2005 香港物業報告
Hong Kong Property Review

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

香港物业报告 2005
Hong Kong Property Review 2005

本报告回顾2004年香港物业市场的活动并预测

2005及2006年的楼宇落成量

A review of the Hong Kong property market for the year 2004

with forecast of completions for 2005 and 2006

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2005年4月
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Commissioner
Rating & Valuation Department
April 2005

差饷物业估价署
Rating and Valuation Department

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Foreword

《**香港物业报告**》载录差饷物业估价署在每年年底所编制的物业数据与资料。有关落成量、使用量／入住量、空置量、售价和租金的资料，除详载于正文外，并会另表列明。报告所预测的落成量是根据发展商与建筑师所提供的资料推算。本署并藉著视察及在预测期初所进行的调查，了解发展进度和搜集有关资料，以求得出更可靠的预测数字。报告内所载的预测数字均以历年计算，因而或会与载于其他政府刊物并以财政年度计算的数字有所不同。

由于物业发展的进程受很多因素影响，而且在随后的一年内，无可避免地会出现一些变化。因此，本署只能在编制下一份报告时修订预测数字。修订的幅度主要是根据市场的情况而定。

本署在年底进行调查，包括向管理处搜集空置物业数据，以及派员实地视察，以编制物业空置量的统计数字。对于物业管理公司／人士就物业空置情况提供协助，本署谨致衷心谢忱。

报告所回顾的年度最后数月的有关租金和售价数字均属临时性质，有待收到进一步资料后再作分析。市民可透过本署网页(网址：http://www.info.gov.hk/rvd)或24小时自动电话资讯服务附设的资料传真设施 (2152 2152)，免费取得各项最新的数字。

《香港物业报告》所载的住宅单位总存量，基本上包括所有设有专用煮食设施、浴室和厕所的独立居住单位，但不包括**村屋**、解放军辖下宿舍、公用事业机构物业的附设宿舍、私营机构宿舍(包括教育学院的学生宿舍)、医院管理局辖下的宿舍，以及酒店和旅舍。有关政府资助房屋单位、公共租住屋邨和政府宿舍的统计数字并不包括在本报告内。

本报告只涵盖私人楼宇类别的统计数字，而不再编制政府、房屋委员会及房屋协会所拥有的公共房屋(包括住宅及非住宅)的统计数字。

有关本报告所用词汇的定义及各项数字的计算方法，可参阅63至74页的「技术附注」。

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

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

In compiling statistics on vacancy, a survey is conducted at the year end to obtain vacancy data from the management offices or by inspection. The assistance given by the building management companies/personnel in providing vacancy information is gratefully acknowledged.

With regard to rents and prices, readers should note that the figures for the last few months of the year under review are provisional, pending receipt of further data for analysis. Updated figures can be obtained free of charge from the Department's homepage at http://www.info.gov.hk/rvd or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

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

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

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

序言
Foreword

如有查询，可联络本署技术秘书(物业资料)：

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

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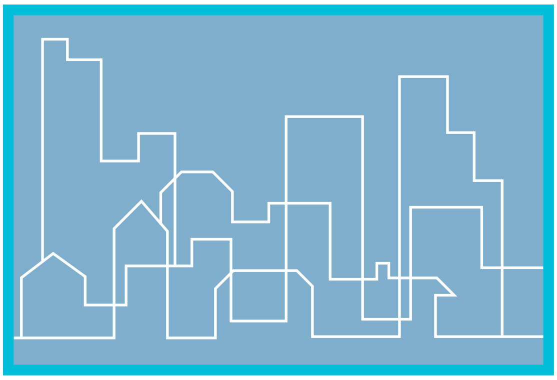
综观

Overview

Hong Kong Property Review 2005



综 观
Overview

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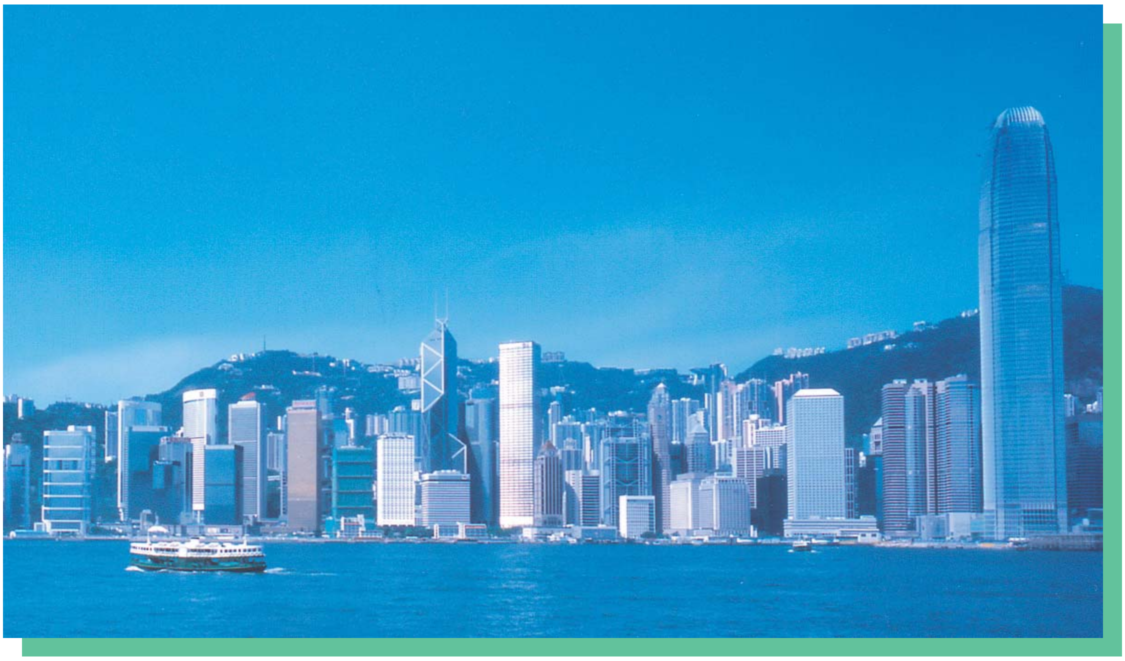
Overview

2004年本港经济强劲复苏，本地生产总值录得可观的8.1%增长，远高于2003年录得的3.2%增长率。经过漫长的通缩期，消费物价指数终于在2004年中开始回升。失业率持续下降，来港旅客人次则增加40%。在强劲复苏的经济带动下，物业市场更趋活跃。

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

物业市场在2003年下半年开始反弹，其升势在2004年一直持续。需求增加，成交活跃，令各类物业售价大幅上升。租金水平亦稳步上扬，但幅度则较为温和。售价与租金升幅的差距扩大，导致物业市场回报率下跌。年内入住量／使用量录得显著的增长，令各类物业的空置水平相应下降。市场气氛在年底时仍然普遍乐观。

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



住宅

2004年**住宅**物业市场的主要特色，是买卖活跃的二手市场及豪宅物业售价的飙升。总成交量比前一年增加41%，主要基于二手物业销情理想，其成交量有66%的增长。一手市场方面，由于市场气氛持续改善，发展商纷纷将售价调高，而利率低企亦有利于刺激物业市道。

住宅售价在2004年初显著攀升，及至第四季，整体售价比前一年同期增加29%。其中大型单位的升幅较大，达41%，而中小型单位则上升28%。租金亦是上调，但升幅较轻微，只有11%的按年增长。年内，市场回报率徐徐下滑。

2004年共有26 040个新住宅单位落成，数量与前一年相若。与2003年比较，年内入住量有可观的增长，达31 400个单位，创下自1988年以来的新高。空置量下降至64 250个单位，占总存量的6.2%。根据2004年12月31日的资料显示，预计2005年及2006年分别会有21 200个及17 400个单位落成。

Residential

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

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

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

写字楼

2004年的**写字楼**市道十分蓬勃。前一年落成的大量写字楼单位，至2004年已逐渐为市场所吸纳。营商信心恢复，令写字楼需求转趋殷切，许多位于核心地区的主要商厦使用率大幅改善。鉴于写字楼空置率下降，一些业主与准租客洽谈租约时开始取消优惠和缩短免租期。租金普遍温和向上。写字楼销情畅旺，反映市场对投资物业的强大需求。与前一年相比，成交量激增，而售价亦有强劲的增长。

售价的飙升在年初非常突显，其后升势放缓。全年售价大幅攀升61%，而甲级写字楼的升幅更高达73%。另一方面，租金的升幅较为缓慢及温和，只有12%。市场回报率则持续下降。

在供应方面，2004年写字楼的整体落成量达279 500平方米，较2003年的水平低6%。年内的使用量达373 400平方米，比前一年有明显改善，高于落成量水平，整体空置率因而下降至12.7%。

预期在2005年和2006年，落成量会分别显著下降至61 700平方米及105 300平方米。

Office

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

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

On the supply side, a total of 279 500 m^2 office space was completed in 2004, 6% below the level of 2003. Take-up improved significantly on the previous year, with 373 400 m^2 recorded, exceeding the completion level. Overall vacancy rate thus dropped to 12.7%.

Completions are anticipated to decline sharply in the next two years, to 61 700 m^2 in 2005 and 105 300 m^2 in 2006.

商业楼宇

2004年的**商业**楼宇落成量为91 300平方米，较前一年减少23%。使用量为66 100平方米。空置率则为10.8%，与前一年相若。至于未来两年，预期落成量会上升，2005年和2006年的落成量将分别为109 200平方米和131 100平方米。

Commercial

2004 completions of **commercial** premises were 91 300 m^2, 23% less than the previous year. Take-up amounted to 66 100 m^2. Vacancy stayed at a similar level of 10.8%. Forecast completions are expected to increase to 109 200 m^2 and 131 100 m^2 in 2005 and 2006 respectively.

综观
Overview

零售业楼宇

零售业在2004年持续增长。强劲复苏的经济及访港旅客数目的上升，对刺激消费有正面影响，令零售业蓬勃增长。零售商对旺区商铺的需求殷切。零售物业的投资市场亦同样活跃，显示需求强大，而成交量则较前一年显著上升。年内零售物业价格飙升40%，但租金全年只上升了9%，导致市场回报率下跌。

Retail

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

工业楼宇

在2004年，工业楼宇市场转趋活跃，成交量及售价均录得升幅。使用量的改善，令空置量下降。但建筑工程仍然极少，显示业主对前景仍感到不明朗。由于访港的内地旅客数目强劲增长，以及期待迪士尼乐园主题公园之开幕，不少业主转而考虑改为发展酒店项目。不过，在货仓物业方面，有迹象显示一些发展项目正在计划进行，以提供新的货仓，这明显是受到物流业需求所带动。

2004年**分层工厂大厦**的价格显著上升了31%，而租金则只有7%的升幅。市场回报率年内持续跟随趋势下调。这类楼宇的落成量只有800平方米。使用量转为正数，高达329 100平方米，而空置量则大幅下降至8.7%。预期未来两年的供应极少，2005年只有1 200平方米，而2006年则没有新供应。

2004年并没有**工贸大厦**落成。使用量亦转为正数，达23 300平方米，导致空置量下降至11.1%。2005年的落成量预计只有4 100平方米，而2006年将可能没有新供应。

2004年没有**货仓**物业落成，但预计在继后两年会有新供应，2005年为16 900平方米，而2006年则为13 000平方米。2004年的空置水平有显著改善，下降至4.7%。

Industrial

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

Flatted factory prices gained a substantial 31% in 2004, while rents rose merely 7%. Market yield continued the downward path. Only 800 m^2 factory space was completed. Take-up turned positive, at a staggering 329 100 m^2, and vacancy fell considerably to 8.7%. Minimal supply is expected in the next two years, merely 1 200 m^2 in 2005, and none in 2006.

No **industrial/office** space was completed in 2004. Take-up also turned positive, at 23 300 m^2, leading to lower vacancy of 11.1%. Only 4 100 m^2 are likely to be completed in 2005, and probably none in 2006.

No **storage** space was produced in 2004, but completions are expected in the following two years, with 16 900 m^2 in 2005 and 13 000 m^2 in 2006. There was noticeable improvement in the vacancy level in 2004, which fell to 4.7%.

私人住宅

Private Domestic

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私人住宅 Private Domestic

私人住宅(整体)
Private Domestic (Overall)

这类别包括设有煮食设施、浴室及厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍(包括教育院校的学生宿舍)、医院管理局辖下的宿舍，以及酒店和旅舍。读者应注意2001年及以前的数字是包括村屋在内。2004年底此类物业的总存量为1 035 000个单位。图表显示按楼龄分类的总存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. It should be noted that figures in 2001 and before include village houses. At the end of 2004, the overall stock was 1 035 000 units. The chart shows stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age

2004年的私人住宅落成量是26 040个单位，与前一年的数量相若。当中44%的新落成单位位于新界，另外42%位于九龙，馀下14%则位于香港。在地区分布上，九龙城录得最多新落成单位数量，占整体落成量的22%，其次是油尖旺和元朗，各占13%。

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

2004年的入住量为31 400个单位，较2003年的22 490个单位增加40%。年底的空置量下降至64 250个单位，相当于总存量的6.2%，其中约有7 500个空置单位(12%)由于仍未获发满意纸或转让同意书而未能入住。

根据2004年12月31日的资料显示，2005年和2006年的单位落成量会分别约为21 200个及17 400个。在2005年，约有60%的新落成单位会位于新界，而馀下40%则约有半数位于香港，半数位于九龙。按地区计，单是荃湾将占整体新落成单位的20%。在2006年，新落成单位将主要集中于九龙和新界，分别占总数的36%及54%。

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

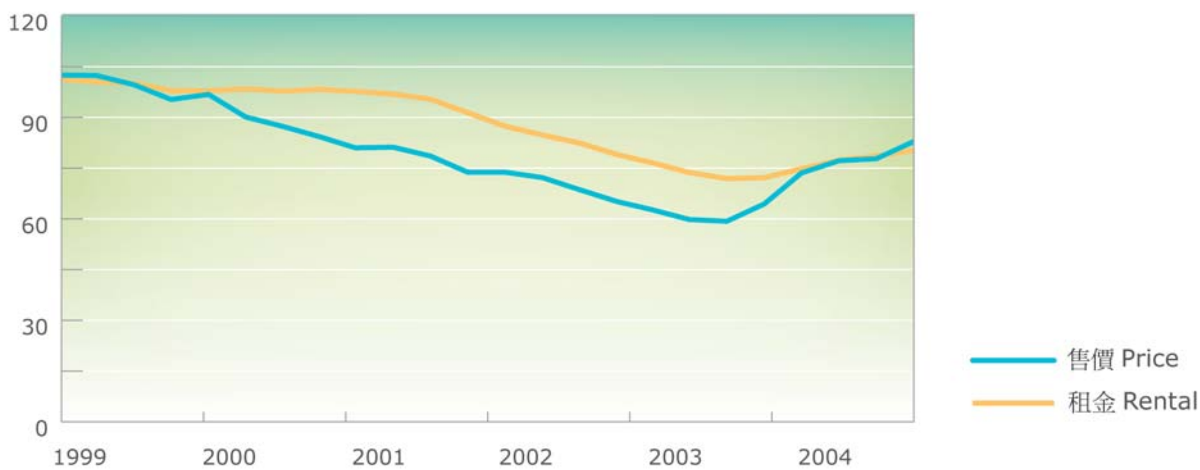
It was estimated as at 31 December 2004 that completions in 2005 and 2006 were expected to be around 21 200 units and 17 400 units respectively. In 2005, about 60% of the completed units would be located in the New Territories, and the remaining 40% in Hong Kong and Kowloon in approximately equal proportions.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

私人住宅(整体)
Private Domestic (Overall)

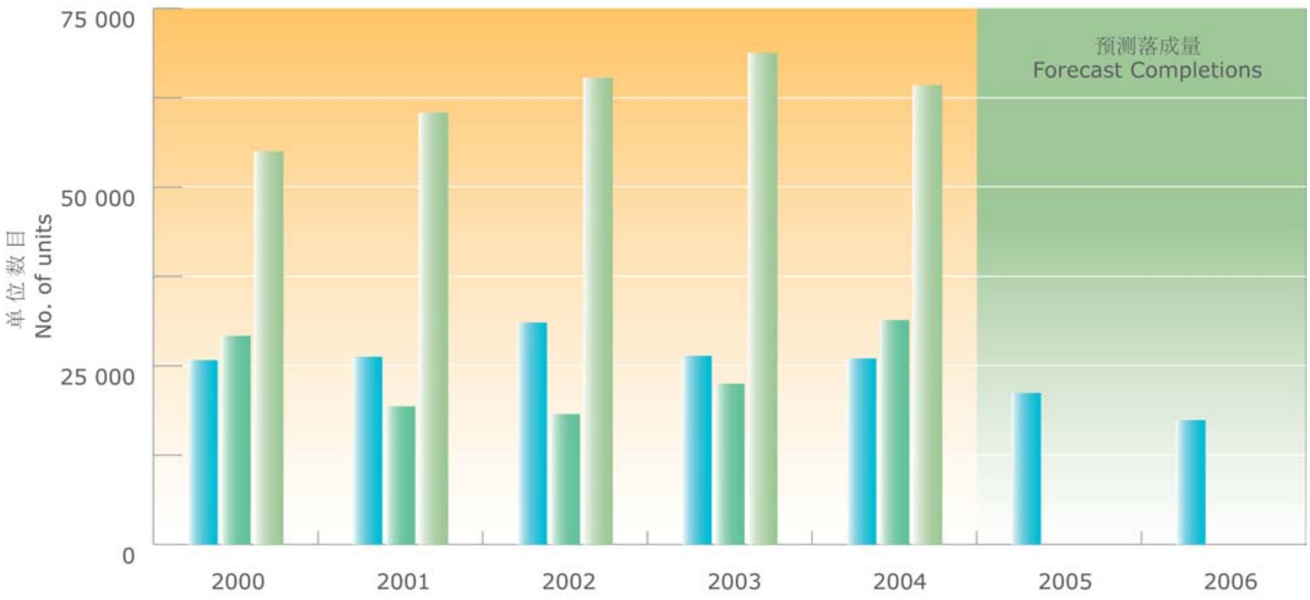
售价在2004年初显著上升，在年中经巩固后在下半年再度攀升。年内第四季的整体售价指数，与前一年同期比较，录得29%的升幅。2004年的租金亦见上升，但幅度较温和，年内第四季与前一年同期比较，租金指数的升幅是11%。

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

售价及租金指数
Price and Rental Indices



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



	2000*	2001*	2002	2003	2004	2005	2006
落成量 Completions	25 790	26 260	31 050	26 400	26 040^	21 200#	17 400#
入住量 Take-up	29 180	19 320	18 240	22 490	31 400^		
空置量 Vacancy	54 950	60 410	65 270	68 780	64 250		
%+	5.4	5.7	6.6	6.8	6.2		

* 2000和2001年的数字是包括村屋在内，而2002至2006年的数字则不包括村屋。
2000 and 2001 figures are inclusive of village houses. However 2002-2006 figures exclude village houses.

^ 包括在年内由资助出售房屋转为私人住宅的单位。
Including those private flats converted from subsidised sale flats during the year.

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

\# 预测数字
Forecast figures

私人住宅(中/小型单位)
Private Domestic (Small/Medium Units)

此分类包括实用面积为100平方米以下的单位。2004年底的总存量为960 000个单位，占私人住宅总存量约93%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of less than 100 m^2. Stock at the end of 2004 was 960 000 units which accounted for about 93% of the total private domestic stock. The chart shows stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age

2004年落成的单位共有23 460个，主要位于九龙及新界，分别占落成量的42%和48%。以地区计，九龙城、元朗和油尖旺的供应量最多。单是B类单位已占此分类落成量78%，如以整体新落成量计，则为70%。

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

私人住宅(中/小型单位)
Private Domestic (Small/Medium Units)

2004年的入住量为30 890个单位，较前一年显著增加54%。年底空置量下降至56 400个单位，占总存量5.9%。

在2004年底时预测，2005及2006年会分别有19 900和16 100个单位落成。每年有超过一半的新落成单位会位于新界。

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

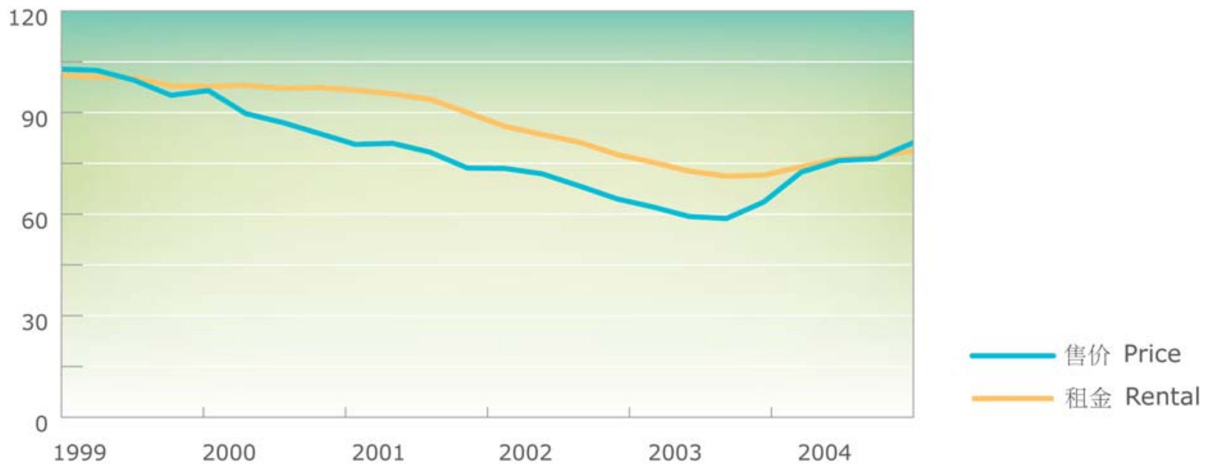
As estimated at end-2004, about 19 900 and 16 100 units would be completed in 2005 and 2006 respectively. More than half of the new units in each of these two years would be found in the New Territories.

私人住宅(中/小型单位)
Private Domestic (Small/Medium Units)

2004年第四季的临时售价指数较前一年同期上升28%，而租金则较之落后，温和上升10%。售价在年初显著上升，在年中经巩固后在下半年再度攀升。租金在整年中是缓缓向上。

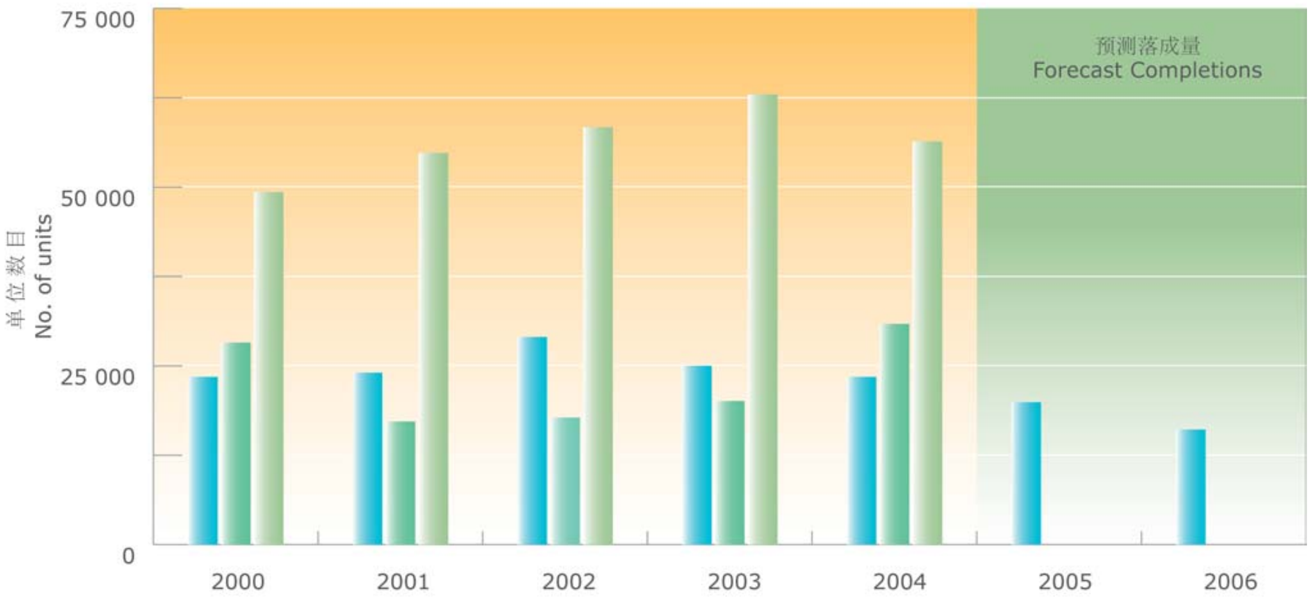
The provisional price index for the fourth quarter 2004 surged 28% from a year earlier, while rents lagged behind, registering a milder increase of 10%. Prices climbed up substantially at the beginning of the year, consolidated in mid-year and rose again at the year-end. Rents recorded modest increase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

售价及租金指数
Price and Rental Indices



私人住宅(中/小型单位)
Private Domestic (Small/Medium Units)

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



	2000*	2001*	2002	2003	2004	2005	2006
落成量 Completions	23 460	24 050	29 030	25 000	23 460^	19 900#	16 100#
入住量 Take-up	28 240	17 220	17 780	20 080	30 890^		
空置量 Vacancy	49 300	54 770	58 390	62 980	56 400		
%+	5.2	5.6	6.4	6.7	5.9		

* 2000和2001年的数字是包括村屋在内，而2002至2006年的数字则不包括村屋。
2000 and 2001 figures are inclusive of village houses. However 2002-2006 figures exclude village houses.

