

私人商業樓宇 Private Commercial

這類別包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類別物業在2004年底的總存量為9 407 800平方米，其中32%的樓面面積位於港島、41%位於九龍、27%位於新界。按樓齡分類的總存量詳見圖表。

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

Stock in this sector at the end of 2004 was 9 407 800 m², with 32% of the total space on the Hong Kong Island, 41% in Kowloon and 27% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



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

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

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

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

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

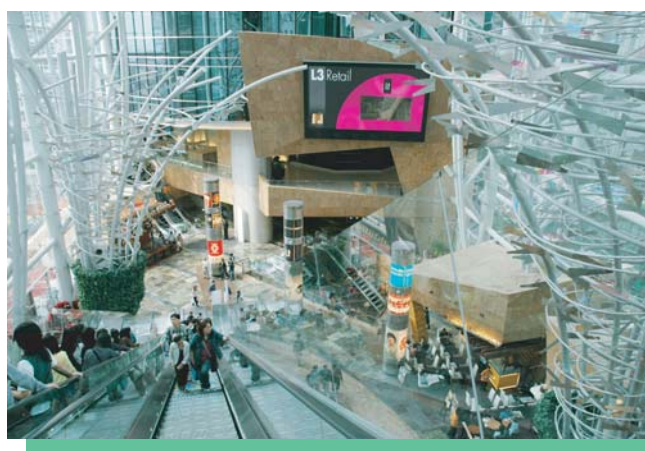
Higher completions are expected in the following two years, at 109 200 m² in 2005 and 131 100 m² in 2006. The supply in 2005 will be located predominantly in the New Territories, accounting for 88%. About 70% of the overall completions will come from Asia World-Expo at Chek Lap Kok. In 2006, 58% of the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



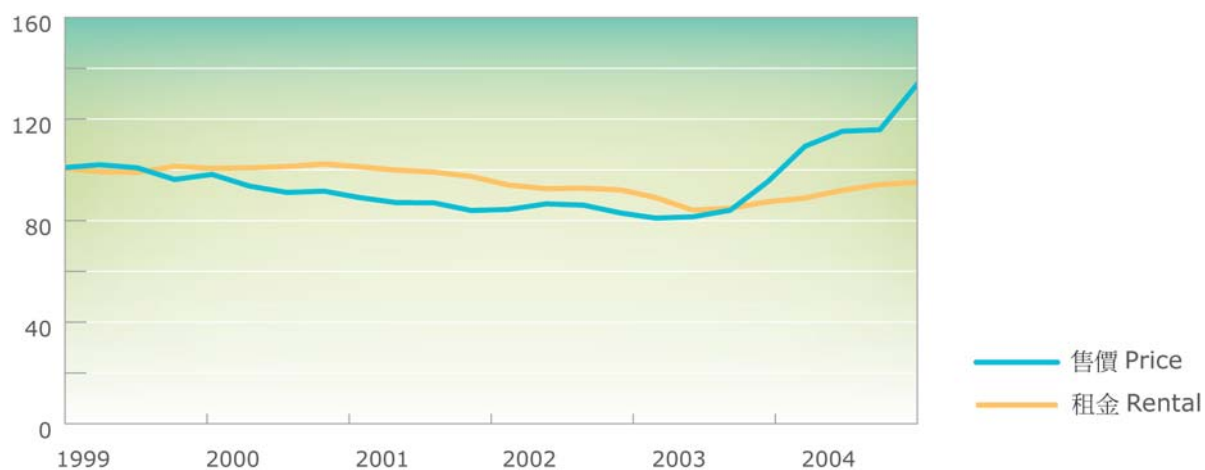
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2004年零售業樓宇的售價上調，在年初和年底的升幅最為顯著。整體售價水平較2003年最後一季上升40%。租金水平在年內亦有所增加，但升幅較售價溫和。與2003年同期的數字比較，2004年最後一季的臨時租金指數錄得9%的按年升幅。

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

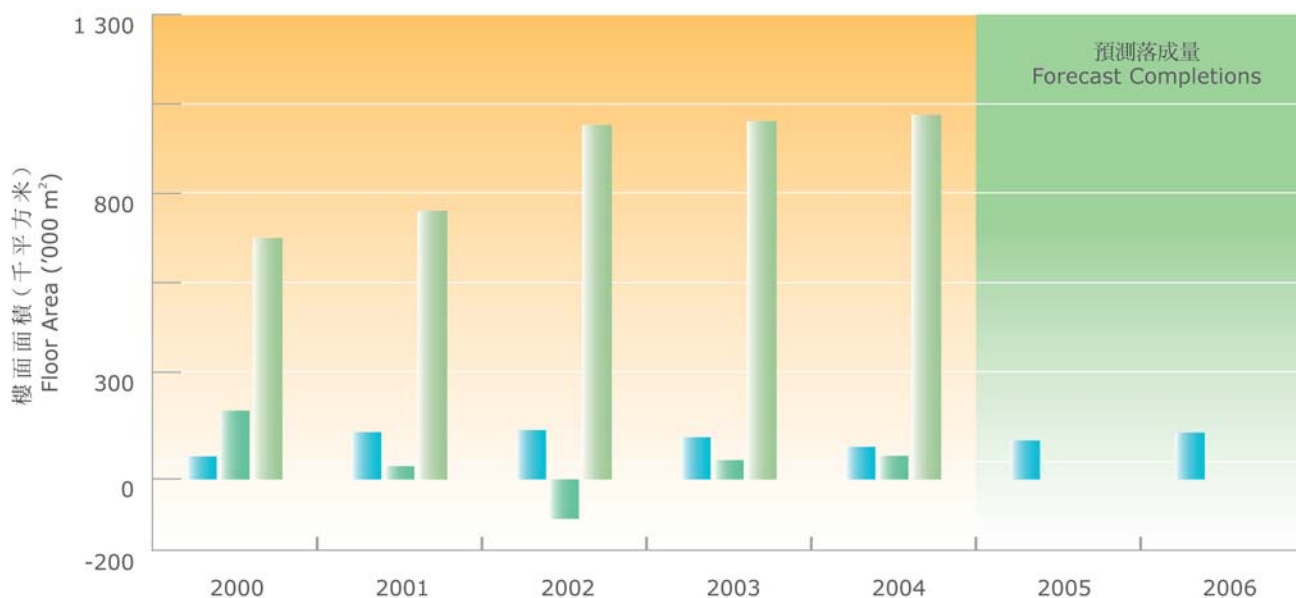


售價及租金指數
Price and Rental Indices



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



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