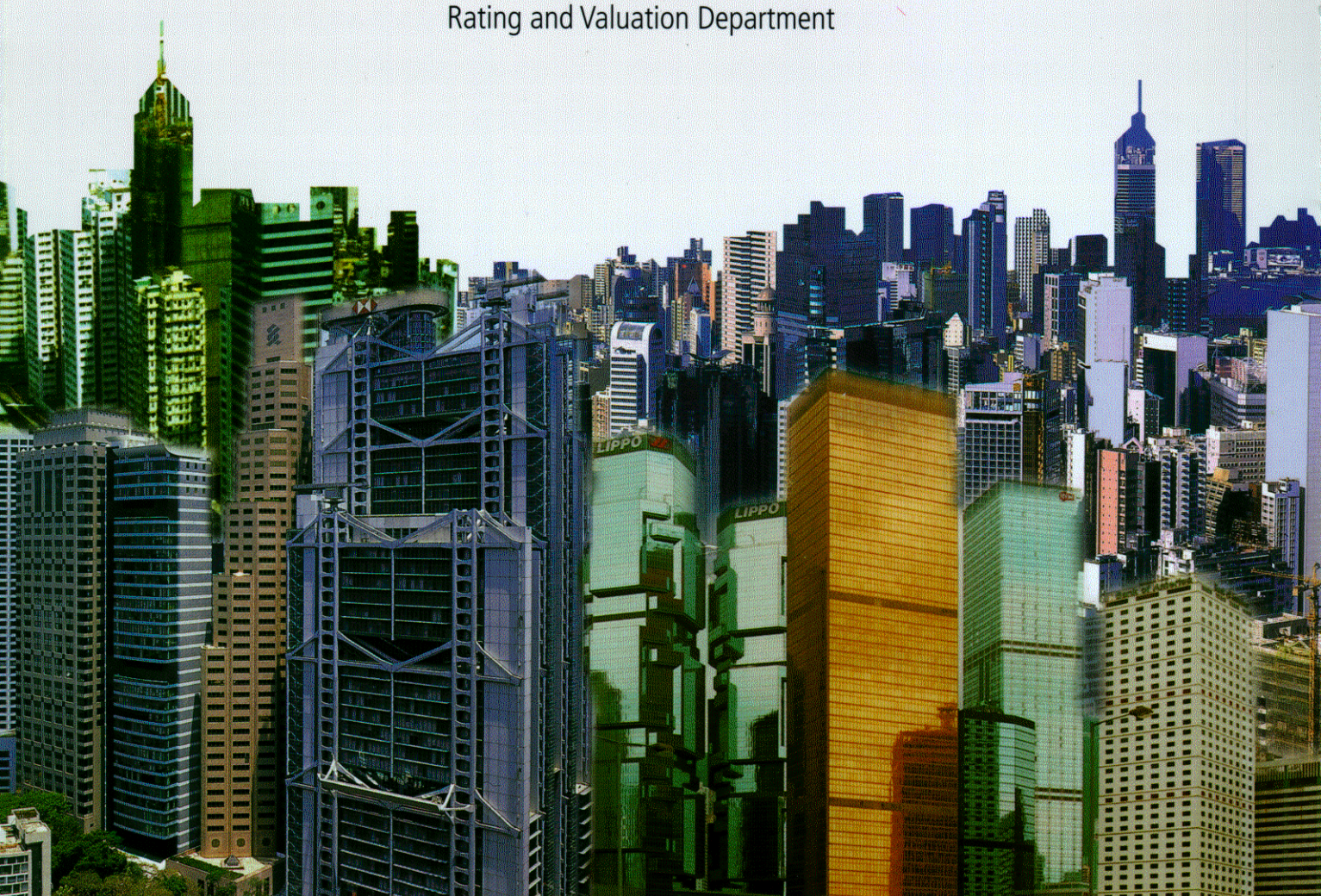
香港物業報告

HONG KONG PROPERTY REVIEW

2000

差餉物業估價署
Rating and Valuation Department



香港物業報告

Hong Kong Property Review 2000

本報告回顧1999年香港物業市場的活動
並預測2000及2001年的樓宇落成量

A review of the Hong Kong property market for the year 1999 with forecasts of completions for 2000 and 2001

差餉物業估價署署長彭贊榮

Kenneth T.W. Pang, J.P.
F.H.K.I.S., F.R.I.C.S., M.P.A. (Harvard)
Commissioner of Rating and Valuation

2000年4月

April 2000

差餉物業估價署
Rating and Valuation Department

目 錄
Contents

		頁數 PAGE
序言	**Foreword**	1
綜觀	**Overview**	4
評論 - 私人樓宇	**Commentary on Private Developments**	
住宅（整體）	Domestic (Overall)	11
住宅（中小型單位）	Domestic (Small/Medium Units)	14
住宅（大型單位）	Domestic (Large Units)	17
寫字樓（整體）	Office (Overall)	20
寫字樓（甲級）	Office (Grade A)	23
寫字樓（乙級）	Office (Grade B)	26
寫字樓（丙級）	Office (Grade C)	29
商業樓宇	Commercial	32
分層工廠大廈	Flatted Factories	35
工業 / 寫字樓綜合樓宇	Industrial / Office	38
專業廠房	Specialised Factories	40
貨倉	Storage	41
技術附註	**Technical Notes**	43
圖表	**Tables**	59
附錄	**Appendix**	
各區域及地區	Areas and Districts	
分區圖	**Plans**	
1 港島及九龍地區	1 Hong Kong and Kowloon Districts	
2 新界地區	2 New Territories Districts	

序言
Foreword

《香港物業報告》載錄差餉物業估價署在每年年底所編製的物業數據與資料。有關落成量、吸納量、空置量、售價及租金的資料，除詳載於正文外，並會另表列明。報告所預測的落成量是根據發展商與建築師所提供的資料推算。本署並藉著視察及在預測期初所進行的調查，瞭解發展進度及蒐集有關資料，以求得出更可靠的預測數字。報告內所載的預測數字均以曆年計算，因而或會與財政年度的數字有所差異，其中包括政府長遠房屋策略檢討中所引用的數字。

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

由於物業發展的進程受很多因素影響，而且在隨後的一年內，無可避免地會出現一些變化。因此，本署只能在編製下一份報告時修訂預測數字。修訂的幅度主要是根據市場的情況而定。

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

自1997年起，計算非住宅物業空置量的方法與往年不同。本署在年底調查所有非住宅樓宇及綜合用途樓宇內的非住宅部分，包括向管理處收集空置物業數據，及派員實地視察。由於以往的統計是根據申請退還空置物業的差餉或抽樣調查推算，所以未必能與1997年及以後的空置量和吸納量直接比較。詳情請參閱技術附註第10.3至10.5及11.3段。就物業管理公司/人士提供的協助，本署謹致衷心謝忱。

There has been a change in the method of compiling non-domestic vacancies since 1997. A full survey is conducted at the year end on all non-domestic buildings and the non-domestic parts of composite buildings to obtain vacancy data from the management offices or by inspection. In previous years, such statistics were based on vacancy refund applications or a sample survey. As a result, the vacancy and take-up figures for 1997 and subsequent years may not be strictly comparable to those in previous years. Further details are set out in Paragraphs 10.3 - 10.5 and 11.3 of the Technical Notes. The assistance given by the building management companies/personnel is gratefully acknowledged.

序言
Foreword

報告內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，有待收到進一步資料時再作分析。較受歡迎屋苑最後兩個月的每月售價指數亦是臨時數字。

In relation to the quarterly indices, readers should note that for rents, the figures for the third and fourth quarters, and for prices, those for the second, third and fourth quarters, are provisional, pending receipt of further data for analysis. For the monthly price indices for selected popular developments, the figures for the last two months are also provisional.

市民可由本署的網頁 http://www.info.gov.hk/rvd/，或經 24 小時電話資訊服務附設的資料傳真設施(2152 2152)，免費取得各項最新指數。

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

《香港物業報告》所載的住宅單位總存量可能跟其他政府刊物所提供的有關數字不同，因爲各自採用的定義有別。這裏特別澄清一點，本報告所載的私人住宅單位總存量基本上包括所有設有煮食設施、浴室和廁所的獨立居住單位，但並不包括部分較傳統的村屋、解放軍轄下宿舍、公用事業機構物業的附屬宿舍、私營機構宿舍(包括教育學院的學生宿舍)、醫院管理局轄下的宿舍、酒店及旅舍。有關政府資助房屋單位、公共租住屋邨及政府宿舍的統計數字則另表詳列。

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

私人寫字樓方面，讀者應注意寫字樓的級別去年經過重新整理，各級寫字樓的數目因而有所變動，甲級寫字樓的存量減少了7%，而乙級和丙級寫字樓則分別

For the private office stock figures, it should be noted that a general regrading of offices was carried out in the year. As a result, Grade A stock was reduced by 7%, whilst Grade B and Grade C stocks were increased by 13% and 10% respectively. Thus if readers wish to

序言
Foreword

增加13%和10%。讀者如欲按級別比較前一年的總存量和空置量，應留意這項變動。

compare the stock and vacancy figures under the respective grades with the previous year's figures, they should have regard to this.

今期新增了有關政府資助房屋單位買賣和各類物業買賣的統計資料，詳情請參閱第56至58頁的技術附註第16及18段，而統計數字則載於表19至22及69至70。

A number of new tables are incorporated into this edition. These include statistics on the sale of Government-subsidised housing units and the sale transactions of all premises by property type. Detailed explanations are given in Paragraphs 16 and 18 of the Technical Notes on pages 56 to 58. The relevant figures are shown in Tables 19 to 22 and 69 to 70.

報告所用詞彙的定義及各項數字的計算方法詳載於第43至58頁。

Definitions of the terms used in the Review, and details of how the various figures have been arrived at can be found in the Technical Notes on pages 43 to 58.

如有查詢，市民可聯絡本署技術秘書（物業資料）：

地址 ：中國香港
九龍長沙灣道303號
長沙灣政府合署13樓
電話 ：2150 8807
圖文傳真 ：2152 0138
電子郵件地址 ：rvdtsif2@netvigator.com
互聯網網頁 ：http://www.info.gov.hk/rvd/

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

Address : 13th Floor, Cheung Sha Wan Government Offices,
303 Cheung Sha Wan Road,
Hong Kong, China
Telephone : 2150 8807
Facsimile : 2152 0138
E-Mail : rvdtsif2@netvigator.com
Homepage : http://www.info.gov.hk/rvd/

綜觀
Overview

1999年的經濟信心重現。年內物業市場的表現漸趨穩定，1998年物業大幅跌價的現象已見緩和。雖然物業的售價與租金仍然普遍下降，但住宅單位售價在第一季卻有輕微回升。

Confidence returned to the economy in 1999. The property market became more settled when the sharp fall in values in 1998 generally eased off during the year. A general downward movement of both prices and rents were recorded in 1999, but residential units showed a slight rebound in prices in the 1st quarter.

當局在暫停賣地 9 個月後，於4月份恢復賣地，足以證明信心已經恢復。整體的賣地成績令人滿意，有些地段的售價更比預期理想。另外，爲擴闊本港投資層面和刺激旅遊業，政府推出多項積極措施，如興建數碼港及迪士尼主題公園等，實在有助改善市場的氣氛。同樣地，人們憧憬著香港在中國加入世界貿易組織後有更多的商機，也爲物業市場提供另一個利好因素。

The return of confidence was evidenced by the resumption of Government land sales in April, having been suspended for some nine months. The sales on the whole achieved satisfactory results, with a few better than expected. Positive initiatives by Government to stimulate a broadening of Hong Kong's investment and tourism sectors such as Cyberport and the Disney Theme Park also contributed to an improved sentiment. China's accession to the World Trade Organization likewise brought hopes of more business opportunities for Hong Kong, and provided another positive factor for the property market.

雖然物業售價下跌的情況已有改善，但整體成交量(不包括政府資助房屋單位的首次買賣)仍較前一年減少約 5%。這現象反映市場已回復穩定，以及顯示準買家在面對高失業率和低收入的審慎態度。樓宇定價亦在合理水平。爲招徠租客，商業樓宇的業主提供吸引的租金以及其他多樣優惠。然而，隨著空置面積漸被吸納，優惠已見減少。

Despite the easing off of the fall in values, the volume of transactions, excluding the primary sales of Government-subsidised housing units, continued to dwindle by some 5% compared with the previous year. This reflected the return of stability to the market and the cautiousness of the prospective purchasers amidst the relatively high unemployment rates and moderating income. Sales prices were set at reasonable levels. Landlords of commercial properties were offering competitive rents and other favourable terms in order to attract tenants. However, they tightened these terms as space was gradually taken up.

綜觀
Overview

住宅

年內**住宅**物業市道已有穩定迹象，樓價亦在窄幅上落。樓花的第一手市場非常蓬勃，原因是發展商以低價推出樓盤，並附以其他形式的優惠吸引買家，如回贈現金、免除律師費與印花稅，以及推出回購計劃等。部分以低於市價出售的物業，銷售情況空前理想，超額認購率亦高。

整體而言，發展商所定的樓價已在買家可以負擔的水平。只是在失業率高企，調整薪金前景不明朗的情況下，有意置業的準買家對長遠的財務負擔都顯得特別審慎。現時，物業的市場以用家爲主，投機活動絕無僅有。銀行爲取得按揭生意而採取積極政策，紛紛以最優惠貸款利率或低於此利率，以及其他優惠條件向顧客提供按揭貸款服務。這個現象到了年底已經發展成爲大趨勢，並爲物業市場帶來很好的支持。

大型住宅單位的售價比中、小型單位爲佳，整體變化甚微。然而，各類單位在租金方面都錄得溫和下跌情況。

Residential

The market for *residential* properties showed stabilizing signs during the year as prices moved within a narrow range. The primary sales market for pre-completion flats was very active, as developers offered their properties at competitive prices coupled with other forms of incentives such as cash bonus, waiver of solicitors' fees and stamp duty, and 'Buy Back' scheme. Overwhelmingly good response was reported for some developments which were sold at prices below market levels, with high over-subscriptions.

On the whole developers were fixing prices at an affordable level for buyers. With unemployment still at a high level and amidst gloomy prospects of wage adjustments potential home buyers were particularly cautious about their long term commitment. The sales market was dominated by end-users, with very minimal speculative activities. Banks adopted an aggressive policy for securing mortgage business, offering loans at or below prime lending rate, together with other attractive terms. This became an established phenomenon particularly towards the year end, and lent support to the market generally.

On prices large units out-performed small/medium units, with the overall change being very minimal. In terms of rental, both types of units recorded moderate falls.

綜觀
Overview

政府資助房屋單位於1999年的出售成績好壞參半。租者置其屋計劃與夾心階層住屋計劃的銷售情況不太理想，而居者有其屋計劃及私人機構參建居屋計劃則較佳。此外，合資格買家在二手市場購買該等單位的情況亦較1998年活躍。

For the sale of Government-subsidised housing units, primary sales in 1999 met with a mixed response. Tenants Purchase Scheme and Sandwich Class Housing Scheme sales achieved less than satisfactory results. Yet response to the sales under the Home Ownership and Private Sector Participation Schemes was much better. The sale of such units in the secondary market to eligible purchasers during the year indicated a more active market compared with 1998.

年內新落成私人住宅單位的供應非常充足，達35 300個，創下了十年以來的記錄，較1998年的水平高出59%。吸納量增至19 600個單位，雖仍低於1989至1998年的10年平均數22 400個，但明顯較去年爲高。整體空置率則上升至5.9%，其中45%的空置單位是在1999年落成。

New supply of private residential units for the year was abundant. Completions at 35 300 units was a record figure for the decade, and represented a 59% increase over the 1998 level. Take-up improved considerably from the previous year, to 19 600 units, although still short of the 10-year average of 22 400 units for the period from 1989-1998. Overall vacancy increased to 5.9%, but 1999 completions accounted for about 45% of the vacant units.

在大型住宅單位中，1999年吸納量達2 500個，扭轉前年的負增長，成績令人鼓舞。空置率則由1998年的7.6%高水平回落至6%。

For the sub-sectors, take-up of large units at 2 500 units, reversing the previous year's negative trend, was particularly encouraging. The vacancy level was brought down to 6% from the previous year's high of 7.6%.

預測2000及2001年各類私人住宅單位的落成量分別爲27 000及30 000個。數字雖較1999年爲低，但已相當接近截至1998年爲止10年的每年平均落成量27 000個。

Forecast completions for all private residential units are 27 000 units and 30 000 units for 2000 and 2001 respectively. Although well below the 1999 completion level, they are close to the annual average of 27 000 units for the 10-year period ending 1998.

綜觀
Overview

寫字樓

在寫字樓物業方面，公司經營者不斷藉縮減規模，或將辦公地點遷往非核心區域來減低經營成本。在供應充裕的情況下，業主不得不調低租金和給予更多優惠來吸引租客。常見的優惠包括提供長達6至9個月的免租期和高檔的裝修。除實惠外，業主還會給予租客分租權和轉讓租約的權利，租約中對租客不利的條文也可刪除。

由於年內落成的甲級寫字樓爲數眾多，在供應量充足的情況下，上述給予優惠情況尤爲明顯。大部分願意簽訂長期租約的租客都可以向業主爭取得相當優惠的條件。獲承租的大多爲高質素寫字樓，除具備先進的屋宇裝備外，還有完善的通訊網絡以及專業的管理。

由於空置量逐步減少，接近年底時租金有迹象走出谷底。業主對租金和給予優惠的態度變得較強硬。實際租金淨額有可能上升。事實上，香港擁有健全的法律和金融制度，以及完善的電訊網絡系統，所以對跨國公司依然有吸引力。與資訊科技有關的行業亦成爲另一類準租客的來源。就以寫字樓售價和租金相比，去年此類物業的

Office

In the *office* market, companies continued to look for means to reduce overheads by down-sizing or moving to decentralized locations. The ample supply of accommodation forced landlords to set rents at competitive levels and offer attractive terms. Long rent-free periods of between six and nine months were not unusual and good fitting-outs were often provided. Concessions were not purely financial. They included sub-letting rights, assignable leases and removal of other unpopular clauses in the lease.

The situation was particularly apparent for Grade A buildings completed during the year due to ample supply. Very often tenants who were prepared to commit to long leases could obtain attractive terms from the landlords. The premises were generally of good quality with enhanced building services, sophisticated telecommunication network and professional management.

There were signs of rents bottoming out close to the year end, as space was gradually filled up. Landlords then became firmer on rents and incentives. Net effective rents could have gone up. In fact, Hong Kong remains attractive to multi-national companies due to its good legal and financial systems and a well-established telecommunications infrastructure. IT-related businesses provided a source of prospective tenants. By comparison,

售價表現較租金稍佳。核心地區的甲級寫字樓在年內的售價更錄得輕微上升。

prices performed slightly better than rents. For Grade A offices in the core office districts, prices recorded slight increases during the year.

1999年整體落成量爲427 000平方米，較前一年大幅減少，但與1989至1998年的10年平均數相符。由於吸納表現特別理想，空置率因而下降至14%。

Overall completions in 1999 at 427 000 m^2 were much less than the previous year, but in line with the 10-year average figure for the 1989-1998 period. Take-up was exceptionally good, bringing vacancy level down to 14%.

甲級寫字樓的落成量爲343 300平方米，雖然較前一年爲低，但仍高於截至1998年爲止10年的平均數。由於市場對此級別的寫字樓吸納增加，空置率亦因此而下降至12.9%。

Completions of Grade A space at 343 300 m^2, although well below the previous year's figure, were above the 10-year average for the period ending 1998. Good take-up was recorded and vacancy level dropped to 12.9% for this sub-sector.

2000及2001年的整體落成量均會大幅減少，顯示發展商對物業供過於求的調節。

Both 2000 and 2001 will see a much reduced level of overall completions, an indication of developers' response to the over-supply situation.

商業樓宇

Commercial

商業樓宇的落成量爲205 400平方米，與過去數年相若。吸納量爲188 800平方米，比1998年顯著上升，但空置率與前一年相近，爲9.2%。預期2000年的落成量會大幅減少，但在2001年會再次攀升至較高水平。

Commercial premises completions at 205 400 m^2 were in line with previous years. Take up at 188 800 m^2 was significantly better than 1998. Vacancy level at 9.2% was however quite similar to the previous year. Forecast completions in 2000 are expected to drop substantially but will rise again to a higher level in 2001.

綜觀
Overview

零售業樓宇

由於就業前景和薪酬增長的情況並不明朗，致使消費意欲疲弱，故**零售業樓宇**繼續受低沉的市道衝擊。幾所歷史悠久的百貨公司相繼結業，也影響整體的市場氣氛。去年的租金稍爲下跌，但售價的跌幅則較大，回報率因此由6.7%升至7.7%。租金下跌的趨勢在年底因消費者稍爲回復信心而有所緩和。抵港旅客人數上升也推動了零售市道。

Retail

The *retail* sector continued to be hit by a slump in retail sales amidst slackening consumer spending due to uncertain prospects about jobs and salaries. Closure of long-established department stores was somewhat discouraging to overall sentiment. Rents decreased moderately during the year. Prices however experienced a larger drop. Yields therefore rose from 6.7% to 7.7%. But the falling rental trend eased off at the year end as consumers' confidence returned somewhat. Increase in tourist arrivals also gave a boost to retail sales.

工業樓宇

本港經濟經歷了結構性的轉型，生產工序也持續遷離本港，因此**工業樓宇**市場仍停滯不前。發展商對這類樓宇的市場一般不感樂觀，落成量極低，只有兩層分層工廠單位建成於一幢貨倉大廈內。終止或延遲發展項目的情況持續出現，部分發展商申請把土地重新發展作其他用途。不過，長遠而言，這類樓宇的前景會因本港銳意發展成爲亞洲高科技中心而會好轉，特別是高質素樓宇。

Industrial

In view of the structural changes in the economy, and the continued relocation of production processes outside the territory, the market for *industrial* property remained sluggish. Developers were generally pessimistic about this sector. Completions were minimal with only two floors of a storage building being designed as flatted factories. Suspension or postponement of development projects continued. Some developers applied to redevelop the land for other uses. Nevertheless Hong Kong's aspiration to be a hi-tech hub in Asia could well improve this sector's longer term prospects, particularly in respect of the high quality premises.

綜觀
Overview

分層工廠大廈

去年**分層工廠大廈**的租金和售價均向下調，其中售價下跌的速度較租金快。樓齡較高和舊式的大廈所受的衝擊特別嚴重。市場對質素較高、貨物裝卸及其他設施較佳的現代化大廈有較高的需求。然而，即使是這類大廈，業主也須要向租客提供吸引的優惠。有業主爲提高出租率，向租户提出以股代租的建議，將應收的租金換取租户公司的股份。

由於分層工廠大廈的供應極少，再加上吸納量理想，所以空置率降至9.7%，較前三年爲低。預測2000及2001年的落成量都會維持在低水平。

Flatted factories

Both rents and prices of *flatted factories* dropped during the year, with prices declining faster than rents. Old and outdated buildings were particularly hard hit as there was little demand for them. On the other hand, more modern good quality buildings with better loading facilities and improved services were in reasonable demand. However, even for this type of building, landlords had to offer attractive packages. There were reports of rent-for-equity offers to achieve better occupancy, with landlords waiving rents in exchange for shareholdings in the tenants' companies.

With very little new supplies coupled with a good take-up, vacancy came down to 9.7%, lower than that of the previous three years. Forecast completions for both 2000 and 2001 remain at a low level.

工業/寫字樓綜合樓宇

工業/寫字樓綜合樓宇的前景仍不甚樂觀。1999年的落成量爲40 100平方米，遠較1998年爲低。預測在2000及2001年的落成量都會維持在低水平。吸納量則較一年前大有改善，使空置量下跌，但仍處於接近30%的高水平。

Industrial/office

The outlook for the *industrial/office* market continued to be rather dull. The completions in 1999 at 40 100 m^2 was substantially lower than that in 1998 and forecast completions for 2000 and 2001 point to even lower levels. Take-up improved considerably from the previous year, bringing vacancy down, but still at a high level close to 30%.

貨倉

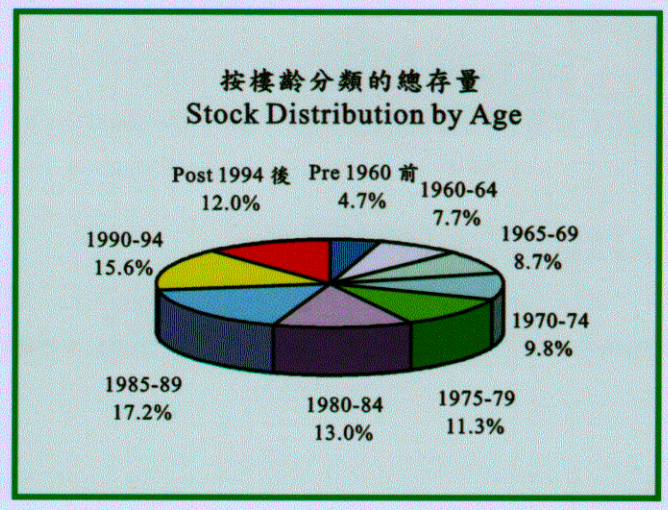
在1999年落成和可供使用的146 800平方米**貨倉**中，95%位於荃灣。整體空置率稍微下降至8.1%。預期2000及2001年的落成量會下降至極低水平。

Storage

Of the 146 800 m^2 *storage* space completed for occupation in 1999, 95% came from Tsuen Wan. Overall vacancy rate fell marginally to 8.1%. Completions in 2000 and 2001 are expected to drop significantly to very low levels.

私人住宅（整體）
Private Domestic (Overall)

這類別包括設有煮食設施、浴室及廁所的獨立居住單位，但不包括部分較傳統的村屋、解放軍轄下的宿舍、公用事業機構物業的附屬宿舍、私人機構宿舍(包括教育學院的學生宿舍)、醫院管理局轄下的宿舍、酒店及旅舍。1999年底此類物業的總存量爲997 630個單位。上圖顯示按樓齡分類的總存量。



This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include some of the more traditional village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. Stock in this sector was 997 630 units at the end of 1999. The above chart shows stock distribution by age.

1999年的落成量達35 320個單位，其中23%於12月落成，是截至1999年爲止10年期的最高記錄。位於新界的單位佔總落成量約82%，並以西貢的數量最大，其中大部分位於將軍澳。

Completions in 1999 amounted to 35 320 units, 23% of which were completed in December. This was the highest record in the 10-year period ending 1999. The New Territories accounted for about 82% of the total, with the largest concentration in Sai Kung, predominantly in Tseung Kwan O.

1999年的吸納量從1998年的水平大幅增加至19 560個單位，但仍比全年落成量低45%。年底空置量爲59 140個單位，佔總存量5.9%，創下了自1982年以來的新高，亦較1998年4.5%的空置量高。45%的空置單位是在1999年落成，若不計算新落成的樓宇，空置率佔現有總存量3.4%，只較1999年的同期數字3.1%稍高。

Take-up in 1999 increased substantially from the 1998 level to 19 560 units, but still 45% below the completions in 1999. The year end vacancy at 59 140 units was 5.9% of stock, a record high since 1982 and up from the figure of 4.5% in 1998. 45% of these vacant units were found in buildings completed in 1999. Excluding the new completions, the vacancy rate was 3.4% of the existing stock, only marginally up from the corresponding figure of 3.1% in 1998.

預測2000年落成量會跌至27 200個單位的較低位，並會於2001年稍微回升至大約30 200個左右。略逾半數的新建單位來自新界。

Completions are expected to drop to a lower level of 27 200 units in 2000, but rise moderately to around 30 200 units in 2001. Slightly more than half of the new units will be provided in the New Territories.

私人住宅（整體）
Private Domestic (Overall)

以**財政年度**計算，1999/2000年度的落成量爲35 400個單位，預測在2000/2001及2001/2002年度，分別會有28 000及30 000個單位落成。

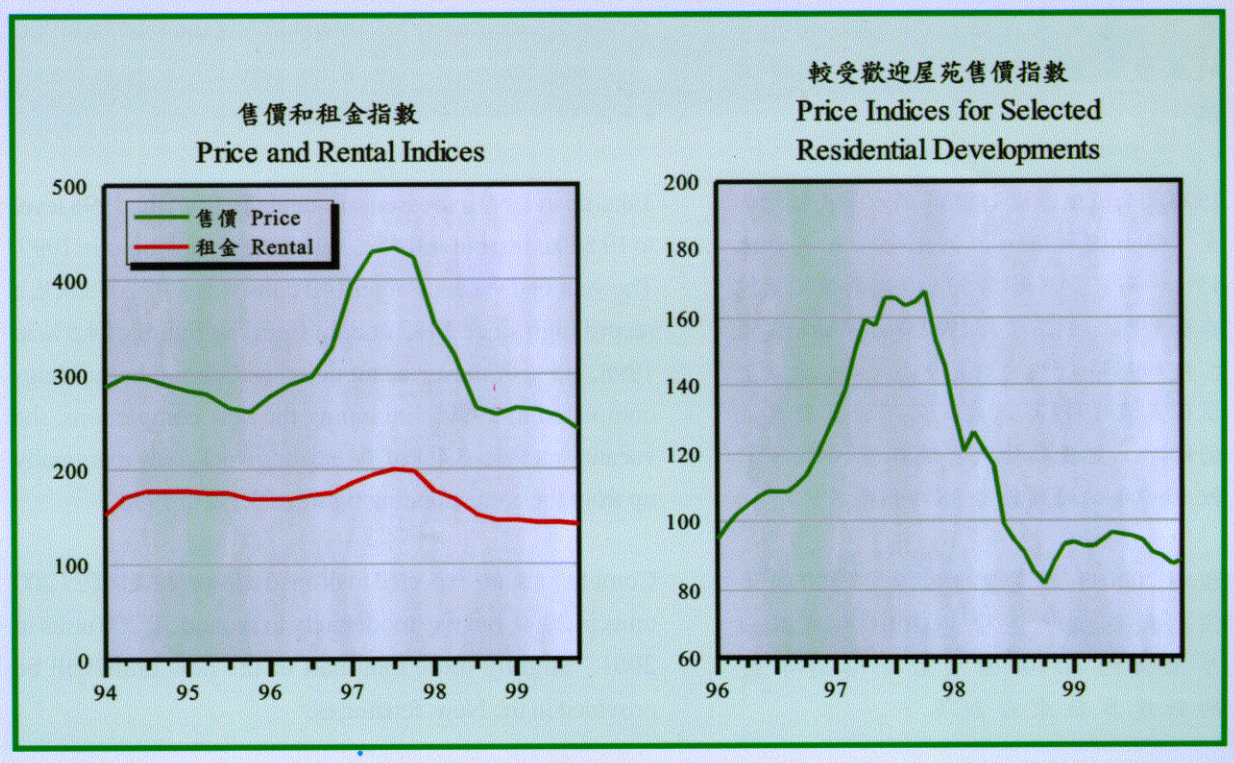
1999年第四季全港私人住宅單位的臨時整體售價指數，較一年前下降了6%，而同期租金指數則微跌3%。售價指數與租金指數在1999年均有下降趨勢，但租金的跌幅較小。

較受歡迎屋苑的每月售價指數顯示1999年12月的售價較一年前下降5%，比1997年10月高峰期下跌47%，但較最近1998年10月低位時高出9%。而售價在2000年初已略爲回升。

On a *financial year* basis, completions in 1999/2000 were 35 400 units. Forecasts indicate 28 000 and 30 000 units for 2000/2001 and 2001/2002 respectively.

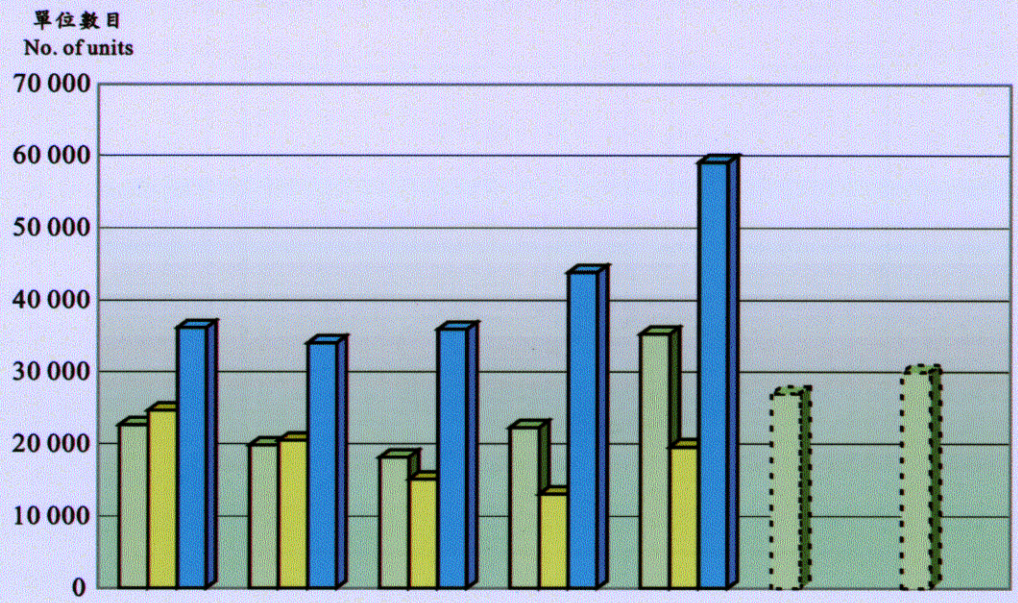
The provisional territory-wide price index for the 4th quarter 1999 shows an overall decline of 6% from a year earlier while the rental index indicates a lower drop of 3%. Both price and rental indices experienced a downward trend in 1999 but rents declined to a lesser extent.

The monthly price index for selected popular residential developments indicates prices in December 1999 were 5% lower than a year earlier and 47% below the peak in October 1997. However, this year-end level was 9% above the recent trough in October 1998. Prices rebounded modestly in early 2000.



私人住宅（整體）
Private Domestic (Overall)

落成量、吸納量及空置量
Completions, Take-up and Vacancy



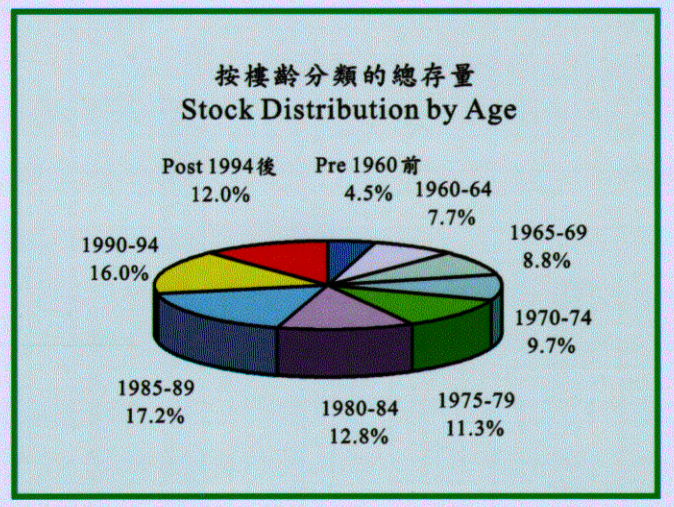
	1995	1996	1997	1998	1999	2000	2001
落成量 Completions	22 620	19 870	18 200	22 280	35 320	[27 200]	[30 200]
吸納量 Take-up	24 710	20 480	15 090	13 050	19 560		
空置量 Vacancy	36 200	34 050	35 980	43 820	59 140		
%*	4.1	3.7	3.8	4.5	5.9		

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

[ ] 預測數字
Forecast figures

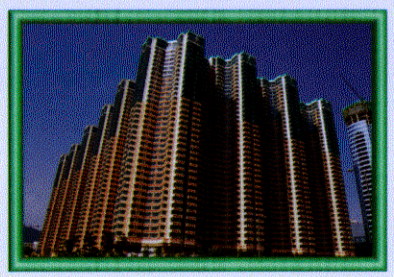
私人住宅（中小型單位）
Private Domestic (Small/Medium Units)

此分類包括實用面積爲 100 平方米以下的單位。1999 年底的總存量爲 924 690 個單位，佔所有私人住宅總存量 93%。右圖顯示按樓齡分類的總存量。



1999 年落成的單位約有 33 700 個，其中 83% 位於新界，而將軍澳則佔新界落成量大概三分之一。B 類單位佔此分類落成量 62%，如以總體新落成量計，則爲 59%。

1999 年的吸納量爲 17 070 個單位，低於全年落成量 50%。年底空置量增至 54 750 個單位，佔總存量 5.9%。1999 年前落成的樓宇和新建樓宇在空置量上差距並不太大，分別佔總空置單位的 53% 與 47%。



預測 2000 年落成量將下降至 24 900 個單位，並於 2001 年回升至 27 300 個。估計在這兩年內，逾半數的單位將位於新界。在 2000 年，油麻地、長沙灣、荃灣、屯門與沙田將會提供 56% 的新住宅單位。

This sub-sector comprises units of a saleable area of less than 100 m^2. Stock at the end of 1999 was 924 690 units which accounted for about 93% of the total private domestic stock. The chart on the left shows stock distribution by age.

Around 33 700 units were completed in 1999 and 83% of completions were attributed to the New Territories, in which about one-third was provided in Tseung Kwan O. Class B units represented 62% of the completions in this sub-sector and 59% in terms of the total new supply.

Take-up of 17 070 units in 1999 was almost 50% lower than the year's completions. Vacancy at the year end increased to 54 750 units, representing 5.9% of stock. Vacancies in the existing stock and new completions were not substantially different, being 53% and 47% respectively of the total vacant units.

Forecast completions for 2000 are expected to fall to 24 900 units but rebound to 27 300 units in 2001. More than half of the units will be in the New Territories in these two years. Yau Ma Tei, Cheung Sha Wan, Tsuen Wan, Tuen Mun, and Sha Tin will provide 56% of the new accommodation in 2000.

