------|----------------|---------------|-------|---------------|----------|
| | 總樓面面積
(平方米) | 空置數量
(平方米) | 空置百分率 | 總樓面面積
(平方米) | 空置數量
(平方米) | 空置百分率 | 空置數量
(平方米) | 佔總數量的百分率 |
| 1987 | 247 300 | 164 900 | 66.7 | 4 173 100 | 76 200 | 1.8 | 241 100 | 5.5 |
| 1988 | 247 100 | 85 400 | 34.6 | 4 410 300 | 38 100 | 0.9 | 123 500 | 2.7 |
| 1989 | 269 200 | 156 500 | 58.1 | 4 627 600 | 104 600 | 2.3 | 261 100 | 5.3 |
| 1990 | 200 300 | 120 100 | 60.0 | 4 884 900 | 188 300 | 3.9 | 308 400 | 6.1 |
| 1991 | 458 700 | 269 700 | 58.8 | 5 063 400 | 235 700 | 4.7 | 505 400 | 9.2 |

表 23

私人寫字樓 — 各區不同級別樓宇的平均租金

(港元計算每月每平方米的租金)

| 級別
〔平均面積〕 | 地區 | 1990 | 1990 | 1990 | 1990 | 1990 | 1991 | 1991 | 1991 | 1991 | |
|---------------|----------|---------|---------|---------|---------|-------|---------|---------|---------|---------|-------|
| | | 第一季 | 第二季 | 第三季 | 第四季 | 全年 | 第一季 | 第二季 | 第三季* | 第四季* | |
| A
〔169平方米〕 | 上環 | (392.3) | (364.2) | (351.8) | (309.9) | 364.8 | (367.7) | (400.8) | (408.3) | — | 382.6 |
| | 中區 | 618.6 | 559.5 | 588.8 | 554.3 | 576.5 | 526.3 | 508.9 | 483.0 | (521.2) | 505.9 |
| | 灣仔 / 銅鑼灣 | 423.9 | 455.2 | 446.1 | 431.7 | 441.5 | 395.2 | 395.3 | 392.1 | (369.3) | 393.0 |
| | 尖沙咀 | 408.6 | 406.4 | 401.7 | 413.0 | 407.1 | 393.1 | 369.0 | 366.1 | (357.9) | 373.2 |
| | 油蔴地 / 旺角 | (384.8) | 365.9 | 331.0 | 330.5 | 350.2 | 318.7 | 307.3 | 307.5 | (311.1) | 312.6 |
| B
〔71平方米〕 | 上環 | 310.4 | 293.4 | 276.5 | 260.3 | 282.7 | 254.7 | 287.8 | 288.8 | 281.8 | 274.2 |
| | 中區 | (520.3) | 453.6 | 454.7 | 425.1 | 448.1 | 426.9 | 430.2 | 401.4 | 426.8 | 422.2 |
| | 灣仔 / 銅鑼灣 | 337.4 | 328.1 | 323.9 | 326.4 | 327.9 | 310.9 | 313.1 | 313.1 | 295.7 | 311.0 |
| | 尖沙咀 | 364.1 | 344.9 | 351.1 | 340.8 | 348.5 | 334.4 | 338.5 | 335.7 | 328.8 | 335.6 |
| | 油蔴地 / 旺角 | 299.9 | 272.8 | 282.0 | 274.3 | 279.7 | 268.4 | 292.6 | 287.3 | (304.0) | 281.8 |
| C
〔44平方米〕 | 上環 | 193.1 | 198.7 | 204.5 | 179.1 | 195.0 | 187.8 | 212.4 | 213.8 | 234.3 | 208.2 |
| | 中區 | 310.1 | 311.8 | 299.9 | 273.9 | 298.5 | 286.3 | 288.9 | 297.8 | 296.8 | 291.7 |
| | 灣仔 / 銅鑼灣 | 261.0 | 274.8 | 259.0 | 262.9 | 265.0 | 255.6 | 265.8 | 268.7 | (260.8) | 263.7 |
| | 尖沙咀 | 279.1 | 283.8 | 276.6 | 292.4 | 282.5 | 285.6 | 286.0 | 298.7 | 301.4 | 290.7 |
| | 油蔴地 / 旺角 | 308.9 | 261.7 | 271.5 | 267.7 | 272.4 | 253.0 | 257.0 | 275.3 | (260.4) | 262.7 |

* 臨時數字。

() 表示少於二十宗交易。

平均面積是1990及1991年內所分析的單位的平均面積。

由1991年第二季起，平均租金是就新界定級別的寫字樓編製（界定準則見技術附註第四、四段）。這些數字不能直接與較早前的數字相比。

表 24

私人寫字樓一各區不同級別樓宇的平均售價

(港元計算每平方米的售價)

| 級別 | 地區
[平均面積] | 1990 | 1990 | 1990 | 1990 | 1990 | 1991 | 1991 | 1991 | 1991 | |
|---------------|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| | | 第一季 | 第二季 | 第三季 | 第四季 | 全年 | 第一季 | 第二季* | 第三季* | 第四季* | |
| A
〔403平方米〕 | 上環 | (54 318) | (53 491) | (53 551) | (53 563) | (53 661) | - | (38 027) | - | - | (38 027) |
| | 中區 | (91 239) | (60 142) | (76 592) | (92 982) | 86 837 | (75 495) | (63 648) | (86 821) | (72 055) | 67 267 |
| | 灣仔 / 銅鑼灣 | (59 423) | - | (64 587) | (54 013) | (58 580) | (60 005) | (63 695) | (59 776) | - | (61 875) |
| | 尖沙咀 | (52 821) | (56 030) | (50 485) | (53 307) | 53 158 | (48 928) | 50 399 | 51 304 | (53 311) | 50 735 |
| | 油蔴地 / 旺角 | (41 509) | (36 671) | (37 649) | (37 194) | (37 943) | (40 359) | (56 702) | (48 807) | - | (44 491) |
| B
〔82平方米〕 | 上環 | (37 883) | (36 318) | (39 792) | (35 270) | 37 127 | (31 250) | 32 620 | (41 186) | (36 644) | 34 631 |
| | 中區 | (68 194) | (63 065) | (63 182) | (63 880) | 64 314 | (61 243) | (53 493) | (63 866) | (68 990) | (58 394) |
| | 灣仔 / 銅鑼灣 | (43 476) | (47 063) | 42 883 | (30 750) | 41 276 | (38 369) | 37 713 | (44 056) | (43 479) | 39 994 |
| | 尖沙咀 | (47 921) | (44 620) | (39 608) | (42 809) | 43 372 | (45 531) | (46 952) | (51 983) | (51 836) | 47 994 |
| | 油蔴地 / 旺角 | (31 239) | (30 372) | 31 901 | (32 480) | 31 628 | 31 887 | 32 927 | (34 211) | (38 548) | 33 277 |
| C
〔43平方米〕 | 上環 | 28 460 | 28 966 | 28 941 | 30 418 | 29 160 | 29 279 | 30 620 | 29 263 | (36 213) | 30 128 |
| | 中區 | (49 075) | (40 686) | (41 811) | (37 860) | 40 410 | (43 220) | (42 893) | (52 750) | (37 191) | 43 270 |
| | 灣仔 / 銅鑼灣 | (34 855) | 36 258 | 32 277 | 31 964 | 33 871 | (34 915) | 36 583 | 35 639 | (37 280) | 35 950 |
| | 尖沙咀 | 33 129 | 32 742 | 32 085 | 33 998 | 32 991 | 35 511 | 35 699 | 39 352 | 39 512 | 37 087 |
| | 油蔴地 / 旺角 | 30 358 | 30 894 | (31 019) | 30 456 | 30 651 | 31 405 | 33 019 | 37 004 | 41 194 | 36 331 |

* 臨時數字。

() 表示少於二十宗交易。

平均面積是1990及1991年內所分析的單位的平均面積。

由1991年第二季起，平均售價是就新界定級別的寫字樓編製。這些數字不能直接與較早前的數字相比。

表 25

私人寫字樓 — 各級樓宇的租金及售價指數

(1989 = 100)

| 年份／季度 | 租金 | | | | 售價 | | | |
|--------|------|------|------|------|-------|--------|------|------|
| | 級別 A | 級別 B | 級別 C | 所有級別 | 級別 A | 級別 B | 級別 C | 所有級別 |
| 1982 | 45 | 48 | 51 | 48 | 38 | 61 | 53 | 50 |
| 1983 | 35 | 34 | 39 | 36 | 28 | 34 | 37 | 33 |
| 1984 | 33 | 29 | 36 | 32 | 19 | 25 | 31 | 23 |
| 1985 | 32 | 29 | 36 | 32 | 23 | 26 | 30 | 25 |
| 1986 | 40 | 34 | 41 | 38 | 28 | 30 | 33 | 30 |
| 1987 | 54 | 44 | 48 | 48 | 41 | 40 | 41 | 41 |
| 1988 | 62 | 60 | 62 | 61 | 60 | 62 | 63 | 62 |
| 1989 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| 1990 | 102 | 98 | 104 | 101 | 95 | 96 | 96 | 96 |
| 1991 | 92* | 93* | 100* | 94* | 89* | 102* | 102* | 95* |
| 1987 1 | 48 | 39 | 43 | 43 | 38 | 35 | 37 | 37 |
| 2 | 48 | 42 | 45 | 44 | 39 | 38 | 39 | 39 |
| 3 | 57 | 47 | 49 | 51 | 44 | 41 | 42 | 42 |
| 4 | (61) | 48 | 56 | 55 | 42 | 44 | 46 | 44 |
| 1988 1 | 58 | 52 | 56 | 55 | 44 | 47 | 48 | 47 |
| 2 | 56 | 57 | 59 | 57 | 51 | 57 | 56 | 55 |
| 3 | 63 | 60 | 62 | 62 | 66 | 66 | 70 | 68 |
| 4 | 70 | 69 | 72 | 70 | 77 | 77 | 78 | 77 |
| 1989 1 | 89 | 84 | 83 | 86 | 91 | 92 | 98 | 94 |
| 2 | 102 | 99 | 103 | 101 | 107 | 105 | 105 | 106 |
| 3 | 104 | 109 | 106 | 106 | 100 | 101 | 96 | 99 |
| 4 | 106 | 109 | 109 | 107 | 102 | 102 | 101 | 102 |
| 1990 1 | 105 | 101 | 107 | 104 | 107 | 99 | 98 | 102 |
| 2 | 102 | 100 | 104 | 102 | 87 | 95 | 95 | 92 |
| 3 | 100 | 97 | 104 | 100 | 86 | 94 | 94 | 90 |
| 4 | 99 | 94 | 99 | 97 | 101 | 96 | 98 | 98 |
| 1991 1 | 96 | 94 | 100 | 96 | 85 | 95 | 99 | 91 |
| 2 | 91 | 93 | 100 | 94 | 85* | 95* | 103* | 91* |
| 3 | 90* | 93* | 101* | 94* | 93* | 107* | 106* | 98* |
| 4 | 89* | 92* | 100* | 93* | (93)* | (110)* | 100* | 98* |