^ 包括在年内由资助出售房屋转为私人住宅的单位。
Including those private flats converted from subsidised sale flats during the year.

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

\# 预测数字
Forecast figures

私人住宅(大型单位)
Private Domestic (Large Units)

此分类包括实用面积为100平方米或以上的单位。2005年底总存量为75 400个单位，占私人住宅总存量7%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of 100 m^2 or above. Stock at the end of 2004 was 75 400 units, representing 7% of the total private domestic stock. The stock distribution by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age

2004年有2 580个单位落成，几乎是2003年供应量的两倍。香港和九龙所占的落成量均超过1 000个单位。南区的落成量是各区之冠，占此类总落成量45%。

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

2004年的入住量显著较低，录得510个单位，而由于全年落成量增加，令年底的空置量上升至7 850个单位，占总存量10.4%。

预测2005年的落成量会下降至1 300个单位，近半的供应位于港岛并集中于南区。预计2006年的供应会相若，其中60%位于九龙，主要集中于油尖旺及深水埗。

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

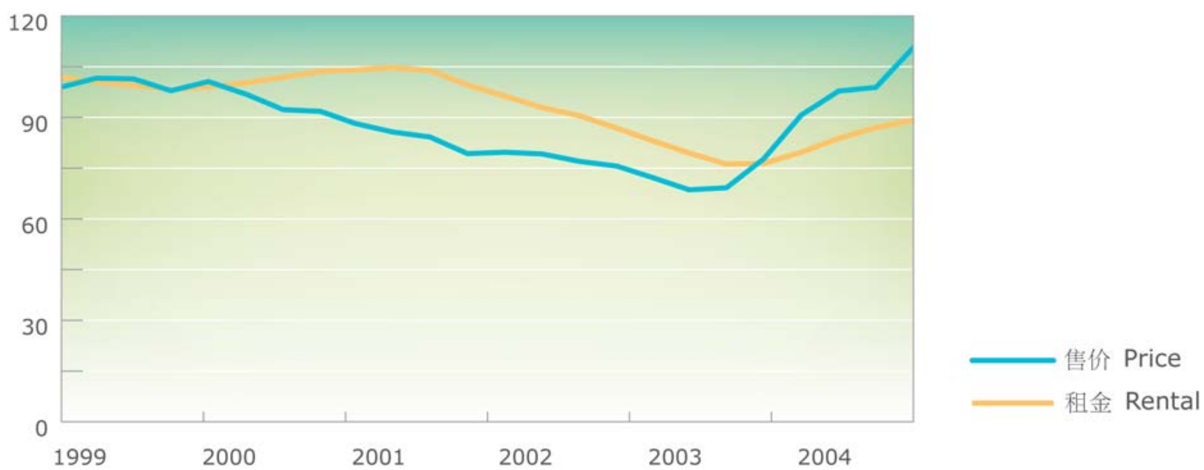
Completions in 2005 are anticipated to drop to 1 300 units, with Hong Kong Island contributing almost half of the supply, mainly in the Southern district. Forecast for 2006 is expected at a similar level but about 60% would be in Kowloon, mainly in Yau Tsim Mong and Sham Shui Po.

私人住宅(大型单位)
Private Domestic (Large Units)

2004年第四季的临时售价指数，较前一年同期飙升41%，而临时租金指数则较前一年同期上升17%。与中／小型单位相若，售价在第一季显著上升，在年中经巩固后在下半年再度攀升。租金在2004年则持续上升。

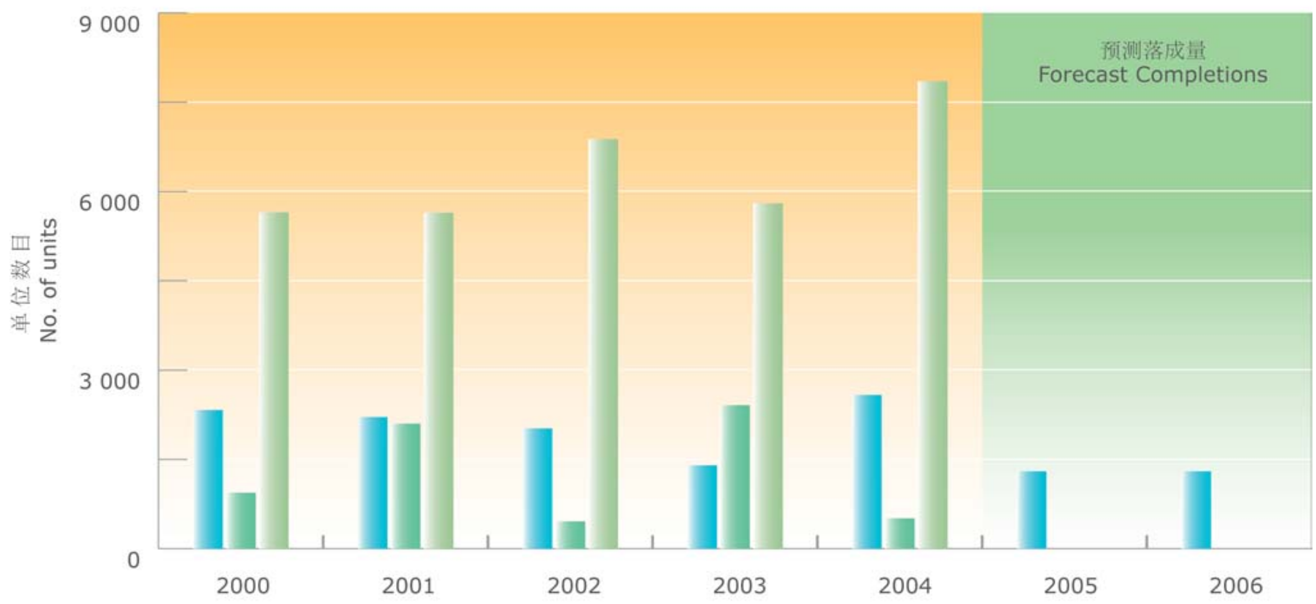
The provisional price index for the fourth quarter 2004 soared 41% from a year earlier, while the rental index also increased by 17% over the same period. Same as the small/medium units, prices consolidated in mid-year after a significant increase in the first quarter, and returned to the upward trend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

售价及租金指数
Price and Rental Indices



私人住宅(大型单位)
Private Domestic (Large Units)

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



	2000*	2001*	2002	2003	2004	2005	2006
落成量 Completions	2 330	2 210	2 020	1 400	2 580	1 300#	1 300#
入住量 Take-up	940	2 100	460	2 410	510		
空置量 Vacancy	5 650	5 640	6 880	5 800	7 850		
%+	7.5	7.3	9.6	8.0	10.4		

* 2000和2001年的数字是包括村屋在内，而2002至2006年的数字则不包括村屋。
2000 and 2001 figures are inclusive of village houses. However 2002-2006 figures exclude village houses.

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

\# 预测数字
Forecast figures

私人写字楼

Private Office

Hong Kong Property Review 2005

Hong Kong Property Review 2005
Hong Kong Property Review 2005
Hong Kong Property Review 2005
Hong Kong Property Review 2005
Hong Kong Property Review 2005
Hong Kong Property Review 2005
Hong Kong Property Review 2005
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Hong Kong Property Review 2005
Hong Kong Property Review 2005

私人写字楼
Private Office

私人写字楼(整体)
Private Office (Overall)

2004年底私人写字楼的总存量为9 794 900平方米，甲级、乙级与丙级写字楼分别占59%、25%及16%。核心写字楼地区是指上环、中区、湾仔、铜锣湾及尖沙咀各个分区，这些地区的写字楼在2004年底占总存量的65%。图表显示按楼龄分类的所有级别写字楼总存量。

The total stock of private offices at the end of 2004 stood at 9 794 900 m^2, with Grade A, B and C offices constituting 59%, 25% and 16% respectively. The core office districts are the sub-districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui. Office space in the core districts accounted for 65% of the total stock at the end of 2004. The chart shows the total stock of all offices by age.

按楼龄分类的总存量
Stock Distribution by Age

2004年落成的写字楼达279 500平方米，较2003年少6%。84%的新落成写字楼属甲级类别，达235 300平方米。

New office space completions in 2004 were 279 500 m^2, which were 6% below the level of 2003. 84% of the completions were Grade A space, amounting to 235 300 m^2.

2004年写字楼的整体使用量显著增加至373 400平方米，超过2003年使用量三倍。由于使用量超越落成量，整体空置量因而下降至1 239 900平方米，即占总存量的12.7%。约19%的整体空置量来自新落成写字楼。

预计2005年落成量会急降至61 700平方米，但到2006年会回升至105 300平方米。2005年新落成量的55%会来自核心地区，但此百分比到2006年，将会下降至29%。2005年及2006年的落成面积中，甲级写字楼分别会占92%及63%。初步数据显示，落成量在2007年将会下滑，但至2008年始有机会回升。

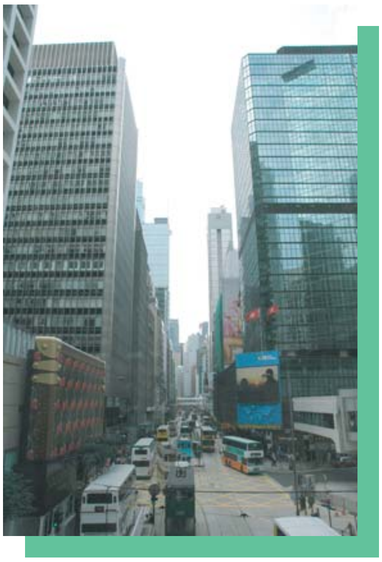
Take-up increased substantially to an overall 373 400 m^2, more than trebling the amount in 2003. As take-up exceeded completions, overall vacancy declined to 1 239 900 m^2, representing 12.7% of stock. About 19% of the total vacant space was attributed to new completions.

Forecast completions in 2005 are expected to plunge to 61 700 m^2, but will rise to 105 300 m^2 in 2006. 55% of the new office space in 2005 will be located in the core districts while the proportion of new supply in the core districts will decline to 29% in 2006. Of the space to be completed in 2005 and 2006, 92% and 63% respectively will be Grade A accommodation. Preliminary indications are that completions in 2007 are likely to fall, but will probably rise again in 2008.

私人写字楼(整体)
Private Office (Overall)

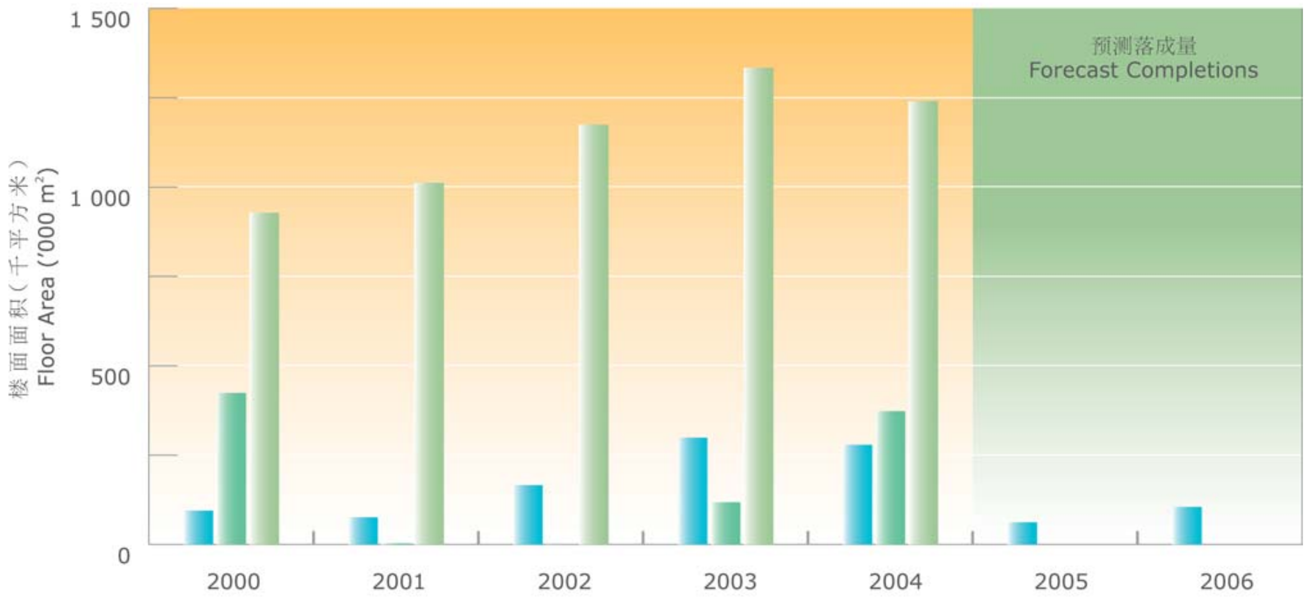
各级写字楼的售价经2004年第一季急升后升势放缓，至年底时录得新高。2004年第四季的临时售价指数，较2003年第四季按年大幅飙升61%。全年的租金持续温和上升，2004年第四季的临时租金指数较2003年同期上升12%。

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



售价及租金指数
Price and Rental Indices

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



	2000	2001	2002	2003	2004	2005	2006
落成量 Completions	95	76	166	299	279	62#	105#
使用量 Take-up	424	3^	0.2	118^	373		
空置量 Vacancy	928	1 012	1 175	1 334	1 240		
%+	10.2	11.1	12.6	14.0	12.7		

^ 在年内因楼宇改建关系而调整使用量数字以反映此项改变。
The take-up figures had been adjusted to reflect building conversions which took place during the year.

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

\# 预测数字
Forecast figures

私人写字楼(甲级)
Private Office (Grade A)

2004年底甲级写字楼的总存量为5 753 200平方米，占所有级别写字楼总存量59%。图表显示按楼龄分类的甲级写字楼总存量。

The stock of Grade A office space at the end of 2004 amounted to 5 753 200 m^2 representing 59% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量
Stock Distribution by Age

总存量的61%位于港岛，而九龙及新界则分别占30%及9%。

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

2004年甲级写字楼的落成量为235 300平方米，较2003年落成量下降11%。核心地区只有一个甲级写字楼发展项目在年内落成，即湾仔的太古广场三座，占落成量的20%。其他三个大型甲级写字楼发展项目位于非核心地区，包括旺角朗豪坊、观塘的创纪之城五期及企业广场3期。

235 300 m^2 of Grade A offices were completed in 2004, which declined by 11% from the completion level of 2003. The core districts produced only one Grade A development at Three Pacific Place in Wan Chai, accounting for 20% of the completions. Three other large Grade A developments located in the non-core districts were Langham Place in Mong Kok, Millennium City 5 and Enterprise Square Three both situated in Kwun Tong.

2004年的使用量显著上升至249 900平方米，当中的55%位于核心地区。空置量为756 300平方米，而空置率为13.1%，较前一年轻微下降。大部分核心地区(包括上环、中环及尖沙咀)的空置情况均有所改善，空置率较2003年明显下降。

Take-up in 2004 increased sharply to 249 900 m^2, with 55% of the space taken up being in the core districts. Vacancy stood at 756 300 m^2, representing a vacancy rate of 13.1% which was a slight decrease from the previous year. Improvements were seen in most of the core districts including Sheung Wan, Central and Tsim Sha Tsui, where vacancy rates have declined noticeably from 2003.

预测未来两年的落成量会大幅减少，在2005年减至57 000平方米，而2006年亦只有66 500平方米。核心写字楼地区每年只有一个甲级写字楼发展项目，均位于中环。2005年和2006年的主要供应分别位于荃湾及观塘。展望2007年，落成量仍会处于低水平，至2008年的落成量则可能大幅上升。

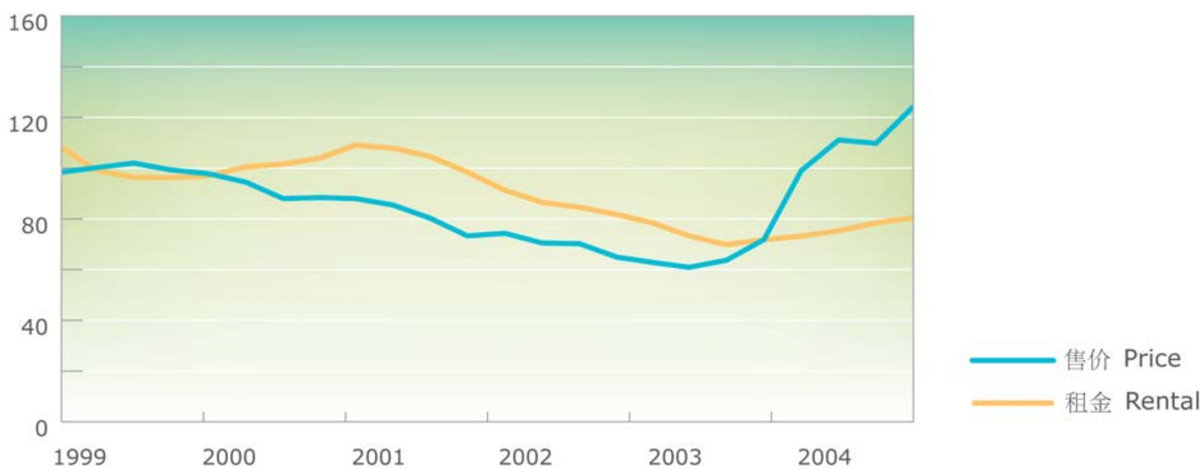
Completions in the following two years are expected to fall considerably to 57 000 m^2 in 2005 and 66 500 m^2 in 2006. The core office districts will produce only one Grade A development in each year, both located in Central. Supply will mainly come from Tsuen Wan in 2005 and Kwun Tong in 2006. Looking ahead, completions in 2007 will remain at a low level, although 2008 may see a substantial increase.

私人写字楼(甲级)
Private Office (Grade A)

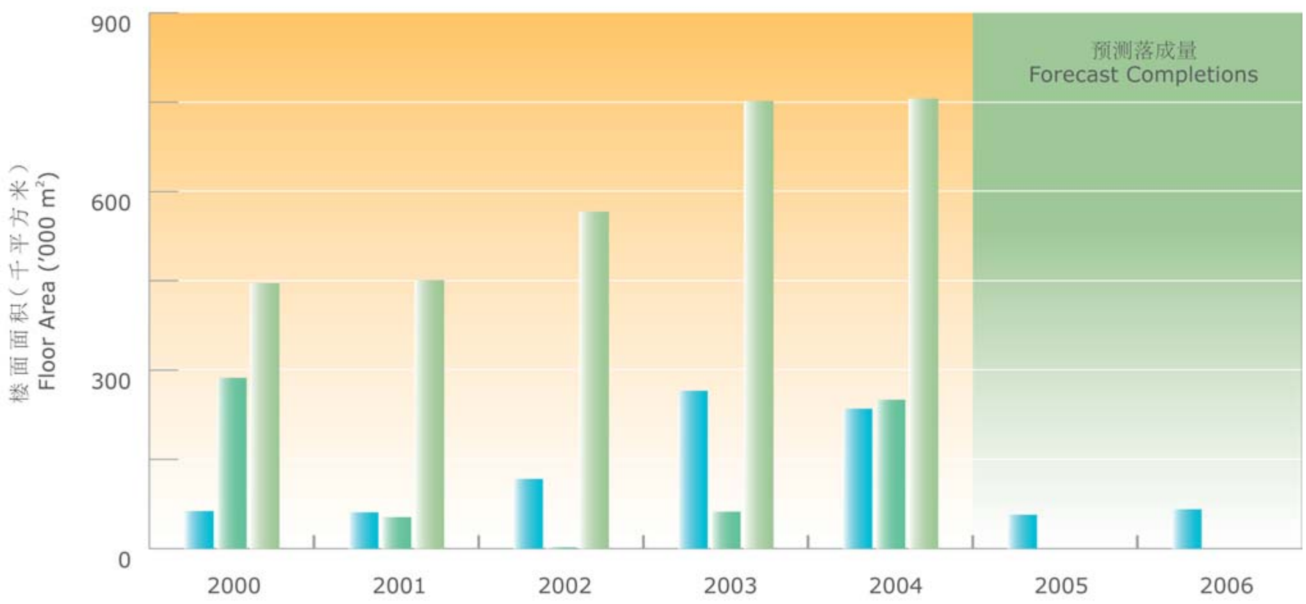
售价在2004年初飙升，年内其馀时间则保持温和升幅。2004年第四季临时售价指数较前一年同期劲升73%。以核心写字楼地区而言，售价升幅更为突出，达81%。另一方面，租金则稳步上扬。2004年第四季与2003年同期比较，整体租金升幅为13%。至于核心地区，如上环和中环的全年租金升幅达21%，较全港同类写字楼的平均升幅为高。

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

售价及租金指数
Price and Rental Indices



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



	2000	2001	2002	2003	2004	2005	2006
落成量 Completions	63	61	117	265	235	57#	66#
使用量 Take-up	287	53^	2	62^	250^		
空置量 Vacancy	446	451	566	752	756		
%+	8.7	8.7	10.8	13.7	13.1		

^ 在年内因级别的重新分类/楼宇改建而调整使用量数字以反映这些改变。
The take-up figures had been adjusted to reflect regradings and building conversions.

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

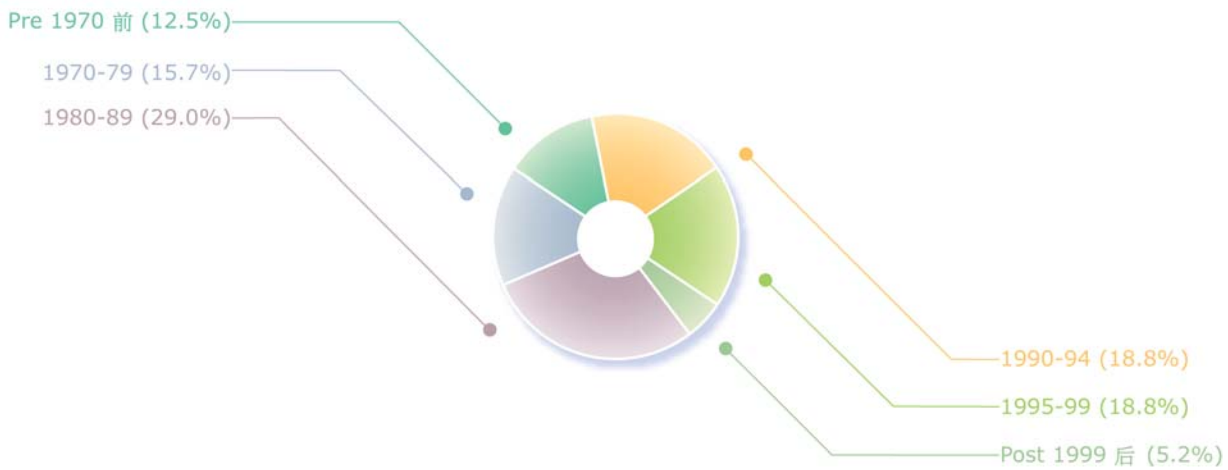
\# 预测数字
Forecast figures

私人写字楼(乙级)
Private Office (Grade B)

2004年底乙级写字楼的总存量为2 440 600平方米，占所有写字楼总存量25%。图表显示按楼龄分类的乙级写字楼总存量。

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

按楼龄分类的总存量
Stock Distribution by Age



总存量的65%位于港岛，而九龙及新界则分别占32%及3%。

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

2004年乙级写字楼的落成量为39 100平方米，较2003年上升16%。新建写字楼的37%位于核心地区，而单是非核心地区的深水埗，已占新落成面积的三分之一。

Completions of Grade B offices amounted to 39 100 m^2, an increase of 16% in production compared with 2003. 37% of the new supply was located in the core districts, while the non-core district of Sham Shui Po alone comprised one third of the newly completed space.