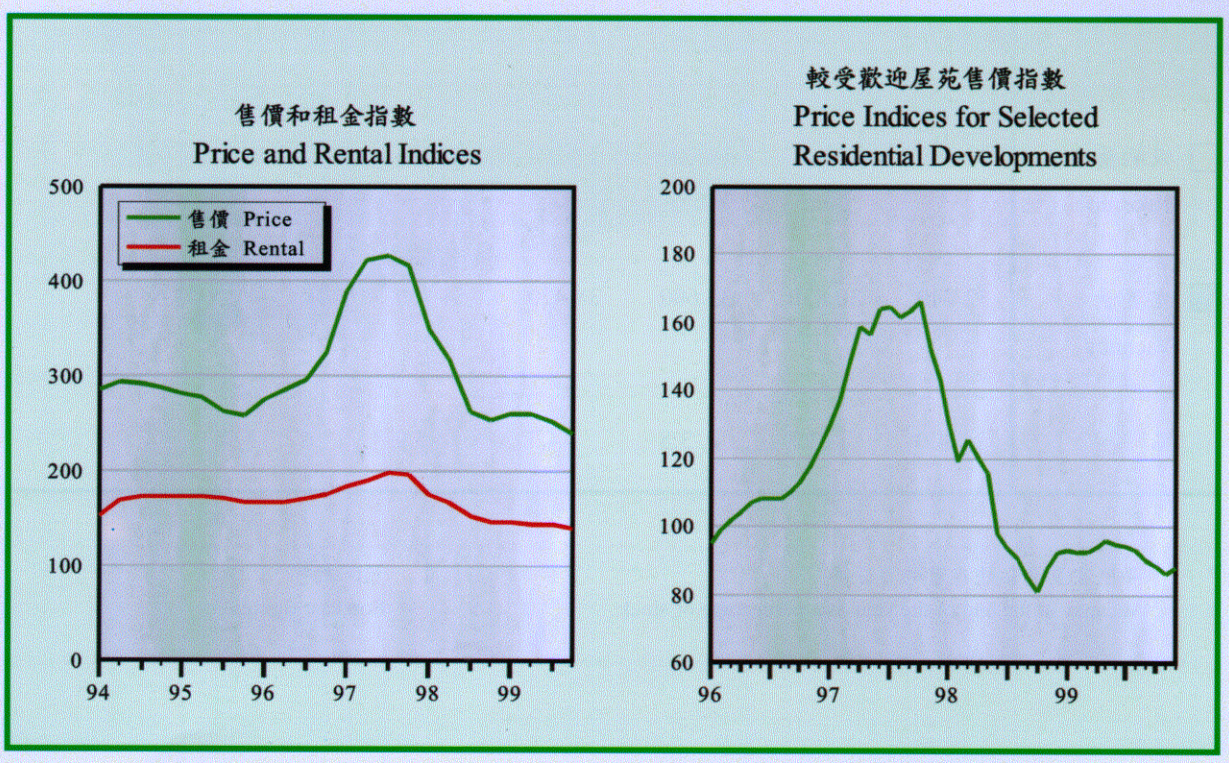
私人住宅（中小型單位）
Private Domestic (Small/Medium Units)

1999年第四季的臨時售價及租金指數較上年同期分別下調了6%與3%。售價與租金在頭三季逐步下跌，到了第四季錄得的跌幅較大。

較受歡迎屋苑在1999年12月的每月售價指數較1998年12月下降5%，比1997年10月的高峰期下跌47%。售價在1999年表現反覆，較1998年10月的低位高9%。

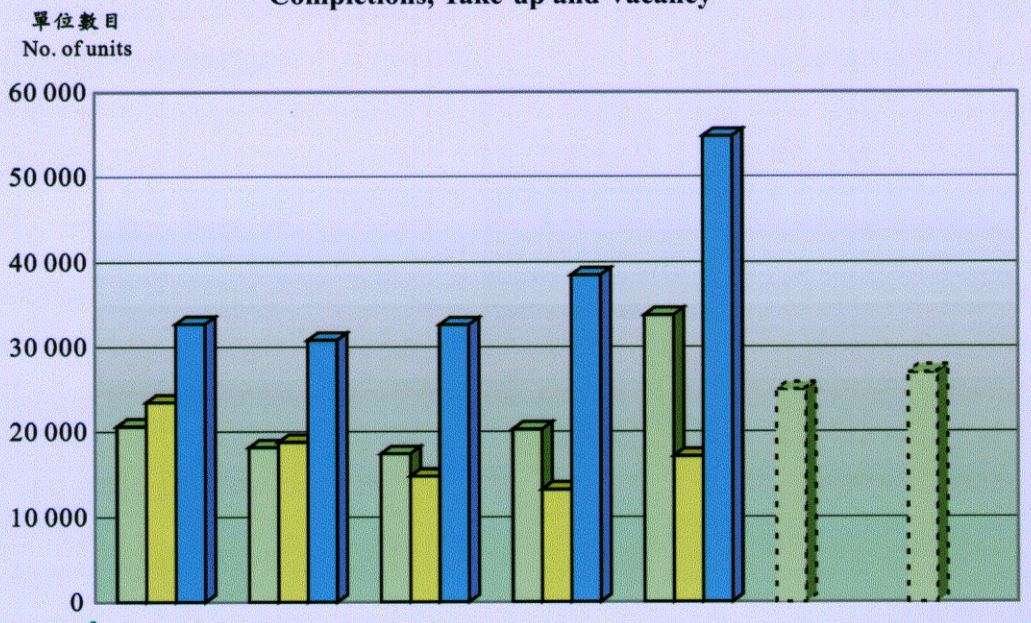
The provisional quarterly price and rental indices for the 4th quarter 1999 show decreases of 6% and 3% respectively from the same quarter a year earlier. Prices and rents declined gradually in the first three quarters and larger reductions were recorded in the 4th quarter.

The monthly price index for selected popular residential developments in December 1999 fell by 5% from December 1998 and 47% from the peak in October 1997. Prices fluctuated during the year and were 9% above the trough in October 1998.



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

落成量、吸納量及空置量
Completions, Take-up and Vacancy



	1995	1996	1997	1998	1999	2000	2001
落成量 Completions	20 660	18 160	17 420	20 270	33 700	[24 900]	[27 300]
吸納量 Take-up	23 490	18 810	14 760	13 200	17 070		
空置量 Vacancy	32 740	30 830	32 600	38 420	54 750		
%*	4.0	3.7	3.8	4.3	5.9		

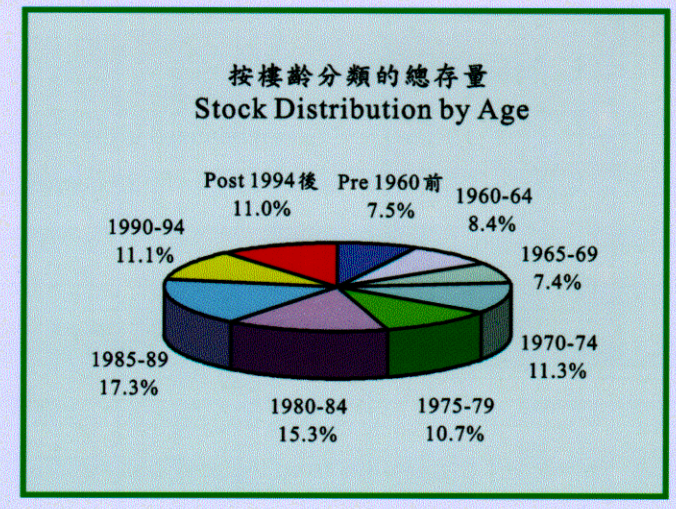
* 年底空置量佔總存量的百分率
Vacancy at the end of the year as a percentage of stock

[ ] 預測數字
Forecast figures

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

此分類包括實用面積爲100平方米及以上的單位。1999年底總存量爲72 940個，佔所有私人住宅總存量7%。右圖爲按樓齡分類的總存量。

This sub-sector comprises units of a saleable area of 100 m² and above. Stock at the end of 1999 was 72 940 units, representing 7% of the total private domestic stock.The stock distribution by age is shown in the chart on the left.



1999年大型單位的落成量約1 620個，較1998年的水平低19%。這些單位超過70%是來自新界，而最多大型單位落成的地區是屯門。

About 1 620 units were completed in 1999, amounting to a reduction of 19% from the 1998 level. Over 70% of these completions were in the New Territories. The largest concentration was in Tuen Mun.

1999年的吸納量由1998年的負增長回升至差不多2 500個單位，超出全年落成量54%。因此，年底空置量減至4 390個單位，即總存量6.0%，遠低於前一年的7.6%。

Take-up in 1999 rebounded from negative figure in 1998 to almost 2 500 units, which exceeded the year's completions by 54%. As a result, the year end vacancy dropped to 4 390 units, or 6.0% of stock, a considerable reduction from the 7.6% of stock a year earlier.

預測未來兩年的落成量有顯著的增幅。在2000年內預計落成的2 300個單位中，約有48%位於九龍，大部分來自油麻地與紅磡。預測2001年的落成量爲2 900個單位，其中約有60%位於港島，並會集中在西區。

Completions are forecast to increase significantly in the next two years. Of the 2 300 units anticipated in 2000, about 48% will be provided in Kowloon, largely in Yau Ma Tei and Hung Hom. In 2001, forecast completions amount to 2 900 units with some 60% in the Hong Kong Island, particularly the West district.

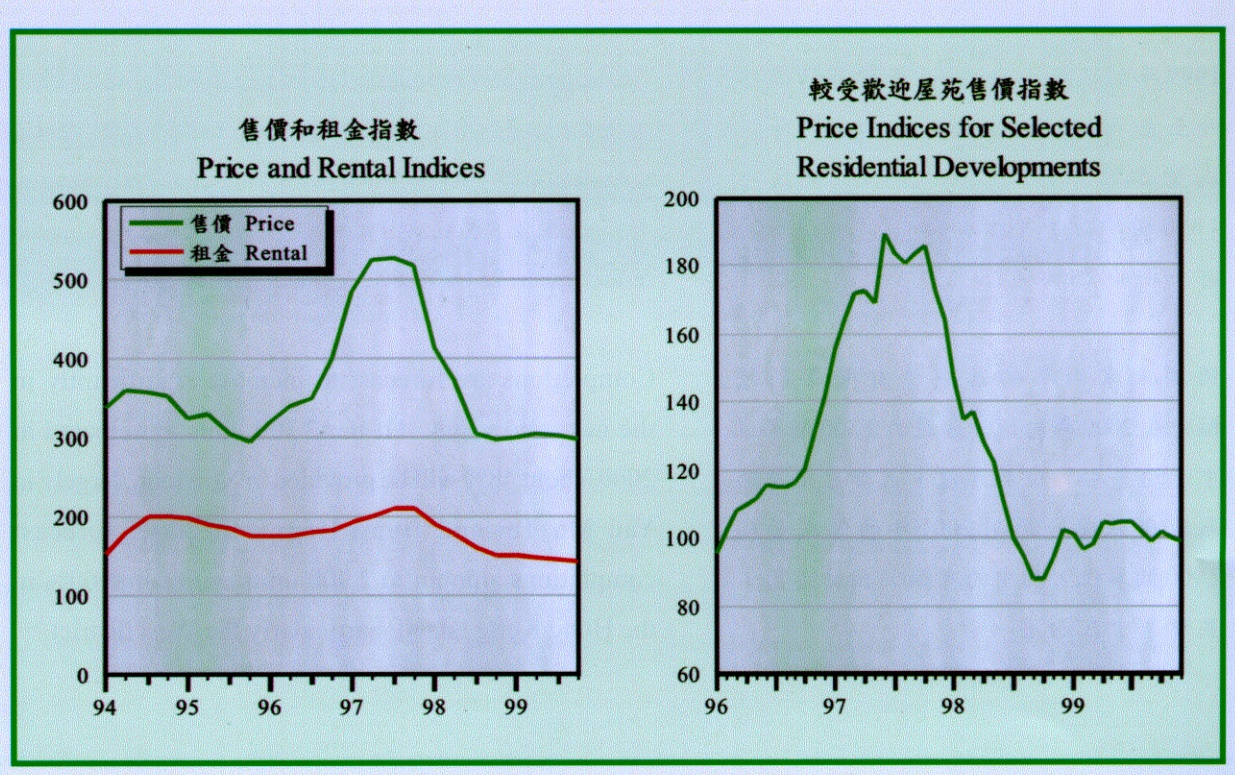
私人住宅（大型單位）
Private Domestic (Large Units)

在1999年第四季，臨時售價指數較上年同期輕微上升，而臨時租金指數則較上年同期略跌4%。售價在第一季回升，但在第三季略爲滑落。租金全年持續窄幅向下。

The provisional quarterly price index for the 4th quarter 1999 shows a marginal increase from the level a year earlier, while the provisional quarterly rental index for the 4th quarter 1999 indicates a moderate decline of 4% from a year earlier. Prices rebounded in the 1st quarter but descended moderately in the 3rd quarter. Rents fell steadily within narrow margin throughout the year.

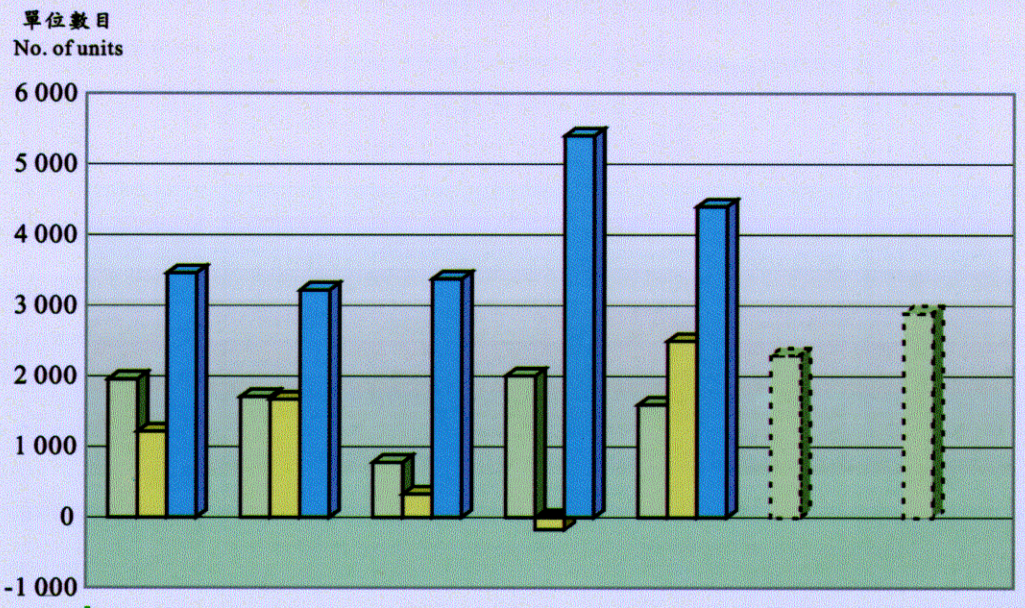
較受歡迎屋苑在1999年12月的每月售價指數較1998年12月下降4%，比1997年6月的高位低48%。售價在1999年3月回升，但在下半年下跌。

The monthly price index for selected popular residential developments in December 1999 shows decreases of 4% from December 1998 and 48% from the previous high in June 1997. Prices rebounded in March 1999 but declined in the latter part of the year.



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

落成量、吸納量及空置量
Completions, Take-up and Vacancy



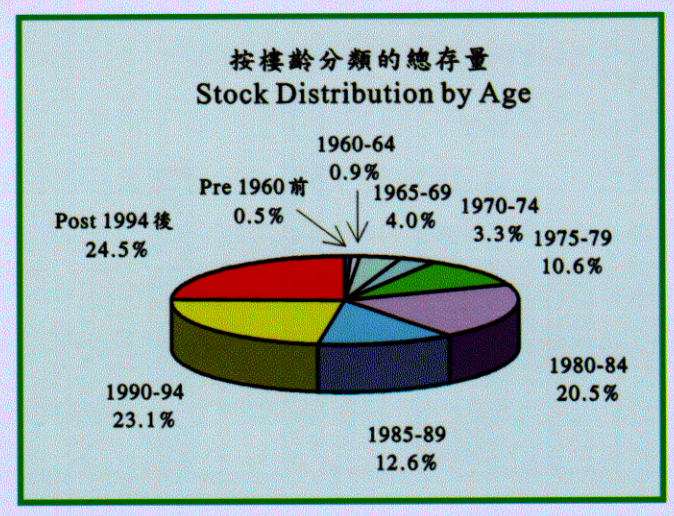
	1995	1996	1997	1998	1999	2000	2001
落成量 Completions	1 960	1 710	780	2 010	1 620	[2 300]	[2 900]
吸納量 Take-up	1 220	1 670	330	-170	2 490		
空置量 Vacancy	3 460	3 220	3 380	5 400	4 390		
%*	5.3	4.8	4.9	7.6	6.0		

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

[ ] 預測數字
Forecast figures

私人寫字樓（整體）
Private Office (Overall)

1999年底私人寫字樓的總存量達到8 988 200平方米，甲級、乙級與丙級寫字樓分別佔其中的58%、24%及18%。(值得留意的是，自從去年重新整理全港寫字樓所屬級別後，甲級寫字樓的存量減少了7%，而乙級和丙級寫字樓則分別增加了13%及10%)。核心寫字樓地區是指**上環、中區、灣仔、銅鑼灣與尖沙咀**，這些地區的寫字樓在1999年底約佔總存量的68%。有關存量的詳細數字請參閱表25。上圖顯示按樓齡分類的所有級別寫字樓總存量。



The total stock of private offices at the end of 1999 amounted to 8 988 200 m². Grades A, B and C offices constituted 58%, 24% and 18% respectively. (It should be noted that a general regrading of offices was carried out during the year. As a result Grade A stock was reduced by approximately 7%, whilst Grade B and Grade C stocks were increased by 13% and 10% respectively.) The core office districts are **Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui.** Office space in these districts accounted for 68% of the total stock at the end of 1999. Detailed stock figures can be found in Table 25. The above chart shows the total stock of all offices by age.

1999年整體落成量是427 000平方米，較1998年大幅減少42%，該年落成的寫字樓大部分屬於甲級，佔整體落成量的80%。

Overall completions in 1999 were 427 000 m², a substantial drop of 42% from the 1998 level. The bulk of the completions were Grade A space which accounted for 80%.

1999年的吸納量大幅上升至501 000平方米，幾乎相等於1998年吸納量的兩倍，亦較1999年落成量爲多。年底整體空置量回落至1 257 200平方米，佔總存量的14%。

Take-up in 1999 increased substantially to 501 000 m², almost twice the 1998 figure and exceeded the 1999 completions. Overall vacancy at the year end fell to 1 257 200 m², representing 14% of stock.

2000及2001年的落成量會分別大幅減少至95 000平方米及80 000平方米。預測在2000年，74%的落成量

Completions for 2000 and 2001 will see a much reduced level of 95 000 m², and 80 000 m² respectively. For the forecast completions in 2000, 74% of the space will

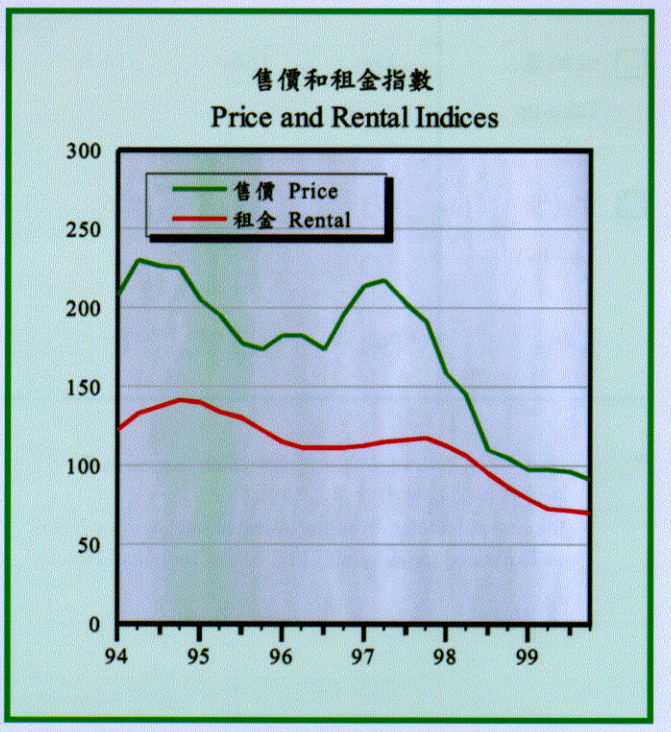
私人寫字樓（整體）
Private Office (Overall)

位於非核心寫字樓地區，尤其是長沙灣及香港國際機場。在2001年，核心寫字樓地區的落成量會有所增加，佔該年落成量的62%。在2000及2001年落成的面積中，甲級寫字樓分別佔64%及41%。從初步所得的數據顯示，寫字樓落成量將於2002年再次激增。

come from the non-core office districts, notably Cheung Sha Wan and Hong Kong International Airport. In 2001 core office districts completions will increase and are expected to account for 62% of the completions in the year. Of the space to be built in 2000 and 2001, 64% and 41% respectively will be Grade A accommodation. Preliminary indications are that completions will rise sharply again in 2002.

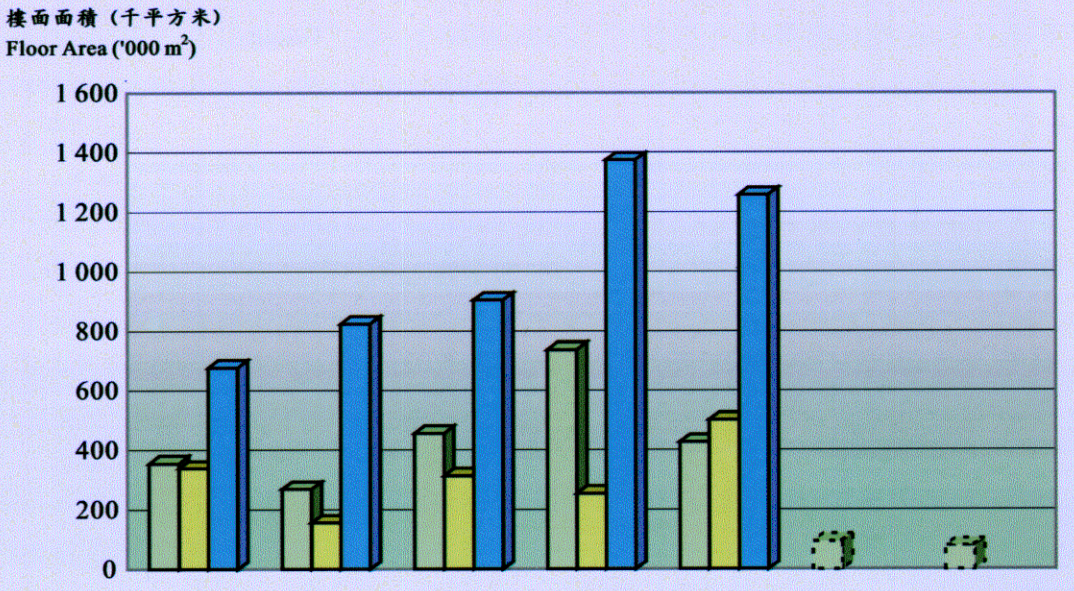
所有級別寫字樓的1999年第四季的臨時指數與1998年同期比較，售價及租金分別下降11%及17%。售價在上半年先跌後穩，但在下半年再度下跌，而租金則在年內向下調整。

Provisional indices for all offices for the 4th quarter 1999 show that prices and rents were down by 11% and 17% respectively compared with the same quarter in 1998. After an initial drop, prices held steady in the first half of the year, but declined further in the second half, whereas rents decreased throughout the year.



私人寫字樓（整體）
Private Office (Overall)

落成量、吸納量及空置量
Completions, Take-up and Vacancy



	1995	1996	1997	1998	1999	2000	2001
落成量 Completions	355	269	456	737	427	[95]	[80]
吸納量 Take-up	338	156 *	314 *	254	501		
空置量 Vacancy	677	824	905	1 373	1 257		
%**	9.4	11.2	11.5	15.9	14.0		

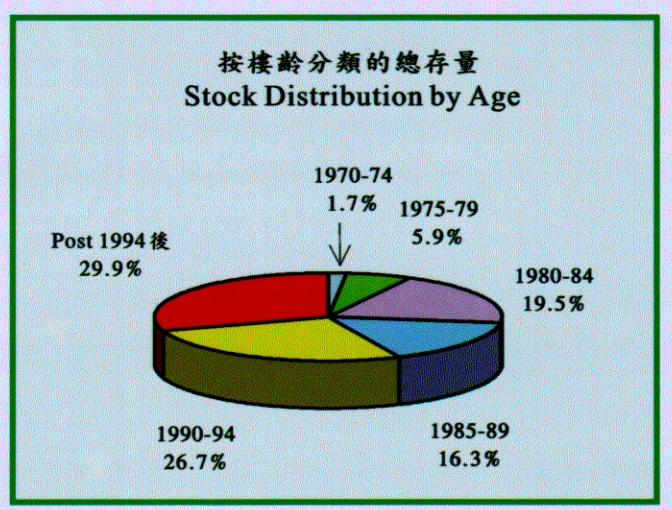
* 根據 1996 年已調整的空置量計算出來的吸納量，詳情請參閱技術附註第 11.3 段。
Take-up calculated from the adjusted vacancy for 1996 as explained in paragraph 11.3 of the Technical Notes.

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

[ ] 預測數字
Forecast figures

私人寫字樓（甲級）
Private Office (Grade A)

1999年底甲級寫字樓總存量爲5 194 000平方米，佔所有級別寫字樓總存量58%。下圖顯示按樓齡分類的甲級寫字樓總存量。



甲級寫字樓總存量的61%位於港島，而九龍、新九龍及新界則分別佔22%、9%及8%。

1999年甲級寫字樓落成量爲343 300平方米，下跌46%，但仍高於1989至1998年的10年平均數。其中超過半數位於核心寫字樓地區，而中區及尖沙咀各佔總落成量的24%及34%。去年落成的大型發展項目包括萬宜大廈(23 000平方米)、長江集團中心第二期(59 000平方米)、濠豐大廈(31 000平方米)、英皇道1063號(21 000平方米)及港威大廈第二期(112 000平方米)。

1999年吸納量爲434 300平方米，不但較同年的落成量高，還幾乎相等於前一年吸納量的兩倍。年底空置量爲668 800平方米，較1998年的爲低，佔總存量的12.9%。約有四分之一的空置面積位於中區，位於尖沙咀的則有15%。核心寫字樓地區共佔空置量的61%。

預測2000年的落成量會大幅減少至僅得60 500平方米，落成單位全部位於半山、長沙灣及香港國際機場這些非核心寫字樓地區。

The stock of Grade A office space at the end of 1999 stood at 5 194 000 m², representing 58% of the total office stock. The chart on the left shows the distribution of stock in this grade by age.

Hong Kong Island accounted for 61% of stock in the grade. Kowloon, New Kowloon and the New Territories constituted 22%, 9% and 8% respectively.

Completions of Grade A offices in 1999 dropped by 46% to 343 300 m², but still above the 10-year average from 1989-1998. More than half of the new space was provided in the core office districts, with Central and Tsim Sha Tsui accounting for 24% and 34% respectively of the total. Large-scale developments included Man Yee Building (23 000 m²), Cheung Kong Centre Phase 2 (59 000 m²), Oxford House (31 000 m²), 1063 King's Road (21 000 m²) and Gateway Phase 2 (112 000 m²).

Take-up in 1999 at 434 300 m² exceeded completions in the year and was almost twice the previous year's level. Vacancy at the year end was 668 800 m², down from the 1998 level, and represented 12.9% of stock. Almost a quarter of the vacant space was in Central, and another 15% in Tsim Sha Tsui. The core office districts as a whole accounted for 61% of the total vacancy.

Completions in 2000 are expected to fall substantially to a mere 60 500 m², all from the non-core office districts of Mid-levels, Cheung Sha Wan and Hong Kong International Airport.

私人寫字樓（甲級）
Private Office (Grade A)

估計2001年的落成量會進一步下降至33 400平方米，其中60%來自核心寫字樓地區。展望2002年，落成量會大幅上升，很可能超過1999年的水平。

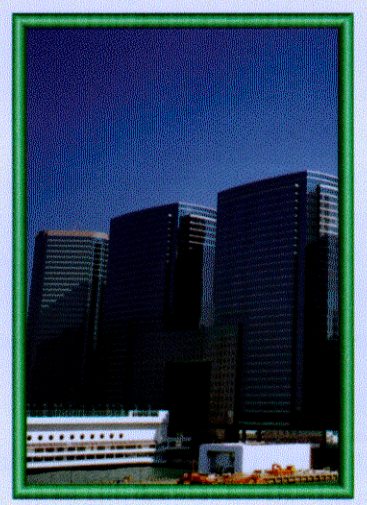
Forecast for 2001 indicates a further decline to 33 400 m² with the core office districts accounting for 60%. Looking ahead to 2002, completions will rise substantially, probably exceeding the 1999 level.

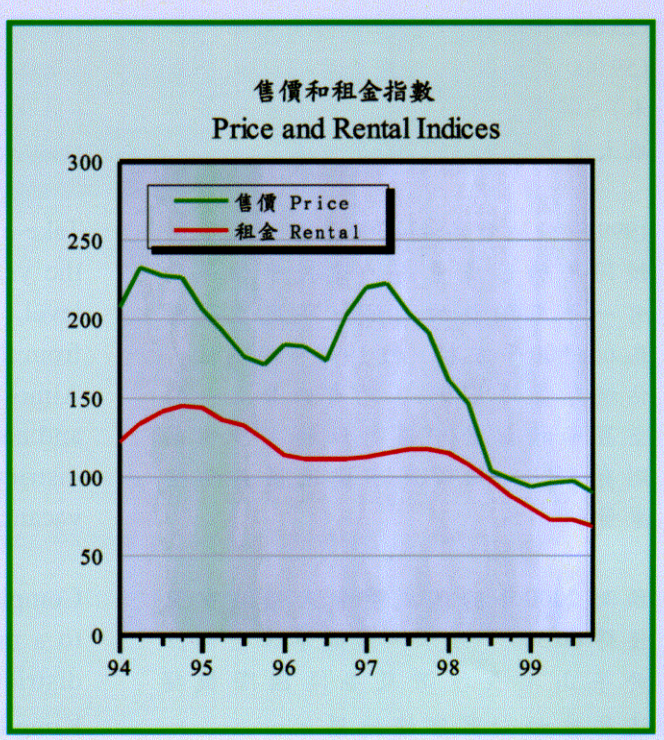
1999年第四季臨時指數顯示售價及租金分別較1998年同期下跌5%及17%。售價在1999年第二及三季輕微上升，但接近年底時又再度回落。年內的租金向下調整，但在第四季略爲回升。

Provisional indices for the 4th quarter 1999 indicate price and rental reductions of 5% and 17% respectively from the corresponding quarter in 1998. Prices recorded a slight pick up in the 2nd and 3rd quarters of 1999, but came down again near the year end. On the other hand, rents decreased during the review year, but rebounded in the 4th quarter.

隨著空置面積減少和未來兩年的落成量均會處於較低水平，業主的減租態度會變得強硬，而售價和租金也會向上調整。

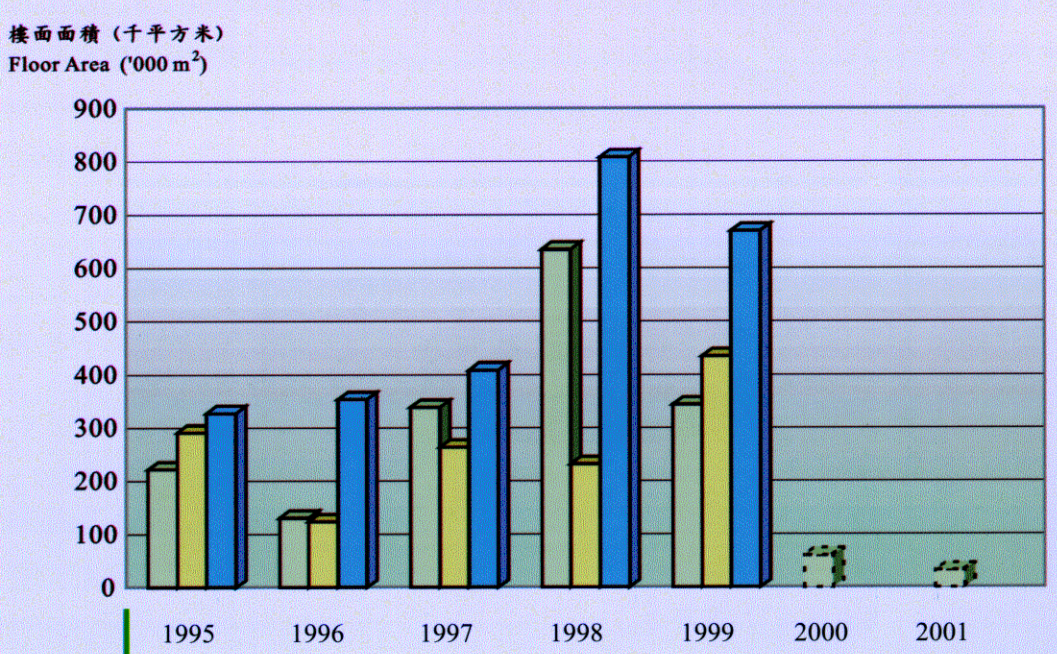
With the reduction in vacancy and much lower completions anticipated in the next two years, landlords are getting firmer on rental concessions. Both rents and prices are expected to rebound.





私人寫字樓（甲級）
Private Office (Grade A)

落成量、吸納量及空置量
Completions, Take-up and Vacancy



	1995	1996	1997	1998	1999	2000	2001
落成量 Completions	222	131	338	635	343	[61]	[33]
吸納量 Take-up	291	124 *	263 *	232	434 #		
空置量 Vacancy	327	353	408	808	669		
%**	7.9	8.3	8.8	15.3	12.9		

* 根據1996年已調整的空置量計算出來的吸納量，詳情請參閱技術附註第11.3段。
Take-up calculated from the adjusted vacancy for 1996 as explained in paragraph 11.3 of the Technical Notes.

\# 在本年內，本署曾爲私人寫字樓的級別重新分類，並修訂吸納量的數字以反映此改變。
A regrading exercise was carried out during the year and take-up figure has been adjusted to reflect this.

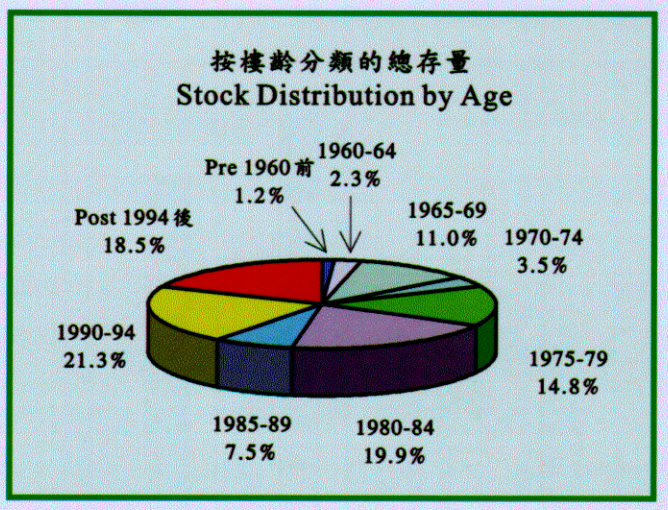
** 年底空置量佔總存量的百分率
Vacancy at the end of the year as a percentage of stock

[ ] 預測數字
Forecast figures

私人寫字樓（乙級）
Private Office (Grade B)

1999年底乙級寫字樓的總存量爲2 199 500平方米，佔所有寫字樓總存量24%。下圖顯示按樓齡分類的乙級寫字樓總存量。

乙級寫字樓總存量的68%位於港島，而分佈於九龍、新九龍及新界的數量則分別佔25%、3%及4%。



At the end of 1999, stock of Grade B offices was 2 199 500 m², representing 24% of the total office stock. The chart on the left shows the distribution of stock in this grade by age.

Hong Kong Island accounted for 68% of stock in the grade, while the shares for Kowloon, New Kowloon and the New Territories were 25%, 3% and 4% respectively.

1999年乙級寫字樓的落成量爲42 800平方米，較1998年的水平減少32%。約半數落成的樓面面積位於核心寫字樓地區，其中上環及尖沙咀各佔新落成量的四分之一。

Grade B offices completed in 1999 amounted to 42 800 m², 32% less than in 1998. About half of the completions were in the core office districts, with Sheung Wan and Tsim Sha Tsui each accounting for about a quarter of the new space.

1999年的吸納量錄得2 000平方米的負數，較1998年的極低水平還要差。空置總面積微升至329 000平方米，但由於全港寫字樓所屬級別經重新整理，因此按總存量計，空置率則稍爲下降至15%。

Take-up recorded a negative figure of 2 000 m², deteriorating from the already low level in 1998. The total amount of vacant space increased slightly to 329 000 m², but the vacancy rate in terms of total stock dropped slightly to 15% due to the regrading exercise.

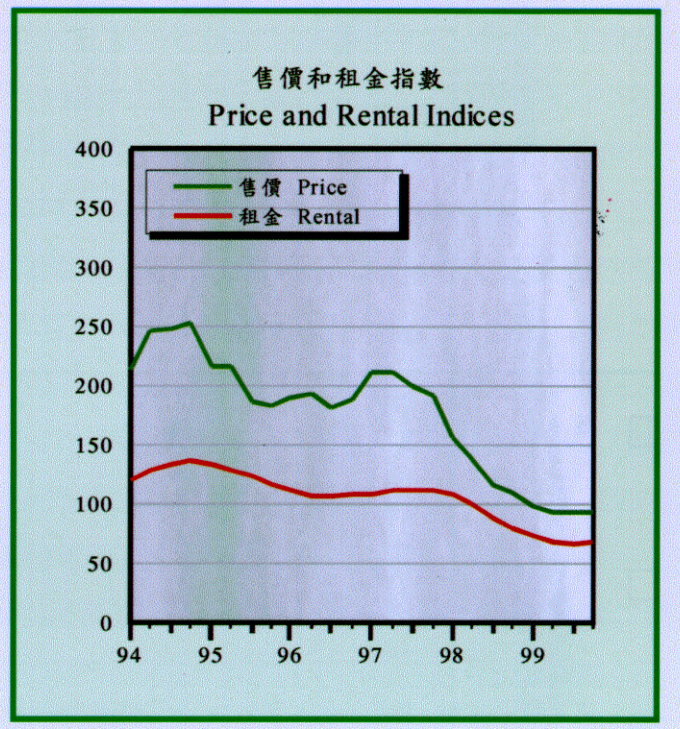
預計乙級寫字樓在2000年的落成量爲16 400平方米，屬於較低的水平。展望2001年，落成量會進一步下降至13 400平方米。估計該兩年的落成量全位於市區。

Much lower completions are also anticipated for Grade B offices in 2000 at 16 400 m². The following year, 2001, should see completions further reduced to 13 400 m². For both years, all will be in urban districts.