* 臨時數字。

()表示少於二十宗交易。

上述指數並非限於主要地區。

由1984年第一季起，計算售價指數時已陸續加入新界各區物業的售價；而由1987年第一季起，已加入新界所有地區的物業售價。

由1991年第二季起，租金和售價指數均就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。

表 26

政府所擁有的寫字樓 — 各級樓宇總數量及預計供應量

(平方米)

| 級別 | 1991年年底的樓宇總數量 | | | | 預計供應量 | |
|------|---------------|---------|--------|---------|---------|--------|
| | 香港 | 九龍 | 新九龍 | 新界 | 總數 | [1992] |
| A | 265 628 | 38 737 | — | — | 304 365 | 48 550 |
| B | 74 530 | 59 315 | 16 436 | 66 193 | 216 474 | 38 559 |
| C | 30 735 | 33 426 | 46 293 | 43 734 | 154 188 | 1 200 |
| 所有級別 | 370 893 | 131 478 | 62 729 | 109 927 | 675 027 | 88 309 |

資料來源：政府產業署。

表 27

私人商業樓宇 — 各區樓宇總數量、供應量及空置量

| | 1990年年底
的樓宇總數量
(平方米) | 1991年
的供應量
(平方米) | 供應量佔
1990年樓宇
總數量的百分率 | 1991年年底
的樓宇總數量
(平方米) | 1991年年底
的空置量
(平方米) | 空置
百分率 |
|-----|----------------------------|------------------------|----------------------------|----------------------------|--------------------------|-----------|
| 西區 | 256 400 | 3 800 | 1.5 | 257 000 | 18 200 | 7.1 |
| | 357 900 | 4 100 | 1.1 | 350 800 | 12 900 | 3.7 |
| | 406 100 | 10 300 | 2.5 | 414 200 | 14 600 | 3.5 |
| | 514 000 | 11 000 | 2.1 | 519 500 | 16 400 | 3.2 |
| | 20 300 | 500 | 2.5 | 20 700 | 700 | 3.4 |
| | 4 900 | — | — | 4 900 | — | — |
| | 273 400 | 3 900 | 1.4 | 272 900 | 6 300 | 2.3 |
| | 493 900 | 9 300 | 1.9 | 501 000 | 26 300 | 5.2 |
| | 166 000 | 300 | 0.2 | 165 800 | 3 500 | 2.1 |
| | 120 200 | 900 | 0.7 | 120 500 | 7 000 | 5.8 |
| 南區 | 21 900 | 100 | 0.5 | 21 900 | — | — |
| 港島 | 2 635 000 | 44 200 | 1.7 | 2 649 200 | 105 900 | 4.0 |
| 尖沙咀 | 785 400 | 13 000 | 1.7 | 795 800 | 28 500 | 3.6 |
| | 475 200 | 2 400 | 0.5 | 473 900 | 10 500 | 2.2 |
| | 361 900 | 4 300 | 1.2 | 360 700 | 12 800 | 3.5 |
| | 449 800 | 5 300 | 1.2 | 443 000 | 16 000 | 3.6 |
| | 59 600 | 200 | 0.3 | 59 400 | 2 100 | 3.5 |
| 九龍 | 2 131 900 | 25 200 | 1.2 | 2 132 800 | 69 900 | 3.3 |
| 長沙灣 | 512 300 | 9 400 | 1.8 | 520 500 | 15 000 | 2.9 |
| | 16 600 | — | — | 16 600 | 500 | 3.0 |
| | 14 100 | — | — | 14 100 | 100 | 0.7 |
| | 242 800 | 600 | 0.2 | 243 000 | 3 500 | 1.4 |
| | 236 200 | 18 400 | 7.8 | 254 500 | 9 900 | 3.9 |
| | 12 200 | — | — | 12 200 | 1 000 | 8.2 |
| 新九龍 | 1 034 200 | 28 400 | 2.7 | 1 060 900 | 30 000 | 2.8 |
| 荃灣 | 503 200 | 64 700 | 12.9 | 567 300 | 69 000 | 12.2 |
| | 233 900 | 700 | 0.3 | 234 600 | 20 100 | 8.6 |
| | 289 800 | 3 100 | 1.1 | 292 900 | 19 100 | 6.5 |
| | 81 700 | 15 700 | 19.2 | 96 800 | 10 400 | 10.7 |
| | 157 500 | 10 700 | 6.8 | 168 100 | 7 200 | 4.3 |
| | 207 900 | 2 200 | 1.1 | 210 000 | 7 900 | 3.8 |
| | 38 200 | 1 400 | 3.7 | 39 200 | 2 100 | 5.4 |
| | 87 000 | 8 300 | 9.5 | 94 600 | 9 300 | 9.8 |
| 新界 | 1 599 200 | 106 800 | 6.7 | 1 703 500 | 145 100 | 8.5 |
| 總數 | 7 400 300 | 204 600 | 2.8 | 7 546 400 | 350 900 | 4.6 |

表 28

私人商業樓宇 — 各區樓宇供應量及預計供應量

(平方米)

| | 1987 | 1988 | 1989 | 1990 | 1991 | 1987至1991年
的平均數量 | 預計供應量 | |
|-----|---------|---------|---------|---------|---------|---------------------|---------|---------|
| | | | | | | [1992] | [1993] | |
| 西區 | 6 100 | 2 200 | 4 000 | 3 500 | 3 800 | 3 900 | 11 900 | 14 300 |
| 上環 | 13 000 | 2 600 | 3 600 | 2 900 | 4 100 | 5 200 | 2 700 | 6 400 |
| 中區 | 4 300 | 16 100 | 10 100 | 35 200 | 10 300 | 15 200 | 9 100 | 7 800 |
| 灣仔 | 9 300 | 18 700 | 2 300 | 5 200 | 11 000 | 9 300 | 9 200 | 56 900 |
| 半山區 | 500 | 200 | 300 | 700 | 500 | 400 | 300 | 10 000 |
| 山頂 | — | 1 500 | — | — | — | 300 | — | 6 200 |
| 銅鑼灣 | 3 600 | 3 400 | 9 200 | 400 | 3 900 | 4 100 | 19 600 | 20 500 |
| 北角 | 82 500 | 9 700 | 9 600 | 2 000 | 9 300 | 22 600 | 6 800 | 10 200 |
| 筲箕灣 | 10 400 | 18 600 | 1 600 | 700 | 300 | 6 300 | 10 000 | 4 200 |
| 香港仔 | 400 | 1 900 | 4 600 | 800 | 900 | 1 700 | 2 000 | 36 300 |
| 南區 | 2 200 | 1 100 | 1 600 | — | 100 | 1 000 | 100 | — |
| 港島 | 132 300 | 76 000 | 46 900 | 51 400 | 44 200 | 70 000 | 71 700 | 172 800 |
| 尖沙咀 | 2 700 | 54 900 | 4 500 | 15 600 | 13 000 | 18 100 | 31 200 | 5 500 |
| 油蔴地 | 3 100 | 3 100 | 1 900 | 4 900 | 2 400 | 3 100 | 12 300 | 20 800 |
| 旺角 | 2 600 | 1 000 | 2 300 | 7 000 | 4 300 | 3 400 | 8 700 | 6 200 |
| 紅磡 | 24 400 | 24 900 | 33 000 | 19 300 | 5 300 | 21 400 | 3 400 | 6 800 |
| 何文田 | — | 800 | — | — | 200 | 200 | 600 | 1 000 |
| 九龍 | 32 800 | 84 700 | 41 700 | 46 800 | 25 200 | 46 200 | 56 200 | 40 300 |
| 長沙灣 | 7 900 | 4 100 | 22 200 | 2 400 | 9 400 | 9 200 | 7 700 | 33 800 |
| 石硤尾 | — | — | — | 300 | — | 100 | — | — |
| 黃大仙 | 800 | 1 000 | 3 800 | 2 300 | 600 | 1 700 | 1 500 | 25 500 |
| 觀塘 | 7 500 | 6 700 | — | 4 600 | 18 400 | 7 400 | 24 400 | 143 400 |
| 新九龍 | 16 200 | 11 800 | 26 000 | 9 600 | 28 400 | 18 400 | 33 600 | 202 700 |
| 荃灣 | 9 200 | 10 500 | 27 200 | 70 300 | 64 700 | 36 400 | 4 500 | — |
| 屯門 | 42 000 | 25 600 | 20 500 | 7 400 | 700 | 19 200 | 18 000 | 21 000 |
| 元朗 | 6 800 | 16 700 | 18 200 | 9 400 | 3 100 | 10 800 | 16 300 | 30 100 |
| 北區 | 500 | — | 2 800 | 1 500 | 15 700 | 4 100 | 8 200 | 19 800 |
| 大埔 | 14 300 | 7 800 | 300 | 9 600 | 10 700 | 8 500 | 2 400 | 100 |
| 沙田 | 19 500 | 2 200 | 10 300 | 29 400 | 2 200 | 12 700 | 3 800 | 38 900 |
| 西貢 | 6 000 | — | 2 600 | 1 600 | 1 400 | 2 300 | 400 | — |
| 離島 | 4 100 | 3 000 | 500 | 2 100 | 8 300 | 3 600 | 500 | 300 |
| 新界 | 102 400 | 65 800 | 82 400 | 131 300 | 106 800 | 97 600 | 54 100 | 110 200 |
| 總數 | 283 700 | 238 300 | 197 000 | 239 100 | 204 600 | 232 200 | 215 600 | 526 000 |