2004年的使用量为61 700平方米，较上一年上升35%。由于使用量超过落成量，空置量减少至296 500平方米，即总存量的12.1%。

Take-up in 2004 was 61 700 m^2, representing a 35% increase over the previous year. With take-up exceeding completions, vacancy dropped to 296 500 m^2, or 12.1% of stock.

预测2005年可能不会有乙级写字楼落成，但在2006年则会有27 600平方米的落成量，预计有60%的新供应会坐落于观塘，而约有30%位于中环。

There is unlikely to be any Grade B space completions in 2005, but 27 600 m^2 is expected to be available in 2006. About 60% of the new supply in 2006 is expected to come from Kwun Tong, while around 30% will be located in Central.

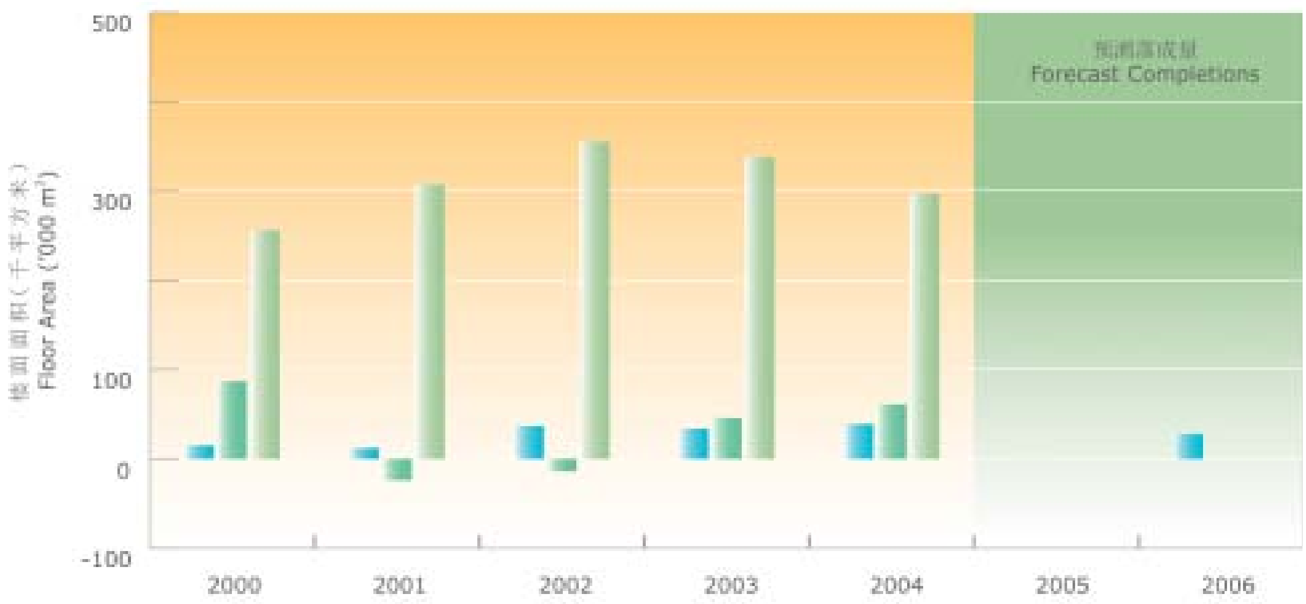
私人写字楼(乙级)
Private Office (Grade B)

售价在2004年第一季上升，到第二季有轻微波动，但至下半年再回升。年内第四季与前一年同期比较，售价的累积升幅为49%。同样，租金全年向上，累积升幅为12%。

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

售价及租金指数
Price and Rental Indices

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



	2000	2001	2002	2003	2004	2005	2006
落成量 Completions	15	12	37	34	39	0#	28#
使用量 Take-up	87	-24^	-14	46	61^		
空置量 Vacancy	256	307	355	338	297		
%+	11.1	13.1	14.6	13.8	12.1		

^ 在年内因级别的重新分类/楼宇改建而调整使用量数字以反映这些改变。
The take-up figures had been adjusted to reflect regradings and building conversions.

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

\# 预测数字
Forecast figures

私人写字楼(丙级)
Private Office (Grade C)

2004年底丙级写字楼的总存量为1 601 100平方米，占所有级别写字楼总存量16%。图表显示按楼龄分类的丙级写字楼总存量。

The stock of Grade C office was 1 601 100 m^2 at the end of 2004, representing 16% of total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量
Stock Distribution by Age

总存量的67%位于港岛，而九龙及新界则分别占31%及2%。

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

2004年共有5 100平方米的丙级写字楼落成，全部坐落湾仔和铜锣湾等核心地区。

5 100 m^2 Grade C space were completed in 2004. They were all located in the core districts of Wan Chai and Causeway Bay.

与2003年相比，2004年的使用量大幅增加至61 800平方米，远超过落成量，空置量因而减少至187 100平方米，占总存量11.7%。

Compared with 2003, take-up increased significantly to 61 800 m^2 in 2004. As take-up far exceeded completions, vacancy declined to 187 100 m^2, representing 11.7% of stock.

预测2005年的落成量为4 700平方米，但到2006年则会攀升至11 200平方米。预计2005年约有83%的新落成量会位于核心地区，至2006年所有新供应均会来自核心地区。

Completions in 2005 are expected to be 4 700 m^2, but will rise to 11 200 m^2 in 2006. The core districts will provide about 83% of the forecast completions in 2005, and all new supply in 2006.

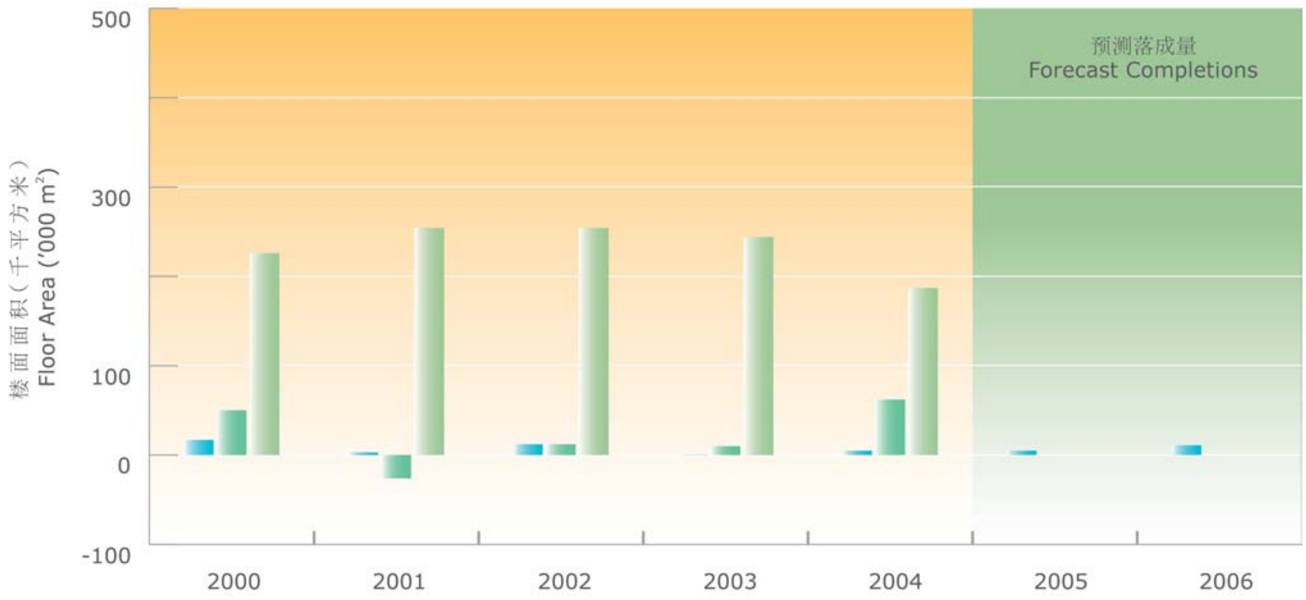
私人写字楼(丙级)
Private Office (Grade C)

经过前一年的跌势，2004年售价和租金均止跌回升。2004年第四季的售价指数较2003年同期上升41%。租金升幅较温和，在最后一季的临时租金指数较前一年同期只上升了9%。

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

售价及租金指数
Price and Rental Indices

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



	2000	2001	2002	2003	2004	2005	2006
落成量 Completions	17	3	12	0.3	5	5#	11#
使用量 Take-up	50	-26^	12	10	62		
空置量 Vacancy	226	254	254	244	187		
%+	13.9	15.8	15.8	15.2	11.7		

^ 在年内因级别的重新分类/楼宇改建而调整使用量数字以反映这些改变。
The take-up figure had been adjusted to reflect regradings and building conversions.

+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

预测数字
Forecast figures

私人商业楼宇

Private Commercial

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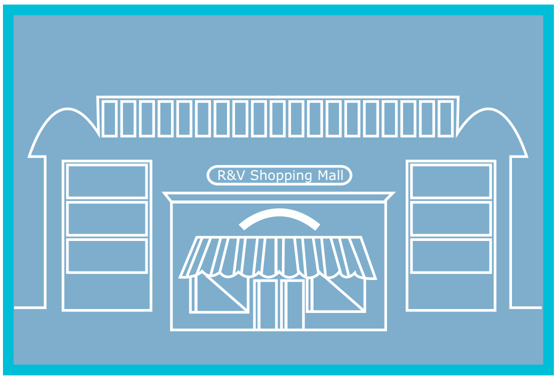


私人商业楼宇
Private Commercial

私人商业楼宇
Private Commercial

这类别包括零售业楼宇及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

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

这类别物业在2004年底的总存量为9 407 800平方米，其中32%的楼面面积位于港岛、41%位于九龙、27%位于新界。按楼龄分类的总存量详见图表。

Stock in this sector at the end of 2004 was 9 407 800 m^2, 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.

按楼龄分类的总存量
Stock Distribution by Age

自2003年起，商业楼宇落成量持续下跌，2004年的落成量只有91 300平方米，较前一年减少23%。大型商业发展项目包括旺角朗豪坊和观塘创纪之城五期。

The declining trend of commercial completions continued from 2003, with completions in 2004 at 91 300 m^2, 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.

2004年使用量录得正数，达66 100平方米。空置量与前一年相若，达1 019 400平方米，相等于总存量的10.8%。超过40%的空置面积位于3个地区：中西区、油尖旺和观塘。商场铺位和楼上商业单位占整体空置量的百分比下跌至43%。

A positive take-up of 66 100 m^2 was recorded in 2004. Vacancy remained more or less the same as the previous year, and stood at 1 019 400 m^2, 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.

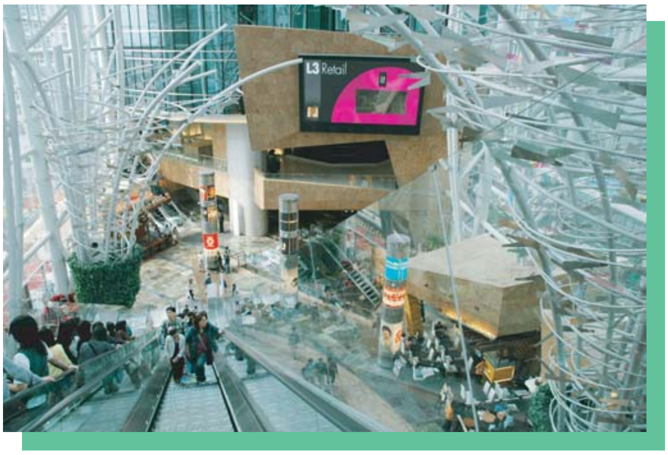
预计未来两年的落成量会有所增加，2005年的落成量为109 200平方米，2006年的落成量则为131 100平方米。2005年的供应量主要集中在新界，占整体的88%。位于赤鱲角的亚洲国际博览馆约占总落成量的70%。在2006年，58%的新供应会坐落于九龙，而坐落于新界的所占比例将减少至38%。

Higher completions are expected in the following two years, at 109 200 m^2 in 2005 and 131 100 m^2 in 2006. The supply in 2005 will be located predominantly in the New Territories, accounting for 88%. About 70% of the overall completions will come from Asia World-Expo at Chek Lap Kok. In 2006, 58% of the new supply will be found in Kowloon, while the share from the New Territories will decline to 38%

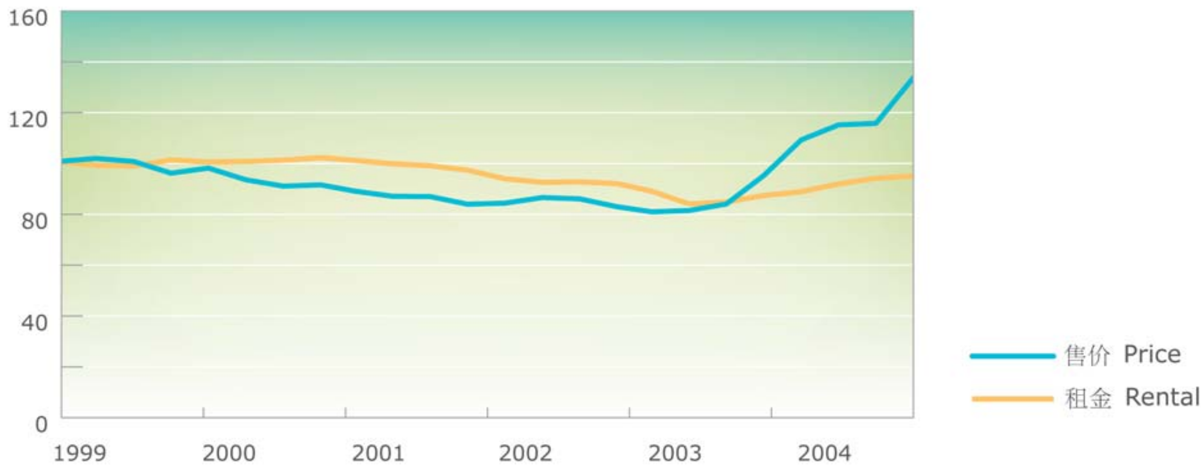
私人商业楼宇
Private Commercial

2004年零售业楼宇的售价上调，在年初和年底的升幅最为显著。整体售价水平较2003年最后一季上升40%。租金水平在年内亦有所增加，但升幅较售价温和。与2003年同期的数字比较，2004年最后一季的临时租金指数录得9%的按年升幅。

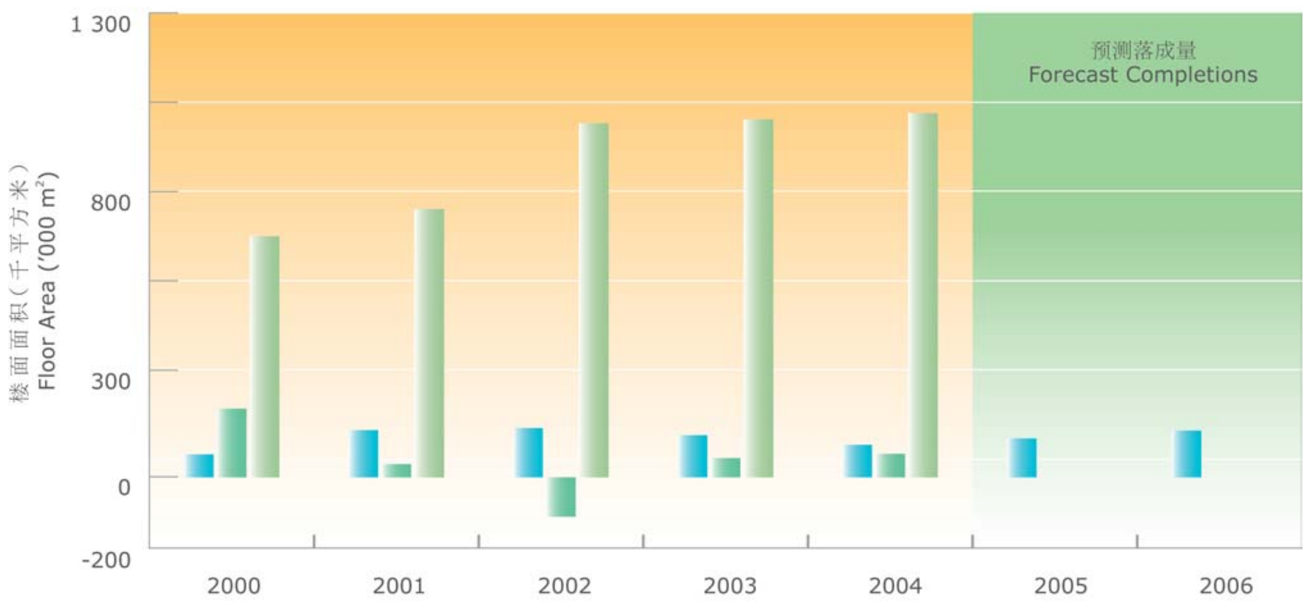
Prices of retail properties moved upwards in 2004, more prominently at the beginning of the year and towards the year-end. The overall price gain was 40% relative to the last quarter of 2003. Rents also rose during the year 2004, albeit at a less rapid rate. The provisional rental index for the last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



售价及租金指数
Price and Rental Indices



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		

^ 在年内因楼宇改建关系而调整使用量数字以反映此项改变。
The take-up figure had been adjusted to reflect building conversions which took place during the year.

+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

预测数字
Forecast figures

私人工业楼宇

Private Industrial

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私人工业楼宇
Private Industrial

私人分层工厂大厦
Private Flatted Factories

这类别包括分层工厂大厦及其附属写字楼。

This category comprises flatted factories and ancillary office accommodation.

2004年底这类楼宇的总存量为17 480 000平方米，平均分布于市区及新界。按楼龄分类的总存量详见图表。

Stock in this sector was 17 480 000 m^2 at the end of 2004, and was distributed evenly between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age

2004年只有一幢面积800平方米的工厂大厦落成，位于粉岭。使用量则扭转了前一年的负数，录得庞大的正数，达329 100平方米，为1992年以来最高的水平。跟前一年相比，空置量大幅减少至1 512 400平方米，相等于总存量的8.7%。大约50%的空置面积集中在3个地区，分别是观塘、葵青和屯门。

Only one factory building of 800 m^2 located in Fanling was completed in 2004. Take-up reversed the negative trend of the previous year, and recorded a staggering positive figure of 329 100 m^2, the highest since 1992. Vacancy fell considerably from the previous year, to 1 512 400 m^2 or 8.7% of stock. About 50% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tuen Mun.

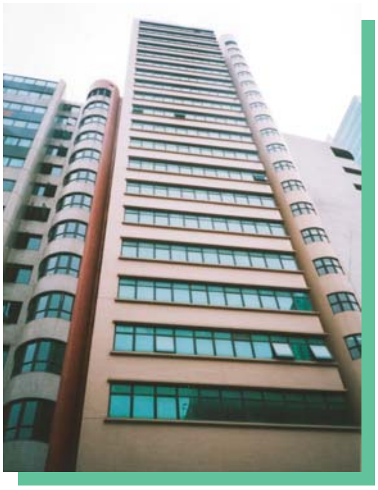
新供应量仍会极为稀少。目前鲜见有发展地盘动工。预计2005年的落成量为1 200平方米，位于油塘，而2006年大概不会有新供应。

New supplies will be negligible. There are few signs of development sites being re-activated. The forecast completions for 2005 are 1 200 m^2 located in Yau Tong, and there is unlikely to be any new supply in 2006.

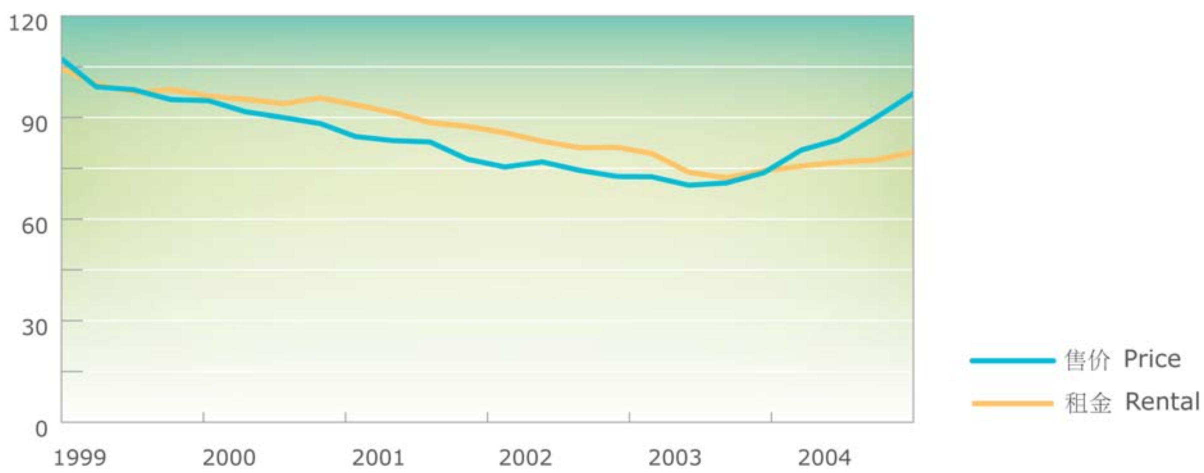
私人分层工厂大厦
Private Flatted Factories

年内私人分层工厂大厦的售价逐步攀升，2004年第四季的临时指数较一年前录得31%的累积升幅。年内租金水平亦是向上，但租金升幅追不上售价升幅。2004年第四季的临时租金指数与2003年同期相比，只有7%的温和增长。

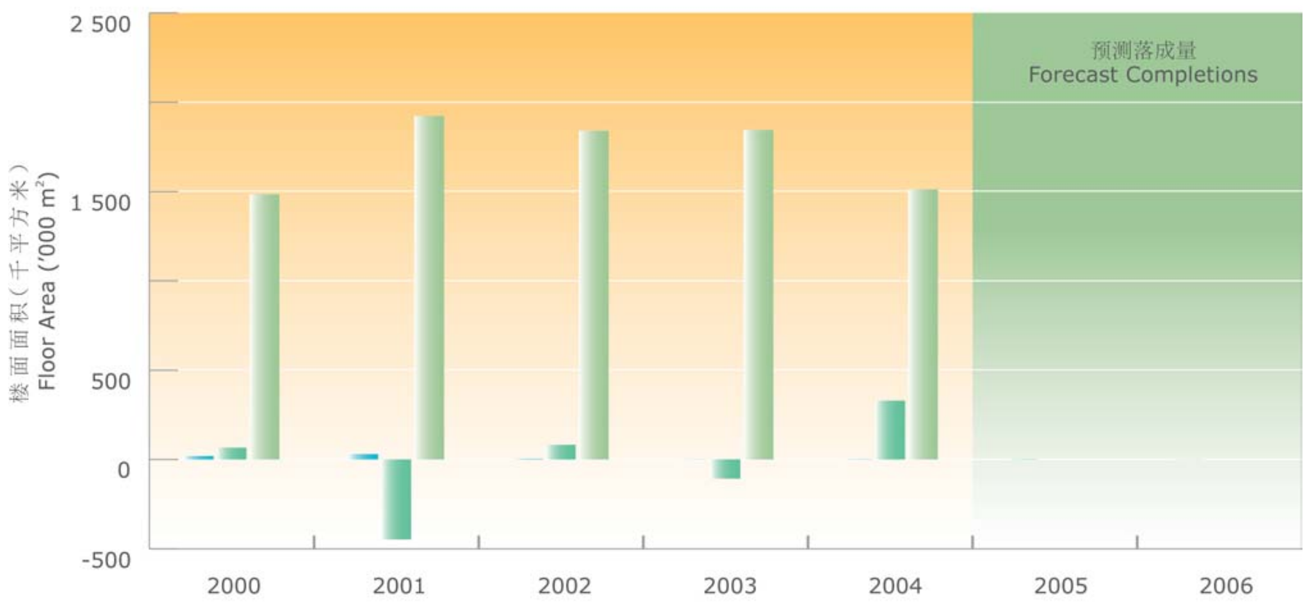
Prices climbed up steadily during the year, with the provisional index of the 2004 fourth quarter registering a 31% year-on-year increase. Rents also edged upwards in the course of the year, though the substantial price growth was not matched on the rental side. The provisional rental index of the fourth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



售价及租金指数
Price and Rental Indices



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



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

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

\# 预测数字
Forecast figures

私人工贸大厦
Private Industrial/Office

这个类别包括设计作工贸用途，并且取得入伙纸作此用途的楼宇。

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

2004年底的总存量与前一年相若，达612 500平方米，分布在本港11个地区，其中深水埗、观塘和葵青占总面积的70%以上。

The 2004 year end stock remained at nearly the same level as the previous year, which was 612 500 m^2. The stock was distributed in 11 districts throughout the territory, with Sham Shui Po, Kwun Tong and Kwai Tsing accounting for more than 70% of the total space.