私人寫字樓（乙級）
Private Office (Grade B)

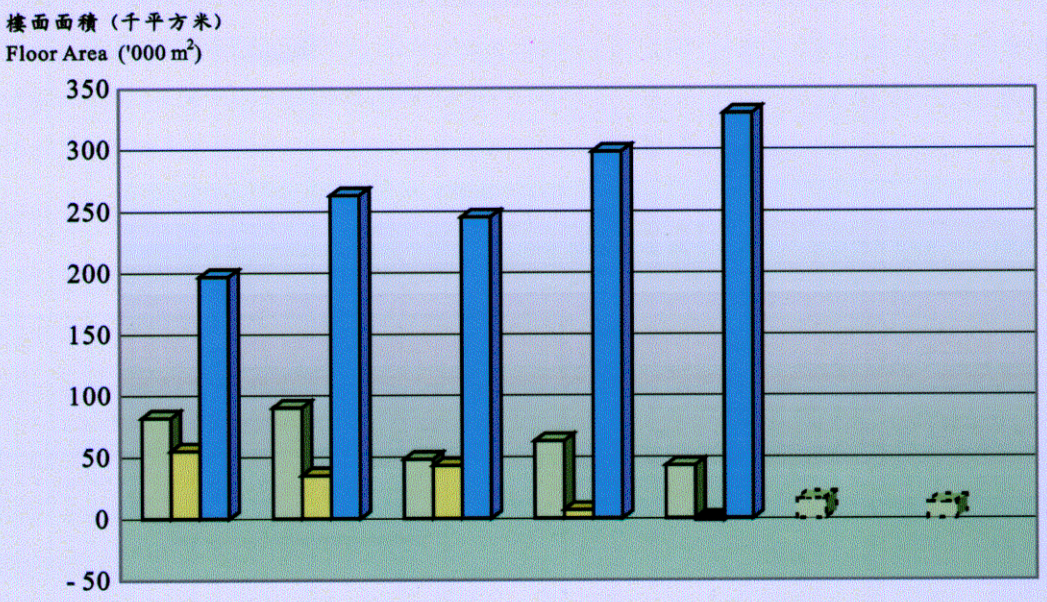
1999年第四季的臨時指數顯示，售價及租金在年內同樣地下跌15%。售價在第一季跌幅最大，其後轉爲穩定。租金方面的走勢與售價相若。

Provisional indices for the 4th quarter 1999 suggest that both prices and rents shrank by 15% respectively during the review year. Having dropped substantially in the 1st quarter, prices started to stabilise. Rents followed similar movements.



私人寫字樓（乙級）
Private Office (Grade B)

落成量、吸納量及空置量
Completions, Take-up and Vacancy



	1995	1996	1997	1998	1999	2000	2001
落成量 Completions	82	90	48	63	43	[16]	[13]
吸納量 Take-up	55	35 *	43 *	7	-2 #		
空置量 Vacancy	197	263	245	298	329		
%**	11.2	14.6	13.1	15.5	15.0		

* 根據 1996 年已調整的空置量計算出來的吸納量，詳情請參閱技術附註第 11.3 段。
Take-up calculated from the adjusted vacancy for 1996 as explained in paragraph 11.3 of the Technical Notes.

\# 在本年內，本署曾爲私人寫字樓的級別重新分類，並修訂吸納量的數字以反映此改變。
A regrading exercise was carried out during the year and take-up figure has been adjusted to reflect this.

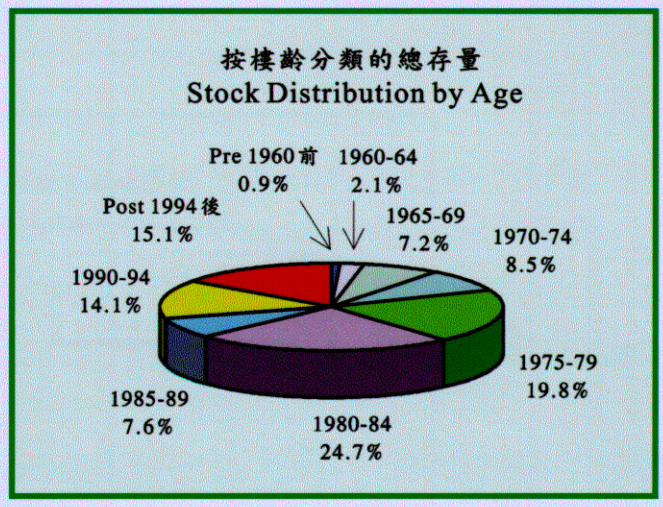
** 年底空置量佔總存量的百分率
Vacancy at the end of the year as a percentage of stock

[ ] 預測數字
Forecast figures

私人寫字樓（丙級）
Private Office (Grade C)

1999年底丙級寫字樓的總存量1 594 700平方米，佔所有級別寫字樓總存量18%。右圖表顯示按樓齡分類的丙級寫字樓總存量。

丙級寫字樓總存量近66%位於港島，而分佈於九龍、新九龍及新界的數量則分別佔29%、3%及2%。



Grade C offices stock was 1 594 700 m² at the end of 1999, representing 18% of the total office stock. The chart on the left shows the distribution of stock in this grade by age.

Hong Kong Island accounted for nearly 66% of stock in the grade. Kowloon, New Kowloon and the New Territories accounted for 29%, 3% and 2% respectively.

1999年丙級寫字樓落成量爲40 900平方米，與去年的水平相近，主要在市區，其中80%位於核心寫字樓地區。

Grade C space completions of 40 900 m² in 1999 were similar to the previous year's level, and were predominantly in the urban districts. Almost 80% of these were provided in the core office districts.

丙級寫字樓的吸納量相當理想，達到68 900平方米，不但超過同年的落成量，還較去年的吸納量高360%。年底空置量略降至259 300平方米，佔總存量16.3%，其中超過70%位於核心寫字樓地區。

A good take-up of 68 900 m² was recorded. It exceeded the year's completions and represented an increase of 360% over the previous year's figure. Vacancy went down slightly at the year end to 259 300 m², representing 16.3% of stock. Over 70% of the vacant floor space was found in the core office districts.

預計2000年的落成量會大幅降至17 600平方米，但會於2001年回升至33 800平方米，而這兩年的新落成丙級寫字樓大部分位於核心寫字樓地區。

Completions are anticipated to decline significantly to 17 600 m² in 2000, but will rise again to 33 800 m² in 2001. A large proportion of the new supply in these two years will come from the core office districts.

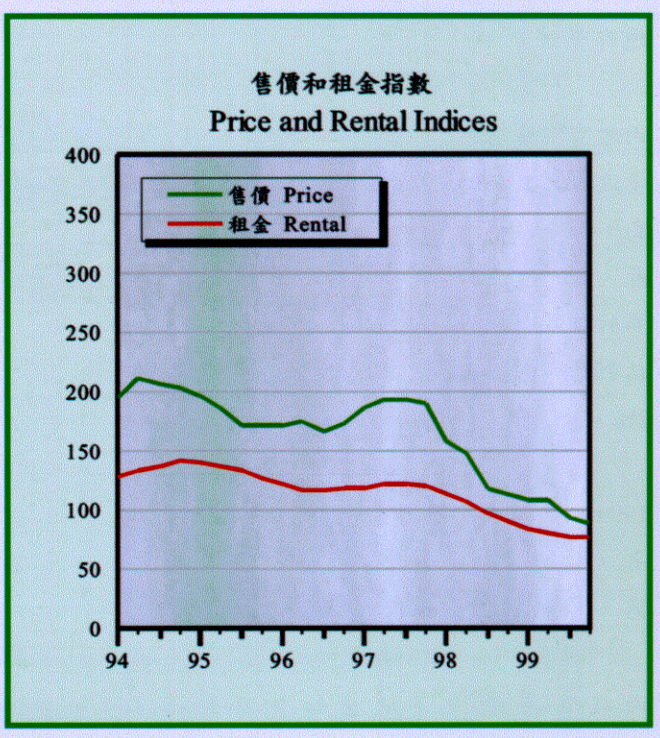
1999年第四季的臨時售價及租金指數較1998年同期的水平分別下跌21%及13%。售價在第三及第四季

Provisional price and rental indices for the 4th quarter 1999 point to declines of 21% and 13% respectively from the same quarter in 1998. Prices recorded more

私人寫字樓（丙級）
Private Office (Grade C)

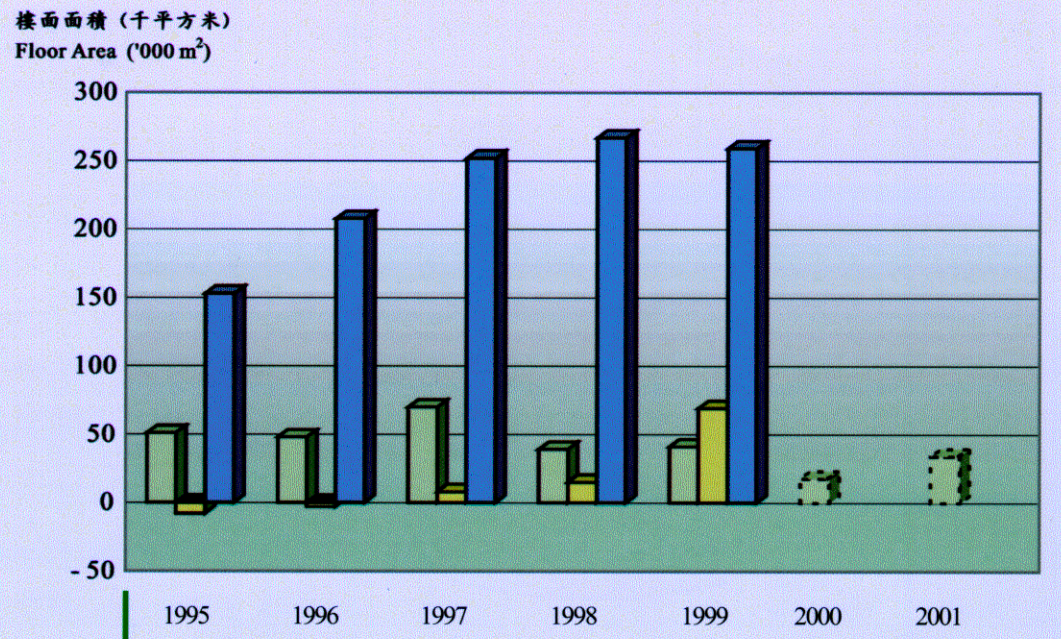
的跌勢較急。租金方面則在年內以較慢的速度下調，在第四季略爲回升。

rapid falls in the 3rd and 4th quarters. Rents fell at a slower pace during the year, and rebounded in the 4th quarter.



私人寫字樓（丙級）
Private Office (Grade C)

落成量、吸納量及空置量
Completions, Take-up and Vacancy



	1995	1996	1997	1998	1999	2000	2001
落成量 Completions	51	48	70	39	41	[18]	[34]
吸納量 Take-up	-8	-3 *	8 *	15	69 #		
空置量 Vacancy	153	208	252	267	259		
%**	11.6	15.8	18.0	18.7	16.3		

* 根據1996年已調整的空置量計算出來的吸納量，詳情請參閱技術附註第11.3段。
Take-up calculated from the adjusted vacancy for 1996 as explained in paragraph 11.3 of the Technical Notes.

\# 在本年內，本署曾爲私人寫字樓的級別重新分類，並修訂吸納量的數字以反映此改變。
A regrading exercise was carried out during the year and take-up figure has been adjusted to reflect this.

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

[ ] 預測數字
Forecast figures

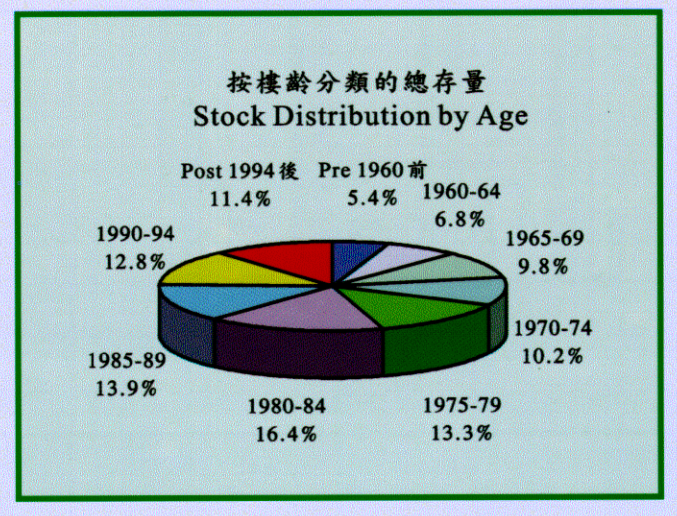
私人商業樓宇（包括零售業樓宇）
Private Commercial (Including Retail)

這類別包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括正式的寫字樓。

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

這類別物業在1999年底的總存量爲8 993 900平方米，其中33%的樓面面積分佈於港島、25%位於九龍、16%在新九龍、26%位於新界。右圖顯示按樓齡分類的總存量。

Stock in this sector at the end of 1999 was 8 993 900 m², with 33% of the total space on Hong Kong Island, 25% in Kowloon, 16% in New Kowloon and 26% in the New Territories. Distribution of total stock by age is shown in the chart on the left.



1999年商業樓宇的落成量爲205 400平方米，與1998年相若。在新落成的樓宇中，有70%位於新界，單是將軍澳便佔了落成量的43%，其次是元朗、東涌和油麻地，各佔略低於10%的新落成面積。主要的發展項目包括將軍澳新都城第二、三期(80 000平方米)、天水圍嘉湖山莊(17 000平方米)、以及東涌東薈城(14 000平方米)。

Completions of commercial space in 1999 were 205 400 m², similar to those of 1998. 70% of the space were in the New Territories, with Tseung Kwan O alone accounting for 43% of the total space. Yuen Long, Tung Chung and Yau Ma Tei followed, each providing slightly under 10% of the new space. Major developments included Metro City Phase 2 & 3 at Tseung Kwan O (80 000 m²), Kingswood Plaza at Tin Shui Wai (17 000 m²), and Citygate at Tung Chung (14 000 m²).

吸納量上升55%至188 800平方米。年底整體空置量稍微下降至823 500平方米，佔總存量9.2%。尖沙咀、將軍澳和荃灣的空置量較其他地區高。商場舖位和樓上商業單位的空置量上升至整體空置量的49%。

Take-up increased by 55% to 188 800 m². Overall vacancy at the year end fell marginally to 823 500 m², or 9.2% of stock. Tsim Sha Tsui, Tseung Kwan O and Tsuen Wan contributed to relatively larger amount of the vacant space than other districts. Vacancy in arcade shops and upper floor commercial units increased to 49% of the total.

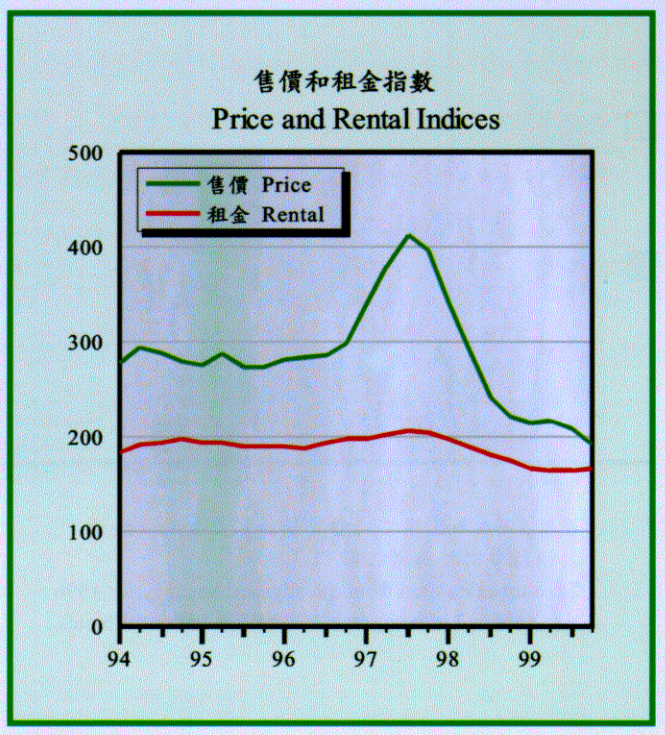
私人商業樓宇（包括零售業樓宇）
Private Commercial (Including Retail)

預測2000年的落成量會降至58 900平方米，但在2001年則會上升至130 800平方米。在2000年，九龍和新界的供應佔最多，其中大部分集中在紅磡，佔31%。展望2001年，接近90%的新落成商業樓宇位於市區，而油麻地會佔三分之一。此外，初步的資料顯示，這類樓宇的落成量會在2002年稍爲上升。

Completions in 2000 will fall significantly to 58 900 m², although they are expected to increase to 130 800 m² in 2001. Kowloon and the New Territories will provide much of the new space in 2000, with a large concentration of 31% in Hung Hom. In 2001, almost 90% of the new supply will be found in the urban districts, with Yau Ma Tei accounting for one-third. Early indications are that completions will increase moderately in 2002.

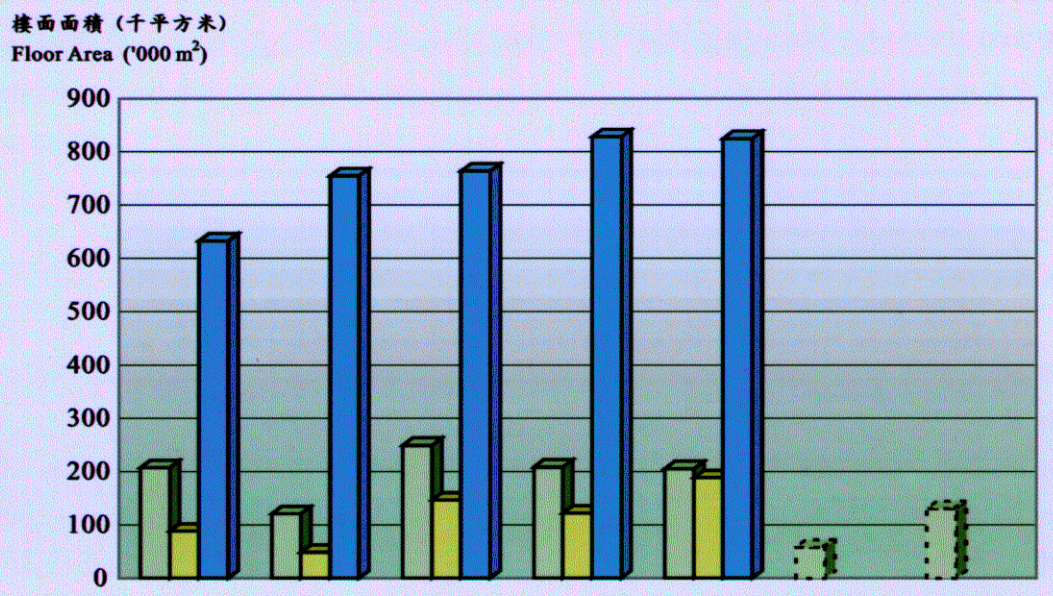
1999年第四季臨時零售指數顯示，售價較前一年低13%，而租金下調幅度較小，爲5%。售價在第三和第四季跌勢較急。租金則在下半年稍見穩定。

Provisional retail indices for the 4th quarter 1999 show that prices were 13% lower than a year earlier while rents fell to a much lesser extent at 5%. Prices started to drop more rapidly in the 3rd and 4th quarters. Rents on the other hand seemed to be stabilizing in the 2nd half of the year.



私人商業樓宇（包括零售業樓宇）
Private Commercial (Including Retail)

落成量、吸納量及空置量
Completions, Take-up and Vacancy



	1995	1996	1997	1998	1999	2000	2001
落成量 Completions	207	121	249	208	205	[59]	[131]
吸納量 Take-up	88	49 *	147 *	122	189		
空置量 Vacancy	633	754	763	827	824		
%**	7.8	9.1	8.9	9.4	9.2		

* 根據 1996 年已調整的空置量計算出來的吸納量，詳情請參閱技術附註第 11.3 段。
Take-up calculated from the adjusted vacancy for 1996 as explained in paragraph 11.3 of the Technical Notes.

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

[ ] 預測數字
Forecast figures

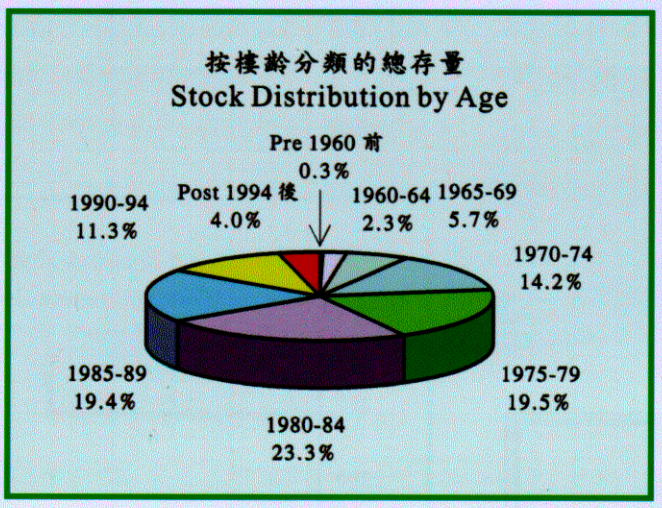
私人分層工廠大廈
Private Flatted Factories

這類別包括分層工廠大廈及其附屬寫字樓，亦包括已獲得規劃許可作工業/寫字樓綜合用途，但尚未完成修訂政府土地契約的分層工廠面積。獲得臨時規劃許可作工業/寫字樓綜合用途，並獲短期豁免政府土地契約條款限制的個別工廠單位亦屬於這個類別。近年建成的分層工廠大廈不少是質素良好、裝修完善的。雖然現時有很多工廠大廈混合了寫字樓、陳列室及輕工業用途，但它們並不屬於正式的工業/寫字樓綜合樓宇。

This category comprises flatted factories and ancillary office accommodation. This includes flatted factory space with planning permission for industrial/office use, but for which no Government lease modification has yet been completed. Also included in this category is strata-title floor space with temporary planning permission for industrial/office use and short-term waivers of Government lease restrictions. It should also be noted that much of the flatted factory space provided in recent years has been built to a good standard with good finishes. Although many factory buildings are occupied as offices, showrooms, or a mix of these and light industrial uses, they should be distinguished from buildings with proper industrial/office status.

1999年底這類樓宇的總存量爲17 883 900平方米。由於去年的清拆量較落成量大，因此總存量已連續兩年下跌。總存量中有80%分佈在新九龍和新界。右圖顯示按樓齡分類的總存量。

Stock in this sector at the end of 1999 was 17 883 900 m^2, which fell for two consecutive years as demolition exceeded completions during the year. New Kowloon and the New Territories accounted for 80% of the total stock. Distribution of the total stock by age is shown in the chart on the left.



落成量在1999年再次下跌至有記錄以來的低位，只有3 700平方米，是荃灣一幢貨倉大廈內的兩層樓面面積。

Completions diminished again in 1999 to another record low level of merely 3 700 m^2. In fact, these were two floors in a predominately storage building in Tsuen Wan.

1999年的吸納量大幅上升至203 500平方米，高於過往5年。年底整體空置量縮減至1 730 700平方米，佔總存量的9.7%。約

Take-up in 1999 improved considerably to 203 500 m^2, higher than that in the previous five years. Overall vacancy at the year end dropped to 1 730 700 m^2 which was about 9.7% of stock. Around 54% of the vacant

私人分層工廠大廈
Private Flatted Factories

有54%的空置面積位於觀塘和荃灣，而香港仔、屯門和沙田則共佔22%。

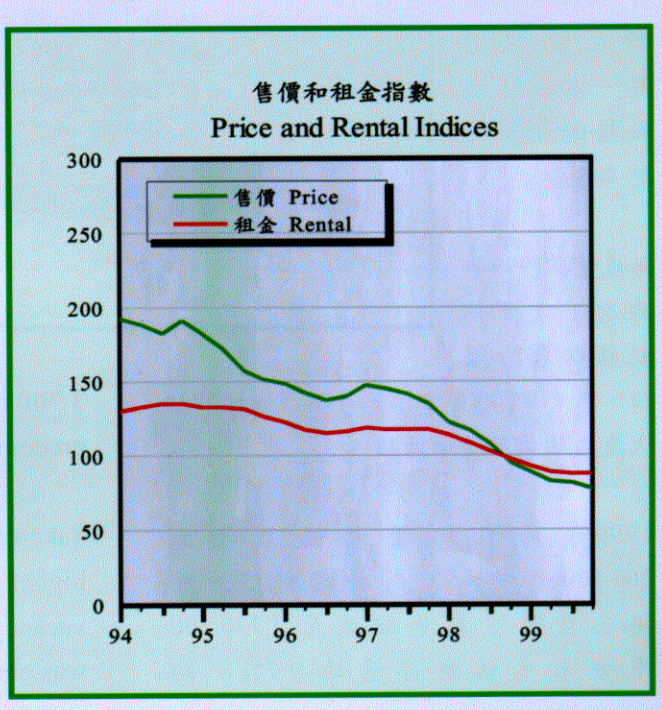
accommodation was in Kwun Tong and Tsuen Wan, while Aberdeen, Tuen Mun and Sha Tin accounted for another 22%.

這類樓宇的市場在1999年停滯不前。發展商對其前景仍不樂觀，有若干發展項目被終止。預計2000及2001年的落成量會維持在極低水平，分別爲18 700平方米及15 000平方米。在2000年，供應會集中於筲箕灣和觀塘，但預期在2001年，所有新樓宇均位於新界。

The market for this sector remained sluggish in 1999. Developers continued to be pessimistic about the future, and suspended a number of development projects. Forecast completions in 2000 and 2001 will continue to remain at very low levels at 18 700 m^2 and 15 000 m^2 respectively. The new accommodation in 2000 will be provided in Shau Kei Wan and Kwun Tong, but the supply in 2001 is expected to be all in the New Territories.

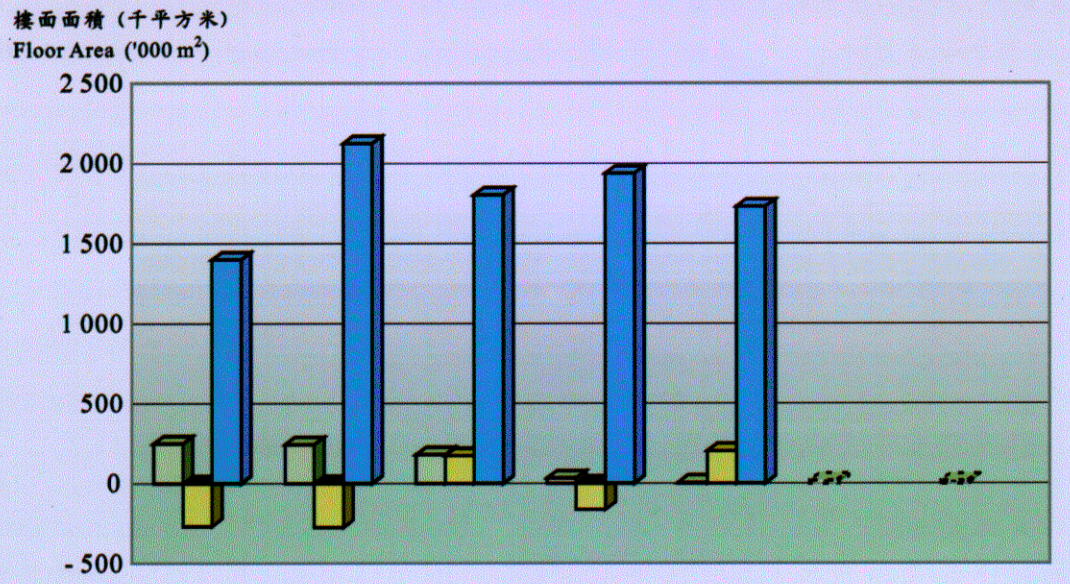
1999年第四季臨時指數顯示，售價和租金較前一年分別下調18%及10%。年內售價和租金持續下調，至年底時跌勢始較爲放緩。

The provisional indices for the 4th quarter 1999 indicate price and rental reductions of 18% and 10% respectively from the levels a year earlier. The trend was generally downward throughout the year, although the year end saw prices and rents falling more slowly.



私人分層工廠大廈
Private Flatted Factories

落成量、吸納量及空置量
Completions, Take-up and Vacancy



	1995	1996	1997	1998	1999	2000	2001
落成量 Completions	249	242	181	31	4	[19]	[15]
吸納量 Take-up	-266	-273 *	173 *	-162	204		
空置量 Vacancy	1 401	2 125	1 802	1 938	1 731		
%**	7.9	11.9	10.0	10.8	9.7		

* 根據 1996 年已調整的空置量計算出來的吸納量，詳情請參閱技術附註第 11.3 段。
Take-up calculated from the adjusted vacancy for 1996 as explained in paragraph 11.3 of the Technical Notes.

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

[ ] 預測數字
Forecast figures

私人工業 / 寫字樓綜合樓宇
Private Industrial/Office

這個類別包括已獲規劃許可及完成修訂地契程序，並且取得入伙紙作工業/寫字樓綜合用途的樓面面積。

This category comprises floor space in developments with planning permission and lease modification for industrial/office use, and certified for occupation as such.

1999年底的總存量溫和上升了8%至519 400平方米，並分佈全港10區，其中新九龍佔總數三分之二，新界佔四分之一。

Stock increased moderately by 8% to 519 400 m^2 at the end of 1999 during the year. The stock was distributed in 10 districts throughout the territory, with New Kowloon accounting for two-thirds of the total, and the New Territories accounting for a quarter of the space.

落成量的多寡取決於發展商是否能獲准修訂政府土地契約的條款。若不能修訂條款，則在本報告中有關物業仍舊納入分層工廠大廈的類別。

Completion figures depend on whether developers can arrange for Government lease conditions to be modified. Those developments for which such modification is not obtained are still classified as flatted factories for the purpose of this Review.

1999年的落成量爲40 100平方米，比1998年爲低，主要來自位於觀塘、北區和沙田的3個發展項目。

Completions in 1999 were 40 100 m^2, well below the supply of 1998. The new space, comprising three developments, were located in Kwun Tong, the North District and Sha Tin.

吸納量上升超過50%至74 200平方米，遠高於去年的落成量。接近80%已吸納面積位於觀塘和長沙灣。年底空置量下降至145 500平方米，佔總存量28%。觀塘和荃灣的空置量佔總空置面積的64%。

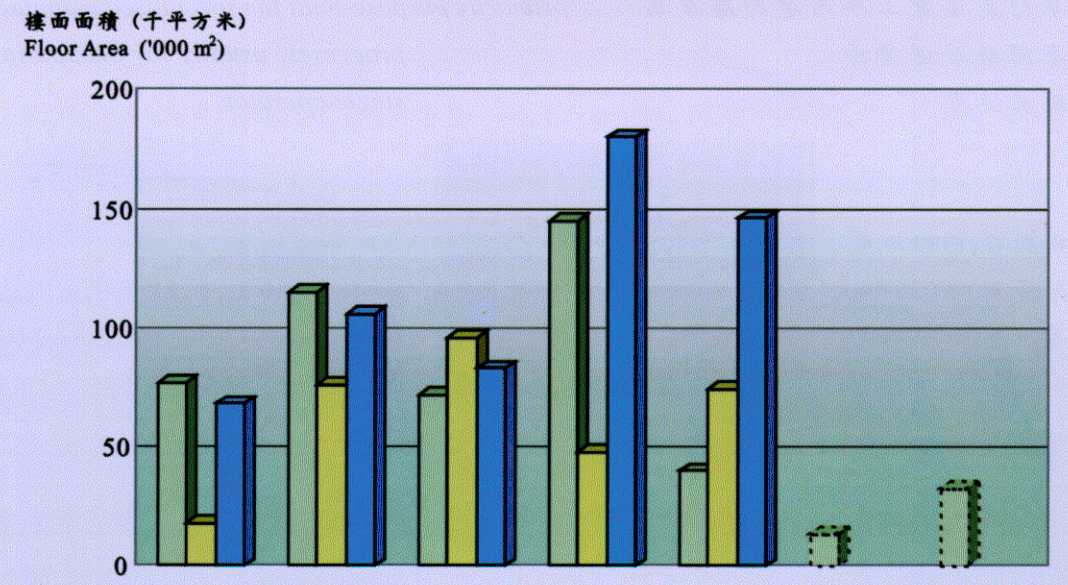
Take-up increased by over 50% to 74 200 m^2, far exceeding completions in the year. Close to 80% of the space taken was in Kwun Tong and Cheung Sha Wan. The year end vacancy decreased to 145 500 m^2, representing 28% of stock. Kwun Tong and Tsuen Wan together accounted for 64% of the total vacant space.

由於市況不景，預期2000和2001年的落成量會分別下降至14 000平方米和32 600平方米。展望未來兩年，只有長沙灣和觀塘兩區有新物業落成。

With the unfavourable market conditions, completions are expected to continue to decline to 14 000 m^2 and 32 600 m^2 in 2000 and 2001 respectively. Cheung Sha Wan and Kwun Tong will be the only two districts with any new accommodation in the two years ahead.

私人工業 / 寫字樓綜合樓宇
Private Industrial/Office

落成量、吸納量及空置量
Completions, Take-up and Vacancy



	1995	1996	1997	1998	1999	2000	2001
落成量 Completions	77	115	73	145	40	[14]	[33]
吸納量 Take-up	18	76	96	48	74		
空置量 Vacancy	68	106	83	180	146		
%*	58.4	46.1	25.9	37.6	28.0		

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

[ ] 預測數字
Forecast figures

私人專業廠房
Private Specialised Factories

這個類別包括所有其他廠房，並以供應專門製造業工序而建的廠房爲主，每間廠房通常由一位廠東使用。

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

這個類別在1999年底的總存量爲 3 036 600 平方米，其中大部分來自新界，佔總存量82%。

The stock in this sector was 3 036 600 m^2 at the end of 1999. The bulk was found in the New Territories districts which accounted for 82% of the total stock.

1999年的落成量僅爲38 500平方米，位於元朗和將軍澳，兩者均在工業邨內。

Completions were a mere 38 500 m^2 in 1999, located in Yuen Long and Tseung Kwan O, both in Industrial Estates.

展望2000和2001年的落成量仍會處於低水平，分別爲54 600平方米及37 700平方米。新建廠房位於元朗和將軍澳，主要在工業邨內，情況與1999年相似。

Looking ahead, completions in 2000 and 2001 will continue to be at low levels, being 54 600 m^2 and 37 700 m^2 respectively. Like the 1999 completions they are located in Yuen Long and Tseung Kwan O, and predominantly in the Industrial Estates.

私人貨倉
Private Storage

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

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

1999年底總存量達3 526 200平方米，其中78%來自新界。荃灣佔總存量的54%。

Stock at the end of 1999 was 3 526 200 m², 78% of which was in the New Territories. About 54% of the total stock was in Tsuen Wan.

1999年的落成量爲146 800平方米，比1998年的水平溫和上升18%，大部分位於荃灣。

Completions in 1999 were 146 800 m², a moderate increase of 18% on the 1998 level. The bulk of the completions came from Tsuen Wan.

整體空置量爲8.1%，較1998年略小。

Overall vacancy stood at 8.1%, a slight reduction from 1998.

2000和2001年的落成量會逐漸下降至極低水平，分別爲900平方米及16 500平方米，全部均位於新界。

Completions in both 2000 and 2001 will dwindle to insignificant levels, 900 m² and 16 500 m² respectively, all in the New Territories.

技術附註
Technical Notes

		頁數 PAGE
報告年度	Review Period	44
範圍	Scope of the Review	44
區域及地區	Areas and Districts	44
物業類別	Property Types	44
樓面面積	Floor Areas	48
樓宇總存量	Stock	48
落成量	Completions	49
拆卸量	Demolition	50
預測數量	Forecast	50
空置量	Vacancies	50
吸納量	Take-up	51
平均租金和售價(每季)	Average Rents and Prices (Quarterly)	52
租金和售價指數(每季)	Rental and Price Indices (Quarterly)	53
較受歡迎屋苑的每月售價指數	Monthly Price Indices for Selected Popular Residential Developments	55
落成後使用方式	Mode of Occupation after Completion	56
政府資助房屋單位買賣	Sales of Government-subsidised Housing Units	56
物業市場回報率	Property Market Yields	57
樓宇買賣	Sales Transactions	57

技術附註
Technical Notes

1. 報告年度

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

2. 範圍

本報告調查的對象主要是全港私人樓宇，但不包括新界一些較爲傳統的村屋。不過，爲更充分地反映物業市場的整體情況，若干公共房屋的資料也包括在內。

3. 區域及地區

報告把港島、九龍、新九龍及新界細分爲多個地區，詳情見於附錄以及圖 1 和圖 2。

4. 物業類別

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

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

1. Review Period

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

2. Scope of the Review

The Review is principally concerned with private building developments throughout the territory, excluding some of the more traditional village houses in the New Territories. 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 the Appendix and on Plans 1 and 2.

4. Property Types

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

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

細分如下：

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

4.3 私人機構參建居屋計劃的住宅單位，居者有其屋計劃、夾心階層住屋計劃、市區改善計劃和住宅發售計劃的全部單位，未有包括在私人樓宇的統計數字內，但已另外設表詳列。有關房屋委員會與房屋協會興建的出租屋邨，租者置其屋計劃下售出的單位，以及政府所擁有的宿舍資料，亦已另外設表詳列。

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

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

乙級 - 設計屬一般水平但裝修質素良好；間隔有彈性；整層樓面面積中等；大堂面積適中；設有

floor area as follows :

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

4.3 Domestic units built under the Private Sector Participation Scheme, and all units built under the Home Ownership, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes 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, units sold under the Tenants Purchase Scheme, and Government owned quarters are also separately tabulated.

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

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

Grade B - ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing

中央或獨立空氣調節系統；升降機設備足夠；管理妥善；不一定有泊車設施。

air-conditioning; adequate lift services, good management; parking facilities not essential.

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

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

樓宇的所在地點並不影響等級。政府產業處所管理由香港特別行政區政府擁有的寫字樓則另外設表詳列。

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

4.5 近年有少量名爲「智慧型」大廈落成，但目前並未有足夠證據顯示這類物業會形成另一個級別的市場。本署會繼續留意並會在有充分數據支持下，考慮是否需要在日後的報告中設立一個規格較現時甲級寫字樓爲高的新級別。

4.5 A small number of so-called "intelligent" buildings has been completed in recent years, although there is currently no conclusive evidence that these form a separate tier of the market. We will continue to monitor the situation and may consider adopting an additional grade with a higher specification than the existing Grade A for future Reviews, if sufficient data justify.

4.6 私人商業樓宇包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇，亦不包括車位。房屋委員會和房屋協會所建商業樓宇的資料，則另外設表詳列。

4.6 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 are separately tabulated.