表 29

私人商業樓宇 一 各區樓宇空置情況

| | 各年年底按平方米計算的空置量 | | | | | 數量
(平方米) | 佔年底總數量
的百分率 |
|-----|----------------|---------|---------|---------|---------|-------------|----------------|
| | 1987 | 1988 | 1989 | 1990 | 1991 | | |
| 西區 | 20 000 | 12 100 | 12 800 | 20 300 | 18 200 | 7.1 | |
| 上環 | 22 000 | 16 300 | 20 600 | 15 400 | 12 900 | 3.7 | |
| 中環 | 12 600 | 9 800 | 18 200 | 12 300 | 14 600 | 3.5 | |
| 灣仔 | 12 900 | 8 000 | 12 800 | 17 800 | 16 400 | 3.2 | |
| 半山區 | 1 000 | 1 300 | 800 | 400 | 700 | 3.4 | |
| 山頂 | - | 1 500 | 100 | 500 | - | - | |
| 銅鑼灣 | 8 300 | 4 300 | 7 500 | 5 100 | 6 300 | 2.3 | |
| 北角 | 22 900 | 43 800 | 24 900 | 16 900 | 26 300 | 5.2 | |
| 筲箕灣 | 7 600 | 17 100 | 8 900 | 4 300 | 3 500 | 2.1 | |
| 香港仔 | 7 600 | 9 200 | 11 200 | 9 500 | 7 000 | 5.8 | |
| 南區 | 2 500 | 1 100 | 300 | 100 | - | - | |
| 港島 | 117 400 | 124 500 | 118 100 | 102 600 | 105 900 | 4.0 | |
| 尖沙咀 | 13 000 | 39 700 | 19 600 | 34 600 | 28 500 | 3.6 | |
| 油麻地 | 10 200 | 5 900 | 12 100 | 14 000 | 10 500 | 2.2 | |
| 旺角 | 12 600 | 10 500 | 16 000 | 10 900 | 12 800 | 3.5 | |
| 紅磡 | 30 500 | 28 600 | 45 300 | 37 000 | 16 000 | 3.6 | |
| 何文田 | 800 | 300 | 2 200 | 400 | 2 100 | 3.5 | |
| 九龍 | 67 100 | 85 000 | 95 200 | 96 900 | 69 900 | 3.3 | |
| 長沙灣 | 11 100 | 10 900 | 32 200 | 12 600 | 15 000 | 2.9 | |
| 石硖尾 | 100 | 100 | 100 | 400 | 500 | 3.0 | |
| 九龍塘 | - | - | - | 100 | 100 | 0.7 | |
| 黃大仙 | 5 400 | 3 700 | 6 200 | 4 400 | 3 500 | 1.4 | |
| 觀塘 | 10 200 | 12 200 | 7 900 | 7 600 | 9 900 | 3.9 | |
| 鯉魚門 | 1 200 | 500 | 400 | 400 | 1 000 | 8.2 | |
| 新九龍 | 28 000 | 27 400 | 46 800 | 25 500 | 30 000 | 2.8 | |
| 荃灣 | 28 800 | 23 500 | 38 800 | 68 800 | 69 000 | 12.2 | |
| 屯門 | 39 600 | 37 900 | 34 100 | 25 500 | 20 100 | 8.6 | |
| 元朗 | 37 900 | 46 600 | 35 700 | 25 200 | 19 100 | 6.5 | |
| 北區 | 1 400 | 600 | 3 700 | 3 700 | 10 400 | 10.7 | |
| 大埔 | 13 200 | 13 000 | 7 200 | 15 300 | 7 200 | 4.3 | |
| 沙田 | 23 600 | 15 900 | 11 300 | 12 300 | 7 900 | 3.8 | |
| 西貢 | 4 200 | 500 | 1 300 | 3 200 | 2 100 | 5.4 | |
| 離島 | 6 400 | 6 000 | 2 900 | 2 600 | 9 300 | 9.8 | |
| 新界 | 155 100 | 144 000 | 135 000 | 156 600 | 145 100 | 8.5 | |
| 總數 | 367 600 | 380 900 | 395 100 | 381 600 | 350 900 | 4.6 | |

表 30

私人商業樓宇 — 樓宇空置情況的整體趨勢

| | 在年內落成的樓宇內 | | | 在所有其他樓宇內 | | | 整體空置情況 | |
|------|-----------|---------|-------|-----------|---------|-------|---------|----------|
| | 總樓面面積 | 空置數量 | 空置百分率 | 總樓面面積 | 空置數量 | 空置百分率 | 空置數量 | 佔總數量的百分率 |
| | (平方米) | (平方米) | | (平方米) | (平方米) | | (平方米) | |
| 1987 | 283 700 | 135 400 | 47.7 | 6 496 300 | 232 200 | 3.6 | 367 600 | 5.4 |
| 1988 | 238 300 | 135 700 | 56.9 | 6 740 000 | 245 200 | 3.6 | 380 900 | 5.5 |
| 1989 | 197 000 | 141 100 | 71.6 | 6 921 400 | 254 000 | 3.7 | 395 100 | 5.6 |
| 1990 | 239 100 | 109 600 | 45.8 | 7 161 200 | 272 000 | 3.8 | 381 600 | 5.2 |
| 1991 | 204 600 | 100 900 | 49.3 | 7 341 800 | 250 000 | 3.4 | 350 900 | 4.6 |

表 31

私人零售業樓宇 — 平均租金

(港元計算每月每平方米的租金)

| 區域
〔平均面積〕 | 1990 | 1990 | 1990 | 1990 | 1990 | 1991 | 1991 | 1991 | 1991 |
|------------------|-------|-------|-------|-------|-------|-------|-------|-------|---------|
| | 第一季 | 第二季 | 第三季 | 第四季 | 全年 | 第一季 | 第二季 | 第三季* | 第四季* |
| 港 島
〔66平方米〕 | 467.5 | 485.9 | 487.5 | 562.3 | 500.5 | 489.4 | 592.4 | 619.4 | 595.1 |
| 九 龍
〔57平方米〕 | 602.8 | 676.7 | 593.9 | 734.0 | 653.1 | 742.1 | 648.1 | 741.9 | 700.4 |
| 新 九 龍
〔53平方米〕 | 296.5 | 348.3 | 418.0 | 499.6 | 408.2 | 351.3 | 462.2 | 495.4 | 520.1 |
| 新 界
〔50平方米〕 | 232.6 | 299.2 | 286.4 | 321.2 | 291.2 | 334.0 | 378.9 | 353.5 | (261.0) |
| | | | | | | | | | 355.3 |

* 臨時數字。

() 表示少於二十宗交易。

平均面積是1990及1991年內所分析的單位的平均面積。

表 32

私人零售業樓宇 一 平均售價

| 區域
〔平均面積〕 | (港元計算每平方米的售價) | | | | | | | | | |
|----------------|---------------|-------------|-------------|-------------|------------|-------------|--------------|--------------|--------------|-------------|
| | 1990
第一季 | 1990
第二季 | 1990
第三季 | 1990
第四季 | 1990
全年 | 1991
第一季 | 1991
第二季* | 1991
第三季* | 1991
第四季* | 1991
全年* |
| 港 島
〔43平方米〕 | 42 600 | 49 989 | 48 277 | 53 814 | 49 333 | 54 838 | 66 997 | 84 545 | 71 342 | 68 163 |
| 九 龍
〔39平方米〕 | 51 677 | 57 694 | 58 997 | 56 374 | 56 700 | 58 080 | 77 938 | 73 202 | 69 904 | 70 940 |
| 新九龍
〔46平方米〕 | 48 700 | 47 676 | 51 049 | 57 395 | 51 674 | 58 158 | 65 366 | 61 880 | (71 789) | 62 232 |
| 新 界
〔31平方米〕 | 31 679 | 36 654 | 38 846 | 37 362 | 36 995 | 47 581 | 48 075 | 60 598 | 59 059 | 52 417 |

* 隨時數字。

() 表示少於二十宗交易。

平均面積是1990及1991年內所分析的單位的平均面積。

表 33

私人零售業樓宇 — 租金及售價指數

(1989 = 100)

| 年份／季度 | | 租金 | 售價 |
|-------|---|------|------|
| 1982 | | 64 | 54 |
| 1983 | | 60 | 42 |
| 1984 | | 55 | 38 |
| 1985 | | 58 | 40 |
| 1986 | | 61 | 47 |
| 1987 | | 69 | 57 |
| 1988 | | 81 | 76 |
| 1989 | | 100 | 100 |
| 1990 | | 112 | 112 |
| 1991 | | 125* | 142* |
| 1987 | 1 | 63 | 52 |
| | 2 | 67 | 54 |
| | 3 | 74 | 59 |
| | 4 | 73 | 61 |
| 1988 | 1 | 75 | 65 |
| | 2 | 79 | 71 |
| | 3 | 81 | 82 |
| | 4 | 87 | 87 |
| 1989 | 1 | 93 | 98 |
| | 2 | 101 | 105 |
| | 3 | 102 | 97 |
| | 4 | 105 | 100 |
| 1990 | 1 | 108 | 105 |
| | 2 | 109 | 112 |
| | 3 | 114 | 115 |
| | 4 | 116 | 116 |
| 1991 | 1 | 118 | 124 |
| | 2 | 124 | 140* |
| | 3 | 128* | 151* |
| | 4 | 131* | 151* |

* 臨時數字。

由1984年第一季起，計算售價指數時已陸續加入新界各區物業的售價；而由1987年第一季起，已加入新界所有地區的物業售價。

由1989年第一季起，租金和售價指數是就所有類別的零售業樓宇而編製。這些指數不能直接與1989年第一季以前的指數相比，因為該季以前的指數只就面向街道的店舖而編製。