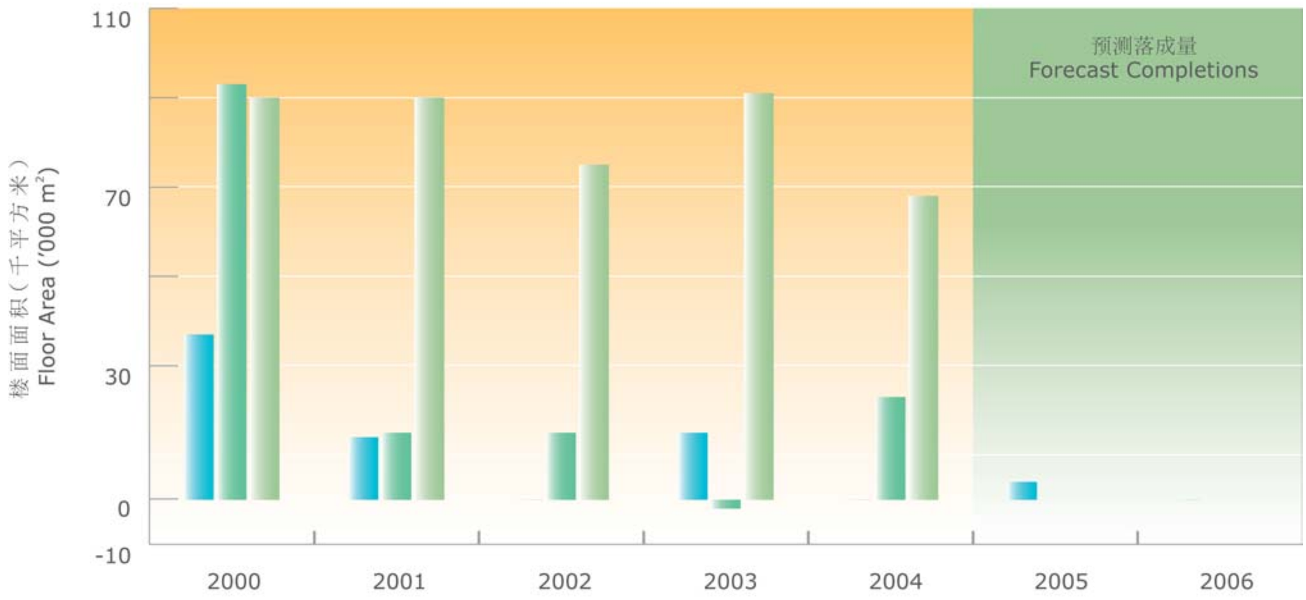
2004年并无新落成的私人工贸大厦。使用量变为正数，达23 300平方米，空置量因而减少至67 700平方米，占总存量的11.1%，与前一年相比，跌幅相当显著。约有70%的空置量集中于东区、观塘和葵青。

With an absence of new completions in 2004 and a positive take-up of 23 300 m^2 being recorded, vacancy was reduced to 67 700 m^2, or 11.1% of stock. This represented a substantial drop from the vacancy of the previous year. About 70% of the vacant space was located in the Eastern District, Kwun Tong and Kwai Tsing.

许多工贸大厦的发展项目都已搁置，情况跟分层工厂大厦相若。预计落成量仍会处于低水平，2005年内只有位于葵涌的工贸大厦将会落成，面积为4 100平方米，至于2006年则可能没有新供应。

Similar to flatted factories, many industrial/office development projects have been put on hold. Completions are expected to stay at a low level, with only 4 100 m^2 in 2005 located in Kwai Chung, and probably none in 2006.

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



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

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

\# 预测数字
Forecast figures

私人特殊厂房
Private Specialised Factories

这个类别包括所有其他厂房，并以供应特殊制造业工序而建的厂房为主，每间厂房通常由一名厂东使用。

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

这类楼宇在2004年底的总存量为3 176 800平方米，大部分位于新界，占总存量的80%。

The stock in this sector was 3 176 800 m^2 at the end of 2004, largely in the New Territories which accounted for 80%.

2004年的新落成量为35 900平方米，位于大埔。至于未来供应，预测2005年元朗将有3 900平方米的面积落成。至2006年，预计将有8 500平方米的新供应，其中80%的新楼面面积来自葵青。

New completions in 2004 were 35 900 m^2 located in Tai Po. As for future supplies, 3 900 m^2 in Yuen Long is forecast to be completed in 2005. In 2006, 8 500 m^2 is expected to be available, with 80% of the new floor space coming from Kwai Tsing.

这个类别包括设计及改建作仓库或冷藏库的楼宇及其附属写字楼。货柜码头内的楼宇也包括在内。

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.

2004年底的总存量为3 390 300平方米，其中约80%位于新界，主要集中于葵青、荃湾和沙田，占整体楼宇面积的66%。

Stock at the end of 2004 was 3 390 300 m^2. About 80% of the stock was in the New Territories, with a predominance in Kwai Tsing, Tsuen Wan and Sha Tin, accounting for 66% of the total space.

2004年没有这类别楼宇落成，整体空置量大幅减少至158 000平方米，占总存量的4.7%。

There were no new completions in 2004, and vacancy fell substantially to 158 000 m^2, at 4.7% of stock.

显然，市场对货仓的殷切需求，刺激了这类物业的供应。预计2005年将有16 900平方米的新货仓落成，主要集中于屯门。到2006年，再有13 000平方米的货仓面积落成，同样位于屯门。

Apparently a rising demand for storage space has acted as a stimulus to supply. New completions of 16 900 m^2 are forecast to be completed in 2005, mainly to be located in Tuen Mun. A further 13 000 m^2, also in Tuen Mun, is expected to be available in 2006.

技术附注

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技术附注
Technical Notes

技术附注
Technical Notes

1. 报告年度

每年出版的《香港物业报告》描述上一个历年本港物业市场活动，并预测随后两年的落成量。

1. Review Period

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

2. 范围

本报告的调查对象涵盖全港私人楼宇。

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. 区域及地区

本报告把港岛、九龙及新界按区议会的选区分界划分为18个地区，详情见于附录及分区图。写字楼类别加插了分区，以便就主要的写字楼区进行更详细的分析。

3. Areas and Districts

The areas of Hong Kong Island, Kowloon and New Territories are divided into 18 districts as shown in the Appendix and on Plans 1 and 2. The boundaries of these districts follow those of the 18 District Council Districts. For the office sector, there is further sub-division into certain sub-districts, to enable more detailed analysis of the principal office districts.

4. 物业类别

4.1 楼宇一般是按占用许可证(俗称入伙纸)上注明的用途分类，除非本署得悉楼宇其后在结构上有所更改。本署没有特别调查楼宇现时的用途，也没有尝试辨别哪些住宅楼宇是用作非住宅用途，或哪些非住宅楼宇是用作住宅用途。

4. Property Types

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

4.2 私人住宅单位，是指各自设有专用的煮食设施和浴室(及/或厕所)的独立居住单位，并按楼面面积细分如下：

A类单位－实用面积少于40平方米
B类单位－实用面积为40至69.9平方米
C类单位－实用面积为70至99.9平方米
D类单位－实用面积为100至159.9平方米
E类单位－实用面积为160平方米或以上

4.3 本报告并不包括所有公共房屋发展计划，如私人机构参建居屋计划的资助出售住宅单位、居者有其屋计划、可租可买计划、重建置业计划、夹心阶层住屋计划、市区改善计划和住宅发售计划的全部单位的统计数字。房屋委员会与房屋协会兴建的出租屋邨、租者置其屋计划下售出的单位，以及政府所拥有的宿舍资料，亦不包括在本报告内。2003年及之前出版的《香港物业报告》均包括村屋，不过，自2004年版开始，2002年及以后的楼宇总存量、落成量、拆卸量、入住量及空置量的数字并不包括村屋。

4.4 私人写字楼包括商用楼宇内的物业，但不包括综合用途楼宇内的非住宅用途单位。写字楼分为以下各级：

甲级 - 新型及装修上乘；间隔具弹性；整层楼面面积广阔；大堂与通道装潢讲究及宽敞；中央空气调节系统完善；设有良好的载客及载货升降机设备；专业管理；普遍有泊车设施。

乙级 - 设计属一般水平但装修质素良好；间隔有弹性；整层楼面面积中等；大堂面积适中；设有中央或独立空气调节系统；升降机设备足够；管理妥善；不一定有泊车设施。

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

Class A - saleable area less than 40 m^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 160 m^2 or above

4.3 Public sector developments, including domestic units built under the Private Sector Participation Scheme for subsidised sale, and all units built under the Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes are not included. Data relating to rental estates built by the Housing Authority and Housing Society, units sold under the Tenants Purchase Scheme, and Government owned quarters are also excluded. The 2003 edition of the Review and before included village houses. From the 2004 edition onward, village houses are excluded from the stock, completion, demolition, take-up and vacancy figures of the years 2002 and after.

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

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

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

丙级 - 设计简单及有基本装修；间隔弹性较小；整层楼面面积狭小；大堂只有基本设施；一般并无中央空气调节系统；升降机仅足使用或不敷应用；管理服务属最低至一般水平；并无泊车设施。

楼宇的所在地点并不影响等级。属香港特别行政区政府所有并由政府产业处管理的写字楼并不包括在本报告内。

4.5 私人商业楼宇包括零售业楼宇及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇，亦不包括车位。房屋委员会和房屋协会所建的商业楼宇，并不包括在内。

4.6 私人分层工厂大厦包括为一般制造业工序及与该等工序有直接关系的用途（包括写字楼）而建设，并通常由发展商出售或出租的楼宇。此类物业并不包括下述的特殊厂房。房屋委员会兴建的工厂楼宇，也不包括在内。

4.7 私人工贸大厦是设计或获证明作工贸用途的楼面面积。

4.8 私人特殊厂房包括所有其他厂房，主要是为专门制造业工序而建的厂房，每间厂房通常由一名厂东使用。

4.9 私人货仓包括设计或改建作仓库或冷藏库的楼宇及其附属写字楼，并包括位于货柜码头区内的楼宇。

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

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

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

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

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

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

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

5. 楼面面积

5.1 住宅单位的楼面面积是以「实用面积」来计算。「实用面积」是指单位独占的楼面面积，包括露台及外廊，但不包括楼梯、升降机槽、渠管、大堂及公用厕所等公用地方。量度「实用面积」时，是从围绕该单位的外墙向外的一面或该单位与毗连单位的共用墙的中间点起计。窗台、天井、花园、庭院、平台、车位等地方则不包括在内。

5.2 非住宅楼宇的面积是以「内部楼面面积」来计算，量度范围是有关单位墙壁(或与毗连单位的共用墙)向内的一面所围绕的全部面积。

5. Floor Areas

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

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

6. 楼宇总存量

6.1 私人住宅和非住宅楼宇的总存量，都是以某一指定日期的差饷估价记录为根据。

6.2 楼宇总存量并不包括上文4.3段所述的公营房屋数字。私人商业楼宇总存量亦包括私人机构参建居屋计划的商业楼宇面积。

6. Stock

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

6.2 Public sector figures as mentioned in paragraph 4.3 above are excluded. The Private Commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme.

7. 落成量

7.1 私人楼宇的落成量是指获发占用许可证的楼宇数量。

7.2 上文4.3段所述的公营房屋落成量的数字并不包括在内。

7. Completions

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

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

8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价记录删除的私人楼宇数量。

8. Demolition

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

9. 预测数量

9.1 包括在报告年份随后两年的每年落成量预测数字。住宅楼宇是以单位数目计算，而非住宅楼宇则以内部楼面总面积计算。

9.2 本署是根据屋宇署的统计数字、建筑师及发展商提供的图则及资料、专业估计及/或实地视察所得的资料，就全港各已知的物业发展项目及重建地盘计算预测落成量。

9.3 上文4.3段所述的公营房屋发展项目，并不包括在内。

9. Forecast

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

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

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

10. 空置量

10.1 空置量是指在年底进行普查时，单位实际上未被占用。正在装修的物业一般都界定为空置。有些单位因未获发满意纸或转让同意书而未能入住，以致空置。读者应注意，**空置量与物业是否已由发展商售出无关**。即使是已售出的物业也可能仍然空置，有待业主或租客日后住用。空置量数字涵盖所有总存量，并非单指新发展项目。

10. Vacancies

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

10.2　所有楼宇的空置量，都是在年底普查该等楼宇后计算出来的，但在2003年前落成并已评估差饷的住宅楼宇则另有处理方法。空置物业数据是向大厦管理处、业主和使用人搜集，或派员视察而获得的。

10.2　Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2003, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3　在2003年前落成并已评估差饷的住宅楼宇，其空置量是根据抽样调查该等楼宇3%的单位所得结果来推算的。

10.3　For rated domestic premises completed prior to 2003, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. 入住量／使用量

11. Take-up

11.1　住宅楼宇的入住量，是指在报告年度内**入住**的单位数目净增长额；非住宅楼宇的使用量，则是年内**使用**的楼面面积净增长额。

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　有关数字的计算方法是把年内落成量与年初空置量相加，然后减去该年的拆卸量及年终空置量。

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　**与空置量一样，入住量／使用量与发展商已售出的单位数目或楼面面积(一手市场交易)无关，故不应与新建物业的销售混为一谈。**

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

12. 平均租金和售价

12. Average Rents and Prices

12.1　本署会分析新订租约的租金资料，以计算在租金生效月份的平均租金。就非住宅楼宇而言，分析资料包括续租时议定的租金，而生效日期即为租赁协议的生效日期。不过，租金一般是在较早的日期议定(新订租约是在2至4周前，续订租约是在1至3个月前)。

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

12.2 本署从多个不同的来源获得租金资料，包括按照《业主与租客（综合）条例》的规定所递交的新租约通知书、按照《差饷条例》与《地租(评估及征收)条例》的规定而发出的物业详情申报表、业主和租客的来信，以及本署职员进行实地视察时所得的资料。

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

12.3 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

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

12.4 计算平均售价时，本署会分析经过审查以厘定印花税的楼宇交易资料。惟下列类别楼宇交易并不会用作分析：不被接纳用作厘定印花税的楼宇、涉及不同类别物业的买卖、未获评估差饷的楼宇、并非交吉出售的住宅单位，以及住宅楼宇的首次买卖。买卖日期以签署买卖合约的日期为准，一般是在达成临时协议后2至3周。

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

12.5 有关平均租金和售价的分析，只供一般参考用途。某段时期的水平，主要取决于期内出租或出售物业的特点，包括楼宇质素及位置。因此，在不同时期内出现的变化，可能是因为在两个时段所分析的不同物业的质素有所差异，而<u>不应</u>一概而论视之为该时段中在价值方面的整体变化。特别是加上括号的数字，是用以表示交易数量有限，在使用时应特别小心。相对而言，租金与售价指数能较准确地反映价值的转变。

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

12.6 本年度内最后数个月的租金与售价数字，均属临时性质，有待取得更多资料后再作分析。

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

12.7 租金和售价的统计数字，包括村屋，以及政府资助房屋单位在业权转让限制期届满及向有关机构缴付补价后，在公开市场的租赁和买卖。这方面与楼宇总存量和落成量所涵盖的物业有所不同。

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

13. 租金和售价指数

13. Rental and Price Indices

13.1 如上文解释，不同时期的平均租金及售价会有差异，这不单可能因为价值有变，也可能由于楼宇的质素有所改变。不过，制订租金及售价指数，正是用来衡量在楼宇质素不变的情况下，租金及售价的转变。因此，即使在同一时期，指数的转变也可能跟平均租金及售价的转变不同。

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

13.2 计算租金和售价指数所根据的资料，跟用以编制平均租金和售价的数据相同。以指数衡量价值转变时，是根据租金或售价除以有关物业的应课差饷租值所得的结果，而非根据每平方米楼面面积的租金或售价计算。实际上，利用应课差饷租值，不但考虑到楼面面积，也顾及到不同物业在质素上的其他差别。

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

13.3 如应课差饷租值在全面重估后有所变更，新应课差饷租值会调算至旧应课差饷租值的水平，以便指数数列得以连贯。

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

13.4 成分指数（即某类别或级别物业的指数）是从分析所有在某指定期间内的交易结果计算出来的。各类楼宇的综合指数，是将成分指数按加权平均法计算而得出。编制各类非住宅楼宇综合指数所使用的权数，是根据该月份及前11个月内有关类型楼宇的总楼面面积计算的。至于住宅楼宇，其租金和售价指数的权数，则是根据该月份及前11个月内进行的交易数目计算出来。

13.4 The component index (the index for a property class or grade) has been derived from analysis of all transactions effective in a given period. The composite index for a certain type of premises is compiled by calculating a **weighted** average of the component indices. The weights for compiling the composite index for each type of non-domestic premises are based on the total floor area of components in respect of the current and previous 11 months. For domestic premises the weights for both rental and price indices are based on the number of transactions effected in the current and previous 11 months.

13.5 本报告提供每月、每季和每年指数，每季及每年指数都是有关时期内每月指数的平均数。

13.5 Monthly, quarterly and annual indices are shown. Quarterly and annual indices are the simple average of the monthly indices in respect of the relevant period.

13.6 指数（尤其是租金指数）未必能充分显示出市场的趋势。虽然所有租金都是按净额分析（参考上文第12.3段），但本署不知道的其他「等同租值」租约条件，是不会计算在内的。例如在供过于求时，业主通常都会给予租客一些优惠，包括整修楼宇或延长免租期等。如果为反映标准租约条件而调算租金，在指数下降时，经调算的租金很可能较所报的租金为低。在指数上升时，情况则相反。

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. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合约所载的售价来分析计算。在2004年获选作分析的楼宇与以往所选的有些不同，包括：

港岛 - 碧瑶湾、比华利山、赛西湖大厦、嘉云台、置富花园、帝景园、豫苑、杏花邨、会景阁、阳明山庄、光明台、港运城、蓝湾半岛、康怡花园、新翠花园、浪琴园、雍景台、海怡半岛、太古城、宝翠园、礼顿山、红山半岛、乐陶苑。

九龙 - 星河明居、维港湾、帝庭园、丽港城、海逸豪园、美孚新邨、港湾豪庭、又一居、柏景湾、半岛豪庭、滙景花园、德福花园、黄埔花园。

新界 - 丽城花园、帝堡城、沙田第一城、牵晴间、愉景湾、愉景新城、锦綉花园、粉岭中心、花都广场、翠怡花园、香港黄金海岸、康乐园、嘉湖山庄、匡湖居、新都城、维景湾畔、清水湾半岛、珀丽湾、叠茵庭、海滨花园、骏景园、加州豪园、浪翠园、太湖花园、上水中心、新港城、帝琴湾、大埔中心、采叶庭、盈翠半岛、屯门市广场、雅典居、灏景湾。

14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in Sale and Purchase Agreements. Developments selected for analysis in 2004 are slightly different from those of previous years, and include :

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

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

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

14.2 楼宇样本中每个物业组别的成分指数，是根据物业的售价除以有关物业的应课差饷租值所得的结果计算出来。每个物业组别的综合指数是成分指数的加权平均数，而2004年的权数是根据2003年内的交易宗数厘定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2004, the weights are based on the number of transactions effected in 2003.

15. 落成后使用方式

15. Mode of Occupation after Completion

此项分析只包括在报告年份内已评定差饷估价，并且在估价时已申报整间有人使用的新落成住宅单位。

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

16. 物业市场回报率

16. Property Market Yields

回报率是把「租金／应课差饷租值」的平均比率与「售价／应课差饷租值」的平均比率作比较后计算出来的。租金分析与售价分析所包括的物业可能并不相同。因此，这方面的数字只能显示普遍的物业回报率及市场趋势。

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

17. 楼宇买卖

17. Sales Transactions

住宅楼宇买卖统计数字的资料来自土地注册处，是根据在有关时期内送交土地注册处作**登记**的住宅楼宇买卖合约而编制。至于非住宅楼宇的买卖统计数字，本署是根据土地注册处的买卖交易记录及税务局用以厘定印花税的交易资料加以分析。与土地注册处的住宅楼宇买卖统计数据不同之处，每段有关时期的非住宅楼宇买卖统计数字，是以**买卖合约的签署日期**，而并非送交土地注册处登记的日期为依据。

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

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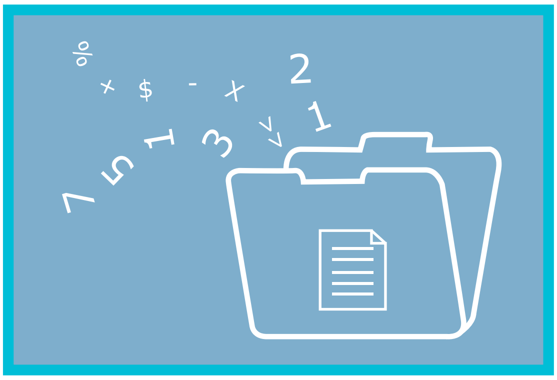

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私人住宅－各类单位总存量及空置量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m^2]	2004 年底总存量 Stock at year end		2004 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
A	< 20.0	8 666	346 005	12 445	3.6
	20 - 39.9	337 339			
B	40 - 69.9	497 599	497 599	34 631	7.0
C	70 - 99.9	115 963	115 963	9 320	8.0
D	100 - 159.9	53 336	53 336	5 504	10.3
E	160 - 199.9	10 608	22 068	2 348	10.6
	200 - 279.9	8 977			
	> 279.9	2 483			
所有类别	**ALL CLASSES**	**1 034 971**	**1 034 971**	**64 248**	**6.2**

所有数字均不包括村屋。

All figures exclude village houses.