4.7 私人分層工廠大廈包括爲一般製造業工序及有關用途而建設的樓宇，並通常由地產商出售或出租。一般而言，附屬寫字樓或附屬陳列室的面積最高可分別佔總可用樓面面積的 50% 及 20%。這類別同時包括已獲得規劃許可作工業／寫字樓綜合用途，但尚未申請或完成修訂政府土地契約的樓面面積，以及獲得臨時規劃許可作工業／寫字樓綜合用途，並獲准在有關期限豁免地契條款限制的個別工廠單位。此類物業並不包括下述的專業廠房。房屋委員會興建的工廠樓宇的資料，則另外設表詳列。

4.7 Private Flatted Factories comprise premises designed for general manufacturing processes and uses directly related to such processes, and normally intended for sale or letting by the developers. Ancillary office space of up to 50% or ancillary showrooms of up to 20% of the total usable floor area is normally permitted. Also included in this sector is floor space with planning permission for industrial/office use, but for which Government lease modification has not been instituted or completed, and strata-title flatted factories with temporary planning permission for industrial/office use and corresponding short term waivers of lease conditions. Specialised factories, as described below, are excluded. Data on similar premises built by the Housing Authority are separately tabulated.

4.8 私人工業／寫字樓綜合樓宇包括既獲得規劃許可作工業／寫字樓綜合用途，並取得政府新批出的工業／寫字樓綜合用途土地契約或是已完成修訂政府土地契約程序的樓面面積，但並不包括上述個別工廠單位面積。

4.8 Private Industrial / Office premises comprise floor space which has planning permission for industrial/office use and is the subject of a Government New Grant for industrial/office use or a completed Government lease modification. Excluded is the strata-title floor space described above.

4.9 私人專業廠房包括所有其他廠房，並以供應專門製造業工序而建的廠房爲主，每間廠房通常由一位廠東使用。

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

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

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

5. 樓面面積

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

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

6. 樓宇總存量

6.1 私人住宅和非住宅樓宇的總存量，都是以某一指定日期的差餉估價記錄爲根據，再就其後落成樓宇和拆卸樓宇的數量而調整。

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

6.3 公共房屋的數字由有關機構提供。房屋委員會租住屋邨單位的總存量，是指屋邨辦事處在報

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

6.3 Public sector figures are provided by the bodies concerned. Stock figures for domestic rental estates built by the Housing Authority represent the number of units in

告年度截至12月31日爲止所管理單位的數量。

the hands of the estate offices as at 31 December in the year under review.

6.4 居者有其屋計劃及私人機構參建居屋計劃住宅單位的總存量，是指截至報告年度的12月31日獲發竣工證明書／佔用許可證單位的數量，當中包括不再受業權轉讓限制的單位。

6.4 Stock figures for domestic units built under the Home Ownership and Private Sector Participation Schemes represent the number of units with completion certificates/ occupation permits issued as at 31 December in the year under review. They include those units which are no longer subject to restrictions on transfer of ownership.

7. 落成量

7. Completions

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

7.1 Completions of private sector premises comprise those premises deemed completed by virtue of the issue of either a temporary or full occupation permit or, in the case of village houses, a certificate of compliance or a letter of no objection to occupy.

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

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

7.3 公共房屋落成量的數字是由有關機構提供的。房屋委員會興建的租住屋邨單位及居者有其屋計劃所建單位的落成量，是指在報告年度內完工的單位數量，這些數字由房屋署提供。至於私人機構參建居屋計劃、市區改善計劃、住宅發售計劃及夾心階層住屋計劃單位的供應量，則包括那些在報告年度內獲發佔用許可證的單位。

7.3 Public sector completion figures are provided by the bodies concerned. Completion 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 the year under review as advised by the Housing Department. The completions of premises built under the Private Sector Participation, Urban Improvement, Flat-for-Sale and Sandwich Class Housing Schemes comprise those with occupation permits issued during the year under review.

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價記錄刪除的私人樓宇數量。

9. 預測數量

9.1 包括在報告年份內及隨後兩年的每年落成量預測數字。住宅樓宇是以單位數目計算；而非住宅樓宇則以內部樓面總面積計算。

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

10. 空置量

10.1 在報告年份內落成的私人樓宇空置量，以及在較早前落成但未評估差餉的私人樓宇的空置量，是在年底時經視察而計算出來的。

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

10.3 在報告年份前落成並已評估差餉的非住宅樓宇的空置量是根據年底普

8. Demolition

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

9. Forecast

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

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

10. Vacancies

10.1 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.

10.2 An estimate of vacancies in rated domestic premises completed prior to the review year is made by inspecting a 3% random sample of such units.

10.3 A full survey is conducted on all rated non-domestic premises completed prior to the review year

查，包括向大廈管理處收集空置物業數據及派員視察，而計算出來的。

to obtain vacancy data from management offices or by inspection.

10.4 在1997年的報告內發表有關1996年前落成並已評估差餉的非住宅樓宇的空置量，是根據一項特別安排計算出來的，詳情見該報告技術附註第10.3段。

10.4 For the 1997 edition, vacancies for rated non-domestic premises completed prior to 1996 were determined using a special arrangement which was explained in paragraph 10.3 of the Technical Notes thereof.

10.5 在1997年前的報告中，於報告年份前已落成並評估差餉的非住宅樓宇的空置量乃根據申請退還空置物業差餉及經視察核實的個案計算出來。

10.5 In earlier Reviews, non-domestic vacancy figures for rated premises completed prior to the year under review were based on applications for refund of rates on account of vacancy and confirmed by inspection.

10.6 公共房屋的空置數字，是由有關機構提供。

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

11. 吸納量

11. Take-up

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

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

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

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

11.3 為能與過往的統計作更佳比較，吸納量是根據已調整的1996年空置量來計算。詳情見1997年版的技術附註第11.3段。

11.3 The 1996 vacancy figures were adjusted for calculating the take-up to provide better comparability with previous statistics as explained in paragraph 11.3 of the Technical Notes for the 1997 edition.

12. 平均租金和售價(每季)

12.1 本署將每個季度內生效的新訂租金資料記錄加以分析，來計算該季度的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金。生效日期以租賃協議的生效日期爲準。不過，租金一般是在較早的日期議定(新訂租約是2至4周前，續訂租約是1至3個月前)。

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

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

12.4 計算每季平均售價時，本署將曾經審查以釐定印花稅的樓宇交易資料加以分析。凡列爲「可接納」類別的樓宇交易，都會用作分析。不過，假若買賣日期較審查時間早12個月以上，或有關買賣包括不同類別的物業，或有關樓宇仍未評估

12. Average Rents and Prices (Quarterly)

12.1 Quarterly average rents 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, rents negotiated on renewal are also included. The effective date is taken as the commencement date of a tenancy agreement. However, rents are normally agreed earlier (2-4 weeks earlier for fresh lettings, and 1-3 months for lease renewals).

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

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

12.4 Quarterly 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 date of sale of which is more than 12 months prior to the date of scrutiny, are excluded. Also excluded from the analysis are those transactions involving a mix of property types, premises which have

差餉，又或有關住宅單位是不交吉出售，便不會用作分析。買賣日期以簽署買賣合約的日期爲準，通常是達成臨時協議後2至3周。

not yet been assessed to rates and domestic premises sold subject to existing tenancies. Date of sale is the date on which an Agreement for Sale and Purchase is signed. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier.

12.5 報告年度第三及第四季的租金（和租金指數）數字，以及報告年度第二、第三及第四季的售價（和售價指數）數字，均屬臨時數字，有待取得更多資料時再作分析。

12.5 The quarterly rental (and rental index) figures for the 3rd and 4th quarters of the year under review, and price (and price index) figures for the 2nd, 3rd and 4th quarters of the year under review are provisional, pending the availability of further data for analysis.

13. 租金和售價指數(每季)

13. Rental and Price Indices (Quarterly)

13.1 不同時期的每季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所不同。不過，每季租金及售價指數的制訂，是用來衡量在樓宇質素不變的情況下，租金及售價的轉變。因此，即使在同一時期，指數的轉變也會跟平均租金及售價的轉變有差異。

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

13.2 計算每季租金和售價指數所根據的數據，跟用以編製每季平均租金和售價的數據相同。以指數來衡量價值的轉變時，是根據租金或售價除以有關物業的應課差餉租值所得的商計算，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，也考慮到各物業其他質素上的差別。

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

13.3 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，使指數數列得以連貫。

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

13.4 成分季度指數（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交易的結果計算出來的。各類樓宇的綜合季度指數，是將成分指數按加權平均法計算而得出。編製各類非住宅樓宇綜合季度指數所使用的權數，是根據該季度及前三季內有關類型樓宇的總樓面面積計算的。至於住宅樓宇，租金和售價指數的權數是根據該季及前三季內進行的交易數目計算出來。

13.4 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 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.

13.5 本報告並提供每年指數，每年指數是該年四個季度指數的平均數。

13.5 Annual indices are also shown. The annual index is the simple average of the four quarterly indices in respect of the year.

13.6 指數（尤其是租金指數）未必能充分顯示出市場的趨勢。雖然所有租金都是按淨額分析（參考上文第 12.3 段），但本署不知道的其他「等同租值」租約條件則不會計算在內。例如在供過於求時，業主通常都準備給予租户一些優惠，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爲低。但指數上升時，情況則相反。

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

14. 較受歡迎屋苑的每月售價指數

14.1 這指數是根據已落成單位的買賣合約所載的售價來分析計算。A、B 及 C 類單位屬中小型住宅單位，而 D 及 E 類單位屬大型住宅單位。

14.2 選擇作爲分析的樓宇包括碧瑤灣、比華利山、賽西湖大廈、嘉雲臺、置富花園、城市花園、帝景園、嘉苑、杏花邨、曉峰閣、陽明山莊、康怡花園、寶馬山花園、浪琴園、寶威閣、紅山半島、雍景臺、海怡半島、太古城、嘉兆臺、樂陶苑、樂翠台、畢架山花園、碧華花園、麗港城、美孚新邨、又一居、匯景花園、德福花園、又一邨花園、黃埔花園、海濱花園、華景山莊、麗城花園、綠楊新邨、浪翠園、慧豐園、新屯門中心、沙田第一城、駿景園、新港城、康樂園、太湖花園、新達廣場、錦繡花園、嘉湖山莊、碧湖花園、粉嶺中心、上水中心及愉景灣。

14.3 樓宇樣本中每個物業組別的成分指數，是根據物業的售價除以有關物業的應課差餉租值所得的商計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而權數是根據基準期內的交易次數釐定。

14. Monthly Price Indices for Selected Popular Residential Developments

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

14.2 Developments selected for analysis are Baguio Villa, Beverly Hill, Braemar Hill Mansions, Cavendish Heights, Chi Fu Fa Yuen, City Garden, Dynasty Court, Greenville Gardens, Heng Fa Chuen, Hillsborough Court, Hong Kong Parkview, Kornhill, Pacific Palisades, Pacific View, Parkway Court, The Redhill Peninsula, Robinson Place, South Horizons, Taikoo Shing, The Grand Panorama, Villa Lotto, Villa Rocha, Beacon Heights, Beverly Villa, Laguna City, Mei Foo Sun Chuen, Parc Oasis, Sceneway Garden, Telford Gardens, Village Gardens, Whampoa Garden, Riviera Gardens, Wonderland Villas, Belvedere Garden, Luk Yeung Sun Chuen, Sea Crest Villa, Marina Garden, Sun Tuen Mun Centre, City One Shatin, Royal Ascot, Sunshine City, Hong Lok Yuen, Serenity Park, Uptown Plaza, Fairview Park, Kingswood Villas, Avon Park, Fanling Centre, Sheung Shui Centre and Discovery Bay.

14.3 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. The weights are based on the number of transactions effected during the base period.

15. 落成後使用方式

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

16. 政府資助房屋單位買賣

16.1 政府資助房屋單位買賣是指房屋委員會居者有其屋計劃、私人機構參建居屋計劃、租者置其屋計劃和可租可買計劃的買賣，亦包括房屋協會住宅發售計劃和夾心階層住屋計劃的買賣。

16.2 首次出售數字是由有關機構提供和編製，是指由這些機構初次發售的單位。買賣日期一般是以簽署買賣合約的日期爲準，如單位屬於私人機構參建居屋計劃，買賣日期則是提名信的日期，至於住宅發售計劃及夾心階層房屋計劃的單位，買賣日期是指簽訂臨時買賣協議的日期。

16.3 按限制條件出售是指由首次轉讓契據日期起計已踏入第三年的單位(若轉讓日期在1999年中或以前，則爲第四年)，業主可將單位於第二市場內售予有關當局認可的合資格人士。買方須承擔將來如在公開市場上把單位出售時，所須繳付補價的責任。

15. Mode of Occupation after Completion

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

16. Sales of Government-subsidised Housing Units

16.1 The sales of Government-subsidised housing units refer to the sales by the Housing Authority under the Home Ownership, Private Sector Participation, Tenants Purchase, and Buy or Rent Option schemes. They also include the sales by the Housing Society under the Flat-for-sale and Sandwich Class Housing schemes.

16.2 Primary sales figures are provided and compiled by the bodies concerned, and refer to initial sales by them. The date of sale is generally the date on which an Agreement for Sale and Purchase is signed. However for premises constructed under the Private Sector Participation Scheme, the date of Letter of Nomination is used, and for Flat-for-sale and Sandwich Class Housing Schemes, the date of Provisional Agreement for Sale and Purchase is adopted.

16.3 Restricted sales refer to sales of flats in the third year (fourth year for sales before mid-1999) from first assignment onwards in the secondary market to a restricted category of eligible purchasers as authorised by the relevant authorities. The purchaser would be responsible for payment of premium for subsequent sale of the said flat in the open market.

16.4 表內的數據來自房屋署及房屋協會，以及稅務局用以釐定印花稅的資料。

16.4 Data are provided by Housing Department and Housing Society, and also from Inland Revenue Department for stamp duty purposes.

16.5 計算平均售價及指數時，本署將曾經審查以釐定印花稅，並認爲是「可接納」的樓宇交易資料加以分析。然而，這準則不會套用於編製買賣宗數及總值的數據。

16.5 The analysis on average prices and indices is based on transactions which are scrutinized by the Department for stamp duty purposes and are considered 'acceptable'. This criterion however does not apply to the compilation of number of transactions and consideration.

17. 物業市場回報率

17. Property Market Yields

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

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

18. 樓宇買賣

18. Sales Transactions

18.1 計算樓宇買賣交易時，本署將土地註冊處的買賣交易記錄及稅務局用以釐定印花稅的交易資料加以分析。這些交易均涉及有銀碼的買賣，也包括土地連同建築物在內的買賣，但不包括政府批出的土地、非全份業權的交易，以及政府資助房屋單位的首次買賣(有關數字另外設表詳列)。

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

18.2 交易的買賣日期與用作計算平均售價的日期相同(見上文第 12.4 段)。但在此用作分析的交易有異於用作分析平均售價及指數的交易，用以分析後者的嚴格準則(見上文第 12.4段)並不適用於此。

18.2 Date of sale is the same as that used for average prices (see paragraph 12.4 above). However the transactions included for analysis here must be distinguished from those used for analysing average prices and indices. The restrictive criterion governing the latter (see paragraph 12.4 above) does not apply here.

18.3 本署根據差餉估價記錄將交易所涉及的物業劃分爲不同的類別。惟因部分交易所涉及的物業與差餉估價記錄或有不符，故此所分析的數字祇可視爲一般概括的指標。

18.3 Attempts are made to group the transactions into distinct property types according to the rating records. There are certain limitations due to the nature of the transactions and their matching with the rating records, thus the figures should be regarded as broad indications.

18.4 在這裏的樓宇買賣交易統計數字應與土地註册處所編製的數字有所區別。土地註册處的總數字包括政府資助房屋單位的首次買賣，但其住宅物業分類數字則不包括居者有其屋計劃、私人機構參建居屋計劃、租者置其屋計劃和可租可買計劃內樓宇的首次買賣。

18.4 The statistics for sales transactions here should be differentiated from those compiled by the Land Registry. The Land Registry's overall figures include primary sales of Government-subsidised housing units, but its residential property classification figures do not include primary sales under the Home Ownership, Private Sector Participation, Tenants Purchase, and Buy or Rent Option schemes.

圖表
Tables

私人住宅		**Private Domestic**
1	各類單位總存量及空置量	Stock and Vacancy by Class
2	各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
3	拆卸量、落成量及各類單位總存量	Demolition, Completions and Stock by Class
4	各類單位拆卸量及落成量	Demolition and Completions by Class
5	各類單位落成量	Completions by Class
6	不同面積單位落成量	Completions by Size
7	各區落成量及預測落成量	Completions and Forecast Completions by District
8	各區不同類別單位預測落成量	Forecast Completions by Class and District
9	各區空置量	Vacancy by District
10	整體空置趨勢	Overall Vacancy Trends
11	各類單位落成後使用方式	Mode of Occupation after Completion by Class
12	各類單位平均租金	Average Rents by Class
13	各類單位平均售價	Average Prices by Class
14	各類單位租金指數	Rental Indices by Class
15	各類單位售價指數	Price Indices by Class
16	較受歡迎屋苑 - 每月售價指數	Selected Popular Developments - Monthly Price Indices

住宅樓宇：房屋委員會及房屋協會		**Domestic : Housing Authority and Housing Society**
17	居者有其屋計劃、私人機構參建居屋計劃及租者置其屋計劃 - 各區總存量、落成量及預測落成量	Home Ownership, Private Sector Participation and Tenants Purchase Schemes - Stock, Completions and Forecast Completions by District
18	市區改善計劃、住宅發售計劃及夾心階層住屋計劃 - 各區總存量、落成量及預測落成量	Urban Improvement, Flat-for-sale and Sandwich Class Housing Schemes - Stock, Completions and Forecast Completions by District
19	政府資助房屋單位 房屋委員會各房屋計劃 首次出售樓宇 - 買賣宗數、平均售價及總值	Government-subsidised Housing Units Housing Authority Primary Sales by Housing Scheme - Number of Transactions, Average Prices and Total Consideration
20	政府資助房屋單位 房屋協會各房屋計劃 首次出售樓宇 - 買賣宗數、平均售價及總值	Government-subsidised Housing Units Housing Society Primary Sales by Housing Scheme - Number of Transactions, Average Prices and Total Consideration

圖表
Tables

21	政府資助房屋單位 按限制條件出售樓宇 - 買賣宗數及總值	Government-subsidised Housing Units Restricted Sales - Number of Transactions and Total Consideration
22	政府資助房屋單位 按限制條件出售樓宇 - 平均售價及售價指數	Government-subsidised Housing Units Restricted Sales - Average Prices and Price Indices
23	公共租住屋邨 - 各區總存量、落成量及預測落成量	Public Rental Estates - Stock, Completions and Forecast Completions by District
政府所擁有的宿舍		**Domestic : Government Owned Quarters**
24	各類單位總存量、落成量及預測落成量	Stock, Completions and Forecast Completions by Class
私人寫字樓		**Private Office**
25	各區不同級別總存量及空置量	Stock and Vacancy by Grade and District
26	各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
27	各級別拆卸量、落成量及總存量	Demolition, Completions and Stock by Grade
28	各區落成量及預測落成量	Completions and Forecast Completions by District
29	各區不同級別預測落成量	Forecast Completions by Grade and District
30	各區空置量	Vacancy by District
31	整體空置趨勢	Overall Vacancy Trends
32	各區不同級別平均租金	Average Rents by Grade and District
33	各區不同級別平均售價	Average Prices by Grade and District
34	各級別租金及售價指數	Rental and Price Indices by Grade
35	核心地區甲級寫字樓 - 租金及售價指數	Grade A in Core Districts - Rental and Price Indices
政府所擁有的寫字樓		**Government Owned Office**
36	各級別總存量及預測落成量	Stock and Forecast Completions by Grade

圖表
Tables

私人商業樓宇		**Private Commercial**
37	各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
38	拆卸量、落成量及總存量	Demolition, Completions and Stock
39	各區落成量及預測落成量	Completions and Forecast Completions by District
40	各區空置量	Vacancy by District
41	整體空置趨勢	Overall Vacancy Trends
42	零售業樓宇 - 平均租金	Private Retail Premises - Average Rents
43	零售業樓宇 - 平均售價	Private Retail Premises - Average Prices
44	零售業樓宇 - 租金及售價指數	Private Retail Premises - Rental and Price Indices
商業樓宇		**Commercial**
45	房屋委員會	Housing Authority
	- 各區總存量、空置量、落成量及預測落成量	- Stock, Vacancy, Completions and Forecast Completions by District
46	房屋協會	Housing Society
	- 各區總存量、空置量、落成量及預測落成量	- Stock, Vacancy, Completions and Forecast Completions by District
私人分層工廠大廈		**Private Flatted Factories**
47	各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
48	拆卸量、落成量及總存量	Demolition, Completions and Stock
49	各區落成量及預測落成量	Completions and Forecast Completions by District
50	各區不同面積單位落成量	Completions by Size and District
51	各區空置量	Vacancy by District
52	各區不同面積單位空置量	Vacancy by Size and District
53	整體空置趨勢	Overall Vacancy Trends
54	平均租金	Average Rents
55	平均售價	Average Prices
56	租金及售價指數	Rental and Price Indices
57	選定地區的高質素樓宇	High Quality Developments in Selected Districts
	- 平均售價	- Average Prices

圖表
Tables

分層工廠大廈		**Flatted Factories**
58	房屋委員會 - 各區總存量及空置量	Housing Authority - Stock and Vacancy by District
私人工業 / 寫字樓綜合樓宇		**Private Industrial / Office**
59	各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
60	各區落成量及預測落成量	Completions and Forecast Completions by District
61	整體空置趨勢	Overall Vacancy Trends
私人專業廠房		**Private Specialised Factories**
62	各區總存量及落成量	Stock and Completions by District
63	各區落成量及預測落成量	Completions and Forecast Completions by District
私人貨倉		**Private Storage**
64	各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
65	各區落成量及預測落成量	Completions and Forecast Completions by District
66	各區空置量	Vacancy by District
67	整體空置趨勢	Overall Vacancy Trends
私人物業的市場回報率		**Private Property Market Yields**
68	住宅、寫字樓、分層工廠大廈及零售業樓宇的市場回報率	Market Yields for Domestic, Office, Flatted Factories and Retail Premises
物業買賣		**Sales Transactions**
69	各類物業買賣宗數	Number of Sales Transactions by Property Type
70	各類物業買賣總值	Considerations of Sales Transactions by Property Type

TABLE 表 1

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

(單位數目 No. of units)

類別 Class	面積 Size Range (平方米 m^2)	1999 年底總存量 Stock (at year end)		1999 年底空置數目 No. Vacant (at year end)	空置百分率 % Vacant
A	< 20.0	11 233	354 000	14 837	4.2
	20 - 29.9	119 016			
	30 - 39.9	223 751			
B	40 - 49.9	195 170	468 513	31 624	6.7
	50 - 59.9	153 185			
	60 - 69.9	120 158			
C	70 - 79.9	50 628	102 180	8 287	8.1
	80 - 89.9	30 064			
	90 - 99.9	21 488			
D	100 - 119.9	25 399	49 586	2 974	6.0
	120 - 139.9	15 154			
	140 - 159.9	9 033			
E	160 - 199.9	11 000	23 354	1 417	6.1
	200 - 239.9	7 706			
	240 - 279.9	2 410			
	> 279.9	2 238			
所有類別	**ALL CLASSES**	**997 633**	**997 633**	**59 139**	**5.9**

TABLE 表 2

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

(單位數目 No. of units)

地區	District	1998 年底總存量 Stock (at year end)	1999 落成量 Completions	落成量佔 1998 年總存量的百分率 Completions as a % of 1997 Stock	1999 年底總存量 Stock (at year end)	1999 年底空置數目 No. Vacant (at year end)	空置百分率 % Vacant
西區	West	40 755	285	0.7	41 036	928	2.3
上環	Sheung Wan	12 727	308	2.4	13 011	464	3.6
中區	Central	4 221	124	2.9	4 337	387	8.9
灣仔	Wan Chai	27 731	382	1.4	28 063	1 092	3.9
半山區	Mid-levels	29 680	331	1.1	30 007	1 289	4.3
山頂	Peak	2 319	12	0.5	2 340	163	7.0
銅鑼灣	Causeway Bay	27 432	217	0.8	27 589	647	2.3
北角	North Point	89 390	-	-	89 354	1 904	2.1
筲箕灣	Shau Kei Wan	28 670	666	2.3	29 336	1 800	6.1
香港仔	Aberdeen	25 423	235	0.9	25 658	983	3.8
南區	South	7 606	81	1.1	7 682	632	8.2
港島	**HONG KONG**	**295 954**	**2 641**	**0.9**	**298 413**	**10 289**	**3.4**
尖沙咀	Tsim Sha Tsui	15 944	499	3.1	16 429	1 174	7.1
油麻地	Yau Ma Tei	33 350	194	0.6	33 559	857	2.6
旺角	Mong Kok	34 214	-	-	34 177	907	2.7
紅磡	Hung Hom	54 532	993	1.8	55 519	2 513	4.5
何文田	Ho Man Tin	16 801	-	-	16 801	326	1.9
九龍	**KOWLOON**	**154 841**	**1 686**	**1.1**	**156 485**	**5 777**	**3.7**
長沙灣	Cheung Sha Wan	53 567	329	0.6	53 900	1 789	3.3
石硤尾	Shek Kip Mei	6 130	260	4.2	6 390	223	3.5
九龍塘	Kowloon Tong	6 427	16	0.2	6 431	184	2.9
黃大仙	Wong Tai Sin	19 732	1 255	6.4	20 957	2 205	10.5
觀塘	Kwun Tong	47 155	-	-	47 155	1 963	4.2
新九龍	**NEW KOWLOON**	**133 011**	**1 860**	**1.4**	**134 833**	**6 364**	**4.7**
荃灣	Tsuen Wan	83 841	5 521	6.6	89 359	5 613	6.3
屯門	Tuen Mun	49 236	2 899	5.9	52 128	4 585	8.8
元朗	Yuen Long	66 452	1 825	2.7	68 262	3 838	5.6
北區	North	29 011	3 698	12.7	32 718	3 836	11.7
大埔	Tai Po	36 580	1 128	3.1	37 711	2 487	6.6
沙田	Sha Tin	62 504	3 159	5.1	65 685	3 918	6.0
西貢	Sai Kung	24 079	9 204	38.2	33 283	10 020	30.1
離島	Outlying Islands	27 069	1 701	6.3	28 756	2 412	8.4
新界	**NEW TERRITORIES**	**378 772**	**29 135**	**7.7**	**407 902**	**36 709**	**9.0**
全港	**OVERALL**	**962 578**	**35 322**	**3.7**	**997 633**	**59 139**	**5.9**

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

(單位數目 No. of units)

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	各類單位總存量（年底計算）Stock by Class (at year end) A	B	C	D	E	總數 Total
1995	港島	Hong Kong	1 319	5 068	101 138 *	122 248 *	33 930 *	22 647 *	13 479 *	293 442 *
	九龍	Kowloon	603	1 759	65 198 *	64 257 *	17 822 *	5 352 *	943 *	153 572 *
	新九龍	New Kowloon	178	1 033	52 079 *	61 408 *	10 161 *	4 649 *	945 *	129 242 *
	新界	New Territories	316	14 761	119 824 *	154 756 *	24 485 *	11 928 *	5 551 *	316 544 *+
	全港	**OVERALL**	**2 416**	**22 621**	**338 239 ***	**402 669 ***	**86 398 ***	**44 576 ***	**20 918 ***	**892 800 ***
1996	港島	Hong Kong	788	3 596	101 774 *	123 523 *	34 445 *	22 719 *	13 628 *	296 089 *
	九龍	Kowloon	456	833	65 379 *	64 179 *	17 922 *	5 510 *	950 *	153 940 *
	新九龍	New Kowloon	81	1 258	52 748 *	62 352 *	9 755 *	4 652 *	933 *	130 440 *
	新界	New Territories	227	14 188	126 937 *	165 869 *	29 226 *	14 361 *	6 325 *	342 718 *+
	全港	**OVERALL**	**1 552**	**19 875**	**346 838 ***	**415 923 ***	**91 348 ***	**47 242 ***	**21 836 ***	**923 187 ***
1997	港島	Hong Kong	724	1 249	101 981 *	123 407 *	34 522 *	22 361 *	13 809 *	296 080 *
	九龍	Kowloon	236	607	65 765 *	64 025 *	18 084 *	5 531 *	952 *	154 357 *
	新九龍	New Kowloon	118	254	52 216 *	63 065 *	9 835 *	4 661 *	989 *	130 766 *
	新界	New Territories	100	16 092	127 215 *	181 211 *	31 482 *	14 624 *	6 482 *	361 014 *+
	全港	**OVERALL**	**1 178**	**18 202**	**347 177 ***	**431 708 ***	**93 923 ***	**47 177 ***	**22 232 ***	**942 217 ***
1998	港島	Hong Kong	504	878	101 719 *	123 428 *	34 428 *	22 425 *	13 954 *	295 954 *
	九龍	Kowloon	701	2 135	65 188 *	64 547 *	18 682 *	5 483 *	941 *	154 841 *
	新九龍	New Kowloon	109	2 395	52 369 *	64 948 *	9 908 *	4 723 *	1 063 *	133 011 *
	新界	New Territories	75	16 870	127 566 *	194 741 *	33 779 *	15 822 *	6 864 *	378 772 *+
	全港	**OVERALL**	**1 389**	**22 278**	**346 842 ***	**447 664 ***	**96 797 ***	**48 453 ***	**22 822 ***	**962 578 ***
1999	港島	Hong Kong	261	2 641	102 619	124 485	34 700	22 451	14 158	298 413
	九龍	Kowloon	57	1 686	65 502	65 350	19 142	5 546	945	156 485
	新九龍	New Kowloon	71	1 860	52 771	66 201	9 899	4 839	1 123	134 833
	新界	New Territories	63	29 135	133 108	212 477	38 439	16 750	7 128	407 902
	全港	**OVERALL**	**452**	**35 322**	**354 000**	**468 513**	**102 180**	**49 586**	**23 354**	**997 633**

* 總存量已經調整，以配合差餉估價記錄。

\+ 出現差異的主要原因，是對下列單位進行差餉估價：

(1) 解除指定鄉村區內曾獲豁免評估差餉的村屋及

(2) 根據中英聯合聲明附件三徵收地租的物業。

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

\+ Discrepancy is mainly due to assessments raised in connection with

(1) de-designated village areas where village type houses were formerly exempted from assessement to rates and

(2) Annex III to the Sino-British Joint Declaration for charging Government rent.

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

(單位數目 No. of units)

年 Year	區域	Area	拆卸量 Demolition A	B	C	D	E	總數 Total	落成量 Completions A	B	C	D	E	總數 Total
1995	港島	Hong Kong	433	579	191	45	71	1 319	1 240	2 326	1 294	27	181	5 068
	九龍	Kowloon	58	176	90	29	250	603	568	633	326	202	30	1 759
	新九龍	New Kowloon	91	49	20	12	6	178	261	593	120	54	5	1 033
	新界	New Territories	94	103	39	68	12	316	2 027	9 138	2 137	1 306	153	14 761
	全港	**OVERALL**	**676**	**907**	**340**	**154**	**339**	**2 416**	**4 096**	**12 690**	**3 877**	**1 589**	**369**	**22 621**
1996	港島	Hong Kong	54	332	201	106	95	788	918	1 125	1 095	275	183	3 596
	九龍	Kowloon	92	247	98	17	2	456	255	177	285	95	21	833
	新九龍	New Kowloon	12	41	4	7	17	81	692	544	6	10	6	1 258
	新界	New Territories	39	94	51	19	24	227	687	8 654	3 726	814	307	14 188
	全港	**OVERALL**	**197**	**714**	**354**	**149**	**138**	**1 552**	**2 552**	**10 500**	**5 112**	**1 194**	**517**	**19 875**
1997	港島	Hong Kong	118	264	141	111	90	724	399	422	214	74	140	1 249
	九龍	Kowloon	21	141	41	33	-	236	360	42	155	49	1	607
	新九龍	New Kowloon	18	43	23	26	8	118	152	42	14	9	37	254
	新界	New Territories	33	38	7	10	12	100	367	13 186	2 066	356	117	16 092
	全港	**OVERALL**	**190**	**486**	**212**	**180**	**110**	**1 178**	**1 278**	**13 692**	**2 449**	**488**	**295**	**18 202**
1998	港島	Hong Kong	120	224	44	56	60	504	392	130	110	64	182	878
	九龍	Kowloon	186	448	58	9	-	701	382	1 079	542	131	1	2 135
	新九龍	New Kowloon	7	24	51	3	24	109	227	1 826	170	57	115	2 395
	新界	New Territories	14	52	1	7	1	75	248	12 952	2 215	1 202	253	16 870
	全港	**OVERALL**	**327**	**748**	**154**	**75**	**85**	**1 389**	**1 249**	**15 987**	**3 037**	**1 454**	**551**	**22 278**
1999	港島	Hong Kong	61	49	37	97	17	261	961	1 106	309	108	157	2 641
	九龍	Kowloon	7	38	12	-	-	57	321	841	472	52	-	1 686
	新九龍	New Kowloon	32	16	9	8	6	71	434	1 269	-	122	35	1 860
	新界	New Territories	13	30	10	4	6	63	5 555	17 766	4 670	906	238	29 135
	全港	**OVERALL**	**113**	**133**	**68**	**109**	**29**	**452**	**7 271**	**20 982**	**5 451**	**1 188**	**430**	**35 322**

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

(單位數目 No. of units)

年 Year	A	B	C	D	E	所有類別 All Classes
1990	7 200	17 525	2 695	1 425	555	29 400
1991	4 665	23 600	3 380	1 155	580	33 380
1992	8 557	14 267	2 318	713	367	26 222
1993	8 056	15 663	2 975	737	242	27 673
1994	9 493	18 649	4 033	1 719	279	34 173
1995	4 096	12 690	3 877	1 589	369	22 621
1996	2 552	10 500	5 112	1 194	517	19 875
1997	1 278	13 692	2 449	488	295	18 202
1998	1 249	15 987	3 037	1 454	551	22 278
1999	7 271	20 982	5 451	1 188	430	35 322
平均數 AVERAGE 1990 - 1999	**5 442**	**16 356**	**3 533**	**1 166**	**419**	**26 915 ***

* 由於以四捨五入計算，所以表面上看來出現誤差。

* Apparent error due to rounding.

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

(單位數目 No. of units)

類別 Class	面積 Size Range (平方米 m^2)	1995	1996	1997	1998	1999 港島 Hong Kong	1999 九龍 Kowloon	1999 新九龍 New Kowloon	1999 新界 New Territories	1999 總數 Total
A	< 20.0	112	121	181	79	-	55	10	21	86
	20 - 29.9	1 033	665	474	488	312	129	286	127	854
	30 - 39.9	2 951	1 766	623	682	649	137	138	5 407	6 331
B	40 - 49.9	4 602	3 134	4 165	5 365	499	124	748	4 636	6 007
	50 - 59.9	3 131	2 615	3 864	3 754	446	600	105	6 291	7 442
	60 - 69.9	4 957	4 751	5 663	6 868	161	117	416	6 839	7 533
C	70 - 79.9	1 973	1 370	980	1 749	139	125	-	3 690	3 954
	80 - 89.9	1 213	2 048	1 016	469	117	325	-	741	1 183
	90 - 99.9	691	1 694	453	819	53	22	-	239	314
D	100 - 119.9	661	400	310	995	6	14	112	714	846
	120 - 139.9	751	434	68	317	65	26	10	103	204
	140 - 159.9	177	360	110	142	37	12	-	89	138
E	160 - 199.9	138	407	237	224	60	-	15	101	176
	200 - 239.9	65	31	22	140	62	-	4	65	131
	240 - 279.9	104	42	13	106	13	-	1	17	31
	> 279.9	62	37	23	81	22	-	15	55	92
所有類別	**OVERALL**	**22 621**	**19 875**	**18 202**	**22 278**	**2 641**	**1 686**	**1 860**	**29 135**	**35 322**

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

(單位數目 No. of units)

地區	District	1995	1996	1997	1998	各類單位落成量 1999 by Class A	B	C	D	E	總數 Total	平均落成量 Average 1995-1999	預測落成量 Forecast [2000]	[2001]
西區	West	545	538	209	117	173	112	-	-	-	285	339	654	2 460
上環	Sheung Wan	152	261	48	-	280	28	-	-	-	308	154	232	10
中區	Central	48	7	68	56	44	80	-	-	-	124	61	-	-
灣仔	Wan Chai	328	283	54	-	53	78	247	4	-	382	209	170	342
半山區	Mid-levels	916	1 187	322	239	-	165	-	98	68	331	599	463	589
山頂	Peak	56	19	7	62	-	-	-	-	12	12	31	50	373
銅鑼灣	Causeway Bay	306	160	76	190	125	35	52	1	4	217	190	125	444
北角	North Point	504	824	214	24	-	-	-	-	-	-	313	672	445
筲箕灣	Shau Kei Wan	92	163	121	88	286	374	4	2	-	666	226	40	4 020
香港仔	Aberdeen	2 009	46	54	-	-	234	1	-	-	235	469	160	94
南區	South	112	108	76	102	-	-	5	3	73	81	96	67	177
港島	**HONG KONG**	**5 068**	**3 596**	**1 249**	**878**	**961**	**1 106**	**309**	**108**	**157**	**2 641**	**2 687 ***	**2 633**	**8 954**
尖沙咀	Tsim Sha Tsui	155	-	195	36	52	251	145	51	-	499	177	1 781	-
油麻地	Yau Ma Tei	404	411	218	10	134	56	4	-	-	194	247	3 108	1 581
旺角	Mong Kok	84	136	106	8	-	-	-	-	-	-	67	122	182
紅磡	Hung Hom	605	247	61	1 112	135	534	323	1	-	993	604	1 400	3 072
何文田	Ho Man Tin	511	39	27	969	-	-	-	-	-	-	309	258	175
九龍	**KOWLOON**	**1 759**	**833**	**607**	**2 135**	**321**	**841**	**472**	**52**	**-**	**1 686**	**1 404**	**6 669**	**5 010**
長沙灣	Cheung Sha Wan	161	646	188	248	199	128	-	2	-	329	314	2 745	451
石硤尾	Shek Kip Mei	441	18	46	387	36	85	-	120	19	260	230	-	23
九龍塘	Kowloon Tong	8	10	20	26	-	-	-	-	16	16	16	246	102
黃大仙	Wong Tai Sin	423	584	-	1 694	199	1 056	-	-	-	1 255	791	186	202
觀塘	Kwun Tong	-	-	-	40	-	-	-	-	-	-	8	-	-
新九龍	**NEW KOWLOON**	**1 033**	**1 258**	**254**	**2 395**	**434**	**1 269**	**-**	**122**	**35**	**1 860**	**1 359 ***	**3 177**	**778**
荃灣	Tsuen Wan	1 154	278	2 462	2 283	100	3 697	1 712	8	4	5 521	2 340	2 825	1 226
屯門	Tuen Mun	762	641	1 153	2 469	585	1 474	251	567	22	2 899	1 585	3 834	576
元朗	Yuen Long	4 179	4 619	5 186	2 319	121	1 396	243	64	1	1 825	3 626	1 693	3 103
北區	North	3 178	1 028	682	2 365	1 981	1 517	169	28	3	3 698	2 190	2 041	700
大埔	Tai Po	1 356	2 202	2 020	3 442	57	859	8	95	109	1 128	2 030	844	890
沙田	Sha Tin	2 622	2 212	1 378	1 857	9	1 777	1 370	3	-	3 159	2 246	2 495	1 637
西貢	Sai Kung	480	2 607	2 577	1 125	2 684	6 101	213	110	96	9 204	3 199	393	2 736
離島	Outlying Islands	1 030	601	634	1 010	18	945	704	31	3	1 701	995	527	4 612
新界	**NEW TERRITORIES**	**14 761**	**14 188**	**16 092**	**16 870**	**5 555**	**17 766**	**4 670**	**906**	**238**	**29 135**	**18 211 ***	**14 652**	**15 480**
全港	**OVERALL**	**22 621**	**19 875**	**18 202**	**22 278**	**7 271**	**20 982**	**5 451**	**1 188**	**430**	**35 322**	**23 661 ***	**27 131**	**30 222**

* 由於以四捨五入計算，所以表面上看來出現誤差。

* Apparent error due to rounding.