表 34

房屋委員會商業樓宇 — 各區樓宇總數量、空置量、供應量及預計供應量

(平方米)

| 1991年年底
的樓宇總數量* | 1991年年底的空置量* | 空置百分率 | 供應量 | | 預計供應量 | |
|--------------------|-----------------|-----------|--------------|--------|--------|--------|
| | | | 1991 | [1992] | [1993] | |
| 西區
北角 | 25
4 908 | 25
48 | 100.0
1.0 | —
— | —
— | —
— |
| 筲箕灣 | 29 010 | 3 477 | 12.0 | 834 | — | — |
| 香港仔 | 37 635 | 2 728 | 7.2 | 2 973 | — | — |
| 南區 | — | — | — | — | — | 79 |
| 港島 | 71 578 | 6 278 | 8.8 | 3 807 | — | 79 |
| 紅磡
何文田 | 1 012
22 379 | 11
611 | 1.1
2.7 | —
— | —
— | —
— |
| 九龍 | 23 391 | 622 | 2.7 | — | — | — |
| 長沙灣 | 12 894 | 1 687 | 13.1 | — | — | — |
| 石硤尾 | 40 515 | 2 743 | 6.8 | — | — | 1 201 |
| 黃大仙 | 134 727 | 14 765 | 11.0 | 19 736 | — | — |
| 觀塘 | 75 564 | 2 156 | 2.9 | 18 | — | 1 098 |
| 鯉魚門 | 52 335 | 6 865 | 13.1 | 7 575 | 3 472 | — |
| 新九龍 | 316 035 | 28 216 | 8.9 | 27 329 | 3 472 | 2 299 |
| 荃灣 | 120 393 | 7 845 | 6.5 | 3 480 | 3 061 | 5 111 |
| 屯門 | 86 399 | 10 531 | 12.2 | — | 993 | — |
| 元朗 | 14 794 | 2 668 | 18.0 | — | 12 662 | — |
| 北區 | 24 915 | 1 133 | 4.5 | — | — | 95 |
| 大埔 | 45 961 | 2 536 | 5.5 | 4 181 | — | — |
| 沙田 | 109 823 | 5 508 | 5.0 | 8 905 | — | 4 071 |
| 西貢 | 21 692 | 2 765 | 12.7 | — | — | 11 996 |
| 離島 | 1 591 | 1 163 | 73.1 | — | — | — |
| 新界 | 425 568 | 34 149 | 8.0 | 16 566 | 16 716 | 21 273 |
| 總數 | 836 572 | 69 265 | 8.3 | 47 702 | 20 188 | 23 651 |

* 1991年下半年落成的樓宇單位除外。

資料來源：房屋署。

房屋協會商業樓宇 一 各區樓宇總數量、空置量、供應量及預計供應量

(平方米)

| | 1991年年底
的樓宇總數量 | 1991年年底的空置量 | 空置百分率 | 供應量 | | | 預計供應量 |
|---|-------------------|-------------|-------|-------|--------|--------|-------|
| | | | | 1991 | [1992] | [1993] | |
| 西區
上環
中區
灣仔
銅鑼灣
北角
筲箕灣
香港仔 | 1 270 | — | — | — | — | — | — |
| | 379 | — | — | — | — | — | — |
| | 69 | — | — | — | — | — | 245 |
| | 156 | — | — | — | — | — | — |
| | 836 | — | — | — | — | — | — |
| | 391 | — | — | — | — | — | 458 |
| | 504 | — | — | — | — | — | — |
| 香港仔 | 604 | — | — | — | — | — | — |
| 港島 | 4 209 | — | — | — | — | — | 703 |
| 油蔴地
旺角
紅磡
何文田 | 1 017 | 923 | 90.8 | 923 | — | — | — |
| | 1 081 | — | — | — | — | — | 765 |
| | 4 033 | 489 | 12.1 | — | — | — | 105 |
| | 1 265 | — | — | — | — | — | — |
| 九龍 | 7 396 | 1 412 | 19.1 | 923 | — | — | 870 |
| 長沙灣
黃大仙
觀塘 | 175 | — | — | — | — | — | — |
| | 259 | 189 | 73.0 | — | — | — | — |
| | 3 086 | 50 | 1.6 | — | — | — | — |
| 新九龍 | 3 520 | 239 | 6.8 | — | — | — | — |
| 荃灣
北區
沙田 | 10 185 | 304 | 3.0 | 1 773 | — | — | — |
| | 1 791 | 234 | 13.1 | 332 | — | — | — |
| | 4 174 | — | — | — | — | — | — |
| 新界 | 16 150 | 538 | 3.3 | 2 105 | — | — | — |
| 總數 | 31 275 | 2 189 | 7.0 | 3 028 | — | — | 1 573 |

資料來源：房屋協會。

表 36

私人分層工廠大廈 — 各區樓宇總數量、供應量及空置量

| | 1990年年底
的樓宇總數量
(平方米) | 1991年
的供應量
(平方米) | 供應量佔
1990年樓宇
總數量的百分率 | 1991年年底
的樓宇總數量
(平方米) | 1991年年底
的空置量
(平方米) | 空置
百分率 |
|-----|----------------------------|------------------------|----------------------------|----------------------------|--------------------------|-----------|
| 西區 | 118 300 | — | — | 118 300 | 3 800 | 3.2 |
| 灣仔 | 700 | — | — | 700 | — | — |
| 北角 | 470 800 | — | — | 470 800 | 8 500 | 1.8 |
| 筲箕灣 | 767 200 | 59 700 | 7.8 | 824 000 | 31 400 | 3.8 |
| 香港仔 | 756 300 | 6 200 | 0.8 | 752 500 | 159 800 | 21.2 |
| 港島 | 2 113 300 | 65 900 | 3.1 | 2 166 300 | 203 500 | 9.4 |
| 旺角 | 400 700 | 16 700 | 4.2 | 408 100 | 21 800 | 5.3 |
| 紅磡 | 950 800 | 700 | 0.1 | 949 100 | 25 800 | 2.7 |
| 九龍 | 1 351 500 | 17 400 | 1.3 | 1 357 200 | 47 600 | 3.5 |
| 長沙灣 | 1 121 800 | 39 600 | 3.5 | 1 152 800 | 54 800 | 4.8 |
| 黃大仙 | 800 800 | 38 200 | 4.8 | 839 000 | 34 900 | 4.2 |
| 觀塘 | 2 987 700 | 79 200 | 2.7 | 3 066 900 | 140 800 | 4.6 |
| 鯉魚門 | 404 300 | — | — | 404 300 | 24 000 | 5.9 |
| 新九龍 | 5 314 600 | 157 000 | 3.0 | 5 463 000 | 254 500 | 4.7 |
| 荃灣 | 5 326 300 | 83 700 | 1.6 | 5 355 200 | 210 000 | 3.9 |
| 屯門 | 1 313 600 | 66 100 | 5.0 | 1 379 700 | 167 700 | 12.2 |
| 元朗 | 159 800 | 11 400 | 7.1 | 171 200 | 29 200 | 17.1 |
| 北區 | 72 700 | 42 600 | 58.6 | 115 300 | 36 200 | 31.4 |
| 大埔 | 141 500 | 27 600 | 19.5 | 169 100 | 26 400 | 15.6 |
| 沙田 | 885 800 | 49 000 | 5.5 | 934 800 | 78 600 | 8.4 |
| 離島 | 1 400 | — | — | 1 400 | — | — |
| 新界 | 7 901 100 | 280 400 | 3.5 | 8 126 700 | 548 100 | 6.7 |
| 總數 | 16 680 500 | 520 700 | 3.1 | 17 113 200 | 1 053 700 | 6.2 |

表 37

私人分層工廠大廈 — 各區樓宇供應量及預計供應量

(平方米)

| | 1987 | 1988 | 1989 | 1990 | 1991 | 1987至1991年的平均數量 | 預計供應量
〔1992〕 | 預計供應量
〔1993〕 |
|-----|---------|-----------|---------|---------|---------|-----------------|-----------------|-----------------|
| 西區 | 4 600 | — | 8 900 | — | — | 2 700 | — | — |
| 北角 | — | 31 900 | 31 300 | — | — | 12 600 | 38 900 | — |
| 筲箕灣 | — | 29 300 | 89 300 | 78 500 | 59 700 | 51 400 | 44 400 | 34 000 |
| 香港仔 | — | 14 800 | — | 139 200 | 6 200 | 32 000 | — | — |
| 港島 | 4 600 | 76 000 | 129 500 | 217 700 | 65 900 | 98 700 | 83 300 | 34 000 |
| 旺角 | — | 1 400 | 19 500 | 5 400 | 16 700 | 8 600 | 6 400 | 17 700 |
| 紅磡 | 63 100 | — | 71 800 | 32 300 | 700 | 38 600 | — | — |
| 九龍 | 63 100 | 1 400 | 91 300 | 37 700 | 17 400 | 42 200 | 6 400 | 17 700 |
| 長沙灣 | 10 400 | 5 500 | 2 800 | 12 800 | 39 600 | 14 200 | 15 400 | 22 300 |
| 黃大仙 | — | — | 9 700 | — | 38 200 | 9 600 | — | 21 500 |
| 觀塘 | 229 500 | 145 900 | 135 400 | 91 800 | 79 200 | 136 400 | 69 200 | 66 400 |
| 鯉魚門 | — | 84 800 | — | — | — | 16 900 | — | — |
| 新九龍 | 239 900 | 236 200 | 147 900 | 104 600 | 157 000 | 177 100 | 84 600 | 110 200 |
| 荃灣 | 63 800 | 286 500 | 301 300 | 61 600 | 83 700 | 159 400 | 183 200 | 174 200 |
| 屯門 | 47 600 | 186 800 | 106 900 | 107 000 | 66 100 | 102 900 | 24 600 | 52 400 |
| 元朗 | 19 700 | 49 000 | — | 10 000 | 11 400 | 18 000 | 18 500 | — |
| 北區 | 3 000 | 10 900 | 43 900 | 15 100 | 42 600 | 23 100 | 62 900 | 33 400 |
| 大埔 | — | — | — | — | 27 600 | 5 500 | — | — |
| 沙田 | 98 900 | 216 800 | 42 400 | 31 200 | 49 000 | 87 700 | 34 900 | 29 700 |
| 西貢 | — | 41 700 | — | — | — | 8 300 | — | — |
| 離島 | — | — | 1 000 | 600 | — | 300 | — | 100 |
| 新界 | 233 000 | 791 700 | 495 500 | 225 500 | 280 400 | 405 200 | 324 100 | 289 800 |
| 總數 | 540 600 | 1 105 300 | 864 200 | 585 500 | 520 700 | 723 200 | 498 400 | 451 700 |