私人住宅－各区总存量、落成量及空置量
PRIVATE DOMESTIC - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

单位数目 No. of units

地区	District	2003 年底总存量 Stock at year end	2004 年落成量 Completions	落成量占 2003 年总存量的百分率 Completions as a % of 2003 Stock	2004 年底总存量 Stock at year end	2004 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	89 570	1 162	1.3	90 817	4 818	5.3
湾仔	Wan Chai	60 885	34	0.1	60 971	2 154	3.5
东区	Eastern	125 032	142	0.1	125 028	3 747	3.0
南区	Southern	37 090	2 351	6.3	39 382	3 753	9.5
港岛	**HONG KONG**	**312 577**	**3 689**	**1.2**	**316 198**	**14 472**	**4.6**
油尖旺	Yau Tsim Mong	100 803	3 417	3.4	103 906	7 458	7.2
深水埗	Sham Shui Po	66 624	1 588	2.4	68 086	5 698	8.4
九龙城	Kowloon City	92 229	5 806	6.3	98 083	11 119	11.3
黄大仙	Wong Tai Sin	15 482	-	-	15 477	168	1.1
观塘	Kwun Tong	47 170	-	-	47 031	1 310	2.8
九龙	**KOWLOON**	**322 308**	**10 811**	**3.4**	**332 583**	**25 753**	**7.7**
葵青	Kwai Tsing	35 227	-	-	35 230	1 425	4.0
荃湾	Tsuen Wan	64 459	2 464	3.8	66 929	5 333	8.0
屯门	Tuen Mun	51 613	1 629	3.2	53 243	3 598	6.8
元朗	Yuen Long	55 394	3 345	6.0	58 750	3 698	6.3
北区	North	23 588	92	0.4	23 682	1 200	5.1
大埔	Tai Po	28 330	2	0.0 +	28 339	769	2.7
沙田	Sha Tin	62 912	630	1.0	63 548	2 328	3.7
西贡	Sai Kung	34 875	2 134	6.1	38 537	3 506	9.1
离岛	Islands	16 692	1 240	7.4	17 932	2 166	12.1
新界	**NEW TERRITORIES**	**373 090**	**11 536**	**3.1**	**386 190**	**24 023**	**6.2**
全港	**OVERALL**	**1 007 975**	**26 036**	**2.6**	**1 034 971**	**64 248**	**6.2**

所有数字均不包括村屋。2004年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的2003年底总存量计算。
\+ 少于 0.05%

All figures exclude village houses. 2004 Stock figures are derived from the latest rating record, and not from the 2003 Stock figures shown here.
\+ Below 0.05%

私人住宅－拆卸量、落成量及各类单位总存量
PRIVATE DOMESTIC - DEMOLITION, COMPLETIONS AND STOCK BY CLASS

单位数目 No. of units

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底各类单位总存量 Stock by Class at year end A	B	C	D	E	总数 Total
2000*	港岛	Hong Kong	365	3 376	102 802	126 330	35 468	22 720	14 255	301 575
	九龙	Kowloon	360	7 719	118 496	134 919	31 263	11 748	2 228	298 654
	新界	New Territories	74	14 695	137 079	224 102	39 865	17 439	7 199	425 684
	全港	**OVERALL**	**799**	**25 790**	**358 377**	**485 351**	**106 596**	**51 907**	**23 682**	**1 025 913**
2001*	港岛	Hong Kong	614	6 921	103 164	129 799	36 784	23 691	14 439	307 877
	九龙	Kowloon	250	7 139	119 518	137 956	32 875	12 527	2 407	305 283
	新界	New Territories	623	12 202	140 462	237 899	41 515	17 896	7 461	445 233
	全港	**OVERALL**	**1 487**	**26 262**	**363 144**	**505 654**	**111 174**	**54 114**	**24 307**	**1 058 393**
2002	港岛	Hong Kong	93	2 165	103 730	130 444	37 159	24 065	14 629	310 027
	九龙	Kowloon	165	6 145	121 186	140 346	34 669	12 628	2 426	311 255
	新界	New Territories	19	22 742	114 060	189 973	38 777	13 456	4 428	360 694
	全港	**OVERALL**	**277**	**31 052**	**338 976**	**460 763**	**110 605**	**50 149**	**21 483**	**981 976**
2003	港岛	Hong Kong	332	2 890	104 695	131 286	37 447	24 260	14 889	312 577
	九龙	Kowloon	54	11 107	123 414	147 299	35 864	13 272	2 459	322 308
	新界	New Territories	4	12 400	115 530	199 853	39 620	13 653	4 434	373 090
	全港	**OVERALL**	**390**	**26 397**	**343 639**	**478 438**	**112 931**	**51 185**	**21 782**	**1 007 975**
2004	港岛	Hong Kong	318	3 689	105 396	132 685	37 671	25 292	15 154	316 198
	九龙	Kowloon	378	10 811	123 797	155 570	36 605	14 149	2 462	332 583
	新界	New Territories	5	11 536	116 812	209 344	41 687	13 895	4 452	386 190
	全港	**OVERALL**	**701**	**26 036**	**346 005**	**497 599**	**115 963**	**53 336**	**22 068**	**1 034 971**

* 2000及2001年的数字是包括村屋在内。
而2002至2004年的数字则不包括村屋。

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

私人住宅－各类单位拆卸量及落成量
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

单位数目 No. of units

年 Year	区域 Area	拆卸量 Demolition A	B	C	D	E	总数 Total	落成量 Completions A	B	C	D	E	总数 Total
2000*	港岛 Hong Kong	72	180	71	1	41	365	618	1 455	959	262	82	3 376
	九龙 Kowloon	92	129	69	67	3	360	399	2 744	3 021	1 407	148	7 719
	新界 New Territories	23	28	6	11	6	74	1 666	10 554	2 045	329	101	14 695
	全港 OVERALL	**187**	**337**	**146**	**79**	**50**	**799**	**2 683**	**14 753**	**6 025**	**1 998**	**331**	**25 790**
2001*	港岛 Hong Kong	226	294	56	11	27	614	564	3 784	1 479	940	154	6 921
	九龙 Kowloon	32	130	42	40	6	250	1 147	3 387	1 589	831	185	7 139
	新界 New Territories	133	266	194	25	5	623	1 546	9 304	1 252	39	61	12 202
	全港 OVERALL	**391**	**690**	**292**	**76**	**38**	**1 487**	**3 257**	**16 475**	**4 320**	**1 810**	**400**	**26 262**
2002	港岛 Hong Kong	20	32	2	30	9	93	433	738	196	520	278	2 165
	九龙 Kowloon	50	72	12	4	27	165	1 805	2 369	1 792	134	45	6 145
	新界 New Territories	-	-	-	19	-	19	2 218	14 263	5 216	616	429	22 742
	全港 OVERALL	**70**	**104**	**14**	**53**	**36**	**277**	**4 456**	**17 370**	**7 204**	**1 270**	**752**	**31 052**
2003	港岛 Hong Kong	66	189	12	6	59	332	1 039	1 031	300	201	319	2 890
	九龙 Kowloon	-	42	10	1	1	54	2 228	6 995	1 205	645	34	11 107
	新界 New Territories	1	2	1	-	-	4	1 471	9 882	844	197	6	12 400
	全港 OVERALL	**67**	**233**	**23**	**7**	**60**	**390**	**4 738**	**17 908**	**2 349**	**1 043**	**359**	**26 397**
2004	港岛 Hong Kong	84	191	32	3	8	318	537	1 577	280	988	307	3 689
	九龙 Kowloon	86	266	19	1	6	378	437	8 453	879	934	108	10 811
	新界 New Territories	-	1	2	2	-	5	1 148	8 195	1 951	190	52	11 536
	全港 OVERALL	**170**	**458**	**53**	**6**	**14**	**701**	**2 122**	**18 225**	**3 110**	**2 112**	**467**	**26 036**

* 2000及2001年的数字是包括村屋在内。而2002至2004年的数字则不包括村屋。

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

私人住宅－各类单位落成量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

单位数目 No. of units

年 Year	A	B	C	D	E	所有类别 All Classes
1995 *	4 096	12 690	3 877	1 589	369	22 621
1996 *	2 552	10 500	5 112	1 194	517	19 875
1997 *	1 278	13 692	2 449	488	295	18 202
1998 *	1 249	15 987	3 037	1 454	551	22 278
1999 *	7 271	20 982	5 451	1 188	430	35 322
2000 *	2 683	14 753	6 025	1 998	331	25 790
2001 *	3 257	16 475	4 320	1 810	400	26 262
2002	4 456	17 370	7 204	1 270	752	31 052
2003	4 738	17 908	2 349	1 043	359	26 397
2004	2 122	18 225	3 110	2 112	467	26 036

* 1995至2001年的数字是包括村屋在内。
而2002至2004年的数字则不包括村屋。

* Figures for 1995-2001 are all inclusive of village houses.
However, figures for 2002-2004 exclude village houses.

私人住宅－不同面积单位落成量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m²]	2000*	2001*	2002	2003	2004 港岛 Hong Kong	2004 九龙 Kowloon	2004 新界 New Territories	2004 总数 Total
A	< 20.0	282	83	-	119	1	12	-	13
	20 - 39.9	2 401	3 174	4 456	4 619	536	425	1 148	2 109
B	40 - 69.9	14 753	16 475	17 370	17 908	1 577	8 453	8 195	18 225
C	70 - 99.9	6 025	4 320	7 204	2 349	280	879	1 951	3 110
D	100 - 159.9	1 998	1 810	1 270	1 043	988	934	190	2 112
E	160 - 199.9	145	283	492	85	182	63	2	247
	200 - 279.9	115	93	190	169	51	27	23	101
	> 279.9	71	24	70	105	74	18	27	119
所有类别	**OVERALL**	**25 790**	**26 262**	**31 052**	**26 397**	**3 689**	**10 811**	**11 536**	**26 036**

* 2000及2001年的数字是包括村屋在内。
而2002至2004年的数字则不包括村屋。

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

私人住宅－各区落成量及预测落成量
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

单位数目 No. of units

地区	District	各类单位落成量 2004 by Class						预测落成量 Forecast	
		A	B	C	D	E	总数 Total	[2005]	[2006]
中西区	Central and Western	485	342	202	21	112	1 162	1 012	753
湾仔	Wan Chai	27	6	-	-	1	34	332	881
东区	Eastern	25	117	-	-	-	142	2 212	128
南区	Southern	-	1 112	78	967	194	2 351	865	28
港岛	**HONG KONG**	**537**	**1 577**	**280**	**988**	**307**	**3 689**	**4 421**	**1 790**
油尖旺	Yau Tsim Mong	320	1 962	632	440	63	3 417	1 341	2 226
深水埗	Sham Shui Po	-	1 470	72	42	4	1 588	2 274	1 500
九龙城	Kowloon City	117	5 021	175	452	41	5 806	262	1 957
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	270
观塘	Kwun Tong	-	-	-	-	-	-	316	210
九龙	**KOWLOON**	**437**	**8 453**	**879**	**934**	**108**	**10 811**	**4 193**	**6 163**
葵青	Kwai Tsing	-	-	-	-	-	-	-	924
荃湾	Tsuen Wan	-	1 599	752	113	-	2 464	4 307	1 763
屯门	Tuen Mun	60	1 514	29	25	1	1 629	1 576	-
元朗	Yuen Long	1 084	2 002	232	27	-	3 345	2 337	1 107
北区	North	-	-	48	-	44	92	1 508	312
大埔	Tai Po	-	-	1	-	1	2	19	169
沙田	Sha Tin	4	470	129	25	2	630	115	424
西贡	Sai Kung	-	1 832	298	-	4	2 134	477	3 148
离岛	Islands	-	778	462	-	-	1 240	2 272	1 584
新界	**NEW TERRITORIES**	**1 148**	**8 195**	**1 951**	**190**	**52**	**11 536**	**12 611**	**9 431**
全港	**OVERALL**	**2 122**	**18 225**	**3 110**	**2 112**	**467**	**26 036**	**21 225**	**17 384**

所有数字均不包括村屋。 All figures exclude village houses.

私人住宅－各区不同类别单位预测落成量
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

单位数目 No. of units

地区	District	2005 A	2005 B	2005 C	2005 D	2005 E	2005 所有类别 All Classes	2006 A	2006 B	2006 C	2006 D	2006 E	2006 所有类别 All Classes
中西区	Central and Western	51	906	11	4	40	1 012	309	351	54	-	39	753
湾仔	Wan Chai	-	218	54	12	48	332	-	505	145	191	40	881
东区	Eastern	192	1 711	294	12	3	2 212	64	64	-	-	-	128
南区	Southern	5	234	129	332	165	865	-	-	-	8	20	28
港岛	**HONG KONG**	**248**	**3 069**	**488**	**360**	**256**	**4 421**	**373**	**920**	**199**	**199**	**99**	**1 790**
油尖旺	Yau Tsim Mong	508	217	488	80	48	1 341	-	1 432	405	383	6	2 226
深水埗	Sham Shui Po	-	2 274	-	-	-	2 274	-	824	348	299	29	1 500
九龙城	Kowloon City	24	64	70	61	43	262	942	888	102	25	-	1 957
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	264	4	2	-	270
观塘	Kwun Tong	-	312	4	-	-	316	35	175	-	-	-	210
九龙	**KOWLOON**	**532**	**2 867**	**562**	**141**	**91**	**4 193**	**977**	**3 583**	**859**	**709**	**35**	**6 163**
葵青	Kwai Tsing	-	-	-	-	-	-	-	924	-	-	-	924
荃湾	Tsuen Wan	379	2 789	1 044	87	8	4 307	478	1 256	15	14	-	1 763
屯门	Tuen Mun	986	590	-	-	-	1 576	-	-	-	-	-	-
元朗	Yuen Long	158	1 936	223	20	-	2 337	-	1 107	-	-	-	1 107
北区	North	400	972	-	-	136	1 508	195	117	-	-	-	312
大埔	Tai Po	-	1	16	2	-	19	-	-	6	-	163	169
沙田	Sha Tin	-	69	46	-	-	115	-	336	46	41	1	424
西贡	Sai Kung	6	396	-	37	38	477	-	3 148	-	-	-	3 148
离岛	Islands	55	1 055	1 070	92	-	2 272	-	775	809	-	-	1 584
新界	**NEW TERRITORIES**	**1 984**	**7 808**	**2 399**	**238**	**182**	**12 611**	**673**	**7 663**	**876**	**55**	**164**	**9 431**
全港	**OVERALL**	**2 764**	**13 744**	**3 449**	**739**	**529**	**21 225**	**2 023**	**12 166**	**1 934**	**963**	**298**	**17 384**

所有数字均不包括村屋。

All figures exclude village houses.

私人住宅－各区洋房总存量及落成量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

单位数目 No. of units

地区	District	2003 年底总存量 Stock at year end	2004 年落成量 Completions	落成量占 2003 年总存量的百分率 Completions as a % of 2003 Stock	2004 年底总存量 Stock at year end
中西区	Central and Western	433	11	2.5	447
湾仔	Wan Chai	290	1	0.3	291
东区	Eastern	1	-	-	1
南区	Southern	1 505	89	5.9	1 590
港岛	**HONG KONG**	**2 229**	**101**	**4.5**	**2 329**
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	51	-	-	51
九龙城	Kowloon City	428	8	1.9	426
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	**KOWLOON**	**523**	**8**	**1.5**	**521**
葵青	Kwai Tsing	3	-	-	3
荃湾	Tsuen Wan	119	-	-	117
屯门	Tuen Mun	312	9	2.9	321
元朗	Yuen Long	6 975	54	0.8	7 029
北区	North	74	44	59.5	118
大埔	Tai Po	2 220	2	0.1	2 222
沙田	Sha Tin	586	2	0.3	588
西贡	Sai Kung	1 845	4	0.2	1 846
离岛	Islands	614	-	-	614
新界	**NEW TERRITORIES**	**12 748**	**115**	**0.9**	**12 858**
全港	**OVERALL**	**15 500**	**224**	**1.4**	**15 708**

村屋并不包括在内。 以上数字均已包括在私人住宅的其他有关列表内。
2004年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2003年底总存量计算。

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

私人住宅－整体空置趋势
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年内落成楼宇 In Buildings Completed during the Year			其馀所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	空置数目 No. Vacant	占总存量的百分率 % of Total Stock
2000*	25 790	16 460	63.8	1 000 315	38 490	3.8	54 950	5.4
2001*	26 262	17 965	68.4	1 024 500	42 442	4.1	60 407	5.7
2002	31 052	26 592	85.6	950 924	38 675	4.1	65 267	6.6
2003	26 397	22 885	86.7	981 578	45 896	4.7	68 781	6.8
2004	26 036	21 871	84.0	1 008 935	42 377	4.2	64 248	6.2

* 2000及2001年的数字是包括村屋在内。
而2002至2004年的数字则不包括村屋。

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

私人住宅－各类单位落成后使用方式
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

类别 Class	区域	Area	于 2004 年评估差饷时申报为已入住的单位数目 No. of Units Valued in 2004 and Reported as Wholly Occupied	业主自住 Owner Occupied 单位数目 No. of Units	业主自住 Owner Occupied 百分率 %	出租 Let 单位数目 No. of Units	出租 Let 百分率 %
A	港岛	Hong Kong	392	291	74.2	101	25.8
	九龙	Kowloon	869	793	91.3	76	8.7
	新界	New Territories	1 001	962	96.1	39	3.9
	全港	**OVERALL**	**2 262**	**2 046**	**90.5**	**216**	**9.5**
B	港岛	Hong Kong	717	622	86.8	95	13.2
	九龙	Kowloon	3 274	3 155	96.4	119	3.6
	新界	New Territories	4 733	4 596	97.1	137	2.9
	全港	**OVERALL**	**8 724**	**8 373**	**96.0**	**351**	**4.0**
C	港岛	Hong Kong	154	111	72.1	43	27.9
	九龙	Kowloon	259	229	88.4	30	11.6
	新界	New Territories	435	427	98.2	8	1.8
	全港	**OVERALL**	**848**	**767**	**90.4**	**81**	**9.6**
D	港岛	Hong Kong	14	7	50.0	7	50.0
	九龙	Kowloon	161	142	88.2	19	11.8
	新界	New Territories	35	32	91.4	3	8.6
	全港	**OVERALL**	**210**	**181**	**86.2**	**29**	**13.8**
E	港岛	Hong Kong	74	12	16.2	62	83.8
	九龙	Kowloon	6	-	-	6	100.0
	新界	New Territories	10	3	30.0	7	70.0
	全港	**OVERALL**	**90**	**15**	**16.7**	**75**	**83.3**
所有类别 All Classes	港岛	Hong Kong	1 351	1 043	77.2	308	22.8
	九龙	Kowloon	4 569	4 319	94.5	250	5.5
	新界	New Territories	6 214	6 020	96.9	194	3.1
	全港	**OVERALL**	**12 134**	**11 382**	**93.8**	**752**	**6.2**

所有数字均不包括村屋。 All figures exclude village houses.

私人住宅 - 各类单位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 $ / m^2 per month

类别 Class		A			B			C			D			E		
年 Year	月 Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2003		152	122	93	147	120	88	191	157	103	216	172	133	261	182	146
2004 *		167	125	100	168	134	95	213	172	115	234	188	152	275	157	164
2003	10	147	123	95	142	125	90	192	152	95	205	152	129	247	(159)	148
	11	153	133	93	142	122	92	185	153	102	211	166	123	259	(120)	(115)
	12	164	125	97	151	121	91	197	147	107	213	163	154	254	(148)	(156)
2004	1	169	123	98	166	127	97	203	151	114	223	(150)	128	268	(191)	(160)
	2	167	125	103	166	123	95	200	155	117	215	(151)	172	244	(208)	(140)
	3	163	125	98	160	133	91	211	147	114	220	152	140	265	(121)	(179)
	4	168	124	99	162	136	96	225	173	113	220	162	154	274	(125)	(182)
	5	165	127	99	167	130	93	204	155	124	244	163	170	263	(145)	(132)
	6	166	123	98	161	131	90	207	171	107	241	165	140	267	(162)	(144)
	7	160	126	98	162	130	93	215	165	114	236	182	143	284	(174)	(157)
	8	181	124	99	183	137	91	216	181	113	238	225	161	287	(171)	161
	9	169	124	99	176	142	97	209	188	115	240	190	147	291	(121)	213
	10	164	130	102	177	134	102	218	185	118	255	206	144	292	(146)	(154)
	11 *	166	127	102	168	137	97	229	177	114	229	232	153	276	(168)	(168)
	12 *	164	124	104	158	137	100	228	191	111	237	(211)	180	280	(140)	(138)

* 临时数字
( ) 表示少于 20 宗交易。

* Provisional
( ) Indicates fewer than 20 transactions.

TABLE 表 13

私人住宅–各类单位平均售价
PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

每平方米售价 $ / m^2

类别 Class		A			B			C			D			E		
年 Year	月 Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2003		25 746	20 867	20 843	30 497	22 020	21 317	40 375	28 143	26 743	48 352	34 204	30 500	66 281	55 400	34 461
2004 *		32 530	25 201	26 542	41 677	32 998	28 031	56 781	46 857	35 686	66 387	62 204	41 868	94 312	74 993	44 316
2003	10	27 276	20 858	21 330	32 310	23 598	21 886	42 453	29 882	27 775	51 320	33 720	31 375	67 625	(63 244)	37 834
	11	27 280	21 706	21 592	33 511	23 711	22 272	43 756	30 277	30 250	48 844	37 829	34 767	67 722	(67 799)	37 238
	12	27 698	22 408	22 428	32 995	23 844	23 006	45 749	31 338	28 593	49 704	33 060	35 585	76 151	(71 822)	36 417
2004	1	30 004	22 261	23 848	36 364	29 286	24 360	51 315	37 373	30 813	56 141	40 227	36 894	81 387	(35 310)	42 115
	2	31 530	24 064	24 506	39 833	30 241	25 637	53 243	41 640	32 986	60 261	49 792	38 271	83 250	(85 361)	40 133
	3	32 431	24 703	26 459	42 355	33 006	27 091	56 746	49 703	35 492	69 537	50 727	40 788	97 765	(67 382)	44 498
	4	31 875	25 699	26 484	41 253	33 599	28 509	54 394	46 031	35 027	63 681	53 913	42 067	84 343	(85 668)	35 825
	5	30 567	25 224	26 792	39 250	30 497	27 316	53 082	42 681	35 255	64 962	48 208	39 843	87 045	(63 945)	37 353
	6	29 761	23 879	25 570	36 916	28 114	26 588	51 537	42 520	33 190	59 622	49 110	38 628	100 231	(109 496)	(39 263)
	7	30 974	23 985	25 222	38 168	28 046	26 806	52 385	40 974	33 083	61 365	69 039	40 385	89 732	(54 205)	(30 742)
	8	31 658	24 898	26 703	40 681	29 849	28 241	55 824	46 790	35 094	62 324	61 484	37 427	93 012	(72 419)	47 197
	9	33 581	25 840	27 505	43 786	35 468	29 326	60 879	48 437	37 652	63 887	70 356	44 489	101 521	(62 610)	52 821
	10	35 114	27 245	28 620	46 766	37 975	30 489	61 993	55 707	39 228	77 171	76 898	48 155	104 086	(98 480)	47 595
	11 *	34 666	26 187	27 441	43 746	35 067	29 515	63 213	50 493	37 482	75 121	69 349	45 360	117 322	(70 432)	42 189
	12 *	35 555	26 362	27 238	45 159	35 565	29 431	60 945	48 549	38 618	74 050	76 386	42 376	98 505	(94 371)	53 358

* 临时数字
( ) 表示少于 20 宗交易。

* Provisional
( ) Indicates fewer than 20 transactions.