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

(單位數目 No. of units)

地區	District	[2000] A	B	C	D	E	所有類別 All Classes	[2001] A	B	C	D	E	所有類別 All Classes
西區	West	126	476	46	-	6	654	113	544	865	930	8	2 460
上環	Sheung Wan	73	155	-	4	-	232	-	-	-	-	10	10
中區	Central	-	-	-	-	-	-	-	-	-	-	-	-
灣仔	Wan Chai	34	136	-	-	-	170	294	48	-	-	-	342
半山區	Mid-levels	104	128	162	62	7	463	48	38	224	108	171	589
山頂	Peak	-	-	-	26	24	50	-	-	68	48	257	373
銅鑼灣	Causeway Bay	4	25	67	8	21	125	145	241	7	49	2	444
北角	North Point	90	295	245	42	-	672	211	85	149	-	-	445
筲箕灣	Shau Kei Wan	40	-	-	-	-	40	198	3 320	474	28	-	4 020
香港仔	Aberdeen	-	156	2	2	-	160	46	48	-	-	-	94
南區	South	-	-	-	22	45	67	-	-	-	28	149	177
港島	**HONG KONG**	**471**	**1 371**	**522**	**166**	**103**	**2 633**	**1 055**	**4 324**	**1 787**	**1 191**	**597**	**8 954**
尖沙咀	Tsim Sha Tsui	112	374	1 289	3	3	1 781	-	-	-	-	-	-
油麻地	Yau Ma Tei	80	1 170	1 164	576	118	3 108	187	967	400	15	12	1 581
旺角	Mong Kok	38	80	4	-	-	122	178	2	2	-	-	182
紅磡	Hung Hom	282	502	304	312	-	1 400	440	1 780	528	324	-	3 072
何文田	Ho Man Tin	34	-	156	62	6	258	32	16	95	24	8	175
九龍	**KOWLOON**	**546**	**2 126**	**2 917**	**953**	**127**	**6 669**	**837**	**2 765**	**1 025**	**363**	**20**	**5 010**
長沙灣	Cheung Sha Wan	217	1 299	1 022	203	4	2 745	388	63	-	-	-	451
石硤尾	Shek Kip Mei	-	-	-	-	-	-	-	-	-	22	1	23
九龍塘	Kowloon Tong	-	11	22	180	33	246	-	72	-	24	6	102
黃大仙	Wong Tai Sin	-	124	62	-	-	186	44	158	-	-	-	202
觀塘	Kwun Tong	-	-	-	-	-	-	-	-	-	-	-	-
新九龍	**NEW KOWLOON**	**217**	**1 434**	**1 106**	**383**	**37**	**3 177**	**432**	**293**	**-**	**46**	**7**	**778**
荃灣	Tsuen Wan	74	2 161	566	24	-	2 825	-	1 225	-	-	1	1 226
屯門	Tuen Mun	688	2 962	166	4	14	3 834	-	576	-	-	-	576
元朗	Yuen Long	46	1 530	72	8	37	1 693	678	2 321	84	20	-	3 103
北區	North	706	1 278	34	2	21	2 041	-	700	-	-	-	700
大埔	Tai Po	51	631	4	94	64	844	-	604	-	208	78	890
沙田	Sha Tin	5	1 281	1 054	153	2	2 495	896	598	136	-	7	1 637
西貢	Sai Kung	-	392	-	-	1	393	96	1 928	500	212	-	2 736
離島	Outlying Islands	-	345	108	60	14	527	825	2 214	1 409	136	28	4 612
新界	**NEW TERRITORIES**	**1 570**	**10 580**	**2 004**	**345**	**153**	**14 652**	**2 495**	**10 166**	**2 129**	**576**	**114**	**15 480**
全港	**OVERALL**	**2 804**	**15 511**	**6 549**	**1 847**	**420**	**27 131**	**4 819**	**17 548**	**4 941**	**2 176**	**738**	**30 222**

TABLE 表 9

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

(單位數目 No. of units)

地區	District	1995	1996	1997	1998	1999	佔年底總存量的百分率 As a % of Year End Stock
西區	West	992	489	594	964	928	2.3
上環	Sheung Wan	435	538	443	405	464	3.6
中區	Central	215	122	334	398	387	8.9
灣仔	Wan Chai	758	513	925	875	1 092	3.9
半山區	Mid-levels	1 377	903	1 202	1 195	1 289	4.3
山頂	Peak	58	83	161	171	163	7.0
銅鑼灣	Causeway Bay	694	605	492	912	647	2.3
北角	North Point	983	1 044	1 103	1 968	1 904	2.1
筲箕灣	Shau Kei Wan	55	299	253	373	1 800	6.1
香港仔	Aberdeen	845	327	430	592	983	3.8
南區	South	290	282	428	812	632	8.2
港島	**HONG KONG**	**6 702**	**5 205**	**6 365**	**8 665**	**10 289**	**3.4**
尖沙咀	Tsim Sha Tsui	330	389	314	1 118	1 174	7.1
油麻地	Yau Ma Tei	998	1 244	1 317	969	857	2.6
旺角	Mong Kok	145	676	638	668	907	2.7
紅磡	Hung Hom	1 079	576	1 000	1 725	2 513	4.5
何文田	Ho Man Tin	678	524	311	1 063	326	1.9
九龍	**KOWLOON**	**3 230**	**3 409**	**3 580**	**5 543**	**5 777**	**3.7**
長沙灣	Cheung Sha Wan	885	1 446	848	2 251	1 789	3.3
石硤尾	Shek Kip Mei	273	116	202	642	223	3.5
九龍塘	Kowloon Tong	57	92	227	297	184	2.9
黃大仙	Wong Tai Sin	290	699	419	1 267	2 205	10.5
觀塘	Kwun Tong	817	542	900	1 049	1 963	4.2
新九龍	**NEW KOWLOON**	**2 322**	**2 895**	**2 596**	**5 506**	**6 364**	**4.7**
荃灣	Tsuen Wan	1 957	894	2 591	2 307	5 613	6.3
屯門	Tuen Mun	2 458	1 399	819	1 244	4 585	8.8
元朗	Yuen Long	6 685	7 386	6 552	4 160	3 838	5.6
北區	North	5 084	2 606	1 080	2 681	3 836	11.7
大埔	Tai Po	1 165	1 549	2 799	4 322	2 487	6.6
沙田	Sha Tin	4 907	4 477	4 311	4 805	3 918	6.0
西貢	Sai Kung	919	2 780	3 384	2 150	10 020	30.1
離島	Outlying Islands	773	1 449	1 906	2 445	2 412	8.4
新界	**NEW TERRITORIES**	**23 948**	**22 540**	**23 442**	**24 114**	**36 709**	**9.0**
全港	**OVERALL**	**36 202**	**34 049**	**35 983**	**43 828**	**59 139**	**5.9**

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

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	單位總數 Total no. of units	空置數目 No. vacant	空置百分率 % vacant	單位總數 Total no. of units	空置數目 No. vacant	空置百分率 % vacant	空置數目 No. vacant	佔總存量的百分率 % of total stock
1995	22 621	14 470	64.0	863 056	21 732	2.5	36 202	4.1
1996	19 875	12 496	62.9	891 365	21 553	2.4	34 049	3.7
1997	18 202	13 271	72.9	921 926	22 712	2.5	35 983	3.8
1998	22 278	14 289	64.1	940 978	29 539	3.1	43 828	4.5
1999	35 322	26 863	76.1	962 311	32 276	3.4	59 139	5.9

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

類別 Class	區域	Area	於 1999 年評估差餉時申報爲已入住的單位數目 No. of Units Valued in 1999 and Reported as Wholly Occupied	業主自住 Owner Occupied 單位數目 No. of Units	百分率 %	出租 Let 單位數目 No. of Units	百分率 %
A	港島	Hong Kong	203	145	71.4	58	28.6
	九龍	Kowloon	198	124	62.6	74	37.4
	新九龍	New Kowloon	96	81	84.4	15	15.6
	新界	New Territories	510	404	79.2	106	20.8
	全港	**OVERALL**	**1 007**	**754**	**74.9**	**253**	**25.1**
B	港島	Hong Kong	124	44	35.5	80	64.5
	九龍	Kowloon	476	302	63.4	174	36.6
	新九龍	New Kowloon	1 476	1 290	87.4	186	12.6
	新界	New Territories	5 851	4 773	81.6	1 078	18.4
	全港	**OVERALL**	**7 927**	**6 409**	**80.9**	**1 518**	**19.1**
C	港島	Hong Kong	39	7	17.9	32	82.1
	九龍	Kowloon	244	179	73.4	65	26.6
	新九龍	New Kowloon	96	78	81.3	18	18.8
	新界	New Territories	1 416	1 151	81.3	265	18.7
	全港	**OVERALL**	**1 795**	**1 415**	**78.8**	**380**	**21.2**
D	港島	Hong Kong	41	2	4.9	39	95.1
	九龍	Kowloon	78	24	30.8	54	69.2
	新九龍	New Kowloon	4	3	75.0	1	25.0
	新界	New Territories	325	275	84.6	50	15.4
	全港	**OVERALL**	**448**	**304**	**67.9**	**144**	**32.1**
E	港島	Hong Kong	123	4	3.3	119	96.7
	九龍	Kowloon	10	-	-	10	100.0
	新九龍	New Kowloon	24	18	75.0	6	25.0
	新界	New Territories	148	103	69.6	45	30.4
	全港	**OVERALL**	**305**	**125**	**41.0**	**180**	**59.0**
所有類別 All Classes	港島	Hong Kong	530	202	38.1	328	61.9
	九龍	Kowloon	1 006	629	62.5	377	37.5
	新九龍	New Kowloon	1 696	1 470	86.7	226	13.3
	新界	New Territories	8 250	6 706	81.3	1 544	18.7
	全港	**OVERALL**	**11 482**	**9 007**	**78.4**	**2 475**	**21.6**

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

(每平方米月租 $ / m² per month)

類別 Class	區域	Area	1998 第一季 1st Quarter	1998 第二季 2nd Quarter	1998 第三季 3rd Quarter	1998 第四季 4th Quarter	1998 全年 Whole Year	1999 第一季 1st Quarter	1999 第二季 2nd Quarter	1999 第三季* 3rd * Quarter	1999 第四季* 4th * Quarter	1999 全年* Whole* Year
A	港島	Hong Kong	244	232	220	196	219	195	192	195	188	193
	九龍	Kowloon	215	208	193	185	197	177	179	180	181	179
	新九龍	New Kowloon	196	187	181	170	181	164	166	170	168	167
	新界	New Territories	152	156	148	140	148	133	130	132	139	133
B	港島	Hong Kong	241	241	217	193	220	200	195	201	189	197
	九龍	Kowloon	180	172	159	161	165	158	148	144	158	151
	新九龍	New Kowloon	192	188	171	158	173	168	163	167	159	165
	新界	New Territories	158	144	127	121	134	117	114	115	126	116
C	港島	Hong Kong	329	302	272	242	282	245	247	252	246	248
	九龍	Kowloon	240	230	196	185	207	181	176	182	202	183
	新九龍	New Kowloon	216	179	213	187	198	181	190	175	178	182
	新界	New Territories	180	176	155	146	162	146	137	136	148	141
D	港島	Hong Kong	365	332	308	280	315	272	277	274	267	273
	九龍	Kowloon	293	281	206	210	240	202	190	195	183	194
	新九龍	New Kowloon	(249)	(223)	(205)	(193)	208	176	182	180	(182)	179
	新界	New Territories	245	204	180	176	193	183	170	172	182	177
E	港島	Hong Kong	404	374	354	307	354	304	303	312	295	305
	九龍	Kowloon	(240)	(223)	(204)	(220)	219	(212)	(211)	(174)	(187)	197
	新九龍	New Kowloon	(241)	(249)	(184)	(156)	190	179	(218)	(204)	(190)	190
	新界	New Territories	186	190	185	173	184	179	169	173	184	175

* 臨時數字

( ) 表示少於 20 宗交易。

* Provisional

( ) Indicates fewer than 20 transactions.

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

(每平方米售價 $/m²)

類別 Class	區域	Area	1998 第一季 1st Quarter	1998 第二季 2nd Quarter	1998 第三季 3rd Quarter	1998 第四季 4th Quarter	1998 全年 Whole Year	1999 第一季 1st Quarter	1999 第二季* 2nd* Quarter	1999 第三季* 3rd* Quarter	1999 第四季* 4th* Quarter	1999 全年* Whole* Year
A	港島	Hong Kong	62 225	55 834	43 957	41 898	50 687	42 777	43 122	41 434	38 227	41 750
	九龍	Kowloon	50 582	45 488	37 652	36 863	42 155	37 424	37 163	34 325	33 558	35 909
	新九龍	New Kowloon	49 417	44 049	37 533	35 488	41 422	35 749	35 652	34 527	33 469	34 996
	新界	New Territories	50 201	44 889	36 886	35 614	42 063	36 830	36 961	35 061	32 742	35 709
B	港島	Hong Kong	70 602	62 507	49 727	48 655	57 203	50 010	50 221	49 664	45 757	49 204
	九龍	Kowloon	50 311	41 042	37 476	36 731	40 880	35 995	35 102	31 593	31 102	33 597
	新九龍	New Kowloon	58 452	51 164	41 452	39 774	47 876	39 684	40 616	38 996	37 888	39 392
	新界	New Territories	49 533	43 770	36 270	34 769	40 935	35 682	36 336	34 880	32 628	35 096
C	港島	Hong Kong	87 992	76 503	61 936	59 135	71 676	61 645	63 017	59 322	57 779	60 775
	九龍	Kowloon	75 926	59 630	60 422	49 804	61 639	46 308	44 067	40 794	38 431	42 887
	新九龍	New Kowloon	64 526	56 400	45 465	43 189	51 428	45 880	46 798	42 547	44 901	45 156
	新界	New Territories	60 816	51 723	41 179	41 666	49 259	42 045	41 439	40 075	40 077	41 055
D	港島	Hong Kong	94 885	79 886	65 262	65 840	77 009	63 326	66 655	67 076	64 896	65 478
	九龍	Kowloon	84 589	74 521	72 636	56 327	71 109	58 871	46 172	49 614	45 416	50 345
	新九龍	New Kowloon	73 493	65 690	49 088	51 861	59 678	49 106	53 680	50 514	51 509	51 512
	新界	New Territories	63 452	56 174	44 403	45 465	51 977	49 645	45 876	45 670	46 279	47 139
E	港島	Hong Kong	107 326	93 902	73 160	75 550	88 213	72 071	77 887	79 824	82 125	77 665
	九龍	Kowloon	(117 626)	(84 421)	(103 512)	(67 098)	96 633	(54 505)	(52 298)	(58 802)	(53 539)	54 951
	新九龍	New Kowloon	(101 086)	(81 651)	(66 625)	(70 713)	79 249	(72 560)	(79 941)	(75 512)	(61 675)	74 243
	新界	New Territories	65 032	64 087	50 427	52 175	56 499	47 795	47 119	45 330	47 311	47 047

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional
( ) Indicates fewer than 20 transactions.

私人住宅 - 各類單位租金指數
PRIVATE DOMESTIC - RENTAL INDICES BY CLASS
(1989 = 100)

年份 / 季度 Year / Quarter		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
1990		116	113	112	103	98	114	101	110
1991		125	123	122	110	99	124	104	119
1992		134	133	138	127	114	134	120	130
1993		140	140	148	142	133	142	137	140
1994		161	167	183	184	181	167	183	170
1995		165	170	186	187	188	171	188	174
1996		165	170	181	177	179	169	178	171
1997		185	193	205	202	205	191	204	194
1998		162	157	164	168	172	160	170	161
1999 *		144	142	146	145	148	143	146	144
1996	1	163	165	179	175	173	166	174	168
	2	164	167	178	172	176	167	174	169
	3	166	171	182	178	182	170	180	172
	4	167	176	185	183	183	174	183	175
1997	1	177	184	197	193	191	183	192	185
	2	183	193	204	199	203	190	201	193
	3	190	199	210	209	212	197	211	200
	4	188	197	207	208	212	195	210	198
1998	1	177	170	183	189	193	175	191	178
	2	169	164	174	178	179	167	178	169
	3	155	149	156	158	164	152	161	153
	4	148	143	144	148	152	145	149	146
1999	1	147	144	146	149	149	145	149	146
	2	145	142	146	146	148	144	147	144
	3 *	144	143	146	144	147	144	145	144
	4 *	139	139	144	140	147	140	143	141

* 臨時數字

* Provisional

私人住宅 - 各類單位售價指數
PRIVATE DOMESTIC - PRICE INDICES BY CLASS
(1989=100)

年份 / 季度 Year / Quarter		A	B	C	A, B & C	D & E	所有類別 All Classes
1990		112	111	113	112	105	111
1991		153	155	156	154	135	153
1992		210	219	229	216	205	215
1993		223	244	261	237	250	237
1994		263	306	341	290	351	293
1995		252	282	306	270	314	272
1996		269	310	334	295	352	298
1997		376	435	488	414	514	420
1998		274	308	336	296	348	299
1999 *		230	264	285	253	301	256
1996	1	252	289	304	275	319	277
	2	261	300	326	286	340	289
	3	270	310	332	295	350	298
	4	294	341	372	324	400	329
1997	1	350	410	457	389	486	395
	2	382	447	497	423	525	429
	3	388	447	505	427	528	433
	4	382	435	491	417	518	422
1998	1	325	364	400	350	416	354
	2	294	331	362	318	373	321
	3	243	271	298	262	305	265
	4	232	265	284	255	297	258
1999	1	238	272	293	261	299	264
	2 *	238	270	291	260	305	263
	3 *	229	264	284	252	302	256
	4 *	216	250	273	239	298	242

* 臨時數字

* Provisional

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

(1995 = 100)

年份 / 月份 Year / Month		中小型單位 Small & Medium			大型單位 Large			整體 Overall		
		市區 Urban	新界 N.T.	全港 All	市區 Urban	新界 N.T.	全港 All	市區 Urban	新界 N.T.	全港 All
1997	1	132.2	127.6	130.0	156.3	150.7	155.0	134.6	128.4	131.7
	2	139.1	134.7	137.0	165.8	159.4	164.3	141.8	135.6	138.9
	3	149.6	147.3	148.5	172.5	170.6	172.1	151.9	148.1	150.2
	4	153.5	164.0	158.5	171.2	176.7	172.5	155.3	164.4	159.5
	5	153.2	160.1	156.5	168.4	171.6	169.1	154.7	160.5	157.4
	6	163.2	165.4	164.2	188.7	193.0	189.7	165.7	166.4	166.0
	7	163.1	165.8	164.4	181.7	190.3	183.7	165.0	166.7	165.8
	8	160.9	162.9	161.9	181.8	178.0	180.9	163.0	163.4	163.2
	9	162.3	164.4	163.3	184.2	182.5	183.8	164.5	165.0	164.7
	10	164.9	167.6	166.2	184.4	190.4	185.8	166.8	168.4	167.5
	11	149.9	155.0	152.3	170.2	181.8	172.9	151.9	155.9	153.7
	12	142.3	145.5	143.8	162.6	167.9	163.8	144.3	146.3	145.2
1998	1	130.8	132.0	131.4	145.2	155.3	147.5	132.2	132.8	132.5
	2	119.4	119.5	119.4	133.9	137.4	134.7	120.8	120.1	120.5
	3	125.0	125.9	125.4	137.0	138.6	137.4	126.2	126.3	126.2
	4	120.5	120.9	120.7	125.4	139.0	128.5	121.0	121.5	121.2
	5	115.6	116.1	115.8	122.0	126.0	122.9	116.2	116.4	116.3
	6	97.1	98.7	97.9	111.4	109.9	111.1	98.5	99.1	98.8
	7	91.9	95.4	93.6	99.2	103.4	100.2	92.6	95.7	94.0
	8	88.4	93.0	90.6	94.6	95.9	94.9	89.0	93.1	90.9
	9	82.1	87.6	84.7	86.4	93.7	88.1	82.5	87.8	84.9
	10	78.8	83.0	80.8	88.0	88.1	88.0	79.7	83.2	81.3
	11	86.0	89.5	87.7	93.3	96.7	94.1	86.7	89.8	88.1
	12	90.5	94.5	92.4	101.0	107.5	102.5	91.5	95.0	93.1
1999	1	91.2	95.2	93.1	100.9	103.1	101.4	92.2	95.5	93.7
	2	90.8	94.4	92.5	95.0	101.6	96.5	91.2	94.7	92.8
	3	91.1	93.8	92.4	97.4	102.2	98.5	91.7	94.1	92.8
	4	93.0	95.1	94.0	102.1	113.8	104.8	93.9	95.8	94.8
	5	94.8	96.8	95.8	102.5	110.6	104.4	95.6	97.3	96.4
	6	93.5	96.9	95.1	103.7	108.0	104.7	94.5	97.3	95.8
	7	92.8	96.3	94.5	103.4	109.8	104.9	93.9	96.8	95.2
	8	92.3	94.7	93.4	100.9	105.9	102.1	93.2	95.1	94.1
	9	88.2	92.4	90.2	98.2	101.8	99.0	89.2	92.7	90.8
	10	87.6	89.5	88.5	100.6	103.6	101.3	88.9	90.0	89.4
	11 *	84.6	88.2	86.3	99.2	101.4	99.7	86.1	88.7	87.3
	12 *	86.9	88.5	87.7	98.0	100.9	98.7	88.0	88.9	88.4

* 臨時數字

技術附註第 14 段對「較受歡迎屋苑」有詳細說明。

* Provisional

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

住宅－居者有其屋計劃、私人機構參建居屋計劃及租者置其屋計劃
各區總存量、落成量及預測落成量
DOMESTIC - HOME OWNERSHIP, PRIVATE SECTOR PARTICIPATION AND TENANTS PURCHASE SCHEMES
STOCK, COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(單位數目 No. of units)

地區	District	居者有其屋及私人機構參建居屋計劃 Home Ownership & Private Sector Participation Schemes						租者置其屋計劃 Tenants Purchase Scheme
		1999 年底總存量 Stock (at year end)			落成量 Completions	預測落成量 Forecast Completions		1999 年底總售出量 Sold (at year end)
		NR*	R #	合計 Total	1999	[2000]	[2001]	
北角	North Point	2 180	-	2 180	-	-	-	-
筲箕灣	Shau Kei Wan	12 578	10 965	23 543	1 035	4 942	-	889
香港仔	Aberdeen	4 682	2 290	6 972	550	-	1 540	2 389
南區	South	360	-	360	-	984	-	-
港島	**HONG KONG**	**19 800**	**13 255**	**33 055**	**1 585**	**5 926**	**1 540**	**3 278**
油麻地	Yau Ma Tei	-	3 908	3 908	-	-	-	-
何文田	Ho Man Tin	1 801	299	2 100	299	-	-	-
九龍	**KOWLOON**	**1 801**	**4 207**	**6 008**	**299**	**-**	**-**	**-**
長沙灣	Cheung Sha Wan	2 714	-	2 714	-	740	-	-
石硤尾	Shek Kip Mei	390	-	390	-	-	-	-
黃大仙	Wong Tai Sin	16 145	5 421	21 566	2 870	2 660	6 047	6 476
觀塘	Kwun Tong	20 163	8 580	28 743	350	-	3 570	1 825
新九龍	**NEW KOWLOON**	**39 412**	**14 001**	**53 413**	**3 220**	**3 400**	**9 617**	**8 301**
荃灣	Tsuen Wan	10 053	1 749	11 802	700	1 856	-	5 558
屯門	Tuen Mun	33 170	6 826	39 996 +	3 026	2 240	-	3 245
元朗	Yuen Long	3 040	6 194	9 234	7 360	7 860	9 402	-
北區	North	10 944	6 214	17 158	-	1 280	-	1 549
大埔	Tai Po	16 892	-	16 892 +	-	-	-	1 865
沙田	Sha Tin	36 278	5 588	41 866	-	3 440	5 456	6 068
西貢	Sai Kung	14 931	15 839	30 770	3 560	-	5 120	-
離島	Outlying Islands	-	2 966	2 966	-	3 200	-	-
新界	**NEW TERRITORIES**	**125 308**	**45 376**	**170 684 +**	**14 646**	**19 876**	**19 978**	**18 285**
全港	**OVERALL**	**186 321**	**76 839**	**263 160 +**	**19 750**	**29 202**	**31 135**	**29 864**

* NR : 不受業權轉讓限制。
\# R : 須受業權轉讓限制。
\+ : 不包括政府宿舍:屯門區的 550 個單位及大埔區的 72 個單位。
資料來源 : 房屋署

* NR : Not subject to restriction on transfer of ownership.
\# R : Subject to restriction on transfer of ownership.
\+ : Excluding government quarters : 550 units in Tuen Mun & 72 units in Tai Po.
Source : Housing Department

住宅－市區改善計劃、住宅發售計劃及夾心階層住屋計劃
各區總存量、落成量及預測落成量

DOMESTIC - URBAN IMPROVEMENT, FLAT-FOR-SALE AND SANDWICH CLASS HOUSING SCHEMES
STOCK, COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(單位數目 No. of units)

地區	District	1999 年底總存量 Stock (at year end)				落成量 Completions	預測落成量 Forecast Completions	
		市區改善計劃* Urban Improvement Scheme*	住宅發售計劃# Flat-for-Sale-Scheme#	夾心階層住屋計劃# Sandwich Class Housing Scheme#	合計 Overall	1999	[2000]	[2001]
西區	West	1 399	-	-	1 399	-	496	-
上環	Sheung Wan	1 015	-	-	1 015	550	-	-
灣仔	Wan Chai	207	-	-	207	-	-	-
銅鑼灣	Causeway Bay	392	-	-	392	-	-	-
北角	North Point	-	1 048	-	1 048	-	-	-
筲箕灣	Shau Kei Wan	10	-	-	10	-	-	-
香港仔	Aberdeen	177	-	992	1 169	-	-	-
港島	**HONG KONG**	**3 200**	**1 048**	**992**	**5 240**	**550**	**496**	**-**
油麻地	Yau Ma Tei	906	-	-	906	-	-	-
旺角	Mong Kok	584	-	-	584	-	-	-
紅磡	Hung Hom	900	892	-	1 792	-	-	-
何文田	Ho Man Tin	-	-	712	712	-	-	-
九龍	**KOWLOON**	**2 390**	**892**	**712**	**3 994**	**-**	**-**	**-**
長沙灣	Cheung Sha Wan	20	-	-	20	-	-	-
石硤尾	Shek Kip Mei	-	728	-	728	-	-	-
黃大仙	Wong Tai Sin	-	784	798	1 582	798	-	472
新九龍	**NEW KOWLOON**	**20**	**1 512**	**798**	**2 330**	**798**	**-**	**472**
荃灣	Tsuen Wan	-	2 654	2 900	5 554	-	-	-
沙田	Sha Tin	-	-	1 390	1 390	-	1 124	-
西貢	Sai Kung	-	2 630	3 654	6 284	1 526	-	-
新界	**NEW TERRITORIES**	**-**	**5 284**	**7 944**	**13 228**	**1 526**	**1 124**	**-**
全港	**OVERALL**	**5 610**	**8 736**	**10 446**	**24 792**	**2 874**	**1 620**	**472**

* : 不受業權轉讓限制。
\# : 須受業權轉讓限制。
資料來源 : 房屋協會

* : Not subject to restriction on transfer of ownership.
\# : Subject to restriction on transfer of ownership.
Source : Housing Society

政府資助房屋單位 — 房屋委員會各房屋計劃首次出售樓宇的買賣宗數、平均售價及總值

GOVERNMENT-SUBSIDISED HOUSING UNITS - HOUSING AUTHORITY PRIMARY SALES BY HOUSING SCHEME

NUMBER OF TRANSACTIONS, AVERAGE PRICES AND TOTAL CONSIDERATION

年份 / 月份 Year / Month	租者置其屋計劃 Tenants Purchase Scheme											
	實用面積少於40平方米 Saleable area less than 40 m^2						實用面積 40平方米或以上 Saleable area 40 m^2 and above					
	首年全額折上折優惠 * First Year Full Credit*		次年半額折上折優惠 # Second Year Half Credit #		無折扣優惠 + Nil Credit +		首年全額折上折優惠 * First Year Full Credit*		次年半額折上折優惠 # Second Year Half Credit #		無折扣優惠 + Nil Credit +	
	買賣宗數 No. of Transactions	平均售價 (每平方米) Average Price ($/$m^2$)	買賣宗數 No. of Transactions	平均售價 (每平方米) Average Price ($/$m^2$)	買賣宗數 No. of Transactions	平均售價 (每平方米) Average Price ($/$m^2$)	買賣宗數 No. of Transactions	平均售價 (每平方米) Average Price ($/$m^2$)	買賣宗數 No. of Transactions	平均售價 (每平方米) Average Price ($/$m^2$)	買賣宗數 No. of Transactions	平均售價 (每平方米) Average Price ($/$m^2$)
1998	5 160	4 618	-	-	-	-	13 432	5 011	-	-	-	-
1999	3 401	4 766	87	8 314	83	11 692	9 637	4 981	44	8 959	114	11 641
1998 1	-	-	-	-	-	-	-	-	-	-	-	-
2	62	4 653	-	-	-	-	187	4 992	-	-	-	-
3	1 361	4 493	-	-	-	-	3 902	4 968	-	-	-	-
4	609	4 592	-	-	-	-	2 003	5 030	-	-	-	-
5	1 021	4 639	-	-	-	-	2 684	5 004	-	-	-	-
6	358	4 287	-	-	-	-	1 024	4 796	-	-	-	-
7	221	4 802	-	-	-	-	550	4 998	-	-	-	-
8	246	4 802	-	-	-	-	535	5 167	-	-	-	-
9	277	4 846	-	-	-	-	559	5 204	-	-	-	-
10	264	4 841	-	-	-	-	444	5 194	-	-	-	-
11	326	4 727	-	-	-	-	697	5 149	-	-	-	-
12	415	4 711	-	-	-	-	847	5 019	-	-	-	-
1999 1	784	4 749	-	-	1	15 870	960	5 189	-	-	2	13 198
2	79	4 627	1	7 703	-	-	137	5 081	1	9 044	-	-
3	9	5 093	-	-	-	-	8	5 057	-	-	-	-
4	405	4 899	-	-	-	-	1 410	5 044	2	9 927	-	-
5	351	4 733	64	8 176	2	12 126	1 503	4 931	19	8 857	1	14 459
6	365	4 598	8	9 623	-	-	1 478	4 725	1	8 830	-	-
7	265	4 754	4	9 491	-	-	792	5 048	1	8 213	-	-
8	211	4 650	-	-	-	-	640	5 015	1	8 392	-	-
9	197	4 813	2	6 417	-	-	583	4 978	2	10 956	-	-
10	179	4 799	2	7 525	7	12 394	568	4 907	2	8 267	8	13 854
11	246	4 868	2	6 977	73	11 555	710	4 994	4	10 265	101	11 448
12	310	4 858	4	8 890	-	-	848	5 111	11	8 369	2	9 574

* 「首年全額折上折優惠」指按定價的四折出售。
\# 「次年半額折上折優惠」指按定價的七折出售。
\+ 「無折扣優惠」指按定價出售，沒有折扣。
由於每期租者置其屋計劃的推出日期有別，所以上述的折扣優惠有效期皆有所不同，而對每月買賣宗數或有所影響。
資料來源：房屋署

* First Year Full Credit refers to sales at 60% discount off listed price.
\# Second Year Half Credit refers to sales at 30% discount off listed price.
\+ Nil Credit refers to sales at listed price with no discounts.
The effective period of the above-mentioned credits for every phase of the Tenants Purchase Scheme is different, hence it may affect the number of transactions for each month.
Source : Housing Department

政府資助房屋單位 — 房屋委員會各房屋計劃首次出售樓宇的買賣宗數、平均售價及總值（續）

GOVERNMENT-SUBSIDISED HOUSING UNITS - HOUSING AUTHORITY PRIMARY SALES BY HOUSING SCHEME

NUMBER OF TRANSACTIONS, AVERAGE PRICES AND TOTAL CONSIDERATION (CONT'D)

年份 / 月份 Year / Month		居者有其屋、私人機構參建居屋及可租可買計劃 Home Ownership, Private Sector Participation and Buy or Rent Option Schemes				所有房屋計劃（包括租者置其屋計劃）的買賣總值（百萬元） All Housing Schemes (including Tenants Purchase Scheme) Total Consideration ($ million)
		實用面積少於40平方米 Saleable area less than 40 m^2		實用面積40平方米或以上 Saleable area 40 m^2 and above		
		買賣宗數 No. of Transactions	平均售價（每平方米） Average Price ($/$m^2$)	買賣宗數 No. of Transactions	平均售價（每平方米） Average Price ($/$m^2$)	
1998		1 768	20 570	18 303	21 722	25 780
1999		3 287	22 848	22 167	20 610	30 229
1998	1	228	26 578	4 523	23 564	5 394
	2	208	19 457	248	18 701	399
	3	-	-	-	-	1 061
	4	-	-	-	-	537
	5	-	-	-	-	750
	6	-	-	-	-	268
	7	-	-	-	-	155
	8	117	18 422	1 520	22 734	2 188
	9	409	22 571	4 531	20 532	5 744
	10	748	18 010	6 799	20 199	7 698
	11	11	26 215	585	32 654	1 179
	12	47	23 717	97	24 015	407
1999	1	453	24 565	4 963	22 432	6 676
	2	548	21 842	3 667	15 647	3 569
	3	-	-	-	-	3
	4	-	-	-	-	386
	5	107	24 414	2 252	22 377	3 321
	6	685	18 899	3 387	22 029	4 731
	7	210	21 059	1 347	17 287	1 585
	8	-	-	-	-	177
	9	-	-	-	-	162
	10	84	26 499	1 084	26 570	1 868
	11	907	25 772	3 998	21 917	6 019
	12	293	21 921	1 469	15 959	1 733

由於四捨五入關係，個別項目的數字加起來可能與總數略有出入。

資料來源 : 房屋署

There may be a slight discrepancy between the sum of individual items and the total owing to rounding.

Source : Housing Department

政府資助房屋單位 — 房屋協會各房屋計劃首次出售樓宇的買賣宗數、平均售價及總值

GOVERNMENT-SUBSIDISED HOUSING UNITS - HOUSING SOCIETY PRIMARY SALES BY HOUSING SCHEME

NUMBER OF TRANSACTIONS, AVERAGE PRICES AND TOTAL CONSIDERATION

年份 / 月份 Year / Month	住宅發售計劃 Flat-for-Sale Scheme				夾心階層房屋計劃 Sandwich Class Housing Scheme		所有房屋計劃的買賣總值（百萬元） All Housing Schemes Total Consideration ($ million)
	實用面積少於 40 平方米 Saleable area less than 40 m^2		實用面積 40 平方米或以上 Saleable area 40 m^2 and above		實用面積 40 平方米或以上 Saleable area 40 m^2 and above		
	買賣宗數 No. of Transactions	平均售價（每平方米） Average Price ($/$m^2$)	買賣宗數 No. of Transactions	平均售價（每平方米） Average Price ($/$m^2$)	買賣宗數 No. of Transactions	平均售價（每平方米） Average Price ($/$m^2$)	
1998	107	39 033	107	32 800	1 192	49 063	3 300
1999	47	25 712	393	31 520	348	43 810	1 482
1998 1	20	42 989	-	-	-	-	26
2	39	41 572	-	-	-	-	48
3	-	-	1	41 301	-	-	2
4	-	-	1	38 454	568	49 548	1 477
5	-	-	-	-	624	48 622	1 521
6	-	-	6	32 085	-	-	9
7	-	-	6	32 885	-	-	10
8	-	-	17	31 553	-	-	26
9	1	39 973	26	33 270	-	-	45
10	28	37 279	25	34 205	-	-	78
11	19	32 195	25	31 340	-	-	58
12	-	-	-	-	-	-	-
1999 1	-	-	4	27 091	-	-	5
2	22	27 517	38	27 935	-	-	69
3	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-
5	-	-	23	34 998	-	-	53
6	17	24 009	217	33 055	-	-	412
7	-	-	-	-	-	-	-
8	-	-	-	-	348	43 810	749
9	-	-	-	-	-	-	-
10	-	-	6	30 275	-	-	13
11	-	-	82	29 402	-	-	142
12	8	24 368	23	28 121	-	-	39

所有夾心階層房屋計劃單位的實用面積均不少於 40 平方米。

資料來源 ： 房屋協會

No unit in Sandwich Class Housing Scheme with saleable area less than 40 m^2

Source : Housing Society

政府資助房屋單位 - 各房屋計劃按限制條件出售樓宇的買賣宗數及總值
GOVERNMENT-SUBSIDISED HOUSING UNITS - RESTRICTED SALES BY HOUSING SCHEME
NUMBER OF TRANSACTIONS AND TOTAL CONSIDERATION

年份 / 月份 Year / Month	房屋委員會 Housing Authority			房屋協會 Housing Society		
	居者有其屋及私人機構參建居屋計劃 Home Ownership and Private Sector Participation Schemes			住宅發售計劃 Flat-for-Sale Scheme		
	買賣宗數 No. of Transactions		買賣總值（百萬元） Total Consideration ($ million)	買賣宗數 No. of Transactions		買賣總值（百萬元） Total Consideration ($ million)
	實用面積 少於 40 平方米 Saleable area less than 40 m^2	實用面積 40 平方米或以上 Saleable area 40 m^2 and above		實用面積 少於 40 平方米 Saleable area less than 40 m^2	實用面積 40 平方米或以上 Saleable area 40 m^2 and above	
1998	145	1 167	1 648	-	19	36
1999 *	560	3 461	5 122	5	178	330
1998 1	11	73	124	-	-	-
2	8	79	125	-	1	3
3	18	76	122	-	1	1
4	12	68	104	-	1	2
5	14	63	94	-	1	1
6	8	77	117	-	1	2
7	14	86	119	-	1	1
8	5	50	66	-	1	3
9	5	45	62	-	4	9
10	9	57	78	-	1	#
11	15	153	200	-	1	2
12	26	340	437	-	6	12
1999 1	80	491	696	2	18	32
2	56	371	519	-	22	36
3	57	292	442	1	18	34
4	25	168	253	-	9	18
5	42	256	384	-	10	18
6 *	42	335	498	1	24	44
7 *	58	371	562	1	13	27
8 *	44	314	483	-	23	44
9 *	51	224	353	-	9	19
10 *	34	193	295	-	12	23
11 *	47	250	366	-	9	16
12 *	24	196	272	-	11	21

* 臨時數字
\# 表示少於 0.5
由於四捨五入關係，個別項目的數字加起來可能與總數略有出入。

* Provisional
\# Less than 0.5
There may be a slight discrepancy between the sum of individual items and the total owing to rounding.