表 38

私人分層工廠大廈 — 各區不同面積樓宇的供應量

(單位數目)

| | 面 積 (平方米) | | | | |
|------------|-----------|-----------|-------------|-------------|----------|
| | 小於 50.0 | 50 - 99.9 | 100 - 199.9 | 200 - 399.9 | 超過 399.9 |
| 筲箕灣
香港仔 | 33 | 535 | 87 | 2 | 4 |
| 港島 | 33 | 535 | 87 | 24 | 4 |
| 旺角
紅磡 | 7 | 37 | 81 | 1 | 3 |
| 九龍 | 7 | 37 | 87 | 1 | 3 |
| 長沙灣 | 48 | 155 | 80 | 61 | 1 |
| 黃大仙 | 45 | 292 | 99 | — | 1 |
| 觀塘 | 321 | 347 | 69 | 47 | 23 |
| 新九龍 | 414 | 794 | 248 | 108 | 25 |
| 荃灣 | 11 | 185 | 42 | 1 | 43 |
| 屯門 | 1 | 103 | 6 | — | 21 |
| 元朗 | — | 102 | 1 | 4 | 3 |
| 北區 | 116 | 171 | 138 | 23 | 2 |
| 大埔 | — | — | 40 | 61 | 10 |
| 沙田 | 3 | 358 | 84 | 23 | 18 |
| 新界 | 131 | 919 | 311 | 112 | 97 |
| 總數 | 585 | 2 285 | 733 | 245 | 129 |
| % | 14.7 | 57.5 | 18.4 | 6.2 | 3.2 |

表 39

私人分層工廠大廈 一 各區樓宇空置量

| | 各年年底按平方米計算的空置量 | | | | 1991
數量
(平方米) | 佔年底總數量
的百分率 |
|-----|----------------|---------|---------|---------|---------------------|----------------|
| | 1987 | 1988 | 1989 | 1990 | | |
| | | | | | | |
| 西區 | 2 200 | 700 | 2 700 | 3 000 | 3 800 | 3.2 |
| 灣仔 | — | — | — | 300 | — | — |
| 北角 | — | 32 000 | 10 800 | 7 900 | 8 500 | 1.8 |
| 筲箕灣 | 9 400 | 27 000 | 42 100 | 22 900 | 31 400 | 3.8 |
| 香港仔 | 1 500 | 2 600 | 14 400 | 152 000 | 159 800 | 21.2 |
| 港島 | 13 100 | 62 300 | 70 000 | 186 100 | 203 500 | 9.4 |
| 旺角 | 1 800 | 2 000 | 5 100 | 14 800 | 21 800 | 5.3 |
| 紅磡 | 28 300 | 600 | 76 400 | 46 700 | 25 800 | 2.7 |
| 九龍 | 30 100 | 2 600 | 81 500 | 61 500 | 47 600 | 3.5 |
| 長沙灣 | 14 400 | 21 400 | 20 400 | 33 400 | 54 800 | 4.8 |
| 黃大仙 | 1 800 | 1 000 | 4 900 | 6 700 | 34 900 | 4.2 |
| 觀塘 | 81 200 | 42 300 | 79 400 | 127 500 | 140 800 | 4.6 |
| 鯉魚門 | — | 96 100 | 6 000 | 30 200 | 24 000 | 5.9 |
| 新九龍 | 97 400 | 160 800 | 110 700 | 197 800 | 254 500 | 4.7 |
| 荃灣 | 39 000 | 108 800 | 253 500 | 199 400 | 210 000 | 3.9 |
| 屯門 | 42 700 | 153 000 | 209 200 | 135 700 | 167 700 | 12.2 |
| 元朗 | 6 900 | 40 000 | 6 700 | 10 200 | 29 200 | 17.1 |
| 北區 | 3 000 | 10 900 | 23 800 | 24 400 | 36 200 | 31.4 |
| 大埔 | — | 1 000 | 300 | 3 200 | 26 400 | 15.6 |
| 沙田 | 15 000 | 164 200 | 76 000 | 66 700 | 78 600 | 8.4 |
| 離島 | — | — | 900 | 800 | — | — |
| 新界 | 106 600 | 477 900 | 570 400 | 440 400 | 548 100 | 6.7 |
| 總數 | 247 200 | 703 600 | 832 600 | 885 800 | 1 053 700 | 6.2 |

表 40

私人分層工廠大廈 一 各區不同面積樓宇的空置量

(單位 數目)

| | 面 積 (平方米) | | | | |
|-------|-----------|-----------|-------------|-------------|----------|
| | 小於 50.0 | 50 - 99.9 | 100 - 199.9 | 200 - 399.9 | 超過 399.9 |
| 西 區 | — | — | — | 1 | 6 |
| 北 角 | 3 | — | 1 | 7 | 8 |
| 筲 箕 溝 | 1 | 121 | 90 | 14 | 8 |
| 香 港 仔 | 1 | 652 | 208 | 35 | 36 |
| 港 島 | 5 | 773 | 299 | 57 | 58 |
| 旺 角 | 1 | 24 | 42 | 8 | 15 |
| 紅 魔 | — | — | 17 | 39 | 18 |
| 九 龍 | 1 | 24 | 59 | 45 | 33 |
| 長 沙 溝 | 54 | 148 | 77 | 62 | 24 |
| 黃 大 仙 | 45 | 174 | 47 | 12 | 11 |
| 觀 塘 | 189 | 275 | 96 | 67 | 107 |
| 鯉 魚 門 | — | 8 | 87 | 12 | 9 |
| 新 九 龍 | 288 | 605 | 307 | 153 | 151 |
| 荃 潺 | 7 | 104 | 215 | 138 | 133 |
| 屯 門 | 10 | 176 | 61 | 25 | 82 |
| 元 朗 | — | 78 | 20 | 15 | 7 |
| 北 區 | 105 | 180 | 117 | 12 | 1 |
| 大 埔 | — | — | 40 | 61 | 8 |
| 沙 田 | 10 | 396 | 211 | 31 | 24 |
| 新 界 | 132 | 934 | 664 | 282 | 255 |
| 總 數 | 426 | 2 336 | 1 329 | 537 | 497 |
| % | 8.3 | 45.6 | 25.9 | 10.5 | 9.7 |

表 41

私人分層工廠大廈 一 樓宇空置情況的整體趨勢

| | 在年內落成的樓宇內 | | | 在所有其他樓宇內 | | | 整體空置情況 | |
|------|----------------|---------------|-------|----------------|---------------|-------|---------------|----------|
| | 總樓面面積
(平方米) | 空置數量
(平方米) | 空置百分率 | 總樓面面積
(平方米) | 空置數量
(平方米) | 空置百分率 | 空置數量
(平方米) | 佔總數量的百分率 |
| | | | | | | | | |
| 1987 | 540 600 | 186 400 | 34.5 | 13 920 700 | 60 800 | 0.4 | 247 200 | 1.7 |
| 1988 | 1 105 300 | 583 900 | 52.8 | 14 400 500 | 119 700 | 0.8 | 703 600 | 4.5 |
| 1989 | 864 200 | 455 400 | 52.7 | 15 442 900 | 377 200 | 2.4 | 832 600 | 5.1 |
| 1990 | 585 500 | 282 100 | 48.2 | 16 095 000 | 603 700 | 3.8 | 885 800 | 5.3 |
| 1991 | 520 700 | 311 600 | 59.8 | 16 592 500 | 742 100 | 4.5 | 1 053 700 | 6.2 |

表 42

私人分層工廠大廈 一 平均租金

(港元計算每月每平方米的租金)

| 區域
〔平均面積〕 | 1990 | 1990 | 1990 | 1990 | 1990 | 1991 | 1991 | 1991 | 1991 |
|-----------------|------|------|------|------|------|------|-------|-------|--------|
| | 第一季 | 第二季 | 第三季 | 第四季 | 全年 | 第一季 | 第二季 | 第三季* | 第四季* |
| 港 島
〔239平方米〕 | 87.5 | 89.6 | 89.9 | 96.0 | 90.7 | 97.2 | 98.8 | 98.6 | 107.5 |
| 九 龍
〔254平方米〕 | 99.4 | 99.2 | 98.0 | 89.4 | 97.0 | 96.7 | 102.6 | 101.9 | (96.4) |
| 新九龍
〔276平方米〕 | 86.4 | 89.7 | 93.5 | 94.1 | 91.7 | 89.7 | 90.2 | 101.8 | 98.6 |
| 新 界
〔215平方米〕 | 68.8 | 66.9 | 69.3 | 69.3 | 68.5 | 71.2 | 68.9 | 74.9 | 70.4 |
| | | | | | | | | | 71.3 |