私人住宅－各类单位租金指数
PRIVATE DOMESTIC - RENTAL INDICES BY CLASS
(1999 = 100)

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
1995		114.6	119.6	128.0	128.8	127.5	118.8	128.3	120.7
1996		114.8	119.4	124.7	121.9	121.1	118.3	121.5	119.0
1997		128.1	135.7	140.9	139.3	138.7	133.3	139.0	134.5
1998		112.8	110.3	113.6	116.2	116.9	111.7	116.5	112.6
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		97.2	97.4	99.3	100.7	101.8	97.6	101.2	98.1
2001		93.0	93.9	97.4	101.9	104.5	94.0	103.0	95.4
2002		81.3	81.8	85.0	89.8	94.3	82.0	91.6	83.4
2003		72.8	72.7	72.5	77.2	81.1	72.7	78.8	73.6
2004 *		75.4	76.5	79.0	84.0	86.0	76.5	84.9	77.7
2003	10 - 12	71.5	71.7	70.9	74.9	78.5	71.5	76.4	72.2
2004	1 - 3	73.5	73.9	75.4	79.4	80.0	74.0	79.7	74.8
	4 - 6	75.3	76.5	78.5	83.5	84.2	76.3	83.8	77.4
	7 - 9	75.9	77.1	79.7	85.3	89.0	77.0	87.0	78.6
	10 - 12 *	77.1	78.5	82.5	88.0	90.8	78.5	89.2	80.1
2003	10	71.1	71.4	69.6	74.3	78.2	71.0	75.9	71.7
	11	71.5	71.9	70.7	75.0	78.7	71.6	76.6	72.3
	12	72.0	71.8	72.4	75.4	78.6	72.0	76.8	72.6
2004	1	73.2	73.2	73.2	77.7	78.8	73.2	78.2	73.9
	2	72.9	73.7	75.0	80.2	78.8	73.6	79.6	74.4
	3	74.4	74.8	77.9	80.2	82.4	75.1	81.2	76.0
	4	74.8	76.4	78.6	81.9	82.7	76.1	82.2	77.0
	5	75.2	76.6	77.7	83.6	83.6	76.2	83.6	77.3
	6	75.8	76.4	79.3	84.9	86.4	76.6	85.6	78.0
	7	75.5	76.4	78.8	84.5	87.7	76.4	85.9	77.9
	8	76.0	76.8	79.5	85.7	87.7	76.9	86.6	78.4
	9	76.3	78.0	80.8	85.8	91.7	77.8	88.4	79.4
	10	76.6	78.2	80.5	87.8	89.2	77.9	88.4	79.5
	11 *	77.4	78.4	83.9	89.0	91.8	78.8	90.2	80.5
	12 *	77.2	78.8	83.2	87.2	91.5	78.9	89.1	80.4

* 临时数字

* Provisional

私人住宅－各类单位售价指数
PRIVATE DOMESTIC - PRICE INDICES BY CLASS
(1999 = 100)

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
1995		109.2	106.1	106.5	104.1	103.4	107.5	103.9	107.3
1996		116.8	117.1	116.5	116.1	117.6	116.9	116.5	116.9
1997		161.4	162.7	168.8	168.5	172.9	162.7	169.7	163.1
1998		118.5	116.0	117.3	116.1	114.0	117.2	115.6	117.1
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		88.3	89.5	91.2	94.2	98.7	89.2	95.4	89.6
2001		77.2	78.8	80.8	83.2	87.8	78.4	84.4	78.7
2002		68.1	70.2	71.9	76.6	81.8	69.5	77.9	69.9
2003		59.7	61.1	65.3	70.2	76.2	61.0	72.0	61.6
2004 *		72.6	77.2	87.8	96.5	106.3	76.5	99.3	77.9
2003	10 - 12	62.2	63.5	69.4	75.7	82.6	63.6	77.8	64.4
2004	1 - 3	69.5	72.8	82.0	88.0	97.1	72.4	90.7	73.6
	4 - 6	72.0	76.5	86.6	95.4	103.7	75.8	97.8	77.2
	7 - 9	72.6	77.0	87.6	95.7	107.1	76.4	98.9	77.8
	10 - 12 *	76.3	82.4	95.0	106.8	117.2	81.4	109.5	83.2
2003	10	61.3	62.5	68.6	73.8	80.4	62.6	75.7	63.4
	11	62.1	63.6	69.5	74.3	81.7	63.6	76.5	64.3
	12	63.2	64.4	70.0	79.1	85.6	64.5	81.1	65.4
2004	1	66.4	68.8	75.4	81.1	92.2	68.5	84.5	69.5
	2	69.2	72.4	81.5	86.9	96.2	72.1	89.7	73.2
	3	72.9	77.1	89.0	96.0	102.9	76.7	98.0	78.1
	4	73.4	79.2	89.3	98.1	101.7	78.0	99.2	79.4
	5	72.8	76.4	87.4	96.0	103.1	76.2	98.1	77.5
	6	69.7	73.9	83.2	92.1	106.3	73.3	96.2	74.7
	7	70.0	74.0	83.9	93.4	103.5	73.5	96.3	74.9
	8	73.1	76.4	87.8	93.3	104.1	76.3	96.4	77.6
	9	74.7	80.5	91.2	100.3	113.8	79.4	104.0	80.9
	10	77.6	83.2	95.8	106.0	117.1	82.4	109.0	84.1
	11 *	75.3	81.4	95.0	106.9	114.9	80.5	109.0	82.3
	12 *	75.9	82.6	94.1	107.5	119.6	81.3	110.6	83.1

* 临时数字　　* Provisional

私人住宅 – 较受欢迎屋苑的售价指数
PRIVATE DOMESTIC - PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS
(1999 = 100)

年 / 月 Year / Month		A, B & C			D & E			所有类别 Overall		
		市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All
2003	1	63.5	61.0	62.3	77.2	72.2	74.8	64.7	61.9	63.3
	2	62.3	60.4	61.4	72.9	71.0	72.0	63.2	61.2	62.3
	3	60.6	58.6	59.6	70.1	69.5	69.8	61.4	59.5	60.4
	4	59.3	55.5	57.4	69.3	67.6	68.5	60.2	56.3	58.2
	5	57.6	54.9	56.3	68.0	68.6	68.6	58.4	55.8	57.1
	6	57.6	54.1	55.9	66.9	68.4	68.0	58.4	55.0	56.7
	7	58.3	53.8	56.0	68.0	66.8	67.5	59.1	54.6	56.8
	8	59.0	54.7	56.8	68.1	67.1	67.8	59.7	55.5	57.6
	9	61.1	56.4	58.7	73.6	69.0	71.3	62.0	57.2	59.5
	10	64.7	58.8	61.7	75.7	72.7	74.2	65.6	59.8	62.6
	11	66.4	61.6	64.0	78.9	77.3	78.3	67.4	62.7	64.9
	12	68.1	62.4	65.2	80.7	79.1	80.1	69.1	63.5	66.2
2004	1	72.1	64.7	68.3	83.6	82.9	83.6	73.1	65.8	69.3
	2	77.8	68.2	72.9	94.5	89.8	92.2	79.0	69.6	74.1
	3	83.6	72.3	77.8	102.6	96.1	99.4	84.9	73.8	79.1
	4	86.5	74.4	80.4	103.4	100.8	102.2	87.8	76.1	81.8
	5	85.9	74.2	80.0	104.3	98.7	101.5	87.2	75.8	81.3
	6	83.9	72.2	77.9	102.2	98.7	100.5	85.2	73.8	79.3
	7	82.7	71.8	77.2	102.9	97.3	100.1	84.2	73.3	78.6
	8	83.4	72.6	77.9	101.5	97.6	99.7	84.7	74.2	79.2
	9	85.7	73.5	79.4	105.0	104.4	104.9	87.0	75.5	81.1
	10	88.2	75.9	81.9	109.3	108.6	109.2	89.7	77.9	83.6
	11 *	89.3	76.7	82.9	111.4	111.0	111.5	90.8	78.9	84.6
	12 *	91.3	77.8	84.4	117.4	114.2	116.0	93.1	80.1	86.4

* 临时数字
技术附注第 14 段对「较受欢迎屋苑」有详细说明。

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

私人写字楼－各区不同级别总存量及空置量
PRIVATE OFFICE - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m^2

地区	District	2004 年底总存量 Stock at year end				2004 年底空置量 Amount Vacant at year end				空置百分率 % Vacant			
		甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	1 864 400	776 000	641 200	3 281 600	213 600	94 300	84 900	392 800	11.5	12.2	13.2	12.0
湾仔	Wan Chai	951 800	584 600	328 900	1 865 300	99 600	75 900	31 800	207 300	10.5	13.0	9.7	11.1
东区	Eastern	587 800	181 800	86 400	856 000	96 200	29 300	7 100	132 600	16.4	16.1	8.2	15.5
南区	Southern	85 300	37 500	10 500	133 300	49 500	10 300	1 200	61 000	58.0	27.5	11.4	45.8
港岛	**HONG KONG**	**3 489 300**	**1 579 900**	**1 067 000**	**6 136 200**	**458 900**	**209 800**	**125 000**	**793 700**	**13.2**	**13.3**	**11.7**	**12.9**
油尖旺	Yau Tsim Mong	1 038 400	631 200	434 300	2 103 900	97 500	42 400	47 500	187 400	9.4	6.7	10.9	8.9
深水埗	Sham Shui Po	125 000	60 400	38 900	224 300	5 100	19 200	3 400	27 700	4.1	31.8	8.7	12.3
九龙城	Kowloon City	107 700	57 000	20 800	185 500	5 300	4 200	2 200	11 700	4.9	7.4	10.6	6.3
黄大仙	Wong Tai Sin	-	22 000	1 200	23 200	-	6 000	700	6 700	-	27.3	58.3	28.9
观塘	Kwun Tong	461 800	21 600	6 200	489 600	101 700	2 600	500	104 800	22.0	12.0	8.1	21.4
九龙	**KOWLOON**	**1 732 900**	**792 200**	**501 400**	**3 026 500**	**209 600**	**74 400**	**54 300**	**338 300**	**12.1**	**9.4**	**10.8**	**11.2**
葵青	Kwai Tsing	74 800	11 400	2 000	88 200	900	2 400	1 100	4 400	1.2	21.1	55.0	5.0
荃湾	Tsuen Wan	67 400	10 300	800	78 500	5 200	2 900	-	8 100	7.7	28.2	-	10.3
屯门	Tuen Mun	31 900	-	8 400	40 300	10 200	-	2 300	12 500	32.0	-	27.4	31.0
元朗	Yuen Long	7 000	9 900	19 800	36 700	-	900	4 100	5 000	-	9.1	20.7	13.6
北区	North	26 800	-	500	27 300	4 800	-	300	5 100	17.9	-	60.0	18.7
大埔	Tai Po	-	5 200	1 200	6 400	-	1 900	-	1 900	-	36.5	-	29.7
沙田	Sha Tin	173 500	16 300	-	189 800	44 200	-	-	44 200	25.5	-	-	23.3
西贡	Sai Kung	9 000	-	-	9 000	4 500	-	-	4 500	50.0	-	-	50.0
离岛	Islands	140 600	15 400	-	156 000	18 000	4 200	-	22 200	12.8	27.3	-	14.2
新界	**NEW TERRITORIES**	**531 000**	**68 500**	**32 700**	**632 200**	**87 800**	**12 300**	**7 800**	**107 900**	**16.5**	**18.0**	**23.9**	**17.1**
全港	**OVERALL**	**5 753 200**	**2 440 600**	**1 601 100**	**9 794 900**	**756 300**	**296 500**	**187 100**	**1 239 900**	**13.1**	**12.1**	**11.7**	**12.7**
分区	**Sub-districts**												
上环	Sheung Wan	232 300	349 200	440 100	1 021 600	41 600	44 700	58 900	145 200	17.9	12.8	13.4	14.2
中区	Central	1 581 700	368 300	184 200	2 134 200	170 400	41 700	22 200	234 300	10.8	11.3	12.1	11.0
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	951 800	584 600	328 900	1 865 300	99 600	75 900	31 800	207 300	10.5	13.0	9.7	11.1
北角 / 鲗鱼涌	North Point / Quarry Bay	587 800	147 700	68 500	804 000	96 200	16 900	4 800	117 900	16.4	11.4	7.0	14.7
尖沙咀	Tsim Sha Tsui	835 100	341 900	213 800	1 390 800	50 900	20 700	14 700	86 300	6.1	6.1	6.9	6.2
油麻地 / 旺角	Yau Ma Tei / Mong Kok	182 300	289 300	220 500	692 100	46 600	21 700	32 800	101 100	25.6	7.5	14.9	14.6

分区数字已包括在地区数字内。

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

私人写字楼－各区总存量、落成量及空置量
PRIVATE OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地区	District	2003 年底总存量 Stock at year end	2004 年落成量 Completions	落成量占 2003 年总存量的百分率 Completions as a % of 2003 Stock	2004 年底总存量 Stock at year end	2004 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	3 264 100	3 900	0.1	3 281 600	392 800	12.0
湾仔	Wan Chai	1 809 400	61 800	3.4	1 865 300	207 300	11.1
东区	Eastern	855 400	-	-	856 000	132 600	15.5
南区	Southern	129 500	5 200	4.0	133 300	61 000	45.8
港岛	**HONG KONG**	**6 058 400**	**70 900**	**1.2**	**6 136 200**	**793 700**	**12.9**
油尖旺	Yau Tsim Mong	2 063 100	51 300	2.5	2 103 900	187 400	8.9
深水埗	Sham Shui Po	211 100	13 600	6.4	224 300	27 700	12.3
九龙城	Kowloon City	186 100	-	-	185 500	11 700	6.3
黄大仙	Wong Tai Sin	23 200	-	-	23 200	6 700	28.9
观塘	Kwun Tong	397 300	98 600	24.8	489 600	104 800	21.4
九龙	**KOWLOON**	**2 880 800**	**163 500**	**5.7**	**3 026 500**	**338 300**	**11.2**
葵青	Kwai Tsing	97 900	-	-	88 200	4 400	5.0
荃湾	Tsuen Wan	77 200	1 300	1.7	78 500	8 100	10.3
屯门	Tuen Mun	40 100	-	-	40 300	12 500	31.0
元朗	Yuen Long	36 400	-	-	36 700	5 000	13.6
北区	North	27 300	-	-	27 300	5 100	18.7
大埔	Tai Po	6 400	-	-	6 400	1 900	29.7
沙田	Sha Tin	149 900	43 800	29.2	189 800	44 200	23.3
西贡	Sai Kung	9 000	-	-	9 000	4 500	50.0
离岛	Islands	155 800	-	-	156 000	22 200	14.2
新界	**NEW TERRITORIES**	**600 000**	**45 100**	**7.5**	**632 200**	**107 900**	**17.1**
全港	**OVERALL**	**9 539 200**	**279 500**	**2.9**	**9 794 900**	**1 239 900**	**12.7**
分区	**Sub-districts**						
上环	Sheung Wan	1 024 700	-	-	1 021 600	145 200	14.2
中区	Central	2 116 300	3 900	0.2	2 134 200	234 300	11.0
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 809 400	61 800	3.4	1 865 300	207 300	11.1
北角 / 鲗鱼涌	North Point / Quarry Bay	803 400	-	-	804 000	117 900	14.7
尖沙咀	Tsim Sha Tsui	1 397 100	-	-	1 390 800	86 300	6.2
油麻地 / 旺角	Yau Ma Tei / Mong Kok	645 000	51 300	8.0	692 100	101 100	14.6

2004年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2003年底总存量计算。
分区数字已包括在地区数字内。

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

私人写字楼－各级别拆卸量、落成量及总存量
PRIVATE OFFICE - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m^2

年 Year	区域 Area	拆卸量 Demolition 甲级 A	拆卸量 Demolition 乙级 B	拆卸量 Demolition 丙级 C	拆卸量 Demolition 总数 Total	落成量 Completions 甲级 A	落成量 Completions 乙级 B	落成量 Completions 丙级 C	落成量 Completions 总数 Total	年底总存量 Stock at year end 甲级 A	年底总存量 Stock at year end 乙级 B	年底总存量 Stock at year end 丙级 C	年底总存量 Stock at year end 总数 Total
2000	港岛 Hong Kong	-	-	400	400	20 100	14 800	14 800	49 700	3 202 900	1 507 000	1 075 900	5 785 800
	九龙 Kowloon	-	-	200	200	20 800	-	2 600	23 400	1 489 100	753 200	499 600	2 741 900
	新界 New Territories	-	-	-	-	22 500	-	-	22 500	447 100	79 200	31 500	557 800
	全港 OVERALL	**-**	**-**	**600**	**600**	**63 400**	**14 800**	**17 400**	**95 600**	**5 139 100**	**2 339 400**	**1 607 000**	**9 085 500**
2001	港岛 Hong Kong	-	-	-	-	31 500	12 300	1 400	45 200	3 191 500	1 553 700	1 063 300	5 808 500
	九龙 Kowloon	-	-	-	-	19 900	-	1 100	21 000	1 504 300	751 400	502 200	2 757 900
	新界 New Territories	-	-	-	-	9 700	-	300	10 000	454 500	78 900	32 100	565 500
	全港 OVERALL	**-**	**-**	**-**	**-**	**61 100**	**12 300**	**2 800**	**76 200**	**5 150 300**	**2 384 000**	**1 597 600**	**9 131 900**
2002	港岛 Hong Kong	-	3 400	-	3 400	92 800	6 200	9 200	108 200	3 262 600	1 567 100	1 072 500	5 902 200
	九龙 Kowloon	-	-	-	-	23 900	9 000	2 000	34 900	1 527 300	760 900	508 200	2 796 400
	新界 New Territories	-	-	-	-	-	21 400	1 100	22 500	444 400	94 600	33 200	572 200
	全港 OVERALL	**-**	**3 400**	**-**	**3 400**	**116 700**	**36 600**	**12 300**	**165 600**	**5 234 300**	**2 422 600**	**1 613 900**	**9 270 800**
2003	港岛 Hong Kong	2 200	5 000	500	7 700	181 900	4 400	300	186 600	3 428 000	1 566 500	1 063 900	6 058 400
	九龙 Kowloon	-	-	-	-	76 000	8 400	-	84 400	1 603 300	769 300	508 200	2 880 800
	新界 New Territories	-	-	-	-	6 800	21 000	-	27 800	451 200	115 600	33 200	600 000
	全港 OVERALL	**2 200**	**5 000**	**500**	**7 700**	**264 700**	**33 800**	**300**	**298 800**	**5 482 500**	**2 451 400**	**1 605 300**	**9 539 200**
2004	港岛 Hong Kong	-	-	-	-	51 200	14 600	5 100	70 900	3 489 300	1 579 900	1 067 000	6 136 200
	九龙 Kowloon	-	-	-	-	140 300	23 200	-	163 500	1 732 900	792 200	501 400	3 026 500
	新界 New Territories	-	-	-	-	43 800	1 300	-	45 100	531 000	68 500	32 700	632 200
	全港 OVERALL	**-**	**-**	**-**	**-**	**235 300**	**39 100**	**5 100**	**279 500**	**5 753 200**	**2 440 600**	**1 601 100**	**9 794 900**

私人写字楼－各区落成量及预测落成量
PRIVATE OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2004 甲级 A	2004 乙级 B	2004 丙级 C	2004 总数 Total	预测落成量 Forecast [2005]	预测落成量 Forecast [2006]
中西区	Central and Western	-	3 900	-	3 900	31 900	28 100
湾仔	Wan Chai	46 000	10 700	5 100	61 800	-	800
东区	Eastern	-	-	-	-	-	-
南区	Southern	5 200	-	-	5 200	-	-
港岛	**HONG KONG**	**51 200**	**14 600**	**5 100**	**70 900**	**31 900**	**28 900**
油尖旺	Yau Tsim Mong	51 300	-	-	51 300	3 000	1 200
深水埗	Sham Shui Po	-	13 600	-	13 600	-	-
九龙城	Kowloon City	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	-	-
观塘	Kwun Tong	89 000	9 600	-	98 600	-	61 000
九龙	**KOWLOON**	**140 300**	**23 200**	**-**	**163 500**	**3 000**	**62 200**
葵青	Kwai Tsing	-	-	-	-	-	-
荃湾	Tsuen Wan	-	1 300	-	1 300	26 800	-
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北区	North	-	-	-	-	-	1 200
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	43 800	-	-	43 800	-	-
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	13 000
新界	**NEW TERRITORIES**	**43 800**	**1 300**	**-**	**45 100**	**26 800**	**14 200**
全港	**OVERALL**	**235 300**	**39 100**	**5 100**	**279 500**	**61 700**	**105 300**
分区	**Sub-districts**						
上环	Sheung Wan	-	-	-	-	500	2 300
中区	Central	-	3 900	-	3 900	31 400	25 800
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	46 000	10 700	5 100	61 800	-	800
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	-	-	2 200	1 200
油麻地 / 旺角	Yau Ma Tei / Mong Kok	51 300	-	-	51 300	800	-

分区数字已包括在地区数字内。

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

私人写字楼 – 各区不同级别预测落成量
PRIVATE OFFICE - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m^2

地区	District	[2005] 甲级 A	乙级 B	丙级 C	总数 Total	[2006] 甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	30 200	-	1 700	31 900	9 000	8 700	10 400	28 100
湾仔	Wan Chai	-	-	-	-	-	-	800	800
东区	Eastern	-	-	-	-	-	-	-	-
南区	Southern	-	-	-	-	-	-	-	-
港岛	**HONG KONG**	**30 200**	**-**	**1 700**	**31 900**	**9 000**	**8 700**	**11 200**	**28 900**
油尖旺	Yau Tsim Mong	-	-	3 000	3 000	-	1 200	-	1 200
深水埗	Sham Shui Po	-	-	-	-	-	-	-	-
九龙城	Kowloon City	-	-	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	-	-	-	-	44 500	16 500	-	61 000
九龙	**KOWLOON**	**-**	**-**	**3 000**	**3 000**	**44 500**	**17 700**	**-**	**62 200**
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	26 800	-	-	26 800	-	-	-	-
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北区	North	-	-	-	-	-	1 200	-	1 200
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	-	-	-	-	13 000	-	-	13 000
新界	**NEW TERRITORIES**	**26 800**	**-**	**-**	**26 800**	**13 000**	**1 200**	**-**	**14 200**
全港	**OVERALL**	**57 000**	**-**	**4 700**	**61 700**	**66 500**	**27 600**	**11 200**	**105 300**
分区	**Sub-districts**								
上环	Sheung Wan	-	-	500	500	-	-	2 300	2 300
中区	Central	30 200	-	1 200	31 400	9 000	8 700	8 100	25 800
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	-	-	800	800
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	-	2 200	2 200	-	1 200	-	1 200
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	800	800	-	-	-	-

分区数字已包括在地区数字内。

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

私人写字楼－整体空置趋势
PRIVATE OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其馀所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2000	95 600	70 300	73.5	8 979 800	858 100	9.6	928 400	10.2
2001	76 200	58 100	76.2	9 085 500	954 400	10.5	1 012 500	11.1
2002	165 600	105 400	63.6	9 120 900	1 069 100	11.7	1 174 500	12.6
2003	298 800	220 700	73.9	9 240 400	1 113 100	12.0	1 333 800	14.0
2004	279 500	234 400	83.9	9 515 400	1 005 500	10.6	1 239 900	12.7

私人写字楼－各区不同级别平均租金
PRIVATE OFFICE - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 $ / m² per month

级别 Grade [平均面积] [Average size]		甲 A [252 平方米 m²]						乙 B [80 平方米 m²]						丙 C [46 平方米 m²]					
年 Year	月 Month	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok
2003		233	266	192	162	198	211	131	219	163	135	204	179	128	188	169	161	182	169
2004 *		229	287	194	154	213	-	133	224	172	128	203	190	132	195	179	167	195	167
2003	7	245	251	179	(162)	190	-	124	227	157	123	186	174	124	191	169	149	186	178
	8	138	261	190	(146)	192	-	135	220	159	134	190	169	128	183	170	165	183	156
	9	(223)	245	171	(165)	191	(188)	116	220	166	108	206	177	131	193	178	147	188	166
	10	-	254	186	160	202	(165)	113	206	175	(139)	191	168	124	179	164	160	175	163
	11	209	213	174	206	206	-	128	226	160	110	231	181	132	196	161	150	188	159
	12	(277)	264	184	(157)	194	(193)	127	217	164	125	231	172	128	205	148	162	173	173
2004	1	(257)	261	187	160	207	-	140	214	163	109	202	174	134	204	169	162	172	161
	2	(357)	268	196	141	195	-	125	210	159	134	181	176	125	166	162	154	176	164
	3	(141)	264	190	138	206	-	130	228	174	140	192	174	135	187	182	176	195	162
	4	193	277	189	141	199	-	136	215	173	126	195	178	134	197	183	174	193	171
	5	222	268	193	141	208	-	137	228	162	118	199	187	136	204	177	164	203	170
	6	234	297	204	132	216	-	135	209	173	134	210	188	139	189	177	156	189	167
	7	197	286	179	153	211	-	133	230	161	130	208	194	124	198	183	161	201	166
	8 *	338	305	187	190	216	-	140	204	165	134	228	196	124	196	185	164	194	157
	9 *	230	310	193	177	220	-	125	244	179	135	218	201	139	203	180	167	199	172
	10 *	221	314	207	155	213	-	141	230	191	141	199	201	130	183	171	166	207	177
	11 *	207	328	205	150	232	-	133	263	180	125	200	211	126	211	180	174	203	167
	12 *	223	281	205	156	241	-	130	228	189	131	211	198	124	197	184	217	222	168

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2004 年内所分析单位的平均面积。
\- 本署没有成交个案。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2004.
\- No transaction record received by this Department.

私人写字楼－各区不同级别平均售价
PRIVATE OFFICE - AVERAGE PRICES BY GRADE AND DISTRICT

每平方米售价 $ / m^2

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

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2004 年内所分析单位的平均面积。
\- 本署没有成交个案。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2004.
\- No transaction record received by this Department.

私人写字楼 – 各级别租金及售价指数
PRIVATE OFFICE - RENTAL AND PRICE INDICES BY GRADE
(1999 = 100)

年 / 月 Year / Month		租金 Rents				售价 Prices			
		甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall
1995		181.5	181.5	168.5	178.6	196.5	207.2	181.9	194.6
1996		151.8	155.2	148.8	152.3	191.9	194.9	171.7	188.4
1997		157.2	159.8	150.6	156.8	217.9	213.0	189.4	213.1
1998		138.3	135.9	127.2	135.9	133.8	135.5	135.0	134.5
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		100.8	95.1	95.2	98.5	92.2	91.0	82.8	89.9
2001		105.0	97.7	93.2	101.0	81.8	80.2	70.9	78.7
2002		86.0	85.3	84.1	85.4	70.0	67.7	66.6	68.4
2003		73.4	76.3	75.8	74.6	64.8	63.4	58.4	62.5
2004 *		77.1	79.7	78.5	78.0	112.0	94.4	75.5	98.2
2003	7 - 9	69.8	73.5	74.3	71.7	63.7	61.6	58.8	61.6
	10 - 12	71.8	74.7	74.7	73.1	71.8	69.8	58.4	67.5
2004	1 - 3	73.2	76.0	75.8	74.3	99.0	87.2	68.9	88.6
	4 - 6	75.3	78.8	78.7	76.8	111.1	92.2	75.0	97.2
	7 - 9 *	78.8	80.3	78.2	79.1	113.5	94.2	75.4	98.6
	10 - 12 *	81.1	83.8	81.4	81.9	124.5	103.8	82.5	108.4
2003	7	69.8	73.8	73.5	71.6	61.5	58.8	58.9	59.9
	8	70.0	73.5	74.6	71.8	64.7	60.4	58.8	61.5
	9	69.7	73.3	74.8	71.6	64.9	65.6	58.7	63.3
	10	71.0	74.6	74.6	72.6	65.9	68.0	58.8	64.6
	11	71.5	74.9	75.5	73.1	74.2	70.9	57.5	68.5
	12	73.0	74.6	74.1	73.6	75.4	70.6	59.0	69.5
2004	1	73.0	76.8	76.1	74.5	91.2	80.8	67.3	82.5
	2	72.5	75.2	73.9	73.4	99.3	82.1	69.6	87.1
	3	74.0	76.1	77.5	75.1	106.5	98.8	69.7	96.3
	4	74.0	79.1	79.1	76.3	105.5	95.3	72.9	95.3
	5	74.9	77.8	78.4	76.3	110.8	92.8	78.9	98.1
	6	76.9	79.4	78.5	77.9	116.9	88.6	73.1	98.1
	7	75.5	78.2	77.9	76.6	111.2	89.5	74.7	95.9
	8 *	81.1	81.2	76.9	80.4	108.8	93.5	74.2	96.0
	9 *	79.9	81.5	79.8	80.3	120.6	99.6	77.4	103.9
	10 *	79.9	83.0	79.8	80.7	116.1	106.0	77.7	103.8
	11 *	81.5	83.3	81.3	82.0	124.6	102.3	84.7	108.6
	12 *	81.8	85.1	83.2	83.0	132.8	103.2	85.2	112.9

* 临时数字
上述指数并非限于主要地区。
由 2000 年4月起，租金和售价指数均就重新界定级别的写字楼编制。
这些指数不能直接与较早前的指数相比。

* Provisional
The indices are not restricted to the main districts.
Since April 2000 both indices have been compiled in respect of units graded according to revised grading criteria.
They are not strictly comparable to earlier indices.