政府資助房屋單位 - 按限制條件出售樓宇的平均售價及售價指數
GOVERNMENT-SUBSIDISED HOUSING UNITS - AVERAGE PRICES AND PRICE INDICES OF RESTRICTED SALES

年份 / 季度 / 月份 Year / Quarter / Month			居者有其屋、私人機構參建居屋及住宅發售計劃 Home Ownership, Private Sector Participation and Flat-for-Sale Schemes 平均售價（每平方米） Average Price ($/m^2)	售價指數 (1999年1月 = 100) Price Index (January 1999 = 100)	
1998			25 247		104
1999 *			25 937		100
1998	1	1	30 337	116	122
		2	28 679		119
		3	25 732		108
	2	4	26 969	107	111
		5	25 311		103
		6	27 971		107
	3	7	25 243	97	95
		8	24 478		97
		9	24 593		100
	4	10	23 684	97	98
		11	23 244		96
		12	23 642		97
1999	1	1	24 803	100	100
		2	24 851		101
		3	25 858		100
	2 *	4	26 530	101	100
		5	25 974		102
		6 *	26 621		101
	3 *	7 *	26 812	101	101
		8 *	27 299		102
		9 *	26 360		101
	4 *	10 *	26 845	97	97
		11 *	25 096		98
		12 *	25 053		97

* 臨時數字

* Provisional

住宅－公共租住屋邨
各區總存量、落成量及預測落成量

DOMESTIC - PUBLIC RENTAL ESTATES
STOCK, COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(單位數目 No. of units)

地區	District	房屋委員會 HOUSING AUTHORITY #				房屋協會 HOUSING SOCIETY			
		年底總存量* Stock (at year end)* 1999	落成量 Completions 1999	預測落成量 Forecast Completions [2000]	[2001]	年底總存量 Stock (at year end) 1999	落成量 Completions 1999	預測落成量 Forecast Completions [2000]	[2001]
西區	West	638	-	-	-	2 073	-	-	-
銅鑼灣	Causeway Bay	-	-	-	-	2 677	-	-	-
北角	North Point	2 623	-	-	-	1 780	-	-	-
筲箕灣	Shau Kei Wan	32 997	2 776	2 793	-	3 169	-	-	-
香港仔	Aberdeen	31 205	-	-	-	1 175	-	-	-
南區	South	658	-	256	-	-	-	-	-
港島	**HONG KONG**	**68 121**	**2 776**	**3 049**	**-**	**10 874**	**-**	**-**	**-**
油麻地	Yau Ma Tei	804	2 688	-	-	668	-	-	-
紅磡	Hung Hom	1 480	835	-	-	5 352	-	-	-
何文田	Ho Man Tin	16 691	1 441	4 751	-	1 027	-	-	-
九龍	**KOWLOON**	**18 975**	**4 964**	**4 751**	**-**	**7 047**	**-**	**-**	**-**
長沙灣	Cheung Sha Wan	14 192	2 594	2 125	4 755	-	-	-	-
石硤尾	Shek Kip Mei	30 492	288	1 598	-	-	-	-	-
黃大仙	Wong Tai Sin	80 747	3 881	6 425	648	-	-	-	-
觀塘	Kwun Tong	96 141	364	8 083	7 455	4 926	-	-	-
新九龍	**NEW KOWLOON**	**221 572**	**7 127**	**18 231**	**12 858**	**4 926**	**-**	**-**	**-**
荃灣	Tsuen Wan	105 744	5 085	5 222	5 830	4 769	-	-	-
屯門	Tuen Mun	54 513	-	11 759	-	-	-	-	-
元朗	Yuen Long	36 370	4 818	6 627	7 494	-	-	-	-
北區	North	25 082	-	2 526	-	662	-	-	-
大埔	Tai Po	30 486	-	-	-	-	-	-	-
沙田	Sha Tin	62 504	160	370	2 719	3 730	-	-	-
西貢	Sai Kung	27 040	2 732	-	2 797	1 507	-	-	-
離島	Outlying Islands	3 408	-	2 397	116	-	-	-	-
新界	**NEW TERRITORIES**	**345 147**	**12 795**	**28 901**	**18 956**	**10 668**	**-**	**-**	**-**
全港	**OVERALL**	**653 815**	**27 662**	**54 932**	**31 814**	**33 515**	**-**	**-**	**-**

\# 房屋委員會轄下屋邨包括中轉房屋。
* 房屋委員會轄下屋邨的總存量不包括租者置其屋計劃所售出的單位。
資料來源： 房屋署及房屋協會

\# The Housing Authority rental estates include Interim Housing.
* The Housing Authority stock excludes the units sold under the Tenants Purchase Scheme.
Source : Housing Department and Housing Society

政府所擁有的宿舍
各類單位總存量、落成量及預測落成量
GOVERNMENT OWNED QUARTERS
STOCK, COMPLETIONS AND FORECAST COMPLETIONS BY CLASS

(單位數目 No. of units)

類別 Class	1999 年底總存量 Stock (at year end) 港島 Hong Kong	九龍 Kowloon	新九龍 New Kowloon	新界 New Territories	全港 Total	落成量 Completions 1999	預測落成量 Forecast Completions [2000]	[2001]
A	2 378	940	1 961	3 125	8 404	-	-	-
B	2 606	955	3 042	5 282	11 885	480	-	2 924
C	442	43	156	639	1 280	-	-	953
D	381	183	279	442	1 285	-	-	254
E	1 315	215	199	291	2 020	-	-	-
所有類別 ALL CLASSES	**7 122**	**2 336**	**5 637**	**9 779**	**24 874**	**480**	**-**	**4 131**

數字包括在 1999 年底屬政府擁有及由政府產業署管理的宿舍。
總存量不包括出租單位及醫院管理局持有的宿舍。
私人住宅的圖表已包括政府出租的單位。
預測落成量只包括工務計劃所建成的單位，並不包括向私營機構購買的樓宇。
資料來源： 政府產業署

Figures include Government owned quarters that are managed by the Government Property Agency at the end of 1999.
Stock figures exclude those units put onto the rental market and the quarters held by the Hospital Authority.
The units for leasing have been included in the private domestic tables.
Forecast completions include only those units to be built under the Public Works Programme but exclude premises, if any, to be purchased from the private sector.
Source : Government Property Agency

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

(平方米 m^2)

地區	District	1999 年底總存量 Stock (at year end)				1999 年底空置量 Amount Vacant (at year end)				空置百分率 % Vacant			
		甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
西區	West	52 300	50 100	16 900	119 300	13 400	8 900	4 100	26 400	25.6	17.8	24.3	22.1
上環	Sheung Wan	227 200	340 400	438 100	1 005 700	77 100	54 300	73 200	204 600	33.9	16.0	16.7	20.3
中區	Central	1 371 700	389 400	187 200	1 948 300	162 400	41 400	31 700	235 500	11.8	10.6	16.9	12.1
灣仔	Wan Chai	669 700	428 600	261 200	1 359 500	53 500	66 700	43 400	163 600	8.0	15.6	16.6	12.0
半山區	Mid-levels	-	3 200	-	3 200	-	-	-	-	-	-	-	-
銅鑼灣	Causeway Bay	246 700	127 500	64 700	438 900	10 400	13 200	12 100	35 700	4.2	10.4	18.7	8.1
北角	North Point	602 700	93 600	63 600	759 900	93 700	18 500	9 600	121 800	15.5	19.8	15.1	16.0
筲箕灣	Shau Kei Wan	-	33 400	17 800	51 200	-	16 600	3 300	19 900	-	49.7	18.5	38.9
香港仔	Aberdeen	-	37 500	11 900	49 400	-	18 400	1 800	20 200	-	49.1	15.1	40.9
港島	**HONG KONG**	**3 170 300**	**1 503 700**	**1 061 400**	**5 735 400**	**410 500**	**238 000**	**179 200**	**827 700**	**12.9**	**15.8**	**16.9**	**14.4**
尖沙咀	Tsim Sha Tsui	874 300	275 000	211 000	1 360 300	102 200	35 200	28 200	165 600	11.7	12.8	13.4	12.2
油麻地	Yau Ma Tei	9 800	180 800	172 700	363 300	9 300	20 600	31 000	60 900	94.9	11.4	18.0	16.8
旺角	Mong Kok	120 700	84 800	54 900	260 400	1 500	20 500	7 400	29 400	1.2	24.2	13.5	11.3
紅磡	Hung Hom	128 300	7 100	17 100	152 500	1 700	3 800	3 300	8 800	1.3	53.5	19.3	5.8
何文田	Ho Man Tin	21 500	5 800	-	27 300	400	-	-	400	1.9	-	-	1.5
九龍	**KOWLOON**	**1 154 600**	**553 500**	**455 700**	**2 163 800**	**115 100**	**80 100**	**69 900**	**265 100**	**10.0**	**14.5**	**15.3**	**12.3**
長沙灣	Cheung Sha Wan	56 700	37 500	38 100	132 300	2 600	4 200	3 500	10 300	4.6	11.2	9.2	7.8
石硤尾	Shek Kip Mei	54 800	-	-	54 800	800	-	-	800	1.5	-	-	1.5
九龍塘	Kowloon Tong	-	2 000	-	2 000	-	600	-	600	-	30.0	-	30.0
黃大仙	Wong Tai Sin	31 600	23 000	4 900	59 500	-	1 000	300	1 300	-	4.3	6.1	2.2
觀塘	Kwun Tong	300 600	5 600	1 800	308 000	69 900	700	900	71 500	23.3	12.5	50.0	23.2
新九龍	**NEW KOWLOON**	**443 700**	**68 100**	**44 800**	**556 600**	**73 300**	**6 500**	**4 700**	**84 500**	**16.5**	**9.5**	**10.5**	**15.2**
荃灣	Tsuen Wan	145 200	29 600	2 800	177 600	7 200	1 700	1 400	10 300	5.0	5.7	50.0	5.8
屯門	Tuen Mun	32 000	-	8 400	40 400	26 600	-	1 900	28 500	83.1	-	22.6	70.5
元朗	Yuen Long	-	9 700	18 700	28 400	-	2 500	1 900	4 400	-	25.8	10.2	15.5
北區	North	27 400	-	500	27 900	2 300	-	300	2 600	8.4	-	60.0	9.3
大埔	Tai Po	-	5 200	1 900	7 100	-	200	-	200	-	3.8	-	2.8
沙田	Sha Tin	94 700	17 500	-	112 200	11 100	-	-	11 100	11.7	-	-	9.9
西貢	Sai Kung	9 000	-	-	9 000	-	-	-	-	-	-	-	-
離島	Outlying Islands	117 100	12 200	500	129 800	22 700	100	-	22 800	19.4	0.8	-	17.6
新界	**NEW TERRITORIES**	**425 400**	**74 200**	**32 800**	**532 400**	**69 900**	**4 500**	**5 500**	**79 900**	**16.4**	**6.1**	**16.8**	**15.0**
全港	**OVERALL**	**5 194 000**	**2 199 500**	**1 594 700**	**8 988 200**	**668 800**	**329 100**	**259 300**	**1 257 200**	**12.9**	**15.0**	**16.3**	**14.0**

在 1999 年寫字樓所屬級別已重新整理。

A general regrading of offices was carried out in 1999.

TABLE 表 26

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

(平方米 m^2)

地區	District	1998 年底總存量 Stock (at year end)	1999 落成量 Completions	落成量佔 1998 年總存量的百分率 Completions as a % of 1998 Stock	1999 年底總存量 Stock (at year end)	1999 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
西區	West	118 200	1 100	0.9	119 300	26 400	22.1
上環	Sheung Wan	994 200	11 500	1.2	1 005 700	204 600	20.3
中區	Central	1 887 200	88 900	4.7	1 948 300	235 500	12.1
灣仔	Wan Chai	1 352 200	7 300	0.5	1 359 500	163 600	12.0
半山區	Mid-levels	3 200	-	-	3 200	-	-
銅鑼灣	Causeway Bay	431 100	7 800	1.8	438 900	35 700	8.1
北角	North Point	685 400	88 700	12.9	759 900	121 800	16.0
筲箕灣	Shau Kei Wan	51 200	-	-	51 200	19 900	38.9
香港仔	Aberdeen	49 400	-	-	49 400	20 200	40.9
港島	**HONG KONG**	**5 572 100**	**205 300**	**3.7**	**5 735 400**	**827 700**	**14.4**
尖沙咀	Tsim Sha Tsui	1 223 800	136 500	11.2	1 360 300	165 600	12.2
油麻地	Yau Ma Tei	343 400	20 100	5.9	363 300	60 900	16.8
旺角	Mong Kok	256 200	4 300	1.7	260 400	29 400	11.3
紅磡	Hung Hom	152 500	-	-	152 500	8 800	5.8
何文田	Ho Man Tin	27 300	-	-	27 300	400	1.5
九龍	**KOWLOON**	**2 003 200**	**160 900**	**8.0**	**2 163 800**	**265 100**	**12.3**
長沙灣	Cheung Sha Wan	132 300	-	-	132 300	10 300	7.8
石硤尾	Shek Kip Mei	54 800	-	-	54 800	800	1.5
九龍塘	Kowloon Tong	2 000	-	-	2 000	600	30.0
黃大仙	Wong Tai Sin	59 500	-	-	59 500	1 300	2.2
觀塘	Kwun Tong	291 300	16 700	5.7	308 000	71 500	23.2
新九龍	**NEW KOWLOON**	**539 900**	**16 700**	**3.1**	**556 600**	**84 500**	**15.2**
荃灣	Tsuen Wan	174 800	2 800	1.6	177 600	10 300	5.8
屯門	Tuen Mun	23 100	17 300	74.9	40 400	28 500	70.5
元朗	Yuen Long	28 400	-	-	28 400	4 400	15.5
北區	North	27 900	-	-	27 900	2 600	9.3
大埔	Tai Po	5 800	1 300	22.4	7 100	200	2.8
沙田	Sha Tin	112 200	-	-	112 200	11 100	9.9
西貢	Sai Kung	9 000	-	-	9 000	-	-
離島	Outlying Islands	107 100	22 700	21.2	129 800	22 800	17.6
新界	**NEW TERRITORIES**	**488 300**	**44 100**	**9.0**	**532 400**	**79 900**	**15.0**
全港	**OVERALL**	**8 603 500**	**427 000**	**5.0**	**8 988 200**	**1 257 200**	**14.0**

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

(平方米 m^2)

年 Year	區域	Area	拆卸量 Demolition 甲級 A	乙級 B	丙級 C	總數 Total	落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	年底總存量 Stock (at year end) 甲級 A	乙級 B	丙級 C	總數 Total
1995	港島	Hong Kong	-	2 500	9 000	11 500	48 200	45 400	40 600	134 200	2 699 500 *	1 166 400 *	811 900 *	4 677 800 *
	九龍	Kowloon	-	1 100	-	1 100	84 000	35 400	10 300	129 700	930 900 *	452 100 *	397 400 *	1 780 400 *
	新九龍	New Kowloon	-	-	-	-	20 800	-	-	20 800	288 500 *	40 000 *	44 500 *	373 000 *
	新界	New Territories	-	-	-	-	68 800	1 000	-	69 800	227 300 *	52 300 *	24 900 *	304 500 *
	全港	**OVERALL**	**-**	**3 600**	**9 000**	**12 600**	**221 800**	**81 800**	**50 900**	**354 500**	**4 146 200 ***	**1 710 800 ***	**1 278 700 ***	**7 135 700 ***
1996	港島	Hong Kong	-	2 600	9 400	12 000	49 000	63 100	28 100	140 200	2 724 400 *	1 229 400 *	855 100 *	4 808 900 *
	九龍	Kowloon	-	3 000	-	3 000	20 900	22 100	18 900	61 900	946 000 *	476 000 *	410 200 *	1 832 200 *
	新九龍	New Kowloon	-	-	-	-	47 600	2 600	1 400	51 600	331 500 *	64 300 *	40 400 *	436 200 *
	新界	New Territories	-	-	-	-	13 000	2 000	-	15 000	259 700 *	52 600 *	27 200 *	339 500 *
	全港	**OVERALL**	**-**	**5 600**	**9 400**	**15 000**	**130 500**	**89 800**	**48 400**	**268 700**	**4 261 600 ***	**1 822 300 ***	**1 332 900 ***	**7 416 800 ***
1997	港島	Hong Kong	-	2 700	4 400	7 100	268 100	18 100	51 000	337 200	3 018 700 *	1 245 600 *	906 700 *	5 171 000 *
	九龍	Kowloon	-	4 200	-	4 200	47 600	27 900	16 700	92 200	994 200 *	501 000 *	421 900 *	1 917 100 *
	新九龍	New Kowloon	-	-	-	-	-	2 400	2 200	4 600	334 500 *	66 700 *	42 600 *	443 800 *
	新界	New Territories	-	-	-	-	22 100	-	-	22 100	279 300 *	52 700 *	25 400 *	357 400 *
	全港	**OVERALL**	**-**	**6 900**	**4 400**	**11 300**	**337 800**	**48 400**	**69 900**	**456 100**	**4 626 700 ***	**1 866 000 ***	**1 396 600 ***	**7 889 300 ***
1998	港島	Hong Kong	3 400	2 000	7 500	12 900	326 600	53 600	24 200	404 400	3 355 300 *	1 304 100 *	912 700 *	5 572 100 *
	九龍	Kowloon	-	-	1 600	1 600	75 100	400	14 700	90 200	1 073 200 *	492 600 *	437 400 *	2 003 200 *
	新九龍	New Kowloon	-	-	-	-	126 800	-	-	126 800	430 300 *	67 000 *	42 600 *	539 900 *
	新界	New Territories	-	-	-	-	106 600	8 700	-	115 300	394 800 *	68 100 *	25 400 *	488 300 *
	全港	**OVERALL**	**3 400**	**2 000**	**9 100**	**14 500**	**635 100**	**62 700**	**38 900**	**736 700**	**5 253 600 ***	**1 931 800 ***	**1 418 100 ***	**8 603 500 ***
1999	港島	Hong Kong	14 000	27 800	-	41 800	156 200	20 100	29 000	205 300	3 170 300	1 503 700	1 061 400	5 735 400
	九龍	Kowloon	-	-	-	-	127 600	22 700	10 600	160 900	1 154 600	553 500	455 700	2 163 800
	新九龍	New Kowloon	-	-	-	-	16 700	-	-	16 700	443 700	68 100	44 800	556 600
	新界	New Territories	-	-	-	-	42 800	-	1 300	44 100	425 400	74 200	32 800	532 400
	全港	**OVERALL**	**14 000**	**27 800**	**-**	**41 800**	**343 300**	**42 800**	**40 900**	**427 000**	**5 194 000**	**2 199 500**	**1 594 700**	**8 988 200**

* 總存量已經調整，以配合差餉估價記錄。
在 1999 年寫字樓所屬級別已重新整理。

* Stock has been adjusted in order to reconcile it with the rating record.
A general regrading of offices was carried out in 1999.

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

(平方米 m^2)

地區	District	1995	1996	1997	1998	1999 甲級 A	1999 乙級 B	1999 丙級 C	1999 總數 Total	平均落成量 Average 1995-1999	預測落成量 Forecast [2000]	預測落成量 Forecast [2001]
西區	West	8 900	10 200	5 800	23 400	-	-	1 100	1 100	9 900	-	-
上環	Sheung Wan	34 400	29 800	69 000	127 800	-	10 300	1 200	11 500	54 500	10 700	8 000
中區	Central	9 400	25 200	54 700	91 900	81 700	-	7 200	88 900	54 000	2 900	10 000
灣仔	Wan Chai	26 500	41 700	13 800	45 800	-	-	7 300	7 300	27 000	9 800	10 100
半山區	Mid-levels	-	-	-	-	-	-	-	-	-	14 500	-
銅鑼灣	Causeway Bay	3 300	12 200	62 700	5 100	-	-	7 800	7 800	18 200	-	-
北角	North Point	10 100	3 800	127 200	106 800	74 500	9 800	4 400	88 700	67 300	6 600	21 300
筲箕灣	Shau Kei Wan	9 600	12 700	-	3 600	-	-	-	-	5 200	-	-
香港仔	Aberdeen	32 000	4 600	4 000	-	-	-	-	-	8 100	-	-
港島	**HONG KONG**	**134 200**	**140 200**	**337 200**	**404 400**	**156 200**	**20 100**	**29 000**	**205 300**	**244 200 ***	**44 500**	**49 400**
尖沙咀	Tsim Sha Tsui	12 300	10 500	30 100	19 400	117 800	10 500	8 200	136 500	41 800	1 600	21 900
油麻地	Yau Ma Tei	11 200	20 500	20 100	1 700	9 800	7 900	2 400	20 100	14 700	1 000	3 800
旺角	Mong Kok	40 900	1 900	42 000	69 100	-	4 300	-	4 300	31 600	-	800
紅磡	Hung Hom	65 300	8 100	-	-	-	-	-	-	14 700	-	-
何文田	Ho Man Tin	-	20 900	-	-	-	-	-	-	4 200	-	-
九龍	**KOWLOON**	**129 700**	**61 900**	**92 200**	**90 200**	**127 600**	**22 700**	**10 600**	**160 900**	**107 000**	**2 600**	**26 500**
長沙灣	Cheung Sha Wan	-	1 400	4 600	-	-	-	-	-	1 200	20 800	-
石硤尾	Shek Kip Mei	-	2 600	-	17 700	-	-	-	-	4 100	-	-
九龍塘	Kowloon Tong	-	-	-	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	23 000	-	-	-	-	4 600	-	-
觀塘	Kwun Tong	20 800	47 600	-	86 100	16 700	-	-	16 700	34 200	-	-
新九龍	**NEW KOWLOON**	**20 800**	**51 600**	**4 600**	**126 800**	**16 700**	**-**	**-**	**16 700**	**44 100**	**20 800**	**-**
荃灣	Tsuen Wan	1 000	15 000	-	4 300	2 800	-	-	2 800	4 600	-	4 700
屯門	Tuen Mun	-	-	14 700	-	17 300	-	-	17 300	6 400	-	-
元朗	Yuen Long	-	-	-	4 400	-	-	-	-	900	1 100	-
北區	North	27 200	-	-	-	-	-	-	-	5 400	-	-
大埔	Tai Po	-	-	-	-	-	-	1 300	1 300	300	300	-
沙田	Sha Tin	41 600	-	-	-	-	-	-	-	8 300	-	-
西貢	Sai Kung	-	-	7 400	-	-	-	-	-	1 500	-	-
離島	Outlying Islands	-	-	-	106 600	22 700	-	-	22 700	25 900	25 200	-
新界	**NEW TERRITORIES**	**69 800**	**15 000**	**22 100**	**115 300**	**42 800**	**-**	**1 300**	**44 100**	**53 300**	**26 600**	**4 700**
全港	**OVERALL**	**354 500**	**268 700**	**456 100**	**736 700**	**343 300**	**42 800**	**40 900**	**427 000**	**448 600**	**94 500**	**80 600**

* 由於以四捨五入計算，所以表面上看來出現誤差。

* Apparent error due to rounding.

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

(平方米 m^2)

地區	District	[2000] 甲級 A	乙級 B	丙級 C	總數 Total	[2001] 甲級 A	乙級 B	丙級 C	總數 Total
西區	West	-	-	-	-	-	-	-	-
上環	Sheung Wan	-	-	10 700	10 700	-	3 800	4 200	8 000
中區	Central	-	-	2 900	2 900	-	-	10 000	10 000
灣仔	Wan Chai	-	9 800	-	9 800	-	2 700	7 400	10 100
半山區	Mid-levels	14 500	-	-	14 500	-	-	-	-
銅鑼灣	Causeway Bay	-	-	-	-	-	-	-	-
北角	North Point	-	6 600	-	6 600	13 500	6 200	1 600	21 300
筲箕灣	Shau Kei Wan	-	-	-	-	-	-	-	-
香港仔	Aberdeen	-	-	-	-	-	-	-	-
港島	**HONG KONG**	**14 500**	**16 400**	**13 600**	**44 500**	**13 500**	**12 700**	**23 200**	**49 400**
尖沙咀	Tsim Sha Tsui	-	-	1 600	1 600	19 900	500	1 500	21 900
油麻地	Yau Ma Tei	-	-	1 000	1 000	-	200	3 600	3 800
旺角	Mong Kok	-	-	-	-	-	-	800	800
紅磡	Hung Hom	-	-	-	-	-	-	-	-
何文田	Ho Man Tin	-	-	-	-	-	-	-	-
九龍	**KOWLOON**	**-**	**-**	**2 600**	**2 600**	**19 900**	**700**	**5 900**	**26 500**
長沙灣	Cheung Sha Wan	20 800	-	-	20 800	-	-	-	-
石硤尾	Shek Kip Mei	-	-	-	-	-	-	-	-
九龍塘	Kowloon Tong	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	-
新九龍	**NEW KOWLOON**	**20 800**	**-**	**-**	**20 800**	**-**	**-**	**-**	**-**
荃灣	Tsuen Wan	-	-	-	-	-	-	4 700	4 700
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	1 100	1 100	-	-	-	-
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	300	300	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Outlying Islands	25 200	-	-	25 200	-	-	-	-
新界	**NEW TERRITORIES**	**25 200**	**-**	**1 400**	**26 600**	**-**	**-**	**4 700**	**4 700**
全港	**OVERALL**	**60 500**	**16 400**	**17 600**	**94 500**	**33 400**	**13 400**	**33 800**	**80 600**

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

(平方米 m^2)

地區	District	1995	1996	1997	1998	1999 甲級 A	1999 乙級 B	1999 丙級 C	1999 總數 Total	1999 佔年底總存量的百分率 As a % of Year End Stock
西區	West	11 500	23 100	21 900	39 700	13 400	8 900	4 100	26 400	22.1
上環	Sheung Wan	105 000	130 100	170 800	274 600	77 100	54 300	73 200	204 600	20.3
中區	Central	96 500	116 300	153 900	214 100	162 400	41 400	31 700	235 500	12.1
灣仔	Wan Chai	79 300	107 900	93 400	165 600	53 500	66 700	43 400	163 600	12.0
半山區	Mid-levels	-	-	-	-	-	-	-	-	-
銅鑼灣	Causeway Bay	15 200	26 100	24 200	30 100	10 400	13 200	12 100	35 700	8.1
北角	North Point	18 600	17 100	99 700	114 800	93 700	18 500	9 600	121 800	16.0
筲箕灣	Shau Kei Wan	9 100	18 600	14 800	21 400	-	16 600	3 300	19 900	38.9
香港仔	Aberdeen	31 600	30 400	33 400	25 300	-	18 400	1 800	20 200	40.9
港島	**HONG KONG**	**366 800**	**469 600**	**612 100**	**885 600**	**410 500**	**238 000**	**179 200**	**827 700**	**14.4**
尖沙咀	Tsim Sha Tsui	117 300	102 800	107 900	117 600	102 200	35 200	28 200	165 600	12.2
油麻地	Yau Ma Tei	33 700	61 900	66 200	56 700	9 300	20 600	31 000	60 900	16.8
旺角	Mong Kok	37 000	21 100	27 500	87 400	1 500	20 500	7 400	29 400	11.3
紅磡	Hung Hom	8 600	16 000	14 100	7 100	1 700	3 800	3 300	8 800	5.8
何文田	Ho Man Tin	-	9 900	200	6 400	400	-	-	400	1.5
九龍	**KOWLOON**	**196 600**	**211 700**	**215 900**	**275 200**	**115 100**	**80 100**	**69 900**	**265 100**	**12.3**
長沙灣	Cheung Sha Wan	11 000	10 800	13 400	6 200	2 600	4 200	3 500	10 300	7.8
石硤尾	Shek Kip Mei	400	2 900	700	17 700	800	-	-	800	1.5
九龍塘	Kowloon Tong	-	1 300	600	600	-	600	-	600	30.0
黃大仙	Wong Tai Sin	1 300	500	100	3 200	-	1 000	300	1 300	2.2
觀塘	Kwun Tong	34 600	66 000	11 800	107 300	69 900	700	900	71 500	23.2
新九龍	**NEW KOWLOON**	**47 300**	**81 500**	**26 600**	**135 000**	**73 300**	**6 500**	**4 700**	**84 500**	**15.2**
荃灣	Tsuen Wan	16 300	31 600	14 300	14 200	7 200	1 700	1 400	10 300	5.8
屯門	Tuen Mun	400	1 000	15 800	16 900	26 600	-	1 900	28 500	70.5
元朗	Yuen Long	300	2 100	800	5 400	-	2 500	1 900	4 400	15.5
北區	North	23 700	15 300	7 500	3 500	2 300	-	300	2 600	9.3
大埔	Tai Po	-	200	-	-	-	200	-	200	2.8
沙田	Sha Tin	25 400	11 000	12 100	12 900	11 100	-	-	11 100	9.9
西貢	Sai Kung	-	-	-	-	-	-	-	-	-
離島	Outlying Islands	-	-	-	24 500	22 700	100	-	22 800	17.6
新界	**NEW TERRITORIES**	**66 100**	**61 200**	**50 500**	**77 400**	**69 900**	**4 500**	**5 500**	**79 900**	**15.0**
全港	**OVERALL**	**676 800**	**824 000**	**905 100**	**1 373 200**	**668 800**	**329 100**	**259 300**	**1 257 200**	**14.0**

請參閱技術附註第10.3段所述統計1997年及其後空置量的方法。
在1999年寫字樓所屬級別已重新整理。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling vacancy from 1997 onwards.
A general regrading of offices was carried out in 1999.

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

(平方米 m^2)

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total floor space	空置量 Amount vacant	空置百分率 % vacant	總樓面面積 Total floor space	空置量 Amount vacant	空置百分率 % vacant	空置量 Amount vacant	佔總存量的百分率 % of total stock
1995	354 500	231 600	65.3	6 834 100	445 200	6.5	676 800	9.4
1996	268 700	228 100	84.9	7 118 900	595 900	8.4	824 000	11.2
1997	456 100	264 200	57.9	7 426 000	640 900	8.6	905 100	11.5
1998	736 700	541 600	73.5	7 897 400	831 600	10.5	1 373 200	15.9
1999	427 000	283 800	66.5	8 561 200	973 400	11.4	1 257 200	14.0

請參閱技術附註第10.3段所述統計1997年及其後空置量的方法。 Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling vacancy from 1997 onwards.

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

(每平方米月租 $ / m² per month)

級別 Grade [平均面積] [Average size]	地區	District	1998 第一季 1st Quarter	1998 第二季 2nd Quarter	1998 第三季 3rd Quarter	1998 第四季 4th Quarter	1998 全年 Whole Year	1999 第一季 1st Quarter	1999 第二季 2nd Quarter	1999 第三季* 3rd* Quarter	1999 第四季* 4th* Quarter	1999 全年* Whole* Year
甲 A [222 平方米m²]	上環	Sheung Wan	435	384	352	321	366	283	262	264	284	272
	中區	Central	679	617	543	493	574	445	401	388	400	410
	灣仔/銅鑼灣	Wan Chai/Causeway Bay	504	483	463	377	459	337	290	270	257	294
	尖沙咀	Tsim Sha Tsui	384	367	326	310	347	281	257	272	264	268
	油麻地/旺角	Yau Ma Tei/Mong Kok	338	316	312	274	311	242	233	225	240	234
乙 B [76 平方米m²]	上環	Sheung Wan	320	284	262	227	272	196	176	175	165	180
	中區	Central	464	448	405	386	427	327	301	311	318	313
	灣仔/銅鑼灣	Wan Chai/Causeway Bay	381	339	305	271	322	244	223	220	197	225
	尖沙咀	Tsim Sha Tsui	357	331	281	256	308	247	235	223	244	236
	油麻地/旺角	Yau Ma Tei/Mong Kok	288	286	262	226	266	219	210	208	216	212
丙 C [41 平方米m²]	上環	Sheung Wan	260	247	224	202	235	198	180	179	171	184
	中區	Central	329	315	313	282	309	249	244	247	242	246
	灣仔/銅鑼灣	Wan Chai/Causeway Bay	348	328	280	267	308	248	227	217	212	229
	尖沙咀	Tsim Sha Tsui	316	286	259	264	279	247	239	220	219	234
	油麻地/旺角	Yau Ma Tei/Mong Kok	290	280	251	231	263	215	209	196	217	208

* 臨時數字

[ ] 表示 1998 及 1999 年內所分析單位的平均面積。

* Provisional

[ ] Indicates average size of the units analysed during 1998 and 1999.

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

(每平方米售價 $ / m^2)

級別 Grade [平均面積] [Average size]	地區	District	1998 第一季 1st Quarter	1998 第二季 2nd Quarter	1998 第三季 3rd Quarter	1998 第四季 4th Quarter	1998 全年 Whole Year	1999 第一季 1st Quarter	1999 第二季* 2nd* Quarter	1999 第三季* 3rd* Quarter	1999 第四季* 4th* Quarter	1999 全年* Whole* Year
甲 A [189 平方米 m^2]	上環	Sheung Wan	-	(62 445)	-	-	(62 445)	(103 839)	-	(64 230)	-	(77 433)
	中區	Central	129 391	124 300	(86 278)	75 174	105 245	81 072	83 981	91 205	91 950	86 621
	灣仔/銅鑼灣	Wan Chai/Causeway Bay	(99 908)	108 561	(74 816)	76 688	91 749	(49 748)	(89 936)	(72 596)	(83 193)	78 522
	尖沙咀	Tsim Sha Tsui	91 904	68 182	(59 840)	54 700	70 383	(56 272)	52 186	52 545	46 268	51 649
	油麻地/旺角	Yau Ma Tei/Mong Kok	-	(59 013)	-	(43 227)	(52 699)	-	(56 553)	(54 549)	-	55 642
乙 B [75 平方米 m^2]	上環	Sheung Wan	58 839	39 005	(57 586)	(42 341)	47 238	(31 591)	(25 802)	(29 531)	(31 132)	28 462
	中區	Central	(76 904)	(77 584)	(66 875)	(49 323)	68 274	-	(28 933)	(43 070)	(43 224)	40 274
	灣仔/銅鑼灣	Wan Chai/Causeway Bay	69 547	64 188	(46 863)	(50 449)	62 837	(44 783)	(44 313)	(37 212)	(51 683)	44 247
	尖沙咀	Tsim Sha Tsui	(85 740)	52 779	44 185	41 933	48 984	39 517	38 786	38 065	39 265	38 819
	油麻地/旺角	Yau Ma Tei/Mong Kok	53 764	48 062	44 836	(38 278)	47 705	(32 380)	36 379	37 392	33 225	35 390
丙 C [45 平方米 m^2]	上環	Sheung Wan	44 698	42 959	36 167	38 068	41 989	36 461	33 490	29 468	24 439	30 943
	中區	Central	(59 986)	(65 158)	(54 108)	(51 382)	57 795	(42 823)	(42 414)	(29 490)	(29 307)	37 581
	灣仔/銅鑼灣	Wan Chai/Causeway Bay	62 839	60 680	51 033	50 180	57 981	(43 846)	41 452	33 781	(29 418)	37 782
	尖沙咀	Tsim Sha Tsui	51 318	47 781	41 339	33 394	45 505	(30 170)	32 248	30 492	(24 945)	30 255
	油麻地/旺角	Yau Ma Tei/Mong Kok	54 752	51 158	39 245	38 633	48 197	35 334	33 897	31 961	29 062	32 512

* 臨時數字
( ) 表示少於 10 宗交易。
[ ] 表示 1998 及 1999 年內所分析單位的平均面積。

* Provisional
( ) Indicates fewer than 10 transactions.
[ ] Indicates average size of the units analysed during 1998 and 1999.

私人寫字樓 - 各級別租金及售價指數
PRIVATE OFFICE - RENTAL AND PRICE INDICES BY GRADE
(1989 = 100)

年份 / 季度 Year / Quarter		租金 Rents 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	售價 Prices 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
1990		102	98	104	101	95	96	96	96
1991		93	94	101	95	91	104	105	97
1992		97	100	108	101	126	144	144	133
1993		108	109	117	110	155	171	166	159
1994		136	130	135	134	224	241	204	222
1995		134	126	134	132	187	201	182	188
1996		112	108	118	112	186	188	172	184
1997		116	111	120	115	210	204	191	206
1998		102	94	101	100	127	130	135	130
1999 *		74	69	80	74	96	95	100	96
1996	1	114	112	121	115	184	190	171	182
	2	111	106	117	111	182	193	175	183
	3	111	106	117	111	174	181	167	174
	4	111	108	118	111	202	189	174	196
1997	1	113	109	118	113	220	211	187	214
	2	115	112	121	115	223	212	194	217
	3	117	111	121	116	204	200	193	202
	4	118	111	120	117	191	192	190	191
1998	1	115	108	113	113	161	156	158	159
	2	108	100	106	106	146	138	149	145
	3	97	89	96	95	104	116	119	110
	4	87	80	90	86	99	110	113	105
1999	1	80	73	84	79	94	98	109	98
	2	73	69	80	73	96 *	94 *	108 *	98 *
	3	71 *	67 *	77 *	71 *	98 *	94 *	94 *	96 *
	4	72 *	68 *	78 *	71 *	94 *	94 *	89 *	93 *

* 臨時數字

上述指數並非限於主要地區。

由 1991 年第二季起，租金和售價指數均就重新界定級別的寫字樓編製。

這些指數不能直接與較早前的指數相比。

* Provisional

The indices are not restricted to the main districts.