* 臨時數字。

() 表示少於二十宗交易。

平均租金只以樓上單位的租金計算。

平均面積是1990及1991年內所分析的單位的平均面積。

表 43

私人分層工廠大廈 — 平均售價

(港元計算每平方米的售價)

| 區域
〔平均面積〕 | 1990
第一季 | 1990
第二季 | 1990
第三季 | 1990
第四季 | 1990
全年 | 1991
第一季 | 1991
第二季* | 1991
第三季* | 1991
第四季* | 1991
全年* |
|-----------------|-------------|-------------|-------------|-------------|------------|-------------|--------------|--------------|--------------|-------------|
| | | | | | | | | | | |
| 港島
〔175平方米〕 | 11 188 | 11 132 | 11 512 | 12 961 | 11 739 | 12 020 | 12 835 | 13 179 | (14 243) | 12 768 |
| 九龍
〔220平方米〕 | 13 478 | 13 082 | 12 666 | 12 573 | 12 931 | 12 635 | 13 821 | 14 846 | 16 110 | 13 940 |
| 新九龍
〔150平方米〕 | 11 852 | 11 486 | 11 975 | 12 775 | 11 995 | 12 391 | 12 846 | 14 421 | 14 505 | 13 327 |
| 新界
〔141平方米〕 | 8 034 | 8 108 | 8 089 | 8 281 | 8 140 | 8 324 | 8 592 | 9 073 | 9 547 | 8 637 |

* 臨時數字。

() 表示少於二十宗交易。

平均售價只以樓上單位的售價計算。

平均面積是1990及1991年內所分析的單位的平均面積。

表 44

私人分層工廠大廈 — 租金及售價指數

(1989 = 100)

| 年份／季度 | | 租金 | 售價 |
|-------|---|------|------|
| 1982 | | 51 | 49 |
| 1983 | | 42 | 39 |
| 1984 | | 42 | 36 |
| 1985 | | 44 | 41 |
| 1986 | | 47 | 42 |
| 1987 | | 55 | 57 |
| 1988 | | 77 | 79 |
| 1989 | | 100 | 100 |
| 1990 | | 105 | 106 |
| 1991 | | 108* | 113* |
| 1987 | 1 | 49 | 47 |
| | 2 | 53 | 53 |
| | 3 | 58 | 61 |
| | 4 | 59 | 65 |
| 1988 | 1 | 75 | 68 |
| | 2 | 75 | 75 |
| | 3 | 76 | 84 |
| | 4 | 83 | 90 |
| 1989 | 1 | 93 | 94 |
| | 2 | 99 | 103 |
| | 3 | 103 | 100 |
| | 4 | 106 | 103 |
| 1990 | 1 | 106 | 105 |
| | 2 | 103 | 105 |
| | 3 | 105 | 106 |
| | 4 | 105 | 109 |
| 1991 | 1 | 105 | 108 |
| | 2 | 106 | 110* |
| | 3 | 110* | 116* |
| | 4 | 112* | 117* |

* 臨時數字。

上述指數只以樓上單位計算。

由1984年第一季起，計算售價指數時已陸續加入新界各區物業的售價；而由1987年第一季起，已加入新界所有地區的物業售價。

表 45

房屋委員會分層工廠大廈 一 各區樓宇總數量及空置量

| | 1991年年底的樓宇總數量
(平方米) | 1991年年底的空置量
(平方米) | 空置百分率 |
|-----|------------------------|----------------------|-------|
| 筲箕灣 | 6 804 | — | — |
| 港島 | 6 804 | — | — |
| 長沙灣 | 52 069 | 128 | 0.2 |
| 石硤尾 | 9 360 | — | — |
| 黃大仙 | 48 096 | — | — |
| 觀塘 | 78 505 | 1 067 | 1.4 |
| 新九龍 | 188 030 | 1 195 | 0.6 |
| 荃灣 | 124 134 | 442 | 0.4 |
| 屯門 | 43 900 | 5 022 | 11.4 |
| 元朗 | 9 708 | 1 968 | 20.3 |
| 沙田 | 39 729 | 821 | 2.1 |
| 新界 | 217 471 | 8 253 | 3.8 |
| 總數 | 412 305 | 9 448 | 2.3 |

1991年、1992年和1993年無供應量和預計供應量。

資料來源：房屋署。

表 46

私人專業廠房—各區樓宇總數量及供應量

| | 1990年年底
的總數量
(平方米) | 1991年
的供應量
(平方米) | 供應量佔1990年
總數量的百分率 | 1991年年底
的總數量
(平方米) |
|-----|--------------------------|------------------------|----------------------|--------------------------|
| 西區 | 700 | — | — | 700 |
| 北角 | 131 000 | — | — | 131 000 |
| 筲箕灣 | 16 100 | — | — | 14 500 |
| 香港仔 | 52 300 | — | — | 52 300 |
| 港島 | 200 100 | — | — | 198 500 |
| 旺角 | 3 800 | — | — | 600 |
| 紅磡 | 104 400 | — | — | 104 400 |
| 九龍 | 108 200 | — | — | 105 000 |
| 長沙灣 | 67 100 | — | — | 67 100 |
| 黃大仙 | 80 500 | — | — | 80 500 |
| 觀塘 | 481 200 | — | — | 461 500 |
| 鯉魚門 | 23 400 | — | — | 23 400 |
| 新九龍 | 652 200 | — | — | 632 500 |
| 荃灣 | 604 400 | 26 500 | 4.4 | 630 900 |
| 屯門 | 189 000 | — | — | 146 200 |
| 元朗 | 210 000 | 14 800 | 7.0 | 224 800 |
| 北區 | 35 700 | — | — | 35 700 |
| 大埔 | 623 100 | 10 600 | 1.7 | 633 700 |
| 沙田 | 206 800 | 17 200 | 8.3 | 224 000 |
| 西貢 | 69 500 | — | — | 69 500 |
| 離島 | 5 000 | — | — | 5 000 |
| 新界 | 1 943 500 | 69 100 | 3.6 | 1 969 800 |
| 總數 | 2 904 000 | 69 100 | 2.4 | 2 905 800 |

表 47

私人專業廠房 — 各區樓宇供應量及預計供應量

(平方米)

| | 1987 | 1988 | 1989 | 1990 | 1991 | 1987至1991年的平均數量 | 預計供應量
〔1992〕 | 預計供應量
〔1993〕 |
|-----------|---------|---------|---------|---------|--------|-----------------|-----------------|-----------------|
| 香港仔 | — | 3 000 | — | — | — | 600 | — | — |
| 港島 | — | 3 000 | — | — | — | 600 | — | — |
| 紅磡 | — | — | 14 100 | — | — | 2 800 | — | — |
| 九龍 | — | — | 14 100 | — | — | 2 800 | — | — |
| 長沙灣
觀塘 | — | — | — | — | — | — | — | 9 300 |
| 新九龍 | — | — | 26 200 | — | — | 5 200 | — | 9 300 |
| 荃灣 | — | 17 500 | 4 900 | — | 26 500 | 9 800 | — | — |
| 屯門 | — | — | — | 29 300 | — | 5 900 | — | — |
| 元朗 | 11 200 | 48 800 | 35 200 | 14 200 | 14 800 | 24 800 | 68 900 | — |
| 北區 | 2 300 | — | — | 12 700 | — | 3 000 | — | 11 000 |
| 大埔 | 88 200 | 72 200 | 82 400 | 61 700 | 10 600 | 63 000 | 9 500 | — |
| 沙田 | 15 500 | — | 31 500 | 27 900 | 17 200 | 18 400 | — | — |
| 西貢 | — | — | 2 700 | 5 200 | — | 1 600 | — | — |
| 離島 | — | 300 | — | — | — | 100 | 4 800 | — |
| 新界 | 117 200 | 138 800 | 156 700 | 151 000 | 69 100 | 126 600 | 83 200 | 11 000 |
| 總數 | 117 200 | 141 800 | 197 000 | 151 000 | 69 100 | 135 200 | 83 200 | 20 300 |

表 48

私人貨倉 — 各區樓宇總數量、供應量及空置量

| | 1990年年底
的樓宇總數量
(平方米) | 1991年
的供應量
(平方米) | 供應量佔
1990年樓宇
總數量的百分率 | 1991年年底
的樓宇總數量
(平方米) | 1991年年底
的空置量
(平方米) | 空置
百分率 |
|-----|----------------------------|------------------------|----------------------------|----------------------------|--------------------------|-----------|
| 西區 | 68 000 | — | — | 47 100 | 2 400 | 5.1 |
| 上環 | 10 500 | — | — | 5 200 | — | — |
| 北角 | 47 600 | — | — | 47 600 | — | — |
| 筲箕灣 | 97 400 | — | — | 97 400 | — | — |
| 香港仔 | 43 100 | — | — | 43 100 | 600 | 1.4 |
| 港島 | 266 600 | — | — | 240 400 | 3 000 | 1.2 |
| 尖沙咀 | 58 300 | — | — | 58 300 | — | — |
| 旺角 | 5 300 | — | — | 5 300 | — | — |
| 紅磡 | 76 300 | — | — | 26 800 | 4 300 | 16.0 |
| 九龍 | 139 900 | — | — | 90 400 | 4 300 | 4.8 |
| 長沙灣 | 89 800 | 44 600 | 49.7 | 134 400 | 200 | 0.1 |
| 黃大仙 | 6 100 | — | — | 6 100 | — | — |
| 觀塘 | 311 800 | — | — | 311 800 | 15 400 | 4.9 |
| 鯉魚門 | 80 000 | — | — | 80 000 | 5 000 | 6.3 |
| 新九龍 | 487 700 | 44 600 | 9.1 | 532 300 | 20 600 | 3.9 |
| 荃灣 | 1 053 900 | 391 100 | 37.1 | 1 444 900 | 245 400 | 17.0 |
| 屯門 | 43 900 | 15 300 | 34.9 | 59 200 | 100 | 0.2 |
| 元朗 | 10 500 | 7 400 | 70.5 | 17 900 | 7 400 | 41.3 |
| 北區 | 32 800 | 40 000 | 122.0 | 72 800 | — | — |
| 沙田 | 255 500 | 40 000 | 15.7 | 295 500 | 2 800 | 0.9 |
| 西貢 | 2 800 | — | — | 2 800 | — | — |
| 新界 | 1 399 400 | 493 800 | 35.3 | 1 893 100 | 255 700 | 13.5 |
| 總數 | 2 293 600 | 538 400 | 23.5 | 2 756 200 | 283 600 | 10.3 |