私人写字楼－核心地区甲级写字楼的租金及售价指数
PRIVATE OFFICE - RENTAL AND PRICE INDICES FOR GRADE A OFFICE IN CORE DISTRICTS
(1999 = 100)

年 / 月 Year / Month		租金 Rents		售价 Prices
	上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地区 # Core Districts #
1995	191.6	189.7	171.9	192.7
1996	158.9	160.6	143.2	193.8
1997	170.8	168.4	148.8	231.7
1998	150.3	150.1	129.8	129.4
1999	100.0	100.0	100.0	100.0
2000	104.2	101.1	96.7	95.3
2001	116.8	105.7	95.2	86.7
2002	85.1	82.9	83.0	70.2
2003	67.3	67.0	74.5	63.8
2004 *	71.8	68.2	78.9	116.4
2003 7 - 9	62.9	61.9	73.0	63.1
10 - 12	63.0	64.6	72.7	71.4
2004 1 - 3	67.3	66.1	74.7	103.9
4 - 6	67.8	67.7	77.6	116.4
7 - 9 *	75.7	67.3	80.2	115.7
10 - 12 *	76.4	71.6	82.9	129.6
2003 7	62.3	62.4	74.4	61.8
8	63.9	62.3	72.0	63.3
9	62.5	60.9	72.7	64.1
10	61.5	62.6	73.4	68.1
11	62.1	65.1	73.2	71.7
12	65.5	66.2	71.6	74.3
2004 1	69.4	66.7	76.1	94.6
2	67.2	65.3	72.4	101.1
3	65.3	66.3	75.5	116.1
4	66.8	65.1	75.8	111.9
5	67.9	68.5	76.6	117.5
6	68.6	69.5	80.5	119.7
7	68.6	63.8	79.3	116.1
8 *	79.8	69.3	82.2	114.2
9 *	78.7	68.7	79.2	116.7
10 *	73.9	72.1	79.0	123.4
11 *	76.8	72.3	84.0	132.4
12 *	78.6	70.4	85.7	133.1

核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀。
* 临时数字

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

私人商业楼宇－各区总存量、落成量及空置量
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地区	District	2003 年底总存量 Stock at year end	2004 年落成量 Completions	落成量占 2003 年底总存量的百分率 Completions as a % of 2003 Stock	2004 年底总存量 Stock at year end	2004 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	1 141 000	3 200	0.3	1 138 100	110 400	9.7
湾仔	Wan Chai	1 008 600	3 500	0.3	1 006 400	64 500	6.4
东区	Eastern	718 500	500	0.1	716 800	61 000	8.5
南区	Southern	184 300	800	0.4	181 800	20 200	11.1
港岛	**HONG KONG**	**3 052 400**	**8 000**	**0.3**	**3 043 100**	**256 100**	**8.4**
油尖旺	Yau Tsim Mong	1 863 200	37 600	2.0	1 911 800	216 900	11.3
深水埗	Sham Shui Po	640 800	4 600	0.7	641 300	50 200	7.8
九龙城	Kowloon City	670 900	3 700	0.6	677 900	81 400	12.0
黄大仙	Wong Tai Sin	172 000	-	-	172 300	13 400	7.8
观塘	Kwun Tong	448 500	26 200	5.8	478 900	104 900	21.9
九龙	**KOWLOON**	**3 795 400**	**72 100**	**1.9**	**3 882 200**	**466 800**	**12.0**
葵青	Kwai Tsing	266 400	-	-	267 600	29 300	10.9
荃湾	Tsuen Wan	449 500	1 500	0.3	452 300	89 900	19.9
屯门	Tuen Mun	304 200	2 500	0.8	307 300	32 600	10.6
元朗	Yuen Long	380 500	-	-	383 600	33 900	8.8
北区	North	177 800	-	-	177 500	13 500	7.6
大埔	Tai Po	185 200	-	-	186 400	7 900	4.2
沙田	Sha Tin	315 600	-	-	323 400	23 000	7.1
西贡	Sai Kung	209 500	2 500	1.2	210 600	34 800	16.5
离岛	Islands	169 100	4 700	2.8	173 800	31 600	18.2
新界	**NEW TERRITORIES**	**2 457 800**	**11 200**	**0.5**	**2 482 500**	**296 500**	**11.9**
全港	**OVERALL**	**9 305 600**	**91 300**	**1.0**	**9 407 800**	**1 019 400**	**10.8**

2004年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2003年底总存量计算。

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

私人商业楼宇－拆卸量、落成量及总存量
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
2000	港岛	Hong Kong	4 100	19 000	2 971 500
	九龙	Kowloon	14 600	22 000	3 694 200
	新界	New Territories	2 400	23 300	2 319 600
	全港	**OVERALL**	**21 100**	**64 300**	**8 985 300**
2001	港岛	Hong Kong	5 600	32 200	3 002 100
	九龙	Kowloon	6 300	77 100	3 759 600
	新界	New Territories	6 200	22 200	2 340 000
	全港	**OVERALL**	**18 100**	**131 500**	**9 101 700**
2002	港岛	Hong Kong	7 200	30 500	3 017 200
	九龙	Kowloon	500	39 800	3 797 700
	新界	New Territories	-	67 700	2 429 700
	全港	**OVERALL**	**7 700**	**138 000**	**9 244 600**
2003	港岛	Hong Kong	5 400	45 400	3 052 400
	九龙	Kowloon	600	44 000	3 795 400
	新界	New Territories	400	28 500	2 457 800
	全港	**OVERALL**	**6 400**	**117 900**	**9 305 600**
2004	港岛	Hong Kong	2 700	8 000	3 043 100
	九龙	Kowloon	4 900	72 100	3 882 200
	新界	New Territories	400	11 200	2 482 500
	全港	**OVERALL**	**8 000**	**91 300**	**9 407 800**

私人商业楼宇－各区落成量及预测落成量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2004	预测落成量 Forecast [2005]	[2006]
中西区	Central and Western	3 200	1 100	5 100
湾仔	Wan Chai	3 500	600	300
东区	Eastern	500	-	-
南区	Southern	800	300	800
港岛	**HONG KONG**	**8 000**	**2 000**	**6 200**
油尖旺	Yau Tsim Mong	37 600	2 500	57 300
深水埗	Sham Shui Po	4 600	7 300	3 700
九龙城	Kowloon City	3 700	300	7 600
黄大仙	Wong Tai Sin	-	-	2 400
观塘	Kwun Tong	26 200	1 400	4 500
九龙	**KOWLOON**	**72 100**	**11 500**	**75 500**
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	1 500	12 300	1 100
屯门	Tuen Mun	2 500	2 700	-
元朗	Yuen Long	-	2 400	-
北区	North	-	-	-
大埔	Tai Po	-	100	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	2 500	2 300	17 300
离岛	Islands	4 700	75 900	31 000
新界	**NEW TERRITORIES**	**11 200**	**95 700**	**49 400**
全港	**OVERALL**	**91 300**	**109 200**	**131 100**

私人商业楼宇 – 整体空置趋势
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其馀所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2000	64 300	55 200	85.8	8 903 900	619 600	7.0	674 800	7.5
2001	131 500	82 600	62.8	8 972 800	668 300	7.4	750 900	8.2
2002	138 000	122 300	88.6	9 092 700	868 500	9.6	990 800	10.7
2003	117 900	90 500	76.8	9 187 700	911 700	9.9	1 002 200	10.8
2004	91 300	68 700	75.2	9 316 500	950 700	10.2	1 019 400	10.8

私人零售业楼宇 - 平均租金及售价
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

区域 Area [平均面积] [Average size] 年 / 月 Year / Month		租金 Rents (每平方米月租 $ / m^2 per month) 港岛 Hong Kong [42 平方米 m^2]	九龙 Kowloon [45 平方米 m^2]	新界 New Territories [48 平方米 m^2]	售价 Prices (每平方米售价 $ / m^2) 港岛 Hong Kong [52 平方米 m^2]	九龙 Kowloon [49 平方米 m^2]	新界 New Territories [35 平方米 m^2]
2003		750	826	668	120 041	127 944	97 068
2004 *		843	890	700	166 348	207 337	107 244
2003	7	654	794	690	65 409	117 564	65 376
	8	656	751	691	123 473	118 308	103 536
	9	806	804	741	97 463	131 437	96 725
	10	748	837	706	134 399	190 074	108 173
	11	850	915	777	95 884	134 839	94 528
	12	745	1 216	717	160 603	147 515	111 844
2004	1	703	807	713	187 412	200 152	119 304
	2	893	838	630	209 776	244 403	113 606
	3	821	888	744	184 265	257 271	109 909
	4	689	798	679	128 784	169 056	121 709
	5	944	908	747	145 532	193 909	102 805
	6	933	896	662	102 939	174 195	86 848
	7	907	1 017	638	115 308	144 230	74 037
	8 *	824	803	688	168 143	157 692	106 988
	9 *	857	862	678	171 497	184 522	98 582
	10 *	843	965	705	184 059	183 993	111 289
	11 *	866	966	847	205 062	231 659	134 222
	12 *	884	1 015	669	153 836	269 987	92 897

* 临时数字
[ ] 表示 2004 年内所分析单位的平均面积。

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

私人零售业楼宇－租金及售价指数
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month		租金 Rents	售价 Prices
1995		117.8	129.7
1996		117.8	134.0
1997		123.5	177.3
1998		111.2	128.3
1999		100.0	100.0
2000		101.3	93.6
2001		99.4	86.8
2002		92.9	85.0
2003		86.4	85.5
2004 *		92.6	118.8
2003	7 - 9	84.9	84.1
	10 - 12	87.4	95.3
2004	1 - 3	88.9	109.3
	4 - 6	92.0	115.2
	7 - 9 *	94.2	117.3
	10 - 12 *	95.4	133.5
2003	7	84.4	79.4
	8	84.5	85.4
	9	85.8	87.4
	10	87.0	92.9
	11	87.4	94.7
	12	87.8	98.2
2004	1	87.9	101.6
	2	89.8	111.3
	3	89.1	115.1
	4	91.5	115.7
	5	92.4	116.3
	6	92.1	113.7
	7	93.2	116.0
	8 *	93.4	113.8
	9 *	95.9	122.1
	10 *	95.6	123.3
	11 *	95.1	137.1
	12 *	95.4	140.1

* 临时数字

* Provisional

私人分层工厂大厦－各区总存量、落成量及空置量
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地区	District	2003 年底总存量 Stock at year end	2004 年落成量 Completions	落成量占 2003 年总存量的百分率 Completions as a % of 2003 Stock	2004 年底总存量 Stock at year end	2004 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	109 100	-	-	109 100	5 300	4.9
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 350 300	-	-	1 348 400	84 400	6.3
南区	Southern	790 700	-	-	790 400	130 800	16.5
港岛	**HONG KONG**	**2 250 100**	**-**	**-**	**2 247 900**	**220 500**	**9.8**
油尖旺	Yau Tsim Mong	319 000	-	-	318 500	36 700	11.5
深水埗	Sham Shui Po	1 067 400	-	-	1 072 200	67 900	6.3
九龙城	Kowloon City	862 800	-	-	864 200	61 700	7.1
黄大仙	Wong Tai Sin	803 100	-	-	803 000	36 800	4.6
观塘	Kwun Tong	3 406 800	-	-	3 402 100	313 300	9.2
九龙	**KOWLOON**	**6 459 100**	**-**	**-**	**6 460 000**	**516 400**	**8.0**
葵青	Kwai Tsing	3 309 800	-	-	3 327 000	241 000	7.2
荃湾	Tsuen Wan	2 269 700	-	-	2 272 300	178 300	7.8
屯门	Tuen Mun	1 403 700	-	-	1 404 300	203 800	14.5
元朗	Yuen Long	206 400	-	-	206 300	26 800	13.0
北区	North	272 100	800	0.3	274 200	21 500	7.8
大埔	Tai Po	151 700	-	-	151 600	8 100	5.3
沙田	Sha Tin	1 130 000	-	-	1 126 500	95 600	8.5
西贡	Sai Kung	9 000	-	-	9 000	-	-
离岛	Islands	900	-	-	900	400	44.4
新界	**NEW TERRITORIES**	**8 753 300**	**800**	**0.0***	**8 772 100**	**775 500**	**8.8**
全港	**OVERALL**	**17 462 500**	**800**	**0.0***	**17 480 000**	**1 512 400**	**8.7**

2004年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2003年底总存量计算。
* 少于 0.05%

2004 Stock figures are derived from the latest rating record,
and not from the 2003 Stock figures shown here.
* Below 0.05%

私人分层工厂大厦 – 拆卸量、落成量及总存量
PRIVATE FLATTED FACTORIES - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
2000	港岛	Hong Kong	5 700	15 100	2 299 200
	九龙	Kowloon	105 400	3 600	6 515 400
	新界	New Territories	87 900	-	8 763 600
	全港	**OVERALL**	**199 000**	**18 700**	**17 578 200**
2001	港岛	Hong Kong	-	-	2 315 600
	九龙	Kowloon	39 100	14 600	6 489 100
	新界	New Territories	-	15 800	8 755 900
	全港	**OVERALL**	**39 100**	**30 400**	**17 560 600**
2002	港岛	Hong Kong	-	-	2 314 600
	九龙	Kowloon	3 700	-	6 482 200
	新界	New Territories	-	2 700	8 768 400
	全港	**OVERALL**	**3 700**	**2 700**	**17 565 200**
2003	港岛	Hong Kong	64 500	-	2 250 100
	九龙	Kowloon	23 100	-	6 459 100
	新界	New Territories	15 100	-	8 753 300
	全港	**OVERALL**	**102 700**	**-**	**17 462 500**
2004	港岛	Hong Kong	-	-	2 247 900
	九龙	Kowloon	3 700	-	6 460 000
	新界	New Territories	-	800	8 772 100
	全港	**OVERALL**	**3 700**	**800**	**17 480 000**

私人分层工厂大厦－各区落成量及预测落成量
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2004	预测落成量 Forecast [2005]	预测落成量 Forecast [2006]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	**HONG KONG**	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	1 200	-
九龙	**KOWLOON**	**-**	**1 200**	**-**
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	800	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	**NEW TERRITORIES**	**800**	**-**	**-**
全港	**OVERALL**	**800**	**1 200**	**-**

私人分层工厂大厦 - 整体空置趋势
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其馀所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2000	18 700	14 200	75.9	17 526 300	1 469 900	8.4	1 484 100	8.5
2001	30 400	14 600	48.0	17 539 100	1 908 200	10.9	1 922 800	10.9
2002	2 700	2 700	100.0	17 556 900	1 837 600	10.5	1 840 300	10.5
2003	-	-	-	17 462 500	1 844 400	10.6	1 844 400	10.6
2004	800	-	-	17 479 200	1 512 400	8.7	1 512 400	8.7

私人分层工厂大厦－平均租金及售价
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

区域 Area [平均面积] [Average size] 年 / 月 Year / Month	租金 Rents (每平方米月租 $ / m^2 per month) 港岛 Hong Kong [200 平方米 m^2]	九龙 Kowloon [209 平方米 m^2]	新界 New Territories [195 平方米 m^2]	售价 Prices (每平方米售价 $ / m^2) 港岛 Hong Kong [155 平方米 m^2]	九龙 Kowloon [143 平方米 m^2]	新界 New Territories [129 平方米 m^2]
2003	72	79	53	7 345	7 994	4 710
2004 *	72	82	54	8 018	10 039	5 459
2003 7	68	74	51	7 037	7 554	4 673
8	68	76	54	7 703	7 556	4 854
9	71	79	54	7 060	7 844	4 572
10	70	77	54	6 699	8 005	4 576
11	71	80	53	7 972	8 255	4 419
12	66	80	58	7 636	8 633	5 262
2004 1	72	86	53	8 177	8 571	5 102
2	71	79	51	8 296	9 690	5 070
3	76	85	54	7 717	8 772	5 428
4	74	79	53	6 987	8 426	5 091
5	68	79	52	6 649	8 723	4 929
6	74	81	55	6 841	9 106	5 131
7	67	80	55	7 705	9 563	5 520
8 *	72	83	54	9 147	9 968	5 441
9 *	72	89	58	8 700	10 820	5 790
10 *	74	84	56	9 020	11 438	5 733
11 *	69	80	59	8 380	11 003	5 889
12 *	73	86	57	8 881	12 202	5 923

* 临时数字
[ ] 表示 2004 年内所分析单位的平均面积。
平均租金及售价只以楼上单位的租金及售价计算。

* Provisional
[ ] Indicates average size of the units analysed during 2004.
Average rents and prices are in respect of upper floor units only.

私人分层工厂大厦－租金及售价指数
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month		租金 Rents	售价 Prices
1995		146.9	198.7
1996		132.4	171.4
1997		132.5	168.9
1998		118.1	131.8
1999		100.0	100.0
2000		95.4	91.2
2001		90.3	82.0
2002		82.7	74.8
2003		74.9	71.7
2004 *		77.5	87.7
2003	7 - 9	72.2	70.7
	10 - 12	74.3	73.7
2004	1 - 3	75.7	80.4
	4 - 6	76.8	83.5
	7 - 9 *	77.6	90.1
	10 - 12 *	79.7	96.9
2003	7	71.9	68.9
	8	72.0	71.9
	9	72.8	71.3
	10	73.6	71.9
	11	74.5	73.7
	12	74.9	75.6
2004	1	77.5	77.2
	2	74.0	80.9
	3	75.5	83.1
	4	78.5	83.4
	5	75.7	82.4
	6	76.3	84.7
	7	77.1	86.8
	8 *	77.4	90.3
	9 *	78.4	93.3
	10 *	79.9	92.4
	11 *	78.4	97.7
	12 *	80.9	100.7

* 临时数字
上述指数只就楼上单位计算。

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

私人分层工厂大厦（选定地区的高质素楼宇）－平均售价
PRIVATE FLATTED FACTORIES
(HIGH QUALITY DEVELOPMENTS IN SELECTED DISTRICTS) - AVERAGE PRICES

每平方米售价 $ / m^2

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

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2004 年内所分析单位的平均面积。
所分析的楼宇是于 1992 年或之后建成。
平均售价只以楼上单位的售价计算。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2004.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

私人工贸大厦－各区总存量、落成量及空置量
PRIVATE INDUSTRIAL / OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地区	District	2003 年底总存量 Stock at year end	2004 年落成量 Completions	落成量占 2003 年总存量的百分率 Completions as a % of 2003 Stock	2004 年底总存量 Stock at year end	2004 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
东区	Eastern	47 300	-	-	47 300	16 600	35.1
南区	Southern	5 900	-	-	5 900	2 900	49.2
港岛	**HONG KONG**	**53 200**	**-**	**-**	**53 200**	**19 500**	**36.7**
油尖旺	Yau Tsim Mong	9 700	-	-	9 700	5 000	51.5
深水埗	Sham Shui Po	133 500	-	-	133 200	6 600	5.0
九龙城	Kowloon City	5 200	-	-	5 200	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	2 400	8.5
观塘	Kwun Tong	226 500	-	-	226 400	12 700	5.6
九龙	**KOWLOON**	**403 200**	**-**	**-**	**402 800**	**26 700**	**6.6**
葵青	Kwai Tsing	89 700	-	-	89 600	18 900	21.1
荃湾	Tsuen Wan	21 700	-	-	21 700	500	2.3
北区	North	6 500	-	-	6 500	500	7.7
沙田	Sha Tin	38 500	-	-	38 700	1 600	4.1
新界	**NEW TERRITORIES**	**156 400**	**-**	**-**	**156 500**	**21 500**	**13.7**
全港	**OVERALL**	**612 800**	**-**	**-**	**612 500**	**67 700**	**11.1**

2004年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2003年底总存量计算。

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

私人工贸大厦－各区落成量及预测落成量
PRIVATE INDUSTRIAL / OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2004	预测落成量 Forecast [2005]	预测落成量 Forecast [2006]
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	**HONG KONG**	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	**KOWLOON**	**-**	**-**	**-**
葵青	Kwai Tsing	-	4 100	-
荃湾	Tsuen Wan	-	-	-
北区	North	-	-	-
沙田	Sha Tin	-	-	-
新界	**NEW TERRITORIES**	**-**	**4 100**	**-**
全港	**OVERALL**	**-**	**4 100**	**-**

私人工贸大厦－整体空置趋势
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其馀所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2000	37 100	35 600	96.0	535 000	54 200	10.1	89 800	15.7
2001	14 400	7 300	50.7	583 400	82 200	14.1	89 500	15.0
2002	-	-	-	598 900	74 600	12.5	74 600	12.5
2003	14 800	14 000	94.6	598 000	77 000	12.9	91 000	14.8
2004	-	-	-	612 500	67 700	11.1	67 700	11.1

私人特殊厂房－各区总存量及落成量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2003 年底总存量 Stock at year end	2004 年落成量 Completions	落成量占 2003 年总存量的百分率 Completions as a % of 2003 Stock	2004 年底总存量 Stock at year end
中西区	Central and Western	-	-	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	26 900	-	-	26 900
南区	Southern	97 100	-	-	97 100
港岛	**HONG KONG**	**124 000**	**-**	**-**	**124 000**
油尖旺	Yau Tsim Mong	2 200	-	-	2 200
深水埗	Sham Shui Po	42 100	-	-	34 400
九龙城	Kowloon City	43 700	-	-	43 700
黄大仙	Wong Tai Sin	39 100	-	-	39 100
观塘	Kwun Tong	365 100	-	-	364 600
九龙	**KOWLOON**	**492 200**	**-**	**-**	**484 000**
葵青	Kwai Tsing	183 800	-	-	167 600
荃湾	Tsuen Wan	219 300	-	-	215 700
屯门	Tuen Mun	256 600	-	-	256 600
元朗	Yuen Long	531 700	-	-	532 900
北区	North	118 800	-	-	122 100
大埔	Tai Po	696 700	35 900	5.2	730 000
沙田	Sha Tin	158 500	-	-	158 500
西贡	Sai Kung	300 500	-	-	305 500
离岛	Islands	79 900	-	-	79 900
新界	**NEW TERRITORIES**	**2 545 800**	**35 900**	**1.4**	**2 568 800**
全港	**OVERALL**	**3 162 000**	**35 900**	**1.1**	**3 176 800**

2004年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2003年底总存量计算。

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

私人特殊厂房－各区落成量及预测落成量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2004	预测落成量 Forecast Completions [2005]	预测落成量 Forecast Completions [2006]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	**HONG KONG**	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	**KOWLOON**	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	6 900
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	3 900	-
北区	North	-	-	-
大埔	Tai Po	35 900	-	1 600
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	**NEW TERRITORIES**	**35 900**	**3 900**	**8 500**
全港	**OVERALL**	**35 900**	**3 900**	**8 500**