Since 2nd 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.

私人寫字樓（核心地區甲級寫字樓）- 租金及售價指數
PRIVATE OFFICE (GRADE A IN CORE DISTRICTS) - RENTAL AND PRICE INDICES
(1989 = 100)

年份 / 季度 Year / Quarter		租金 Rents 上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售價 Prices 核心地區 # Core Districts #
1990		104	100	100	99
1991		88	88	95	83
1992		85	89	95	109
1993		102	105	103	139
1994		131	134	125	208
1995		132	134	115	166
1996		109	113	96	168
1997		117	118	100	199
1998		103	105	87	111
1999 *		69	70	67	85
1996	1	109	113	98	158
	2	107	113	97	165
	3	108	113	94	164
	4	111	111	96	183
1997	1	116	112	98	205
	2	116	118	98	216
	3	118	120	101	200
	4	119	121	101	176
1998	1	117	120	97	138
	2	112	112	91	130
	3	97	100	83	91
	4	87	88	76	84
1999	1	77	78	71	86
	2	67	70	65	85 *
	3	65 *	66 *	67 *	87 *
	4	66 *	67 *	65 *	82 *

核心地區：上環/中區、灣仔/銅鑼灣及尖沙咀。
* 臨時數字

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

政府所擁有的寫字樓
各級別總存量及預測落成量

GOVERNMENT OWNED OFFICE
STOCK AND FORECAST COMPLETIONS BY GRADE

(平方米 m^2)

級別 Grade	1999年底總存量 Stock (at year end) 港島 Hong Kong	九龍 Kowloon	新九龍 New Kowloon	新界 New Territories	全港 Total	落成量 Completions 1999	預測落成量 Forecast Completions [2000]	[2001]
甲 A	388 196	33 814	41 800	-	463 810	41 800	-	25 400
乙 B	66 650	81 628	43 409	84 703	276 390	-	-	-
丙 C	14 093	15 576	23 935	2 804	56 408	-	-	-
所有級別 ALL GRADES	**468 939**	**131 018**	**109 144**	**87 507**	**796 608**	**41 800**	**-**	**25 400**

數字包括在1999年底屬政府擁有及由政府產業署管理的寫字樓。
預測落成量只包括工務計劃所建成的單位，並不包括向私營機構購買的樓宇。
資料來源：政府產業署

Figures include offices owned by Government and managed by the Government Property Agency at the end of 1999.
Forecast completions include only those units to be built under the Public Works Programme but exclude premises, if any, to be purchased from the private sector.
Source : Government Property Agency

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

(平方米 m^2)

地區	District	1998 年底總存量 Stock (at year end)	1999 落成量 Completions	落成量佔1998年底總存量的百分率 Completions as a % of 1998 Stock	1999 年底總存量 Stock (at year end)	1999 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
西區	West	278 700	1 100	0.4	279 700	35 300	12.6
上環	Sheung Wan	325 600	1 800	0.6	326 800	29 100	8.9
中區	Central	440 300	4 500	1.0	436 200	33 600	7.7
灣仔	Wan Chai	709 700	2 200	0.3	711 200	38 600	5.4
半山區	Mid-levels	34 000	-	-	34 000	3 400	10.0
山頂	Peak	14 500	-	-	14 500	800	5.5
銅鑼灣	Causeway Bay	350 800	3 100	0.9	353 600	22 900	6.5
北角	North Point	496 700	9 500	1.9	505 100	43 300	8.6
筲箕灣	Shau Kei Wan	178 300	1 100	0.6	179 400	10 600	5.9
香港仔	Aberdeen	142 900	2 100	1.5	138 600	10 900	7.9
南區	South	24 600	300	1.2	24 900	2 300	9.2
港島	**HONG KONG**	**2 996 100**	**25 700**	**0.9**	**3 004 000**	**230 800**	**7.7**
尖沙咀	Tsim Sha Tsui	844 000	6 900	0.8	850 600	100 200	11.8
油麻地	Yau Ma Tei	476 200	15 100	3.2	491 300	47 200	9.6
旺角	Mong Kok	416 000	600	0.1	415 900	24 800	6.0
紅磡	Hung Hom	445 900	1 700	0.4	447 500	45 300	10.1
何文田	Ho Man Tin	65 100	-	-	65 100	4 800	7.4
九龍	**KOWLOON**	**2 247 200**	**24 300**	**1.1**	**2 270 400**	**222 300**	**9.8**
長沙灣	Cheung Sha Wan	560 700	7 900	1.4	568 100	32 300	5.7
石硤尾	Shek Kip Mei	58 600	200	0.3	58 800	2 800	4.8
九龍塘	Kowloon Tong	12 700	-	-	12 700	1 900	15.0
黃大仙	Wong Tai Sin	293 000	4 000	1.4	314 600	21 800	6.9
觀塘	Kwun Tong	440 000	-	-	440 000	24 100	5.5
新九龍	**NEW KOWLOON**	**1 365 000**	**12 100**	**0.9**	**1 394 200**	**82 900**	**5.9**
荃灣	Tsuen Wan	664 200	4 500	0.7	668 700	64 300	9.6
屯門	Tuen Mun	301 000	5 800	1.9	306 800	17 800	5.8
元朗	Yuen Long	356 900	17 200	4.8	374 100	29 100	7.8
北區	North	157 600	9 200	5.8	166 600	19 500	11.7
大埔	Tai Po	176 600	1 000	0.6	177 600	14 500	8.2
沙田	Sha Tin	306 300	300	0.1	306 600	21 500	7.0
西貢	Sai Kung	90 900	88 900	97.8	180 900	95 900	53.0
離島	Outlying Islands	127 900	16 400	12.8	144 000	24 900	17.3
新界	**NEW TERRITORIES**	**2 181 400**	**143 300**	**6.6**	**2 325 300**	**287 500**	**12.4**
全港	**OVERALL**	**8 789 700**	**205 400**	**2.3**	**8 993 900**	**823 500**	**9.2**

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

(平方米 m^2)

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock (at year end)
1995	港島	Hong Kong	22 200	22 400	2 839 900 *
	九龍	Kowloon	4 400	30 300	2 172 900 *
	新九龍	New Kowloon	2 700	107 700	1 243 000 *
	新界	New Territories	1 500	46 300	1 963 400 *
	全港	**OVERALL**	**30 800**	**206 700**	**8 219 200 ***
1996	港島	Hong Kong	7 500	30 200	2 851 100 *
	九龍	Kowloon	5 100	24 000	2 187 000 *
	新九龍	New Kowloon	1 000	26 800	1 280 200 *
	新界	New Territories	600	39 700	1 991 900 *
	全港	**OVERALL**	**14 200**	**120 700**	**8 310 200 ***
1997	港島	Hong Kong	11 300	92 700	2 942 200 *
	九龍	Kowloon	14 900	48 800	2 219 300 *
	新九龍	New Kowloon	1 700	33 300	1 325 600 *
	新界	New Territories	2 100	74 000	2 077 800 *
	全港	**OVERALL**	**30 000**	**248 800**	**8 564 900 ***
1998	港島	Hong Kong	11 600	24 000	2 996 100 *
	九龍	Kowloon	8 200	45 400	2 247 200 *
	新九龍	New Kowloon	1 300	48 500	1 365 000 *
	新界	New Territories	600	89 600	2 181 400 *
	全港	**OVERALL**	**21 700**	**207 500**	**8 789 700 ***
1999	港島	Hong Kong	17 800	25 700	3 004 000
	九龍	Kowloon	1 100	24 300	2 270 400
	新九龍	New Kowloon	500	12 100	1 394 200
	新界	New Territories	500	143 300	2 325 300
	全港	**OVERALL**	**19 900**	**205 400**	**8 993 900**

* 總存量已經調整，以配合差餉估價記錄。

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

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

(平方米 m^2)

地區	District	1995	1996	1997	1998	1999	平均落成量 Average 1995 - 1999	預測落成量 Forecast [2000]	[2001]
西區	West	3 600	700	800	1 300	1 100	1 500	1 300	12 300
上環	Sheung Wan	2 400	2 200	2 000	5 800	1 800	2 800	500	900
中區	Central	2 700	2 400	3 800	9 300	4 500	4 500	700	2 100
灣仔	Wan Chai	5 800	6 200	58 500	2 700	2 200	15 100	1 200	1 900
半山區	Mid-levels	200	1 400	300	-	-	400	200	-
山頂	Peak	-	3 200	-	-	-	600	-	-
銅鑼灣	Causeway Bay	200	2 400	9 400	2 000	3 100	3 400	-	4 400
北角	North Point	900	7 900	14 600	1 700	9 500	6 900	1 200	3 200
筲箕灣	Shau Kei Wan	4 400	900	2 500	1 200	1 100	2 000	2 000	13 300
香港仔	Aberdeen	1 700	300	800	-	2 100	1 000	900	2 100
南區	South	500	2 600	-	-	300	700	1 400	-
港島	**HONG KONG**	**22 400**	**30 200**	**92 700**	**24 000**	**25 700**	**38 900 ***	**9 400**	**40 200**
尖沙咀	Tsim Sha Tsui	6 300	8 700	6 400	34 300	6 900	12 500	1 500	19 800
油麻地	Yau Ma Tei	4 100	8 700	6 300	5 200	15 100	7 900	1 600	42 300
旺角	Mong Kok	14 500	2 100	35 400	1 600	600	10 800	1 200	1 700
紅磡	Hung Hom	5 000	4 000	300	3 700	1 700	2 900	18 000	8 200
何文田	Ho Man Tin	400	500	400	600	-	400	300	-
九龍	**KOWLOON**	**30 300**	**24 000**	**48 800**	**45 400**	**24 300**	**34 500 ***	**22 600**	**72 000**
長沙灣	Cheung Sha Wan	2 400	7 400	3 800	3 500	7 900	5 000	2 400	1 400
石硤尾	Shek Kip Mei	-	-	-	43 500	200	8 700	-	-
九龍塘	Kowloon Tong	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	6 400	4 100	29 500	400	4 000	8 900	2 000	1 500
觀塘	Kwun Tong	98 900	15 300	-	1 100	-	23 100	-	-
新九龍	**NEW KOWLOON**	**107 700**	**26 800**	**33 300**	**48 500**	**12 100**	**45 700**	**4 400**	**2 900**
荃灣	Tsuen Wan	13 700	16 100	27 900	33 100	4 500	19 100	-	-
屯門	Tuen Mun	-	2 000	8 000	3 000	5 800	3 800	9 900	-
元朗	Yuen Long	2 300	-	3 800	12 600	17 200	7 200	2 700	1 100
北區	North	9 400	2 700	-	5 800	9 200	5 400	6 600	-
大埔	Tai Po	1 600	600	2 700	3 800	1 000	1 900	1 000	-
沙田	Sha Tin	16 600	6 300	4 600	-	300	5 600	100	2 000
西貢	Sai Kung	-	9 300	25 300	5 300	88 900	25 800	-	2 500
離島	Outlying Islands	2 700	2 700	1 700	26 000	16 400	9 900	2 200	10 100
新界	**NEW TERRITORIES**	**46 300**	**39 700**	**74 000**	**89 600**	**143 300**	**78 700 ***	**22 500**	**15 700**
全港	**OVERALL**	**206 700**	**120 700**	**248 800**	**207 500**	**205 400**	**197 800**	**58 900**	**130 800**

* 由於以四捨五入計算，所以表面上看來出現誤差。

* Apparent error due to rounding.

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

(平方米 m^2)

地區	District	1995	1996	1997	1998	1999	佔年底總存量的百分率 As a % of Year End Stock
西區	West	37 800	38 600	50 000	49 200	35 300	12.6
上環	Sheung Wan	18 300	30 100	25 000	33 600	29 100	8.9
中區	Central	15 100	18 900	21 600	28 000	33 600	7.7
灣仔	Wan Chai	24 700	30 400	32 700	32 900	38 600	5.4
半山區	Mid-levels	4 700	5 300	3 300	4 000	3 400	10.0
山頂	Peak	700	2 900	100	1 000	800	5.5
銅鑼灣	Causeway Bay	13 100	14 700	19 300	24 600	22 900	6.5
北角	North Point	34 800	53 000	37 300	44 900	43 300	8.6
筲箕灣	Shau Kei Wan	10 400	14 100	13 400	11 900	10 600	5.9
香港仔	Aberdeen	15 700	14 800	15 600	10 700	10 900	7.9
南區	South	500	1 100	700	800	2 300	9.2
港島	**HONG KONG**	**175 800**	**223 900**	**219 000**	**241 600**	**230 800**	**7.7**
尖沙咀	Tsim Sha Tsui	45 600	61 500	72 200	102 000	100 200	11.8
油麻地	Yau Ma Tei	26 300	38 600	44 300	34 200	47 200	9.6
旺角	Mong Kok	18 000	27 000	21 300	32 700	24 800	6.0
紅磡	Hung Hom	37 900	34 800	43 500	40 100	45 300	10.1
何文田	Ho Man Tin	4 800	5 400	6 000	5 300	4 800	7.4
九龍	**KOWLOON**	**132 600**	**167 300**	**187 300**	**214 300**	**222 300**	**9.8**
長沙灣	Cheung Sha Wan	22 600	38 400	39 600	44 200	32 300	5.7
石硤尾	Shek Kip Mei	900	1 600	1 400	16 400	2 800	4.8
九龍塘	Kowloon Tong	-	300	100	1 200	1 900	15.0
黃大仙	Wong Tai Sin	14 700	23 700	19 600	23 300	21 800	6.9
觀塘	Kwun Tong	101 700	95 300	26 200	20 700	24 100	5.5
新九龍	**NEW KOWLOON**	**139 900**	**159 300**	**86 900**	**105 800**	**82 900**	**5.9**
荃灣	Tsuen Wan	54 100	64 700	105 200	110 900	64 300	9.6
屯門	Tuen Mun	20 500	26 500	40 000	42 300	17 800	5.8
元朗	Yuen Long	47 600	43 400	55 000	44 900	29 100	7.8
北區	North	16 800	13 500	11 800	16 300	19 500	11.7
大埔	Tai Po	7 900	9 800	8 400	14 000	14 500	8.2
沙田	Sha Tin	26 700	22 900	41 000	18 300	21 500	7.0
西貢	Sai Kung	6 300	14 300	3 000	8 200	95 900	53.0
離島	Outlying Islands	5 200	8 500	5 500	10 200	24 900	17.3
新界	**NEW TERRITORIES**	**185 100**	**203 600**	**269 900**	**265 100**	**287 500**	**12.4**
全港	**OVERALL**	**633 400**	**754 100**	**763 100**	**826 800**	**823 500**	**9.2**

請參閱技術附註第10.3段所述統計1997年及其後空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling vacancy from 1997 onwards.

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

(平方米 m^2)

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total floor space	空置量 Amount vacant	空置百分率 % vacant	總樓面面積 Total floor space	空置量 Amount vacant	空置百分率 % vacant	空置量 Amount vacant	佔總存量的百分率 % of total stock
1995	206 700	176 000	85.1	7 965 200	457 400	5.7	633 400	7.8
1996	120 700	91 600	75.9	8 203 100	662 500	8.1	754 100	9.1
1997	248 800	74 100	29.8	8 282 000	689 000	8.3	763 100	8.9
1998	207 500	124 200	59.9	8 543 200	702 600	8.2	826 800	9.4
1999	205 400	170 800	83.2	8 788 500	652 700	7.4	823 500	9.2

請參閱技術附註第10.3段所述統計1997年及其後空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling vacancy from 1997 onwards.

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

(每平方米月租 $ / m² per month)

區域 Area [平均面積] [Average size]	1998 第一季 1st Quarter	1998 第二季 2nd Quarter	1998 第三季 3rd Quarter	1998 第四季 4th Quarter	1998 全年 Whole Year	1999 第一季 1st Quarter	1999 第二季 2nd Quarter	1999 第三季* 3rd* Quarter	1999 第四季* 4th* Quarter	1999 全年* Whole* Year
港島 Hong Kong [51 平方米 m²]	959	942	893	844	907	785	772	785	684	767
九龍 Kowloon [47 平方米 m²]	1 190	1 065	1 012	1 149	1 094	922	938	1 064	913	968
新九龍 New Kowloon [50 平方米 m²]	799	744	665	761	735	666	673	662	673	668
新界 New Territories [47 平方米 m²]	705	718	731	711	718	603	668	651	785	660

* 臨時數字

[ ] 表示 1998 及 1999 年內所分析單位的平均面積。

* Provisional

[ ] Indicates average size of the units analysed during 1998 and 1999.

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

(每平方米售價 $ / m^2)

區域 Area [平均面積] [Average size]	1998 第一季 1st Quarter	1998 第二季 2nd Quarter	1998 第三季 3rd Quarter	1998 第四季 4th Quarter	1998 全年 Whole Year	1999 第一季 1st Quarter	1999 第二季* 2nd* Quarter	1999 第三季* 3rd* Quarter	1999 第四季* 4th* Quarter	1999 全年* Whole* Year
港島 Hong Kong [45 平方米 m^2]	192 512	166 570	131 858	118 337	159 163	120 296	134 172	150 371	103 297	129 841
九龍 Kowloon [37 平方米 m^2]	258 596	227 714	148 781	178 204	208 604	195 158	183 932	210 879	116 536	183 938
新九龍 New Kowloon [53 平方米 m^2]	129 436	126 438	98 510	102 377	113 494	81 357	81 336	95 851	86 889	87 300
新界 New Territories [36 平方米 m^2]	160 799	139 660	128 811	102 669	132 593	118 316	109 724	104 912	89 909	107 110

* 臨時數字

[ ] 表示 1998 及 1999 年內所分析單位的平均面積。

* Provisional

[ ] Indicates average size of the units analysed during 1998 and 1999.

私人零售業樓宇 - 租金及售價指數
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1989=100)

年份 / 季度 Year / Quarter		租金 Rents	售價 Prices
1990		112	112
1991		126	143
1992		149	200
1993		167	244
1994		192	285
1995		192	277
1996		192	287
1997		203	382
1998		186	275
1999 *		165	208
1996	1	189	281
	2	187	283
	3	194	285
	4	198	297
1997	1	197	340
	2	202	379
	3	206	413
	4	205	395
1998	1	198	342
	2	190	294
	3	181	241
	4	174	220
1999	1	167	215
	2	164	216 *
	3	164 *	209 *
	4	166 *	191 *

* 臨時數字

* Provisional

商業樓宇－房屋委員會
各區總存量、空置量、落成量及預測落成量
COMMERCIAL - HOUSING AUTHORITY
STOCK, VACANCY, COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(平方米 m^2)

地區	District	年底總存量 Stock (at year end) 1999 *	年底空置量 Amount Vacant (at year end) 1999 *	空置百分率 % Vacant	落成量 Completions 1999	預測落成量 Forecast Completions [2000]	[2001]
西區	West	25	-	-	-	-	-
北角	North Point	5 015	-	-	-	-	-
筲箕灣	Shau Kei Wan	38 407	3 313	8.6	-	9 975	-
香港仔	Aberdeen	38 417	3 301	8.6	-	-	-
南區	South	79	-	-	4 945	2 118	-
港島	**HONG KONG**	**81 943**	**6 614**	**8.1**	**4 945**	**12 093**	**-**
油麻地	Yau Ma Tei	-	-	-	3 300	-	-
紅磡	Hung Hom	352	-	-	371	-	-
何文田	Ho Man Tin	22 023	498	2.3	-	9 299	-
九龍	**KOWLOON**	**22 375**	**498**	**2.2**	**3 671**	**9 299**	**-**
長沙灣	Cheung Sha Wan	16 888	1 738	10.3	3 754	1 794	-
石硤尾	Shek Kip Mei	37 767	1 067	2.8	-	-	-
黃大仙	Wong Tai Sin	131 337	4 779	3.6	341	11 904	-
觀塘	Kwun Tong	116 135	3 421	2.9	11 738	100	30 238
新九龍	**NEW KOWLOON**	**302 127**	**11 005**	**3.6**	**15 833**	**13 798**	**30 238**
荃灣	Tsuen Wan	117 065	7 788	6.7	14 722	7 608	-
屯門	Tuen Mun	87 779	5 048	5.8	-	8 817	-
元朗	Yuen Long	31 180	996	3.2	8 722	28 359	2 900
北區	North	34 832	1 331	3.8	-	3 388	-
大埔	Tai Po	48 138	1 069	2.2	-	-	-
沙田	Sha Tin	126 806	5 401	4.3	-	2 427	3 884
西貢	Sai Kung	58 040	1 322	2.3	2 439	-	5 825
離島	Outlying Islands	6 210	174	2.8	-	-	10 103
新界	**NEW TERRITORIES**	**510 050**	**23 129**	**4.5**	**25 883**	**50 599**	**22 712**
全港	**OVERALL**	**916 495**	**41 246**	**4.5**	**50 332**	**85 789**	**52 950**

* 不包括1999年下半年落成的樓宇。

資料來源 :房屋署

* Excluding those in buildings completed during the second half of 1999.

Source : Housing Department

商業樓宇－房屋協會
各區總存量、空置量、落成量及預測落成量

COMMERCIAL - HOUSING SOCIETY
STOCK, VACANCY, COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

(平方米 m^2)

地區	District	年底總存量 Stock (at year end) 1999	年底空置量 Amount Vacant (at year end) 1999	空置百分率 % Vacant	落成量 Completions 1999	預測落成量 Forecast Completions [2000]	[2001]
西區	West	2 725	385	14.1	-	-	-
上環	Sheung Wan	1 373	126	9.2	495	-	-
銅鑼灣	Causeway Bay	932	35	3.8	-	-	-
北角	North Point	3 766	113	3.0	-	-	-
筲箕灣	Shau Kei Wan	194	46	23.7	-	-	-
香港仔	Aberdeen	773	-	-	-	-	-
港島	**HONG KONG**	**9 763**	**705**	**7.2**	**495**	**-**	**-**
油麻地	Yau Ma Tei	4 152	340	8.2	-	-	-
旺角	Mong Kok	1 053	171	16.2	-	-	-
紅磡	Hung Hom	9 353	647	6.9	-	-	-
何文田	Ho Man Tin	1 625	244	15.0	-	-	-
九龍	**KOWLOON**	**16 183**	**1 402**	**8.7**	**-**	**-**	**-**
長沙灣	Cheung Sha Wan	812	-	-	-	-	-
石硤尾	Shek Kip Mei	1 583	505	31.9	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	5 655
觀塘	Kwun Tong	3 086	147	4.8	-	-	-
新九龍	**NEW KOWLOON**	**5 481**	**652**	**11.9**	**-**	**-**	**5 655**
荃灣	Tsuen Wan	12 032	773	6.4	-	-	-
北區	North	1 533	199	13.0	-	-	-
沙田	Sha Tin	4 266	151	3.5	-	-	-
西貢	Sai Kung	1 553	-	-	-	-	-
新界	**NEW TERRITORIES**	**19 384**	**1 123**	**5.8**	**-**	**-**	**-**
全港	**OVERALL**	**50 811**	**3 882**	**7.6**	**495**	**-**	**5 655**

資料來源： 房屋協會

Source : Housing Society

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

(平方米 m^2)

地區	District	1998 年底總存量 Stock (at year end)	1999 落成量 Completions	落成量佔1998年總存量的百分率 Completions as a % of 1998 Stock	1999 年底總存量 Stock (at year end)	1999 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
西區	West	109 300	-	-	109 300	9 400	8.6
北角	North Point	493 100	-	-	493 100	17 700	3.6
筲箕灣	Shau Kei Wan	905 500	-	-	905 500	54 600	6.0
香港仔	Aberdeen	795 100	-	-	795 100	138 600	17.4
港島	**HONG KONG**	**2 303 000**	-	-	**2 303 000**	**220 300**	**9.6**
旺角	Mong Kok	414 900	-	-	414 900	28 500	6.9
紅磡	Hung Hom	890 500	-	-	890 500	89 300	10.0
九龍	**KOWLOON**	**1 305 400**	-	-	**1 305 400**	**117 800**	**9.0**
長沙灣	Cheung Sha Wan	1 087 900	-	-	1 087 900	78 300	7.2
黃大仙	Wong Tai Sin	839 100	-	-	839 100	58 900	7.0
觀塘	Kwun Tong	3 497 100	-	-	3 489 800	406 500	11.6
新九龍	**NEW KOWLOON**	**5 424 100**	-	-	**5 416 800**	**543 700**	**10.0**
荃灣	Tsuen Wan	5 704 300	3 700	0.1	5 708 000	521 800	9.1
屯門	Tuen Mun	1 406 700	-	-	1 406 700	146 300	10.4
元朗	Yuen Long	213 700	-	-	213 700	26 700	12.5
北區	North	273 000	-	-	273 000	52 600	19.3
大埔	Tai Po	151 700	-	-	151 700	7 900	5.2
沙田	Sha Tin	1 095 600	-	-	1 095 600	93 600	8.5
西貢	Sai Kung	9 100	-	-	9 100	-	-
離島	Outlying Islands	900	-	-	900	-	-
新界	**NEW TERRITORIES**	**8 855 000**	**3 700**	**0.0 ***	**8 858 700**	**848 900**	**9.6**
全港	**OVERALL**	**17 887 500**	**3 700**	**0.0 ***	**17 883 900**	**1 730 700**	**9.7**

* 少於 0.05%

* Below 0.05%

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

(平方米 m^2)

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock (at year end)
1995	港島	Hong Kong	39 000	19 300	2 241 100 *
	九龍	Kowloon	11 400	13 400	1 337 500 *
	新九龍	New Kowloon	124 400	84 800	5 373 400 *
	新界	New Territories	46 600	131 100	8 669 000 *
	全港	**OVERALL**	**221 400**	**248 600**	**17 621 000 ***
1996	港島	Hong Kong	-	34 500	2 291 100 *
	九龍	Kowloon	2 000	1 400	1 325 400 *
	新九龍	New Kowloon	33 900	82 200	5 426 700 *
	新界	New Territories	7 800	123 400	8 783 400 *
	全港	**OVERALL**	**43 700**	**241 500**	**17 826 600 ***
1997	港島	Hong Kong	1 800	12 600	2 307 300 *
	九龍	Kowloon	21 300	9 300	1 312 700 *
	新九龍	New Kowloon	53 500	43 900	5 421 300 *
	新界	New Territories	-	115 100	8 900 800 *
	全港	**OVERALL**	**76 600**	**180 900**	**17 942 100 ***
1998	港島	Hong Kong	4 100	-	2 303 000 *
	九龍	Kowloon	7 300	-	1 305 400 *
	新九龍	New Kowloon	10 100	22 600	5 424 100 *
	新界	New Territories	35 700	8 100	8 855 000 *
	全港	**OVERALL**	**57 200**	**30 700**	**17 887 500 ***
1999	港島	Hong Kong	-	-	2 303 000
	九龍	Kowloon	-	-	1 305 400
	新九龍	New Kowloon	7 300	-	5 416 800
	新界	New Territories	-	3 700	8 858 700
	全港	**OVERALL**	**7 300**	**3 700**	**17 883 900**

* 總存量已經調整，以配合差餉估價記錄。

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

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

(平方米 m^2)

地區	District	1995	1996	1997	1998	1999	平均落成量 Average 1995 - 1999	預測落成量 Forecast [2000]	[2001]
西區	West	-	-	-	-	-	-	-	-
北角	North Point	5 400	-	-	-	-	1 100	-	-
筲箕灣	Shau Kei Wan	6 300	25 800	-	-	-	6 400	15 100	-
香港仔	Aberdeen	7 600	8 700	12 600	-	-	5 800	-	-
港島	**HONG KONG**	**19 300**	**34 500**	**12 600**	**-**	**-**	**13 300**	**15 100**	**-**
旺角	Mong Kok	9 600	1 400	-	-	-	2 200	-	-
紅磡	Hung Hom	3 800	-	9 300	-	-	2 600	-	-
九龍	**KOWLOON**	**13 400**	**1 400**	**9 300**	**-**	**-**	**4 800**	**-**	**-**
長沙灣	Cheung Sha Wan	18 400	14 100	12 400	8 900	-	10 800	-	-
黃大仙	Wong Tai Sin	12 400	29 300	16 900	-	-	11 700	-	-
觀塘	Kwun Tong	54 000	38 800	14 600	13 700	-	24 200	3 600	-
新九龍	**NEW KOWLOON**	**84 800**	**82 200**	**43 900**	**22 600**	**-**	**46 700**	**3 600**	**-**
荃灣	Tsuen Wan	38 500	80 100	44 500	-	3 700	33 400	-	-
屯門	Tuen Mun	5 100	-	13 800	-	-	3 800	-	12 200
元朗	Yuen Long	17 000	-	-	7 300	-	4 900	-	-
北區	North	41 100	18 600	32 100	800	-	18 500	-	2 800
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	29 400	24 700	24 700	-	-	15 800	-	-
離島	Outlying Islands	-	-	-	-	-	-	-	-
新界	**NEW TERRITORIES**	**131 100**	**123 400**	**115 100**	**8 100**	**3 700**	**76 400 ***	**-**	**15 000**
全港	**OVERALL**	**248 600**	**241 500**	**180 900**	**30 700**	**3 700**	**141 200 ***	**18 700**	**15 000**

* 由於以四捨五入計算，所以表面上看來出現誤差。

* Apparent error due to rounding.

私人分層工廠大廈－各區不同面積單位落成量
PRIVATE FLATTED FACTORIES - COMPLETIONS BY SIZE AND DISTRICT

(單位數目 No. of units)

地區	District	< 50.0 平方米 m^2	50 - 99.9 平方米 m^2	100 - 199.9 平方米 m^2	200 - 399.9 平方米 m^2	> 399.9 平方米 m^2
西區	West	-	-	-	-	-
北角	North Point	-	-	-	-	-
筲箕灣	Shau Kei Wan	-	-	-	-	-
香港仔	Aberdeen	-	-	-	-	-
港島	**HONG KONG**	**-**	**-**	**-**	**-**	**-**
旺角	Mong Kok	-	-	-	-	-
紅磡	Hung Hom	-	-	-	-	-
九龍	**KOWLOON**	**-**	**-**	**-**	**-**	**-**
長沙灣	Cheung Sha Wan	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-
新九龍	**NEW KOWLOON**	**-**	**-**	**-**	**-**	**-**
荃灣	Tsuen Wan	-	-	2	2	4
屯門	Tuen Mun	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-
北區	North	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-
離島	Outlying Islands	-	-	-	-	-
新界	**NEW TERRITORIES**	**-**	**-**	**2**	**2**	**4**
全港	**OVERALL**	**-**	**-**	**2**	**2**	**4**
百分率	**%**	**-**	**-**	**25.0**	**25.0**	**50.0**

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

(平方米 m^2)

地區	District	1995	1996	1997	1998	1999	佔年底總存量的百分率 As a % of Year End Stock
西區	West	7 400	6 500	6 900	7 900	9 400	8.6
北角	North Point	9 200	20 600	22 500	18 200	17 700	3.6
筲箕灣	Shau Kei Wan	33 400	84 400	43 600	55 000	54 600	6.0
香港仔	Aberdeen	138 900	143 700	135 500	127 800	138 600	17.4
港島	**HONG KONG**	**188 900**	**255 200**	**208 500**	**208 900**	**220 300**	**9.6**
旺角	Mong Kok	51 500	59 800	50 900	72 600	28 500	6.9
紅磡	Hung Hom	35 100	90 600	119 000	74 600	89 300	10.0
九龍	**KOWLOON**	**86 600**	**150 400**	**169 900**	**147 200**	**117 800**	**9.0**
長沙灣	Cheung Sha Wan	124 600	114 500	72 000	99 400	78 300	7.2
黃大仙	Wong Tai Sin	38 000	76 700	73 500	66 500	58 900	7.0
觀塘	Kwun Tong	265 000	382 800	327 500	443 100	406 500	11.6
新九龍	**NEW KOWLOON**	**427 600**	**574 000**	**473 000**	**609 000**	**543 700**	**10.0**
荃灣	Tsuen Wan	370 300	701 400	581 800	556 600	521 800	9.1
屯門	Tuen Mun	117 200	159 800	185 700	175 600	146 300	10.4
元朗	Yuen Long	49 300	46 200	14 700	59 700	26 700	12.5
北區	North	66 700	92 900	44 600	47 500	52 600	19.3
大埔	Tai Po	9 200	13 500	300	5 000	7 900	5.2
沙田	Sha Tin	84 700	132 000	123 400	126 000	93 600	8.5
西貢	Sai Kung	-	-	-	2 300	-	-
離島	Outlying Islands	-	-	-	-	-	-
新界	**NEW TERRITORIES**	**697 400**	**1 145 800**	**950 500**	**972 700**	**848 900**	**9.6**
全港	**OVERALL**	**1 400 500**	**2 125 400**	**1 801 900**	**1 937 800**	**1 730 700**	**9.7**

請參閱技術附註第10.3段所述統計1997年及其後空置量的方法。

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling vacancy from 1997 onwards.

私人分層工廠大廈－各區不同面積單位空置量
PRIVATE FLATTED FACTORIES - VACANCY BY SIZE AND DISTRICT

(單位數目 No. of units)

地區	District	< 50.0 平方米 m^2	50 - 99.9 平方米 m^2	100 - 199.9 平方米 m^2	200 - 399.9 平方米 m^2	> 399.9 平方米 m^2
西區	West	1	5	6	18	6
北角	North Point	13	9	16	24	11
筲箕灣	Shau Kei Wan	40	93	109	38	36
香港仔	Aberdeen	164	384	196	81	75
港島	**HONG KONG**	**218**	**491**	**327**	**161**	**128**
旺角	Mong Kok	13	84	68	26	10
紅磡	Hung Hom	4	36	91	110	49
九龍	**KOWLOON**	**17**	**120**	**159**	**136**	**59**
長沙灣	Cheung Sha Wan	62	154	31	58	53
黃大仙	Wong Tai Sin	46	95	29	52	50
觀塘	Kwun Tong	179	600	312	259	274
新九龍	**NEW KOWLOON**	**287**	**849**	**372**	**369**	**377**
荃灣	Tsuen Wan	206	942	589	373	386
屯門	Tuen Mun	23	353	231	71	80
元朗	Yuen Long	6	52	30	9	18
北區	North	93	348	108	22	3
大埔	Tai Po	-	-	-	2	6
沙田	Sha Tin	197	500	192	58	13
西貢	Sai Kung	-	-	-	-	-
離島	Outlying Islands	-	-	-	-	-
新界	**NEW TERRITORIES**	**525**	**2 195**	**1 150**	**535**	**506**
全港	**OVERALL**	**1 047**	**3 655**	**2 008**	**1 201**	**1 070**
百分率	**%**	**11.6**	**40.7**	**22.4**	**13.4**	**11.9**

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

(平方米 m^2)

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total floor space	空置量 Amount vacant	空置百分率 % vacant	總樓面面積 Total floor space	空置量 Amount vacant	空置百分率 % vacant	空置量 Amount vacant	佔總存量的百分率 % of total stock
1995	248 600	194 900	78.4	17 438 800	1 205 600	6.9	1 400 500	7.9
1996	241 500	181 700	75.2	17 577 300	1 943 700	11.1	2 125 400	11.9
1997	180 900	121 600	67.2	17 750 000	1 680 300	9.5	1 801 900	10.0
1998	30 700	29 900	97.4	17 884 900	1 907 900	10.7	1 937 800	10.8
1999	3 700	2 700	73.0	17 880 200	1 728 000	9.7	1 730 700	9.7

請參閱技術附註第10.3段所述統計1997年及其後空置量的方法。 Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling vacancy from 1997 onwards.

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

(每平方米月租 $ / m^2 per month)

區域 Area [平均面積] [Average size]	1998 第一季 1st Quarter	1998 第二季 2nd Quarter	1998 第三季 3rd Quarter	1998 第四季 4th Quarter	1998 全年 Whole Year	1999 第一季 1st Quarter	1999 第二季 2nd Quarter	1999 第三季* 3rd * Quarter	1999 第四季* 4th * Quarter	1999 全年* Whole * Year
港島 Hong Kong [180 平方米 m^2]	147	131	119	110	127	103	100	92	99	98
九龍 Kowloon [194 平方米 m^2]	107	98	101	89	98	83	76	82	76	79
新九龍 New Kowloon [160 平方米 m^2]	136	126	121	117	125	104	99	97	96	100
新界 New Territories [166 平方米 m^2]	86	84	79	76	81	72	70	69	71	70

* 臨時數字
平均租金只以樓上單位的租金計算。
[ ] 表示 1998 及 1999 年內所分析單位的平均面積。

* Provisional
Average rents are in respect of upper floor units only.
[ ] Indicates average size of the units analysed during 1998 and 1999.

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

(每平方米售價 $ / m^2)

區域 Area [平均面積] [Average size]	1998 第一季 1st Quarter	1998 第二季 2nd Quarter	1998 第三季 3rd Quarter	1998 第四季 4th Quarter	1998 全年 Whole Year	1999 第一季 1st Quarter	1999 第二季* 2nd* Quarter	1999 第三季* 3rd* Quarter	1999 第四季* 4th* Quarter	1999 全年* Whole* Year
港島 Hong Kong [190 平方米 m^2]	16 964	15 442	13 213	12 506	14 901	11 412	10 698	11 722	9 725	10 877
九龍 Kowloon [216 平方米 m^2]	12 579	13 930	(10 716)	(11 615)	12 527	(9 982)	8 869	8 871	(8 552)	8 905
新九龍 New Kowloon [139 平方米 m^2]	16 398	14 953	12 023	11 714	13 901	11 478	9 883	9 997	9 387	10 136
新界 New Territories [135 平方米 m^2]	9 146	8 434	8 321	7 664	8 392	7 054	6 317	6 562	6 559	6 597

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 1998 及 1999 年內所分析單位的平均面積。
平均售價只以樓上單位的售價計算。

* Provisional
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 1998 and 1999.
Average prices are in respect of upper floor units only.