上述數字現包括設於貨櫃碼頭的貨倉。

表 49

私人貨倉 一 各區樓宇供應量及預計供應量

(平方米)

| | 1987 | 1988 | 1989 | 1990 | 1991 | 1987至1991年的平均數量 | 預計供應量
〔1992〕 | 預計供應量
〔1993〕 |
|-----|--------|---------|--------|---------|---------|-----------------|-----------------|-----------------|
| 西區 | — | 24 400 | — | — | — | 4 900 | — | — |
| 北角 | — | 24 700 | 6 700 | — | — | 6 300 | 20 200 | — |
| 筲箕灣 | — | 26 000 | 5 900 | — | — | 6 400 | — | — |
| 香港仔 | — | — | — | 7 200 | — | 1 400 | — | — |
| 港島 | — | 75 100 | 12 600 | 7 200 | — | 19 000 | 20 200 | — |
| 紅磡 | 1 600 | — | — | — | — | 300 | 34 200 | — |
| 九龍 | 1 600 | — | — | — | — | 300 | 34 200 | — |
| 長沙灣 | — | — | — | — | 44 600 | 8 900 | — | — |
| 觀塘 | — | — | — | — | — | — | 26 800 | 12 300 |
| 新九龍 | — | — | — | — | 44 600 | 8 900 | 26 800 | 12 300 |
| 荃灣 | 38 000 | 139 900 | 32 200 | 44 300 | 391 100 | 129 100 | 392 200 | 144 800 |
| 屯門 | 7 300 | 7 400 | — | 27 600 | 15 300 | 11 500 | — | — |
| 元朗 | 2 500 | — | — | 500 | 7 400 | 2 100 | 5 600 | — |
| 北區 | — | — | 16 300 | 16 400 | 40 000 | 14 500 | 11 900 | 14 800 |
| 沙田 | 10 500 | 52 500 | — | 19 000 | 40 000 | 24 400 | 26 500 | 46 600 |
| 西貢 | — | — | — | — | — | — | 11 400 | — |
| 新界 | 58 300 | 199 800 | 48 500 | 107 800 | 493 800 | 181 600 | 447 600 | 206 200 |
| 總數 | 59 900 | 274 900 | 61 100 | 115 000 | 538 400 | 209 800 | 528 800 | 218 500 |

上述數字現包括設於貨櫃碼頭的貨倉。

表 50

私人貨倉 — 各區樓宇空置量

| | 各年年底按平方米計算的空置量 | | | | 數量
(平方米) | 佔年底總數量
的百分率 |
|-----|----------------|--------|--------|--------|-------------|----------------|
| | 1987 | 1988 | 1989 | 1990 | | |
| 西區 | 700 | 7 200 | 1 700 | 2 400 | 2 400 | 5.1 |
| 上環 | 900 | 900 | 1 700 | — | — | — |
| 北角 | 100 | 24 700 | 5 500 | — | — | — |
| 香港仔 | 500 | 500 | 200 | 7 400 | 600 | 1.4 |
| 港島 | 2 200 | 33 300 | 9 100 | 9 800 | 3 000 | 1.2 |
| 紅磡 | 1 000 | — | 3 000 | 2 900 | 4 300 | 16.0 |
| 九龍 | 1 000 | — | 3 000 | 2 900 | 4 300 | 4.8 |
| 長沙灣 | — | — | — | 500 | 200 | 0.1 |
| 觀塘 | — | — | — | — | 15 400 | 4.9 |
| 鯉魚門 | — | 11 800 | — | 9 300 | 5 000 | 6.3 |
| 新九龍 | — | 11 800 | — | 9 800 | 20 600 | 3.9 |
| 荃灣 | 1 000 | 7 900 | 41 400 | — | *245 400 | 17.0 |
| 屯門 | — | — | — | — | 100 | 0.2 |
| 元朗 | — | — | — | — | 7 400 | 41.3 |
| 北區 | — | — | 4 800 | — | — | — |
| 沙田 | — | — | — | — | 2 800 | 0.9 |
| 新界 | 1 000 | 7 900 | 46 200 | — | 255 700 | 13.5 |
| 總數 | 4 200 | 53 000 | 58 300 | 22 500 | 283 600 | 10.3 |

*上述數字現包括設於貨櫃碼頭的貨倉。

表 51

私人貨倉 一 樓宇空置情況的整體趨勢

| | 在年內落成的樓宇內 | | | 在所有其他樓宇內 | | | 整體空置情況 | |
|------|----------------|---------------|-------|----------------|---------------|-------|---------------|----------|
| | 總樓面面積
(平方米) | 空置數量
(平方米) | 空置百分率 | 總樓面面積
(平方米) | 空置數量
(平方米) | 空置百分率 | 空置數量
(平方米) | 佔總數量的百分率 |
| | | | | | | | | |
| 1987 | 59 900 | 800 | 1.3 | 1 907 900 | 3 400 | 0.2 | 4 200 | 0.2 |
| 1988 | 274 900 | 35 000 | 12.7 | 1 951 200 | 18 000 | 0.9 | 53 000 | 2.4 |
| 1989 | 61 100 | 42 500 | 69.6 | 2 163 300 | 15 800 | 0.7 | 58 300 | 2.6 |
| 1990 | 115 000 | 7 200 | 6.3 | 2 178 600 | 15 300 | 0.7 | 22 500 | 1.0 |
| 1991 | 538 400 | 237 300* | 44.1 | 2 217 800 | 46 300 | 2.1 | 283 600* | 10.3 |

*一九九一年的空置數字包括貨櫃碼頭的貨倉。這些數字不可直接與一九九一年前的空置數字相比。

各區域及地區

| 區域 | 地區 | 區界以內的分區名稱 | 規劃統計小區 |
|-----|--|---|---|
| 港島 | 西區
上環
中區
灣仔
半山區
山頂
銅鑼灣
北角

筲箕灣
香港仔
南區 | 堅尼地城、石塘咀、西營盤

薄扶林

大坑、跑馬地、渣甸山、掃桿埔、東角
鰂魚涌

西灣河、柴灣
薄扶林村、鴨脷洲、黃竹坑
深水灣、壽臣山、淺水灣、赤柱、大潭、石澳 | 1.1.1, 1.1.2, 1.1.6
1.1.3, 1.1.4, 1.1.5
1.2.1, 1.2.2, 1.2.3, 1.2.4
1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.5
1.4.0, 1.4.1, 1.4.2, 1.4.3, 1.7.1
1.8.1, 1.8.2, 1.8.3, 1.8.4
1.4.4, 1.4.5, 1.4.6, 1.4.7, 1.4.8, 1.4.9
1.5.1, 1.5.2, 1.5.3, 1.5.4, 1.5.5, 1.5.6,
1.5.7
1.6.1, 1.6.2, 1.6.3, 1.6.4, 1.6.5, 1.6.6
1.7.2, 1.7.3, 1.7.4, 1.7.5
1.9.0, 1.9.1, 1.9.2, 1.9.3, 1.9.4, 1.9.5,
1.9.6, 1.9.7, 1.9.8, 1.9.9 |
| 九龍 | 尖沙咀
油蔴地
旺角
紅磡
何文田 | 紅磡填海區
京士柏
大角咀、昂船洲
土瓜灣、馬頭角
馬頭圍、嘉道理山 | 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6
2.2.0, 2.2.5, 2.2.6, 2.2.7, 2.2.8, 2.2.9
2.2.1, 2.2.2, 2.6.9
2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5
2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6,
2.3.7, 2.4.6 |
| 新九龍 | 長沙灣
石硤尾
九龍塘
黃大仙
觀塘
鯉魚門 | 荔枝角、深水埗
蘇屋、大坑東、大坑西、又一村
九龍城、新蒲崗、啟德、東頭、橫頭磡、樂富、大磡、
鑽石山、慈雲山、竹園、牛池灣
牛頭角、佐敦谷、九龍灣
秀茂坪、藍田、茶果嶺、油塘 | 2.6.0, 2.6.1, 2.6.4, 2.6.5, 2.6.6, 2.6.7
2.6.2, 2.6.3, 2.6.8
2.7.1, 2.7.2
2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6,
2.8.7, 2.8.8, 2.8.9
2.8.0, 2.9.0, 2.9.1, 2.9.2, 2.9.4, 2.9.5
2.9.3, 2.9.7, 2.9.8, 2.9.9 |