私人货仓－各区总存量、落成量及空置量
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地区	District	2003 年底总存量 Stock at year end	2004 年落成量 Completions	落成量占 2003 年总存量的百分率 Completions as a % of 2003 Stock	2004 年底总存量 Stock at year end	2004 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	28 600	-	-	26 800	500	1.9
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	104 900	-	-	103 600	2 900	2.8
南区	Southern	29 800	-	-	29 800	-	-
港岛	**HONG KONG**	**163 300**	**-**	**-**	**160 200**	**3 400**	**2.1**
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	145 900	-	-	145 900	2 900	2.0
九龙城	Kowloon City	99 800	-	-	114 100	16 100	14.1
黄大仙	Wong Tai Sin	-	-	-	-	-	-
观塘	Kwun Tong	274 900	-	-	274 900	35 300	12.8
九龙	**KOWLOON**	**520 600**	**-**	**-**	**534 900**	**54 300**	**10.2**
葵青	Kwai Tsing	1 359 300	-	-	1 360 200	39 400	2.9
荃湾	Tsuen Wan	442 300	-	-	439 300	26 600	6.1
屯门	Tuen Mun	115 700	-	-	115 700	4 000	3.5
元朗	Yuen Long	116 200	-	-	116 200	1 500	1.3
北区	North	110 700	-	-	110 700	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	454 000	-	-	454 000	3 300	0.7
西贡	Sai Kung	7 600	-	-	7 600	-	-
离岛	Islands	91 500	-	-	91 500	25 500	27.9
新界	**NEW TERRITORIES**	**2 697 300**	**-**	**-**	**2 695 200**	**100 300**	**3.7**
全港	**OVERALL**	**3 381 200**	**-**	**-**	**3 390 300**	**158 000**	**4.7**

2004年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2003年底总存量计算。

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

私人货仓 - 各区落成量及预测落成量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2004	预测落成量 Forecast Completions [2005]	预测落成量 Forecast Completions [2006]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	**HONG KONG**	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	**KOWLOON**	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	16 300	13 000
元朗	Yuen Long	-	-	-
北区	North	-	-	-
大埔	Tai Po	-	600	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	**NEW TERRITORIES**	**-**	**16 900**	**13 000**
全港	**OVERALL**	**-**	**16 900**	**13 000**

私人货仓－整体空置趋势
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其馀所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2000	6 300	1 000	15.9	3 412 200	159 400	4.7	160 400	4.7
2001	-	-	-	3 408 400	241 900	7.1	241 900	7.1
2002	26 600	26 600	100.0	3 370 100	226 700	6.7	253 300	7.5
2003	-	-	-	3 381 200	197 900	5.9	197 900	5.9
2004	-	-	-	3 390 300	158 000	4.7	158 000	4.7

私人物业市场回报率 – 住宅楼宇
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回报百分率 % return

年 / 月 Year / Month		住宅 Domestic A	B	C	D	E
1995		5.7	5.2	5.6	6.0	5.8
1996		5.2	4.6	4.8	4.9	4.7
1997		4.2	3.7	3.8	3.7	3.4
1998		4.9	4.1	4.3	4.4	4.4
1999		5.2	4.4	4.5	4.5	4.2
2000		5.8	4.9	4.8	4.7	4.4
2001		6.3	5.3	5.4	5.4	5.0
2002		6.1	5.1	5.1	5.0	4.7
2003		6.2	5.2	4.8	4.6	4.3
2004 *		5.2	4.3	4.0	3.7	3.3
2003	7 - 9	6.3	5.3	4.9	4.7	4.3
	10 - 12	5.9	4.9	4.5	4.2	3.9
2004	1 - 3	5.4	4.4	4.0	3.8	3.3
	4 - 6	5.3	4.4	4.0	3.8	3.3
	7 - 9	5.3	4.4	4.0	3.8	3.3
	10 - 12 *	5.1	4.2	3.8	3.6	3.1
2003	7	6.5	5.4	5.1	4.9	4.4
	8	6.5	5.4	5.1	4.8	4.3
	9	6.1	5.1	4.7	4.4	4.3
	10	5.9	5.0	4.4	4.3	4.0
	11	5.9	4.9	4.5	4.3	3.9
	12	5.8	4.9	4.5	4.0	3.8
2004	1	5.6	4.7	4.3	4.1	3.5
	2	5.4	4.4	4.0	3.9	3.3
	3	5.2	4.2	3.8	3.5	3.3
	4	5.2	4.2	3.9	3.6	3.3
	5	5.2	4.4	3.9	3.8	3.3
	6	5.5	4.5	4.2	4.0	3.3
	7	5.5	4.5	4.2	3.9	3.4
	8	5.3	4.4	4.0	4.0	3.4
	9	5.2	4.2	3.9	3.7	3.3
	10	5.0	4.1	3.7	3.6	3.1
	11 *	5.2	4.2	3.9	3.6	3.2
	12 *	5.2	4.2	3.9	3.5	3.1

* 临时数字   * Provisional

私人物业市场回报率 – 写字楼、分层工厂大厦及零售业楼宇
PRIVATE PROPERTY MARKET YIELDS - OFFICE, FLATTED FACTORIES AND RETAIL

回报百分率 % return

年 / 月 Year / Month		写字楼 Office 甲级 Grade A	写字楼 Office 乙级 Grade B	分层工厂大厦 Flatted Factories **	零售业楼宇 Retail
1995		5.8	5.9	9.5	6.1
1996		4.8	5.4	10.0	5.6
1997		4.2	5.0	10.0	4.6
1998		6.1	6.4	11.5	5.7
1999		5.6	6.7	12.8	7.0
2000		6.2	7.2	13.0	7.8
2001		7.3	8.4	13.8	8.1
2002		7.1	8.5	13.9	7.7
2003		6.3	7.8	13.1	7.0
2004 *		3.8	5.4	11.0	5.6
2003	7 - 9	6.2	7.9	12.9	7.2
	10 - 12	5.6	7.0	12.6	6.5
2004	1 - 3	4.1	5.6	11.8	5.8
	4 - 6	3.8	5.6	11.7	5.7
	7 - 9 *	3.9	5.5	10.9	5.7
	10 - 12 *	3.6	5.2	10.3	5.1
2003	7	6.4	8.3	13.2	7.6
	8	6.1	8.0	12.6	7.1
	9	6.1	7.4	12.9	7.0
	10	6.1	7.2	12.8	6.7
	11	5.5	7.0	12.7	6.6
	12	5.5	7.0	12.4	6.4
2004	1	4.5	6.3	12.7	6.2
	2	4.1	6.1	11.5	5.8
	3	3.9	5.1	11.5	5.6
	4	3.9	5.4	11.9	5.6
	5	3.8	5.5	11.7	5.7
	6	3.7	5.8	11.5	5.8
	7	3.8	5.7	11.2	5.8
	8 *	4.2	5.7	11.0	5.9
	9 *	3.7	5.3	10.5	5.6
	10 *	3.8	5.1	10.9	5.6
	11 *	3.7	5.3	10.0	5.0
	12 *	3.4	5.4	10.2	4.9

* 临时数字
** 此栏数字只就楼上单位计算。

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

住宅买卖 – 楼宇买卖合约数目及总值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month		数目 No.	总值 (百万元) Consideration ($ million)
2002		72 974	154 252
2003		71 576	153 578
2004		100 630	276 735
2003	1 - 3	14 386	29 922
	4 - 6	14 336	26 977
	7 - 9	18 716	35 943
	10 - 12	24 138	60 736
2004	1 - 3	28 624	77 333
	4 - 6	23 736	64 313
	7 - 9	20 012	49 644
	10 - 12	28 258	85 445
2004	1	7 726	18 028
	2	9 449	26 311
	3	11 449	32 994
	4	8 994	26 724
	5	7 380	19 863
	6	7 362	17 726
	7	6 911	16 026
	8	5 716	14 142
	9	7 385	19 476
	10	8 811	26 585
	11	11 281	34 975
	12	8 166	23 885

资料来源 ： 土地注册处
数字源自在有关期间**送交**土地注册处注册的住宅楼宇买卖合约。这些数字一般显示送交注册前约四个星期内签立的交易。住宅买卖是指已缴付印花税的楼宇买卖合约。统计数字并不包括居者有其屋、私人机构参建居屋及租者置其屋计划的住宅买卖，除非有关单位转售限制期届满并已缴付补价。

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

住宅买卖－按成交金额分类的买卖合约数目
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

买卖合约数目 No. of Agreements

年 / 月 Year / Month		成交金额 (百万元) Range of Consideration ($ million)												总数 Total
		少于 1 Less than 1		1 至少于 2 1 to less than 2		2 至少于 3 2 to less than 3		3 至少于 5 3 to less than 5		5 至少于 10 5 to less than 10		10 或以上 10 or over		
		数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	
2002		19 450	27	27 935	38	14 306	20	7 019	10	3 241	4	1 023	1	72 974
2003		22 838	32	27 800	39	10 386	15	5 156	7	4 087	6	1 309	2	71 576
2004		25 782	26	31 424	31	20 489	20	12 516	12	6 978	7	3 441	3	100 630
2003	1 - 3	4 696	33	5 272	37	2 369	16	989	7	767	5	293	2	14 386
	4 - 6	4 784	33	6 163	43	1 624	11	865	6	717	5	183	1	14 336
	7 - 9	6 003	32	7 833	42	2 498	13	1 334	7	799	4	249	1	18 716
	10 - 12	7 355	30	8 532	35	3 895	16	1 968	8	1 804	7	584	2	24 138
2004	1 - 3	7 184	25	9 317	33	5 969	21	3 003	10	2 159	8	992	3	28 624
	4 - 6	6 587	28	7 853	33	4 500	19	2 413	10	1 521	6	862	4	23 736
	7 - 9	5 545	28	5 947	30	4 119	21	2 783	14	1 136	6	482	2	20 012
	10 - 12	6 466	23	8 307	29	5 901	21	4 317	15	2 162	8	1 105	4	28 258
2004	1	2 222	29	2 900	38	1 250	16	706	9	460	6	188	2	7 726
	2	2 199	23	2 893	31	2 180	23	1 042	11	848	9	287	3	9 449
	3	2 763	24	3 524	31	2 539	22	1 255	11	851	7	517	5	11 449
	4	2 459	27	2 859	32	1 611	18	955	11	749	8	361	4	8 994
	5	2 191	30	2 353	32	1 353	18	734	10	482	7	267	4	7 380
	6	1 937	26	2 641	36	1 536	21	724	10	290	4	234	3	7 362
	7	1 807	26	2 059	30	1 867	27	788	11	272	4	118	2	6 911
	8	1 762	31	1 759	31	962	17	706	12	375	7	152	3	5 716
	9	1 976	27	2 129	29	1 290	17	1 289	17	489	7	212	3	7 385
	10	1 978	22	2 582	29	1 809	21	1 367	16	766	9	309	4	8 811
	11	2 441	22	3 049	27	2 579	23	1 988	18	786	7	438	4	11 281
	12	2 047	25	2 676	33	1 513	19	962	12	610	7	358	4	8 166

资料来源 ： 土地注册处
有关数字来自图表 50。
由于四舍五入关系，个别项目的百分率数字加起来可能不等于百分之一百。

Source : The Land Registry
Figures are derived from Table 50.
Figures in percentage for individual items may not add up to 100% due to rounding.

住宅一手及二手市场 - 买卖合约数目及总值
DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month		一手买卖 Primary Sales 数目 No.	%	总值 (百万元) Consideration ($ million)	二手买卖 Secondary Sales 数目 No.	%	总值 (百万元) Consideration ($ million)	总数 Total No.
2002		23 088	32	59 088	49 886	68	95 164	72 974
2003		26 498	37	73 048	45 078	63	80 531	71 576
2004		25 694	26	97 763	74 936	74	178 973	100 630
2003	1 - 3	4 912	34	13 761	9 474	66	16 162	14 386
	4 - 6	5 290	37	12 999	9 046	63	13 978	14 336
	7 - 9	7 398	40	17 182	11 318	60	18 761	18 716
	10 - 12	8 898	37	29 106	15 240	63	31 630	24 138
2004	1 - 3	10 333	36	35 635	18 291	64	41 699	28 624
	4 - 6	4 440	19	17 559	19 296	81	46 755	23 736
	7 - 9	5 078	25	18 072	14 934	75	31 572	20 012
	10 - 12	5 843	21	26 497	22 415	79	58 947	28 258
2004	1	2 894	37	8 698	4 832	63	9 330	7 726
	2	3 734	40	12 848	5 715	60	13 463	9 449
	3	3 705	32	14 089	7 744	68	18 906	11 449
	4	1 379	15	6 884	7 615	85	19 840	8 994
	5	961	13	4 476	6 419	87	15 388	7 380
	6	2 100	29	6 199	5 262	71	11 527	7 362
	7	2 421	35	6 587	4 490	65	9 439	6 911
	8	1 099	19	4 941	4 617	81	9 201	5 716
	9	1 558	21	6 544	5 827	79	12 932	7 385
	10	1 801	20	7 923	7 010	80	18 662	8 811
	11	2 576	23	11 607	8 705	77	23 368	11 281
	12	1 466	18	6 967	6 700	82	16 917	8 166

资料来源 ： 土地注册处
有关数字来自图表 50。请参阅该图表有关“住宅买卖”的定义。一手买卖一般指由发展商出售的单位，二手买卖指非由发展商出售的单位。由于四舍五入关系，一手和二手买卖的总值加起来可能不等于图表 50 的总值。

Source ： The Land Registry
Figures are derived from table 50. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers. Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in Table 50.

非住宅买卖 – 主要类别物业买卖宗数及总值
NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

年 / 月 Year / Month		写字楼 Office		商业楼宇 Commercial		分层工厂大厦 Flatted Factories	
		宗数 No.	总值（百万元） Consideration ($ million)	宗数 No.	总值（百万元） Consideration ($ million)	宗数 No.	总值（百万元） Consideration ($ million)
2002		1 639	4 963	3 167	14 942	3 756	4 028
2003		1 817	5 681	4 142	19 486	3 813	3 160
2004 *		3 175	19 074	7 386	49 476	5 863	6 617
2003	7 - 9	478	1 460	1 127	5 663	1 011	841
	10 - 12	573	2 292	1 481	7 875	1 159	1 006
2004	1 - 3	821	5 181	1 875	14 634	1 298	1 265
	4 - 6	655	3 584	1 794	9 980	1 375	1 437
	7 - 9 *	688	3 518	1 586	10 236	1 504	1 877
	10 - 12 *	1 011	6 792	2 131	14 625	1 686	2 038
2003	7	151	527	317	1 237	306	222
	8	151	356	349	1 673	326	275
	9	176	577	461	2 753	379	344
	10	159	483	464	2 229	364	335
	11	199	963	433	2 683	367	313
	12	215	846	584	2 963	428	358
2004	1	222	1 442	430	2 569	276	257
	2	219	1 137	598	4 723	403	370
	3	380	2 602	847	7 342	619	638
	4	220	1 281	721	3 185	427	507
	5	217	1 089	597	3 312	461	436
	6	218	1 214	476	3 483	487	494
	7	193	891	442	2 852	435	414
	8 *	215	813	455	2 773	517	757
	9 *	280	1 814	689	4 610	552	706
	10 *	348	2 253	599	4 789	527	522
	11 *	351	2 615	716	4 672	558	752
	12 *	312	1 925	816	5 164	601	764

* 临时数字

这些数字是根据买卖合约的签署**日期**，而**并非**送交土地注册处登记的日期，应与土地注册处编制的住宅买卖数据有所区别。

数字并不反映所有非住宅买卖，其他类别，如工贸大厦，货仓及车位并未有作出分析。

* Provisional figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the **date** on which an Agreement for Sale and Purchase is signed, and **not** the date on which the Agreement is submitted for registration.

Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises and carparking spaces are not presented.

各 区 域 及 地 区
AREAS AND DISTRICTS

区 域 Area	地 区 District	地 区 内 的 分 区 名 称	Names of Sub-districts within District Boundaries	规 划 统 计 小 区 Tertiary Planning Units
港岛 HONG KONG ISLAND	中西区 CENTRAL AND WESTERN	坚尼地城、石塘咀、西营盘、上环、中环、金钟、半山区、山顶	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p),141, 142, 143, 172(p), 181, 182(p)
	湾仔 WAN CHAI	湾仔、铜锣湾、跑马地、大坑、扫杆埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146,147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190
	东区 EASTERN	天后、宝马山、北角、鲗鱼涌、西湾河、筲箕湾、柴湾、小西湾	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 194(p)
	南区 SOUTHERN	薄扶林、香港仔、鸭脷洲、黄竹坑、寿臣山、浅水湾、舂磡角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	111(p), 171, 172(p), 173, 174, 175(p), 176, 183(p), 191, 192, 193, 194(p), 195, 196, 197, 198
九龙 KOWLOON	油尖旺 YAU TSIM MONG	尖沙咀、油麻地、西九龙填海区、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 213(p), 214, 215, 216, 217, 220, 221, 222(p), 225, 226, 227, 228, 229, 236(p), 266(p), 269(p)

(p) = part 部分

各 区 域 及 地 区
AREAS AND DISTRICTS

区 域 Area	地 区 District	地 区 内 的 分 区 名 称	Names of Sub-districts within District Boundaries	规 划 统 计 小 区 Tertiary Planning Units
九龙 KOWLOON	深水埗 SHAM SHUI PO	美孚、荔枝角、长沙湾、深水埗、石硖尾、又一村、大窝坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	260, 261, 262, 263, 264, 265, 266(p), 267, 268(p), 269(p), 271(p), 320(p)
	九龙城 KOWLOON CITY	红磡、土瓜湾、马头角、马头围、启德、九龙城、何文田、九龙塘、笔架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213(p), 222(p), 231, 232, 233, 234, 235, 236(p), 237, 241, 242, 243, 244, 245, 246, 247(p), 268(p), 271(p), 272, 283(p), 285, 286(p)
	黄大仙 WONG TAI SIN	新蒲岗、黄大仙、东头、横头磡、乐富、钻石山、慈云山、牛池湾	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	271(p), 281, 282, 283(p), 284, 287, 288, 289
	观塘 KWUN TONG	坪石、九龙湾、牛头角、佐敦谷、观塘、秀茂坪、蓝田、油塘 、鲤鱼门	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	247(p), 280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298(p)
新界 NEW TERRITORIES	葵青 KWAI TSING	葵涌、青衣	Kwai Chung, Tsing Yi	269(p), 310(p), 320(p), 321(p), 326, 327(p), 328, 329, 350, 351
	荃湾 TSUEN WAN	荃湾、梨木树、汀九、深井、青龙头、马湾、阴澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Yam O	310(p), 321(p), 322, 323, 324, 325, 331, 332, 333(p), 334, 335, 336, 340(p), 413(p), 531(p), 533(p), 731, 732(p), 961(p), 971(p), 972(p), 973(p), 974, 975

(p) = part 部分

各 区 域 及 地 区
AREAS AND DISTRICTS

区 域 Area	地 区 District	地 区 内 的 分 区 名 称	Names of Sub-districts within District Boundaries	规 划 统 计 小 区 Tertiary Planning Units
新界 NEW TERRITORIES	屯门 TUEN MUN	大榄涌、扫管笏、屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441, 442, 513(p), 531(p), 951(p)
	元朗 YUEN LONG	洪水桥、厦村、流浮山、天水围、元朗、新田、落马洲、锦田、石岗、八乡	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 510, 511, 512, 513(p), 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 632(p)
	北区 NORTH	粉岭、联和墟、上水、石湖墟、沙头角、鹿颈、乌蛟腾	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 621, 622, 623, 624, 625, 626, 627, 628, 629, 631(p), 632(p),633(p), 634(p), 641, 642, 651, 652(p), 653, 711(p), 712(p)
	大埔 TAI PO	大埔墟、大埔、大埔滘、大尾笃、船湾、樟木头、企岭下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 533(p), 631(p), 632(p), 633(p), 634(p), 652(p), 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729(p), 732(p), 741, 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 811(p), 812(p), 815(p), 822(p), 824(p)
	沙田 SHA TIN	大围、沙田、火炭、马料水、乌溪沙、马鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	327(p), 729(p), 732(p), 733, 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)

(p) = part 部分

各 区 域 及 地 区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
新界 NEW TERRITORIES	西贡 SAI KUNG	清水湾、西贡、大网仔、将军澳、坑口、调景岭、马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai,Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 298(p), 742(p), 761(p), 762(p), 811(p), 812(p), 813, 814, 815(p), 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	离岛 ISLANDS	长洲、坪洲、大屿山（包括东涌）、南丫岛	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

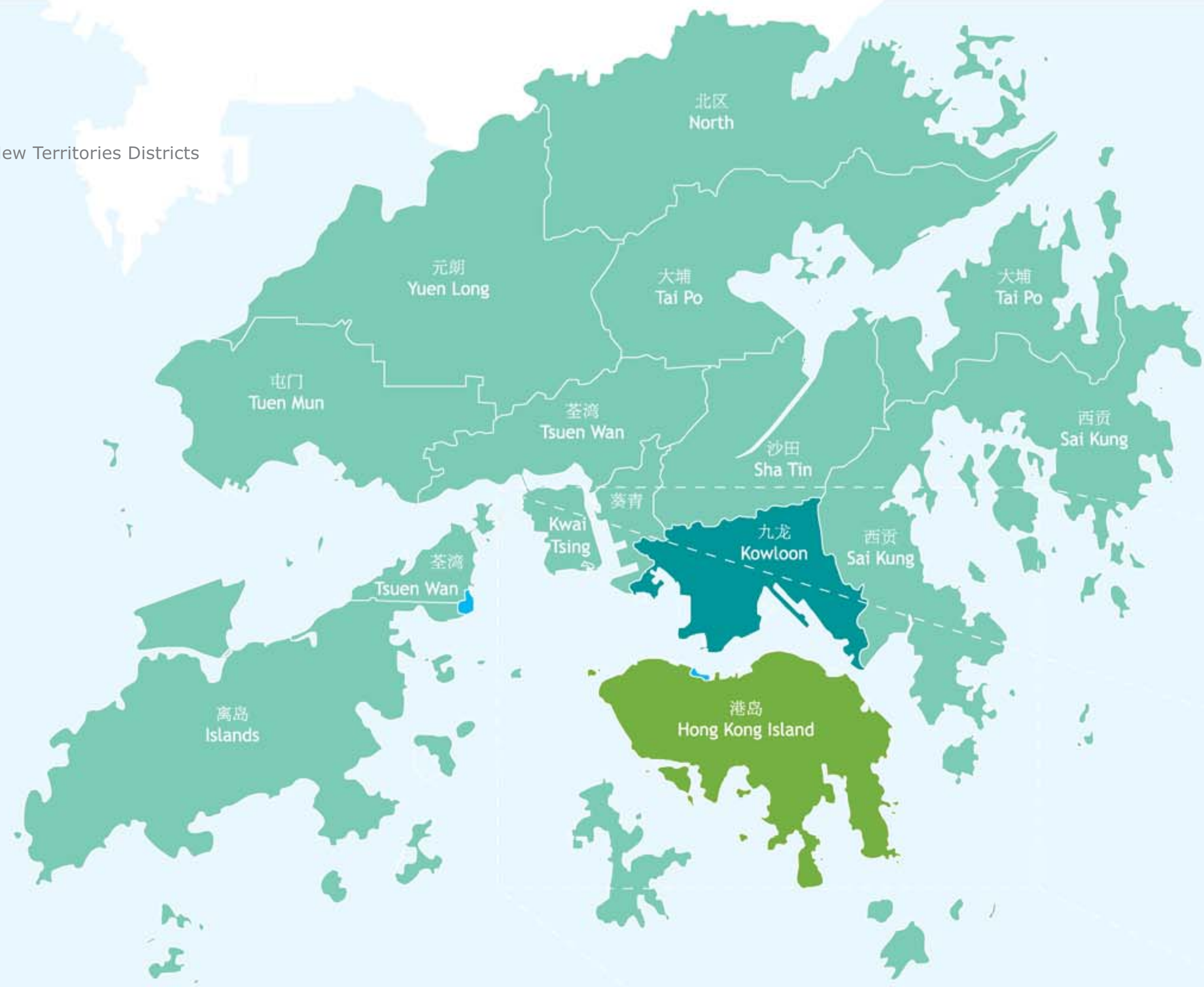
(p) = part 部分

写 字 楼 分 区
OFFICE SUB-DISTRICTS

写字楼的分区	Sub-districts for Offices	规划统计小区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124(p)
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 148(p), 149
北角 / 鲗鱼涌	North Point / Quarry Bay	151(p), 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213(p), 214, 215, 216
油麻地 / 旺角	Yau Ma Tei / Mong Kok	217, 220, 221, 222(p), 225, 226, 227, 228, 229

分区图
Plans

新界地区 New Territories Districts



填海工程进行中
Reclamation in progress

差饷物业估价署
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