私人分層工廠大廈 - 租金及售價指數
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1989 = 100)

年份 / 季度 Year / Quarter		租金 Rents	售價 Prices
1990		105	106
1991		109	114
1992		117	147
1993		129	177
1994		133	189
1995		131	166
1996		118	143
1997		118	142
1998		106	111
1999 *		89	83
1996	1	122	149
	2	118	143
	3	115	138
	4	116	140
1997	1	119	147
	2	118	145
	3	118	141
	4	117	135
1998	1	114	123
	2	109	118
	3	102	108
	4	97	95
1999	1	93	89
	2	89	83 *
	3	87 *	81 *
	4	87 *	78 *

* 臨時數字
上述指數只就樓上單位計算。

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

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

（每平方米售價 $/m²）

地區 District [平均面積] [Average size]	1998 第一季 1st Quarter	1998 第二季 2nd Quarter	1998 第三季 3rd Quarter	1998 第四季 4th Quarter	1998 全年 Whole Year	1999 第一季 1st Quarter	1999 第二季* 2nd* Quarter	1999 第三季* 3rd* Quarter	1999 第四季* 4th* Quarter	1999 全年* Whole* Year
北角 North Point [125 平方米 m²]	(46 434)	(43 973)	(43 194)	(37 149)	44 106	(25 337)	(24 809)	(28 794)	(22 979)	(25 907)
筲箕灣 Shau Kei Wan [53 平方米 m²]	(21 575)	(23 568)	(27 888)	(26 194)	(24 983)	(17 844)	(21 780)	(20 709)	(20 126)	19 889
長沙灣 Cheung Sha Wan [86 平方米 m²]	(33 086)	(31 827)	(28 762)	(27 130)	30 759	(19 003)	(20 008)	(17 760)	15 128	17 524
觀塘 Kwun Tong [82 平方米 m²]	32 250	28 412	17 907	19 808	25 020	21 161	17 509	17 369	15 062	17 685
荃灣 Tsuen Wan [89 平方米 m²]	15 892	16 648	15 355	10 934	14 394	11 757	11 275	9 364	10 035	10 527

* 臨時數字
( ) 表示少於 10 宗交易。
[ ] 表示 1998 及 1999 年內所分析單位的平均面積。
所分析的樓宇是於 1992 年或之後建成。
平均售價只以樓上單位的售價計算。

* Provisional
( ) Indicates fewer than 10 transactions.
[ ] Indicates average size of the units analysed during 1998 and 1999.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

分層工廠大廈－房屋委員會
各區總存量及空置量

FLATTED FACTORIES - HOUSING AUTHORITY
STOCK AND VACANCY BY DISTRICT

(平方米 m^2)

地區	District	1999 年底總存量 Stock (at year end)	1999 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
筲箕灣	Shau Kei Wan	6 822	18	0.3
港島	**HONG KONG**	**6 822**	**18**	**0.3**
長沙灣	Cheung Sha Wan	61 189	7 599	12.4
石硤尾	Shek Kip Mei	9 472	1 126	11.9
黃大仙	Wong Tai Sin	48 194	432	0.9
觀塘	Kwun Tong	78 799	4 545	5.8
新九龍	**NEW KOWLOON**	**197 654**	**13 702**	**6.9**
荃灣	Tsuen Wan	120 341	14 771	12.3
屯門	Tuen Mun	44 327	1 180	2.7
沙田	Sha Tin	39 921	3 172	7.9
新界	**NEW TERRITORIES**	**204 589**	**19 123**	**9.3**
全港	**OVERALL**	**409 065**	**32 843**	**8.0**

1999、2000 及 2001 年沒有落成量及預測落成量。
資料來源 ： 房屋署

Nil completions and forecast completions for 1999, 2000 and 2001.
Source : Housing Department

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

(平方米 m^2)

地區	District	1998 年底總存量 Stock (at year end)	1999 落成量 Completions	落成量佔1998年總存量的百分率 Completions as a % of 1998 Stock	1999 年底總存量 Stock (at year end)	1999 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
筲箕灣	Shau Kei Wan	24 500	-	-	24 500	300	1.2
香港仔	Aberdeen	5 900	-	-	5 900	2 100	35.6
港島	**HONG KONG**	**30 400**	**-**	**-**	**30 400**	**2 400**	**7.9**
旺角	Mong Kok	9 700	-	-	9 700	5 600	57.7
紅磡	Hung Hom	5 200	-	-	5 200	900	17.3
九龍	**KOWLOON**	**14 900**	**-**	**-**	**14 900**	**6 500**	**43.6**
長沙灣	Cheung Sha Wan	100 100	-	-	100 100	16 200	16.2
黃大仙	Wong Tai Sin	28 100	-	-	28 100	500	1.8
觀塘	Kwun Tong	191 500	14 500	7.6	206 000	48 400	23.5
新九龍	**NEW KOWLOON**	**319 700**	**14 500**	**4.5**	**334 200**	**65 100**	**19.5**
荃灣	Tsuen Wan	97 900	-	-	97 900	45 000	46.0
北區	North	-	6 400	-	6 400	6 400	100.0
沙田	Sha Tin	16 400	19 200	117.1	35 600	20 100	56.5
新界	**NEW TERRITORIES**	**114 300**	**25 600**	**22.4**	**139 900**	**71 500**	**51.1**
全港	**OVERALL**	**479 300**	**40 100**	**8.4**	**519 400**	**145 500**	**28.0**

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

(平方米 m^2)

地區	District	1995	1996	1997	1998	1999	平均落成量 Average 1995 - 1999	預測落成量 Forecast [2000]	[2001]
筲箕灣	Shau Kei Wan	-	-	-	-	-	-	-	-
香港仔	Aberdeen	-	-	-	-	-	-	-	-
港島	**HONG KONG**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
旺角	Mong Kok	-	-	-	-	-	-	-	-
紅磡	Hung Hom	-	-	-	-	-	-	-	-
九龍	**KOWLOON**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
長沙灣	Cheung Sha Wan	13 300	29 000	-	52 900	-	19 000	14 000	18 700
黃大仙	Wong Tai Sin	19 100	-	9 700	-	-	5 800	-	-
觀塘	Kwun Tong	44 700	50 000	41 100	37 100	14 500	37 500	-	13 900
新九龍	**NEW KOWLOON**	**77 100**	**79 000**	**50 800**	**90 000**	**14 500**	**62 300**	**14 000**	**32 600**
荃灣	Tsuen Wan	-	19 800	21 700	55 000	-	19 300	-	-
北區	North	-	-	-	-	6 400	1 300	-	-
沙田	Sha Tin	-	15 900	-	-	19 200	7 000	-	-
新界	**NEW TERRITORIES**	**-**	**35 700**	**21 700**	**55 000**	**25 600**	**27 600**	**-**	**-**
全港	**OVERALL**	**77 100**	**114 700**	**72 500**	**145 000**	**40 100**	**89 900**	**14 000**	**32 600**

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

(平方米 m^2)

年 Year	年內落成樓宇 In Buildings Completed during the year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total floor space	空置量 Amount vacant	空置百分率 % vacant	總樓面面積 Total floor space	空置量 Amount vacant	空置百分率 % vacant	空置量 Amount vacant	空置百分率 % of total stock
1995	77 100	63 600	82.5	38 900	4 100	10.5	67 700	58.4
1996	114 700	87 800	76.5	116 000	18 600	16.0	106 400	46.1
1997	72 500	48 400	66.8	247 300	34 300	13.9	82 700	25.9
1998	145 000	127 100	87.7	332 800	52 500	15.8	179 600	37.6
1999	40 100	28 300	70.6	479 300	117 200	24.5	145 500	28.0

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

(平方米 m^2)

地區	District	1998 年底總存量 Stock (at year end)	1999 年落成量 Completions	落成量佔 1998 年總存量的百分率 Completions as a % of 1998 Stock	1999 年底總存量 Stock (at year end)
西區	West	-	-	-	-
北角	North Point	20 000	-	-	20 000
筲箕灣	Shau Kei Wan	7 900	-	-	7 900
香港仔	Aberdeen	74 600	-	-	74 600
港島	**HONG KONG**	**102 500**	**-**	**-**	**102 500**
旺角	Mong Kok	2 200	-	-	2 200
紅磡	Hung Hom	78 200	-	-	47 400
九龍	**KOWLOON**	**80 400**	**-**	**-**	**49 600**
長沙灣	Cheung Sha Wan	51 300	-	-	51 300
黃大仙	Wong Tai Sin	2 900	-	-	2 900
觀塘	Kwun Tong	345 700	-	-	345 700
新九龍	**NEW KOWLOON**	**399 900**	**-**	**-**	**399 900**
荃灣	Tsuen Wan	386 800	-	-	377 900
屯門	Tuen Mun	244 300	-	-	244 300
元朗	Yuen Long	481 800	12 400	2.6	494 200
北區	North	117 700	-	-	117 700
大埔	Tai Po	714 400	-	-	714 400
沙田	Sha Tin	196 400	-	-	196 400
西貢	Sai Kung	249 600	26 100	10.5	275 700
離島	Outlying Islands	64 000	-	-	64 000
新界	**NEW TERRITORIES**	**2 455 000**	**38 500**	**1.6**	**2 484 600**
全港	**OVERALL**	**3 037 800**	**38 500**	**1.3**	**3 036 600**

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

(平方米 m^2)

地區	District	1995	1996	1997	1998	1999	平均落成量 Average 1995 - 1999	預測落成量 Forecast [2000]	[2001]
西區	West	-	-	-	-	-	-	-	-
北角	North Point	-	-	-	-	-	-	-	-
筲箕灣	Shau Kei Wan	-	-	-	-	-	-	-	-
香港仔	Aberdeen	-	-	-	-	-	-	-	-
港島	**HONG KONG**	-	-	-	-	-	-	-	-
旺角	Mong Kok	-	-	-	-	-	-	-	-
紅磡	Hung Hom	-	-	-	-	-	-	-	-
九龍	**KOWLOON**	-	-	-	-	-	-	-	-
長沙灣	Cheung Sha Wan	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	-
新九龍	**NEW KOWLOON**	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-
屯門	Tuen Mun	-	-	-	31 200	-	6 200	-	-
元朗	Yuen Long	91 900	-	2 400	-	12 400	21 300	24 200	37 700
北區	North	10 800	3 800	-	-	-	2 900	-	-
大埔	Tai Po	23 100	2 100	400	-	-	5 100	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西貢	Sai Kung	-	45 500	72 400	79 400	26 100	44 700	30 400	-
離島	Outlying Islands	-	-	-	61 100	-	12 200	-	-
新界	**NEW TERRITORIES**	**125 800**	**51 400**	**75 200**	**171 700**	**38 500**	**92 400 ***	**54 600**	**37 700**
全港	**OVERALL**	**125 800**	**51 400**	**75 200**	**171 700**	**38 500**	**92 400 ***	**54 600**	**37 700**

* 由於以四捨五入計算，所以表面上看來出現誤差。

* Apparent error due to rounding.

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

(平方米 m^2)

地區	District	1998 年底總存量 Stock (at year end)	1999 落成量 Completions	落成量佔1998 年總存量的百分率 Completions as a % of 1998 Stock	1999 年底總存量 Stock (at year end)	1999 年底空置量 Amount Vacant (at year end)	空置百分率 % Vacant
西區	West	30 300	-	-	30 300	2 000	6.6
上環	Sheung Wan	400	-	-	400	400	100.0
北角	North Point	44 800	-	-	32 800	20 600	62.8
筲箕灣	Shau Kei Wan	84 700	-	-	84 700	-	-
香港仔	Aberdeen	49 500	-	-	49 500	-	-
港島	**HONG KONG**	**209 700**	-	-	**197 700**	**23 000**	**11.6**
尖沙咀	Tsim Sha Tsui	58 300	-	-	58 300	-	-
旺角	Mong Kok	5 300	-	-	5 300	-	-
紅磡	Hung Hom	60 500	-	-	60 500	6 600	10.9
九龍	**KOWLOON**	**124 100**	-	-	**124 100**	**6 600**	**5.3**
長沙灣	Cheung Sha Wan	145 900	-	-	145 900	6 700	4.6
黃大仙	Wong Tai Sin	-	-	-	-	-	-
觀塘	Kwun Tong	302 600	-	-	302 600	53 200	17.6
新九龍	**NEW KOWLOON**	**448 500**	-	-	**448 500**	**59 900**	**13.4**
荃灣	Tsuen Wan	1 767 100	139 400	7.9	1 906 500	149 500	7.8
屯門	Tuen Mun	100 500	-	-	100 500	9 400	9.4
元朗	Yuen Long	115 900	-	-	115 900	1 300	1.1
北區	North	107 600	-	-	107 600	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	458 300	-	-	458 300	37 000	8.1
西貢	Sai Kung	3 100	-	-	3 100	-	-
離島	Outlying Islands	56 600	7 400	13.1	64 000	-	-
新界	**NEW TERRITORIES**	**2 609 100**	146 800	**5.6**	**2 755 900**	**197 200**	**7.2**
全港	**OVERALL**	**3 391 400**	**146 800**	**4.3**	**3 526 200**	**286 700**	**8.1**

上述數字包括貨櫃碼頭的貨倉。

請參閱技術附註第10.3段所述統計1997年及其後空置量的方法。

Figures include storage facilities at container terminals.

Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling vacancy from 1997 onwards.

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

(平方米 m^2)

地區	District	1995	1996	1997	1998	1999	平均落成量 Average 1995 - 1999	預測落成量 Forecast [2000]	[2001]
西區	West	-	-	-	-	-	-	-	-
上環	Sheung Wan	-	-	-	-	-	-	-	-
北角	North Point	-	-	-	-	-	-	-	-
筲箕灣	Shau Kei Wan	-	-	-	-	-	-	-	-
香港仔	Aberdeen	-	-	19 700	-	-	3 900	-	-
港島	**HONG KONG**	**-**	**-**	**19 700**	**-**	**-**	**3 900**	**-**	**-**
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	-	-	-
旺角	Mong Kok	-	-	-	-	-	-	-	-
紅磡	Hung Hom	-	-	-	-	-	-	-	-
九龍	**KOWLOON**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
長沙灣	Cheung Sha Wan	-	-	-	-	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	-	-	-	-	-	-	-	-
新九龍	**NEW KOWLOON**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
荃灣	Tsuen Wan	15 200	-	54 200	42 400	139 400	50 200	-	-
屯門	Tuen Mun	-	-	16 100	-	-	3 200	-	16 500
元朗	Yuen Long	24 600	24 600	-	24 900	-	14 800	-	-
北區	North	8 700	-	-	-	-	1 700	300	-
大埔	Tai Po	-	-	-	-	-	-	600	-
沙田	Sha Tin	-	58 200	-	-	-	11 600	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Outlying Islands	-	-	-	56 600	7 400	12 800	-	-
新界	**NEW TERRITORIES**	**48 500**	**82 800**	**70 300**	**123 900**	**146 800**	**94 300 ***	**900**	**16 500**
全港	**OVERALL**	**48 500**	**82 800**	**90 000**	**123 900**	**146 800**	**98 200 ***	**900**	**16 500**

上述數字包括貨櫃碼頭的貨倉。

* 由於以四捨五入計算，所以表面上看來出現誤差。

Figures include storage facilities at container terminals.

* Apparent error due to rounding.

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

(平方米 m^2)

地區	District	1995	1996	1997	1998	1999	佔年底總存量的百分率 As a % of Year End Stock
西區	West	8 400	8 100	7 600	3 800	2 000	6.6
上環	Sheung Wan	-	400	400	400	400	100.0
北角	North Point	1 600	11 800	10 100	17 200	20 600	62.8
筲箕灣	Shau Kei Wan	-	-	100	-	-	-
香港仔	Aberdeen	3 700	-	4 600	-	-	-
港島	**HONG KONG**	**13 700**	**20 300**	**22 800**	**21 400**	**23 000**	**11.6**
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	-
旺角	Mong Kok	-	-	-	1 700	-	-
紅磡	Hung Hom	5 400	7 300	11 400	7 200	6 600	10.9
九龍	**KOWLOON**	**5 400**	**7 300**	**11 400**	**8 900**	**6 600**	**5.3**
長沙灣	Cheung Sha Wan	10 900	4 600	3 200	700	6 700	4.6
黃大仙	Wong Tai Sin	6 100	6 100	-	53 100	-	-
觀塘	Kwun Tong	38 100	20 900	22 400	-	53 200	17.6
新九龍	**NEW KOWLOON**	**55 100**	**31 600**	**25 600**	**53 800**	**59 900**	**13.4**
荃灣	Tsuen Wan	149 500	94 800	205 900	126 300	149 500	7.8
屯門	Tuen Mun	-	500	16 100	9 500	9 400	9.4
元朗	Yuen Long	24 600	18 100	-	27 600	1 300	1.1
北區	North	12 600	100	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	1 300	57 000	29 100	17 900	37 000	8.1
西貢	Sai Kung	-	-	-	-	-	-
離島	Outlying Islands	-	-	-	20 200	-	-
新界	**NEW TERRITORIES**	**188 000**	**170 500**	**251 100**	**201 500**	**197 200**	**7.2**
全港	**OVERALL**	**262 200**	**229 700**	**310 900**	**285 600**	**286 700**	**8.1**

上述數字包括貨櫃碼頭的貨倉。
請參閱技術附註第10.3段所述統計1997年及其後空置量的方法。

Figures include storage facilities at container terminals.
Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling vacancy from 1997 onwards.

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

(平方米 m^2)

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total floor space	空置量 Amount vacant	空置百分率 % vacant	總樓面面積 Total floor space	空置量 Amount vacant	空置百分率 % vacant	空置量 Amount vacant	佔總存量的百分率 % of total stock
1995	48 500	24 600	50.7	3 142 300	237 600	7.6	262 200	8.2
1996	82 800	66 700	80.6	3 159 300	163 000	5.2	229 700	7.1
1997	90 000	68 500	76.1	3 200 500	242 400	7.6	310 900	9.4
1998	123 900	72 000	58.1	3 277 100	213 600	6.5	285 600	8.4
1999	146 800	78 200	53.3	3 379 400	208 500	6.2	286 700	8.1

空置數目包括貨櫃碼頭的貨倉。
請參閱技術附註第10.3段所述統計1997年及其後空置量的方法。

Vacancy figures include storage facilities at container terminals.
Please see paragraph 10.3 of the Technical Notes for an explanation of the change in the method of compiling vacancy from 1997 onwards.

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

(回報百分率 % return)

年份 / 季度 Year / Quarter		住宅 Domestic A	B	C	D & E	寫字樓 Office + 甲級 Grade A	乙級 Grade B	分層工廠大廈 Flatted Factories ** 新九龍 New Kowloon	新界 New Territories	零售業樓宇 Retail
1990		8.8	8.6	8.5	8.5	9.2	9.4	10.2	11.1	8.0
1991		7.1	6.9	7.3	7.5	7.9	8.3	10.4	10.6	7.3
1992		5.6	5.4	5.7	5.7	6.1	6.5	8.7	9.1	6.5
1993		5.5	5.0	5.2	5.3	5.5	5.9	7.9	8.6	5.9
1994		5.4	4.7	5.0	5.4	5.0	5.1	8.1	9.0	5.9
1995		5.7	5.2	5.6	6.1	5.8	5.9	9.1	9.9	6.1
1996		5.2	4.6	4.8	4.9	4.8	5.4	9.6	10.2	5.6
1997		4.2	3.7	3.8	3.6	4.2	5.0	9.9	10.3	4.6
1998		4.9	4.1	4.3	4.4	6.1	6.4	11.5	12.0	5.7
1999 *		5.2	4.4	4.5	4.4	5.7	6.7	12.9	13.2	7.0
1996	1	5.6	4.8	5.4	5.5	5.1	5.6	9.1	10.2	5.7
	2	5.4	4.7	5.0	5.2	5.0	5.2	10.1	9.9	5.5
	3	5.3	4.7	5.0	5.2	5.2	5.6	9.7	10.2	5.9
	4	5.0	4.4	4.5	4.6	4.5	5.4	9.3	10.6	5.6
1997	1	4.4	3.8	3.9	4.0	4.2	4.9	9.5	10.2	4.9
	2	4.1	3.6	3.6	3.5	4.0	4.9	9.7	10.1	4.6
	3	4.2	3.7	3.7	3.6	4.5	5.1	9.9	10.4	4.2
	4	4.2	3.7	3.7	3.7	4.8	5.3	10.6	10.6	4.5
1998	1	4.6	3.8	4.1	4.2	5.6	6.4	11.3	11.6	5.0
	2	4.9	4.1	4.3	4.4	5.8	6.6	10.8	11.9	5.5
	3	5.4	4.5	4.7	4.8	7.1	7.1	11.7	12.1	6.3
	4	5.4	4.4	4.5	4.6	7.0	6.6	12.7	12.5	6.7
1999	1	5.2	4.4	4.4	4.6	6.7	6.9	12.5	12.9	6.7
	2 *	5.1	4.3	4.4	4.4	5.6	6.8	12.8	13.1	6.8
	3 *	5.3	4.4	4.5	4.4	5.5	6.7	12.4	13.4	7.1
	4 *	5.4	4.6	4.7	4.4	5.4	6.5	13.6	13.5	7.7

* 臨時數字

\+ 由 1991 年第二季起，此欄數字是就重新界定級別的寫字樓計算。這些數字不能直接與較早前的數字相比。

** 此欄數字只就樓上單位計算。

* Provisional

\+ Since 2nd quarter of 1991 the figures have been compiled in respect of units graded according to revised grading criteria. They are not strictly comparable to earlier figures.

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

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

(買賣宗數 No. of transactions)

年份 / 月份 Year / Month		住宅 Domestic	寫字樓 Office	商業樓宇 Commercial	分層工廠大廈 Flatted Factories	其他類別 Other Types	多種類別 Mixed Types	所有類別 Overall
1998		82 771	1 215	1 911	2 327	1 259	239	89 722
1999 *		78 280	1 369	1 948	2 713	1 036	317	85 663
1998	1	3 360	76	132	143	47	11	3 769
	2	5 172	96	129	124	58	14	5 593
	3	7 270	181	204	251	99	18	8 023
	4	6 810	116	200	246	145	25	7 542
	5	5 610	112	175	224	196	13	6 330
	6	5 402	120	146	211	161	17	6 057
	7	7 178	91	151	186	76	16	7 698
	8	4 324	65	129	165	117	16	4 816
	9	7 335	67	125	184	116	23	7 850
	10	10 372	57	130	165	68	28	10 820
	11	10 722	105	176	177	74	34	11 288
	12	9 216	129	214	251	102	24	9 936
1999	1	7 385	89	159	180	111	29	7 953
	2	5 246	67	103	144	62	25	5 647
	3	10 041	97	203	224	147	33	10 745
	4	10 044	117	145	202	112	27	10 647
	5	6 688	132	207	259	70	20	7 376
	6 *	6 598	125	185	245	88	25	7 266
	7 *	6 243	116	193	250	92	23	6 917
	8 *	5 128	115	178	266	83	25	5 795
	9 *	4 934	131	146	207	60	25	5 503
	10 *	4 503	108	132	239	71	34	5 087
	11 *	5 764	141	161	234	73	22	6 395
	12 *	5 706	131	136	263	67	29	6 332

* 臨時數字
住宅數字不包括房屋委員會及房屋協會首次出售的單位。
其他類別包括工業/寫字樓綜合樓宇，貨倉，車位，整座物業等。
多種類別指包含超過一種物業類別的樓宇買賣。

* Provisional
Domestic figures do not include primary sales by Housing Authority and Housing Society.
Other Types include industrial/office, storage, carparking spaces, whole building etc.
Mixed Types refer to transactions comprising more than one property type.

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

(百萬元 $ million)

年份 / 月份 Year / Month		住宅 Domestic	寫字樓 Office	商業樓宇 Commercial	分層工廠大廈 Flatted Factories	其他類別 Other Types	多種類別 Mixed Types	所有類別 Overall
1998		255 008	9 485	10 284	3 519	11 648	2 235	292 178
1999 *		213 993	7 848	9 006	3 434	8 292	2 116	244 689
1998	1	12 468	619	826	238	2 028	199	16 377
	2	18 615	467	917	210	416	140	20 765
	3	28 536	1 736	1 057	456	309	135	32 229
	4	23 514	1 004	1 299	465	5 281	241	31 805
	5	18 126	884	1 369	289	510	64	21 242
	6	16 384	484	947	375	275	67	18 533
	7	20 004	557	779	282	361	155	22 138
	8	11 396	217	605	260	294	170	12 940
	9	19 762	378	498	265	510	209	21 622
	10	28 767	613	543	179	219	412	30 733
	11	31 045	1 820	627	225	393	327	34 437
	12	26 391	707	817	276	1 052	116	29 358
1999	1	19 328	370	683	194	386	151	21 110
	2	14 189	333	522	238	240	154	15 676
	3	26 995	608	1 031	392	1 089	324	30 441
	4	31 276	534	601	204	298	170	33 083
	5	19 523	614	924	324	622	102	22 108
	6 *	18 931	823	782	291	1 271	140	22 236
	7 *	16 213	704	1 049	307	1 440	126	19 839
	8 *	12 580	403	940	328	538	182	14 971
	9 *	12 808	1 168	911	231	1 103	224	16 444
	10 *	11 871	677	424	271	189	188	13 619
	11 *	14 915	1 041	639	340	647	210	17 791
	12 *	15 366	574	501	315	469	145	17 370

* 臨時數字

由於四捨五入關係，個別項目的數字加起來可能與總數略有出入。

住宅數字不包括房屋委員會及房屋協會首次出售的單位。

其他類別包括工業/寫字樓綜合樓宇，貨倉，車位，整座物業等。

多種類別指包含超過一種物業類別的樓宇買賣。

* Provisional

There may be a slight discrepancy between the sum of individual items and the total owing to rounding.

Domestic figures do not include primary sales by Housing Authority and Housing Society.

Other Types include industrial/office, storage, carparking spaces, whole building etc.

Mixed Types refer to transactions comprising more than one property type.

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區	District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
港島 **HONG KONG**	西區	West	堅尼地城、石塘咀、西營盤	Kennedy Town, Shek Tong Tsui, Sai Ying Pun	1.1.1, 1.1.2, 1.1.6
	上環	Sheung Wan			1.1.3, 1.1.4, 1.1.5
	中區	Central			1.2.1, 1.2.2, 1.2.3, 1.2.4
	灣仔	Wan Chai			1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.5
	半山區	Mid-levels	薄扶林	Pok Fu Lam	1.4.0, 1.4.1, 1.4.2, 1.4.3, 1.7.1
	山頂	Peak			1.8.1, 1.8.2, 1.8.3, 1.8.4
	銅鑼灣	Causeway Bay	大坑、跑馬地、渣甸山、掃桿埔、東角	Tai Hang, Happy Valley, Jardine's Lookout, So Kon Po, East Point	1.4.4, 1.4.5, 1.4.6, 1.4.7, 1.4.8, 1.4.9
	北角	North Point	鰂魚涌	Quarry Bay	1.5.1, 1.5.2, 1.5.3, 1.5.4, 1.5.5, 1.5.6, 1.5.7
	筲箕灣	Shau Kei Wan	西灣河、柴灣	Sai Wan Ho, Chai Wan	1.6.1, 1.6.2, 1.6.3, 1.6.4, 1.6.5, 1.6.6
	香港仔	Aberdeen	薄扶林村、鴨脷洲、黃竹坑	Pok Fu Lam Village, Ap Lei Chau, Wong Chuk Hang	1.7.2, 1.7.3, 1.7.4, 1.7.5
	南區	South	深水灣、壽臣山、淺水灣、赤柱、大潭、石澳	Deep Water Bay, Shouson Hill, Repulse Bay, Stanley, Tai Tam, Shek O	1.9.0, 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 **KOWLOON**	尖沙咀	Tsim Sha Tsui	紅磡填海區	Hung Hom Reclamation	2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6
	油麻地	Yau Ma Tei	京士柏	King's Park	2.1.7, 2.2.0, 2.2.5, 2.2.6, 2.2.7, 2.2.8, 2.2.9
	旺角	Mong Kok	大角咀	Tai Kok Tsui	2.2.1, 2.2.2
	紅磡	Hung Hom	土瓜灣、馬頭角	To Kwa Wan, Ma Tau Kok	2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5
	何文田	Ho Man Tin	馬頭圍、嘉道理山	Ma Tau Wai, Kadoorie Hill	2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6, 2.3.7, 2.4.6

各 區 域 及 地 區
AREAS AND DISTRICTS

區域 Area	地區	District	地區內的分區名稱	Names of Sub-districts within District Boundaries	規劃統計小區 Tertiary Planning Units
新九龍 **NEW KOWLOON**	長沙灣	Cheung Sha Wan	荔枝角、深水埗、昂船洲	Lai Chi Kok, Sham Shui Po, Stonecutters Island	2.6.0(p), 2.6.1, 2.6.4, 2.6.5, 2.6.6, 2.6.7, 2.6.9
	石硤尾	Shek Kip Mei	蘇屋、大坑東、大坑西、又一村	So Uk, Tai Hang Tung, Tai Hang Sai, Yau Yat Tsuen	2.6.2, 2.6.3, 2.6.8
	九龍塘	Kowloon Tong			2.7.1, 2.7.2
	黃大仙	Wong Tai Sin	九龍城、新蒲崗、啓德、東頭、橫頭磡、樂富、大磡、鑽石山、慈雲山、竹園、牛池灣	Kowloon City, San Po Kong, Kai Tak, Tung Tau, Wang Tau Hom, Lok Fu, Tai Hom, Diamond Hill, Tsz Wan Shan, Chuk Yuen, Ngau Chi Wan	2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7, 2.8.8, 2.8.9
	觀塘	Kwun Tong	牛頭角、佐敦谷、九龍灣、秀茂坪、藍田、茶果嶺、油塘	Ngau Tau Kok, Jordan Valley, Kowloon Bay, Sau Mau Ping, Lam Tin, Cha Kwo Ling, Yau Tong	2.8.0, 2.9.0, 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.7, 2.9.8
新界 **NEW TERRITORIES**	荃灣	Tsuen Wan	葵涌、青衣、牙鷹洲、汀九、深井、青龍頭	Kwai Chung, Tsing Yi, Nga Ying Chau, Ting Kau, Sham Tseng, Tsing Lung Tau	2.6.0(p), 3.1.0, 3.2.0, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6(p), 3.4.0(p), 3.5.0, 3.5.1, 4.1.3(p), 7.3.3(p), 7.6.1(p)
	屯門	Tuen Mun	大欖、掃管笏、青山灣、藍地	Tai Lam, So Kwun Wat, Castle Peak Bay, Lam Tei	3.3.6(p), 3.4.0(p), 4.1.1, 4.1.2(p), 4.1.3(p), 4.1.4(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, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.4.1, 4.4.2(p), 5.1.2(p), 5.1.9(p), 5.3.1(p)
	元朗	Yuen Long	廈村、屏山、橋頭圍、大生圍、新田、洪水橋、錦田、石崗、八鄉、流浮山、天水圍	Ha Tsuen, Ping Shan, Kiu Tau Wai, Tai Sang 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)

(p) = part 部分

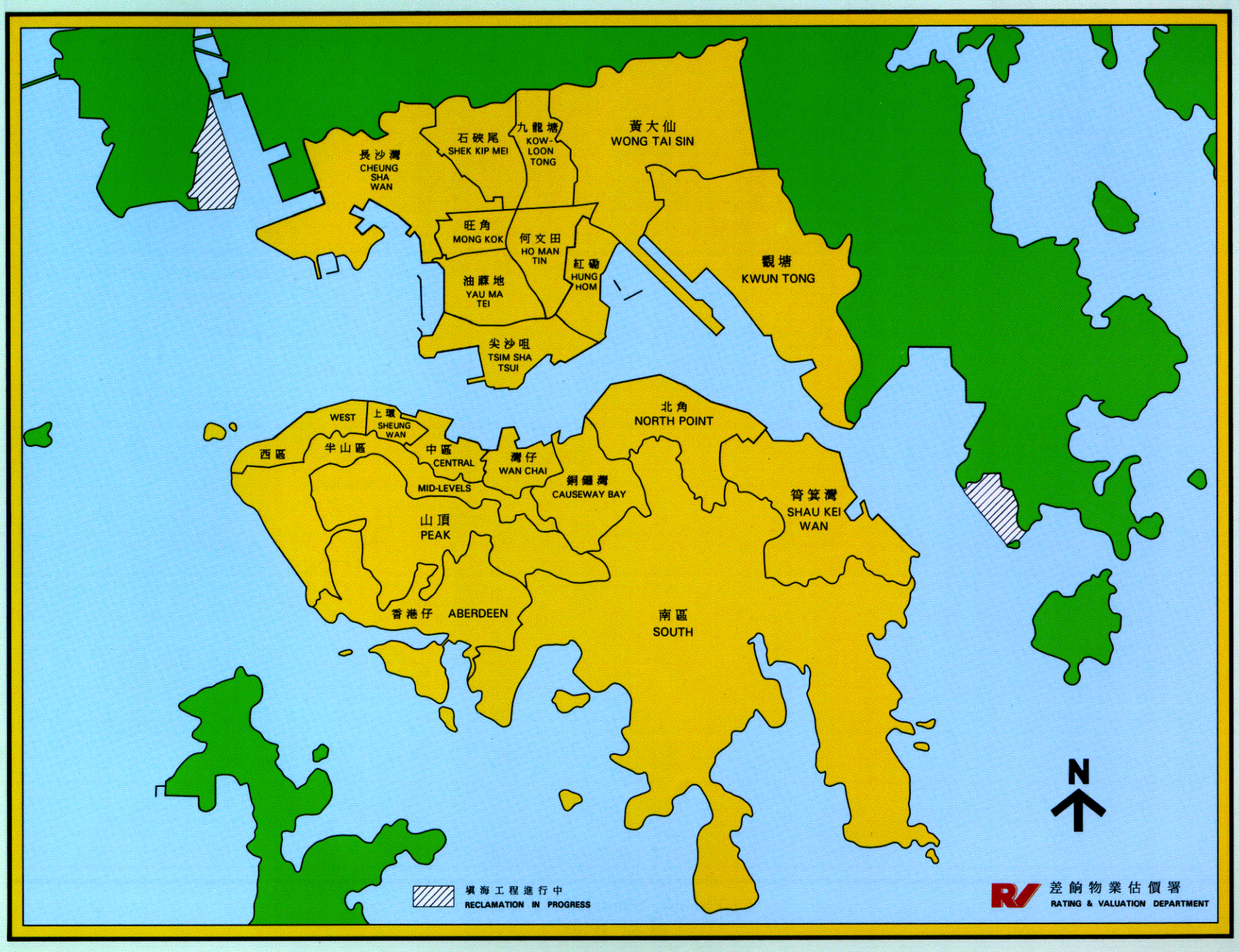
各區域及地區
AREAS AND DISTRICTS

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

(p) = part 部分

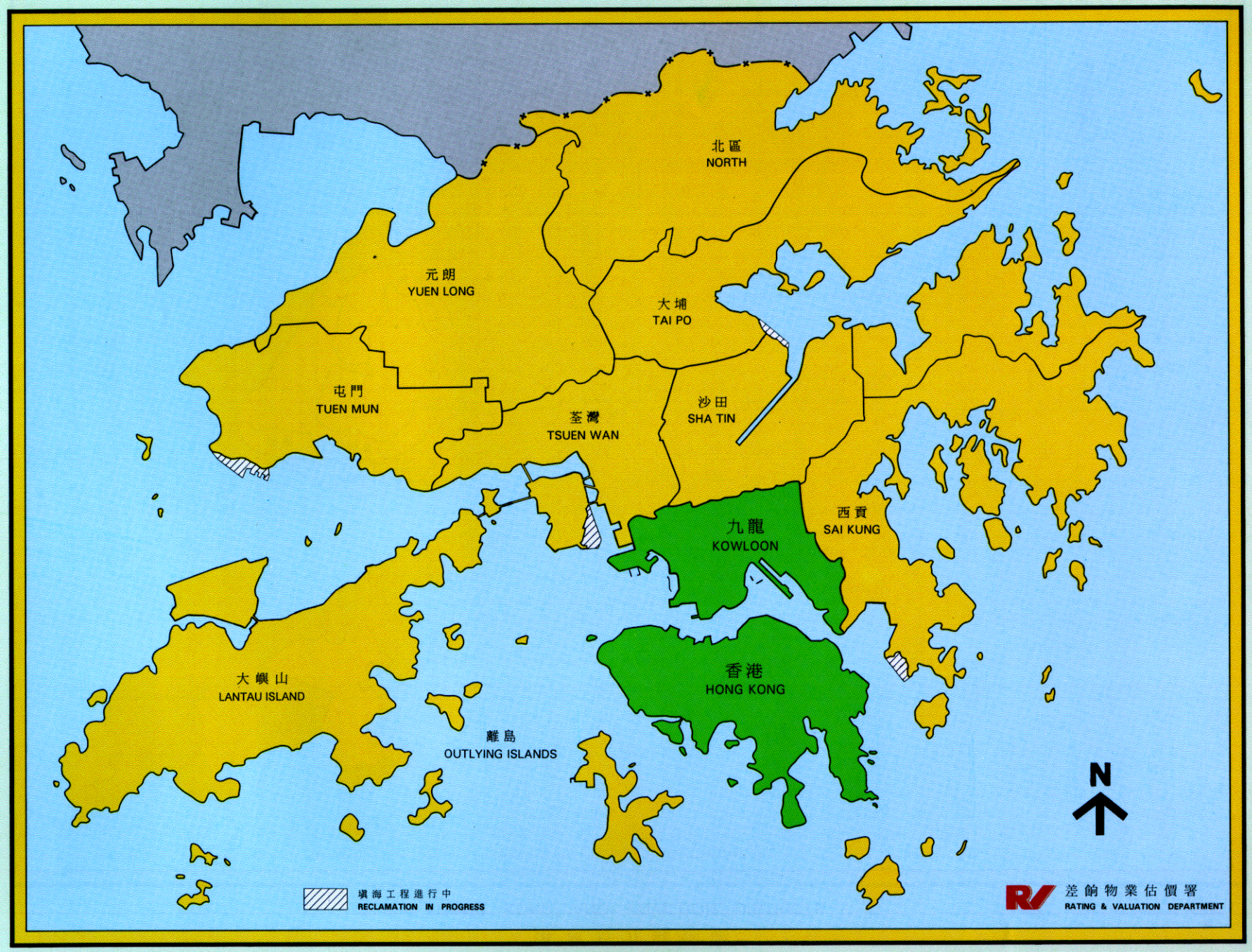
港島及九龍地區
HONG KONG AND KOWLOON DISTRICTS

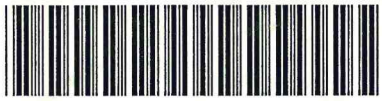
圖一
Plan 1



圖二
Plan 2

新界地區
NEW TERRITORIES DISTRICTS





G40012000B0

$250

香港特別行政區政府新聞處設計
政府印務局印 （所用紙張取材自可再生林木）
Designed by the Information Services Department
Printed by the Printing Department 1668104—28L—5/2000
Hong Kong Special Administrative Region Government
(Printed on paper made from woodpulp derived from renewable forests)