(p) = 部份

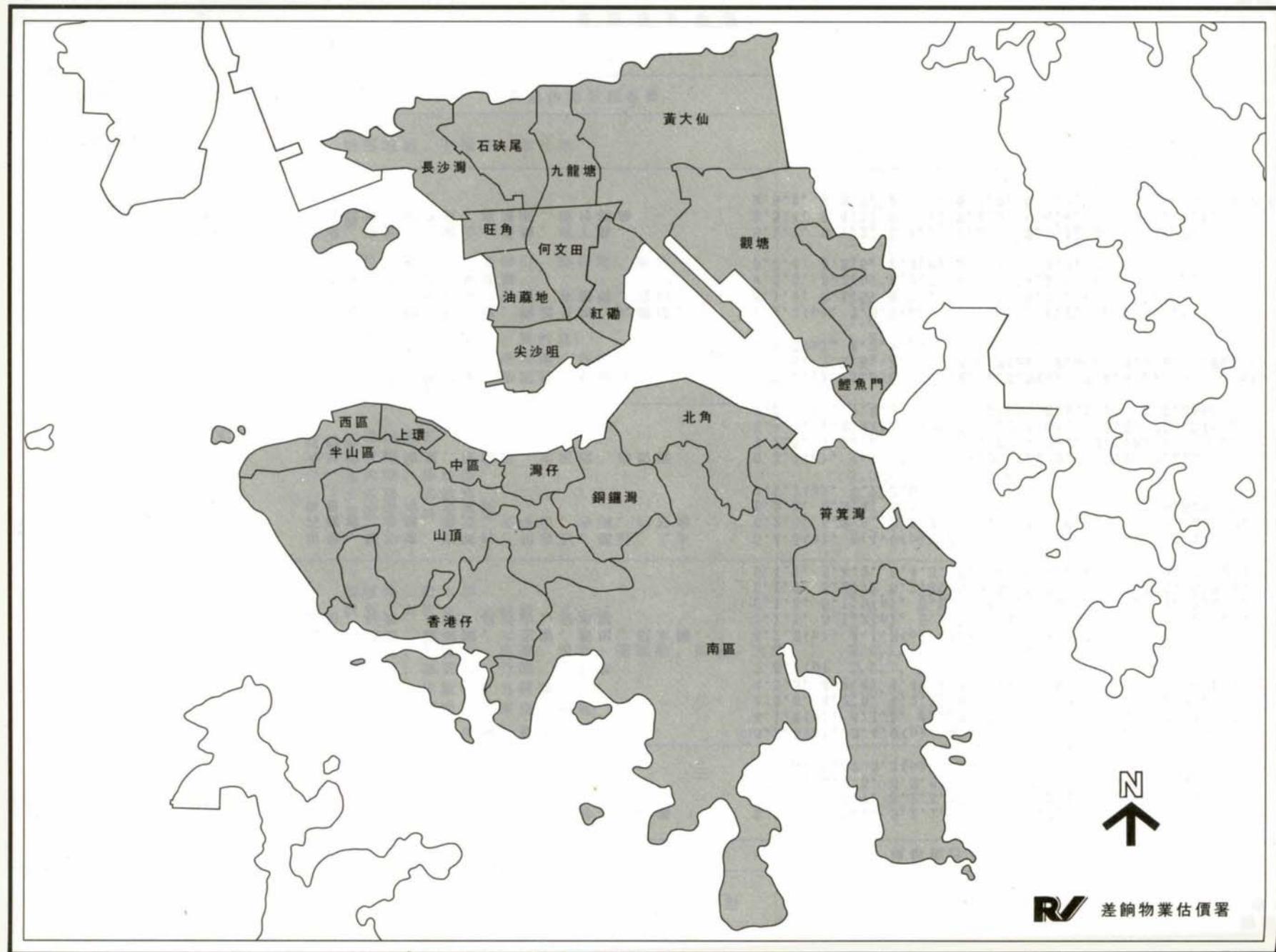
各區域及地區

| 區域 | 地區 | 區界以內的分區名稱 | 規劃統計小區 |
|----|----|--|--|
| 新界 | 荃灣 | 葵涌、青衣、牙鷹洲、汀九、深井、青龍頭 | 3.1.0, 3.2.0, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6(p), 3.4.0(p), 3.5.0, 3.5.1, 4.1.3(p), 7.3.3(p), 7.6.1(p) |
| | 屯門 | 大欖、掃管笏、青山灣、藍地 | 3.3.6(p), 3.4.0(p), 4.1.1, 4.1.2(p), 4.1.3(p), 4.1.4(p), 4.1.5, 4.1.6, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.4.1, 4.4.2(p), 5.1.2(p), 5.1.9(p), 5.3.1(p) |
| 元朗 | | 廬村、屏山、橋頭圍、大生圍、新田、洪水橋、錦田、石崗、八鄉、流浮山、天水圍 | 4.1.2(p), 4.1.3(p), 4.1.4(p), 4.4.2(p), 5.1.0, 5.1.1, 5.1.2(p), 5.1.3, 5.1.4, 5.1.5, 5.1.6, 5.1.7, 5.1.8, 5.1.9(p), 5.2.1, 5.2.2, 5.2.3, 5.2.4, 5.2.5, 5.2.6, 5.2.7, 5.2.8, 5.2.9, 5.3.1(p), 5.3.2, 5.3.3, 5.4.1, 5.4.2, 5.4.3, 5.4.4, 5.4.5(p), 5.4.6, 6.1.0(p) |
| 北區 | | 粉嶺、聯和墟、安樂村、和合石、鶴藪、上水、石湖墟、金錢、營盤、天平山、吉洞、打鼓嶺、坪輦、沙頭角、吉澳洲 | 5.4.5(p), 6.1.0(p), 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7, 6.2.8, 6.2.9, 6.3.1(p), 6.3.2, 6.3.3, 6.3.4, 6.4.1, 6.4.2, 6.5.1, 6.5.2, 6.5.3, 7.1.1(p), 7.2.2(p) |
| 大埔 | | 大埔墟、大埔滘、康樂園、大尾篤、烏蛟騰、塔門洲 | 6.3.1(p), 7.1.1(p), 7.1.2, 7.2.0, 7.2.1, 7.2.2(p), 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9(p), 7.4.1, 7.4.2(p), 7.4.3, 7.4.4(p), 7.5.1, 7.5.3(p), 7.5.7(p), 7.6.2(p), 8.1.1(p), 8.1.2(p), 8.2.3(p) |
| 沙田 | | 大圍、火炭、馬料水、赤泥坪、烏溪沙 | 7.2.9(p), 7.3.1, 7.3.2, 7.3.3(p), 7.4.4(p), 7.5.3(p), 7.5.4, 7.5.5, 7.5.6, 7.5.7(p), 7.5.8, 7.5.9, 7.6.1(p), 7.6.2(p), 8.2.3(p) |
| 西貢 | | 清水灣、蠔涌、白沙灣、西貢公路、大網仔、南圍、竹角、沙角尾、東龍、井欄樹、坑口、將軍澳、銀線灣、調景嶺 | 7.4.2(p), 7.6.2(p), 8.1.1(p), 8.1.2(p), 8.1.3, 8.1.4, 8.1.5, 8.2.1, 8.2.2, 8.2.3(p), 8.2.4, 8.2.5, 8.2.6, 8.2.7, 8.2.8, 8.3.1, 8.3.2, 8.3.3, 8.3.4, 8.3.5, 8.3.6, 8.3.7, 8.3.8, 8.3.9 |
| 離島 | | 長洲、坪洲、大嶼山、馬灣、南丫島、索罟群島、石鼓洲、喜靈洲、蒲台群島 | 9.1.1, 9.1.2, 9.1.3, 9.2.0, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.4.1, 9.4.2, 9.4.3, 9.4.4, 9.5.0, 9.6.1, 9.6.2, 9.6.3, 9.7.1, 9.7.2, 9.7.3, 9.7.4, 9.7.5, 9.7.6 |

(p) = 部份

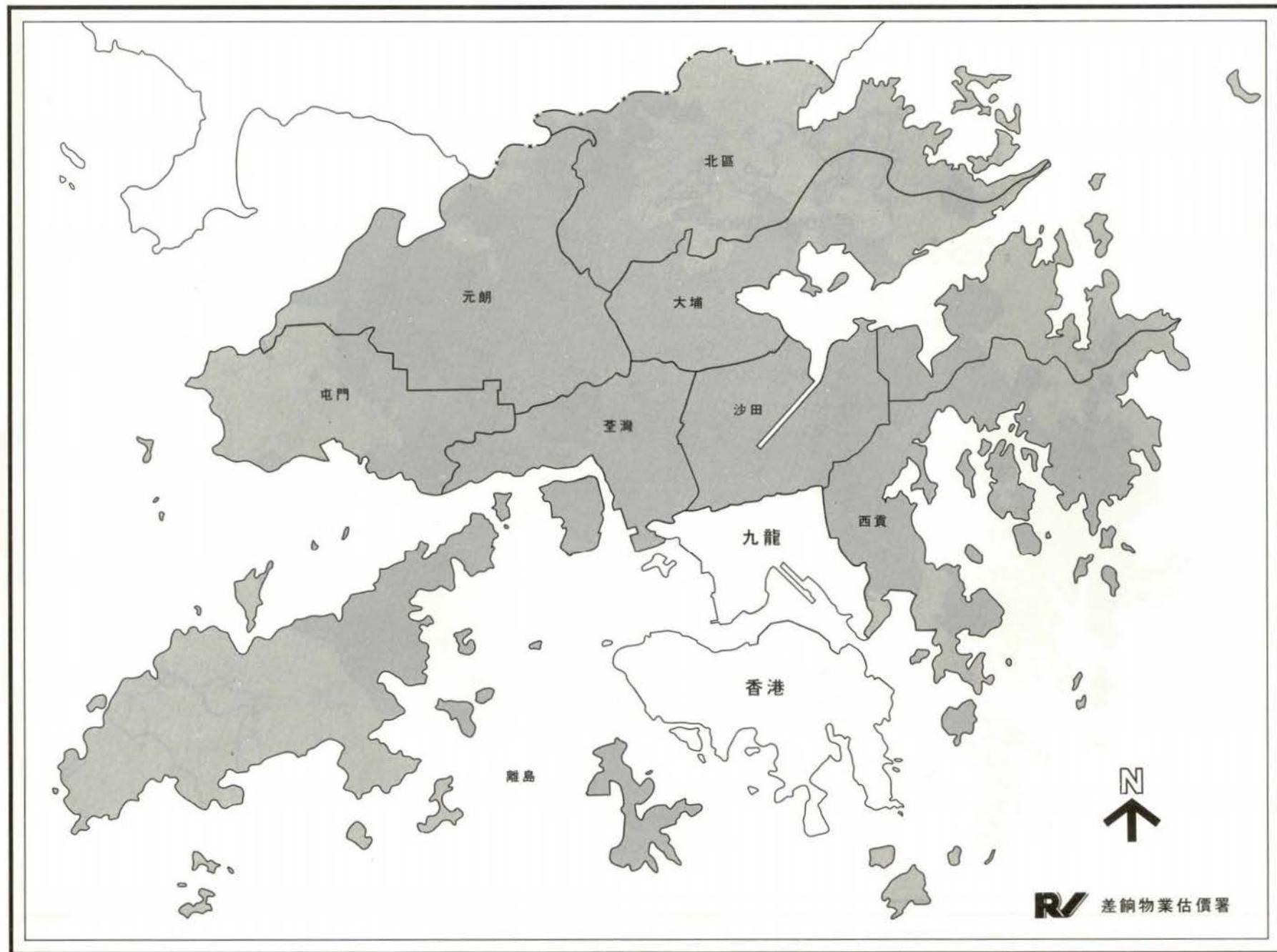
港島及九龍地區

圖一



新界地區

圖二



物業檢討 報告

1 9 9 2

