

Information Paper for LegCo Panel on Housing
Rent Policy on Markets and Commercial Premises
of the Housing Authority

Purpose

This paper aims to brief Members on the policy of the Housing Authority (HA) in letting markets and commercial premises, including the rent policy, mechanism to deal with requests for rent reduction, vacancy rates, introduction of chain stores into HA's markets and shopping centres, and single-operator markets.

Rent Policy and Rent-Fixing

2. The HA operates markets and commercial premises as part of a range of ancillary facilities to provide essential services to residents on HA estates. As a general principle, commercial facilities are operated on a commercial basis. It is the general policy of the HA that commercial lettings are at market rent. Assessments of market rental value are made by professional Estate Surveyors of the Housing Department (HD), on the basis of a commercial approach reflecting the characteristics of the property concerned and the terms of tenancy to be granted.

3. Assessments are based primarily on direct evidence from lettings of comparable premises both within housing estates and, where relevant, in the private sector. The following factors are also taken into consideration in rent-fixing -

- (a) physical characteristics of the premises such as size, shape, etc;
- (b) permitted trade;
- (c) location relative to pedestrian flow; and
- (d) effective population support and number of local competitors in the vicinity.

Requests for Rent Reduction

4. The HA expects both parties to adhere to the provisions of tenancy agreements for the agreed term, and requests for mid-term reduction will not be entertained. When dealing with the rent for a new term, however, HD staff are always willing to hear the views of tenants, and any evidence or views submitted are given careful consideration. A reduced new rent may be given for the new term where circumstances warrant. If necessary, Estate Surveyors will explain the basis of assessments to the tenants concerned.

5. Estate Surveyors do their best to reflect all factors (both favourable and adverse) in their rent assessment. In the majority of cases, tenants accept the terms offered without further comment. In a limited number of cases, tenants are dissatisfied and request a review of the assessment. Since January 2000, such requests have been received in about 5% of renewal cases. In such cases, the assessment is remitted to the Estate Surveyor concerned for re-examination in the light of any additional information or representations made by the tenant. A recommendation is then forwarded via the Senior Estate Surveyor to the Chief Estate Surveyor for a decision.

6. If the decision at this point is still unacceptable to the tenant concerned, the matter may, at the discretion of the members of the Commercial Properties Committee, be referred to the Committee for a decision. Given the large number (300-400) of tenancy renewals undertaken each month, it is difficult for the Committee to take up reviews and in the past such action has tended to be limited to cases of major importance having a wide impact. Hence, in normal circumstances, reviews are remitted to HD for a decision.

Vacancy Rates

7. Current vacancy rates in HA shopping centres and markets are at Annex. The overall vacancy rate is about 5%. Reviews are conducted from time to time in individual centres to examine appropriate solutions, which may include change in the trade mix, improvement of the facilities or rental adjustment. While reductions in rent level are made in appropriate circumstances, adjustment may not necessarily be justified in every case. For example, the opening of competing facilities may result in space becoming surplus to retail requirements, and the conversion of vacant space to other purposes such as office or welfare use may therefore be a better strategy.

Impact of Chain Stores on Existing Tenants

8. The primary reason for provision of shopping centres in HA estates is to provide satisfactory levels of retail services to public housing estate residents. Letting policy is therefore aimed at providing the best tenant mix and service quality achievable.

9. At one time, the Authority let all commercial premises by tender. The inflexibility of this arrangement made it difficult to attract major retail chains and HA centres were under-represented in the type of tenants which surveys showed were most popular with local residents.

10. In 1986, therefore, the HA introduced letting by negotiation to supplement tendering and now typically lets around 30% of premises by this arrangement. Negotiation has assisted in securing major stores to 'anchor' new shopping centres, and also in improving the competitiveness of older centres through the introduction of recognised names, including several chain stores.

11. While chain stores are now better represented in HA shopping centres than they were ten years ago, they still represent only a minor proportion of the overall tenant mix, the primary constituent of which continues to be small independent retailers. Small independents can operate with maximum flexibility and continue to compete effectively for business with the better-known chains. Sitting tenants who wish to expand their business and can demonstrate a capability to do so may also apply for premises by negotiation.

12. Similar to private sector practice, the Authority reserves the right to change the trade and tenant mix at any time. Tenants are not given any monopoly. However, it is recognised that a stable business atmosphere is necessary to retain the confidence of retailers and to encourage investment in improved facilities. Where it is necessary to introduce new competitors, therefore, the HD will try to minimise any adverse impact on existing retailers.

Impact of Superstores on Wet Markets

13. The last few years have seen the rapid expansion of serviced-style fresh food in supermarkets. The convenience of one stop shopping, the better environment and assurance of quality has proved popular with the public and as a result large 'superstores' are gaining a larger share of fresh food sales at the expense of traditional wet markets.

14. The HA takes the view that public housing residents are entitled to the benefits of innovation in the retail industry, and refusal to recognise changes in consumer tastes will merely result in patronage going elsewhere and HA centres becoming not competitive and nonviable. In new estates, the superstore is thus a feature of estate design. In May 2000, the HA agreed to permit supermarkets with an area of not less than 800m², on application, to use up to 20% of the leased area for service-style sale of fresh foods. These limits are imposed to ensure supermarkets continue to supply the traditional range of dry goods and to give some protection to market stallholders in those estates. The HA also agreed to give stallholders greater flexibility in the trade operated.

15. The HA accepts that retail developments are putting pressure on market stallholders, and has invested heavily in upgrading the conditions of HA markets to enable them to better compete for fresh food business. Of the HA's 130 markets, 28 are centrally air-conditioned, including three where air-conditioning was retrofitted after completion. In another four markets, retrofitting of air-conditioning is now in progress and in a further three installation is under study. Normally, retrofitting in-situ has some difficulties, for example, in identifying suitable spaces for accommodating air-conditioning unit. Adjoining domestic tenants may also be concerned about the noise or waste air thus produced.

Single-Operator Markets

16. The single-operator concept was introduced with a view to bringing the benefits of private sector flexibility, responsiveness to customer demands and innovative management to HA markets. Under the scheme, the HA lets an entire market to a single tenant who is permitted to licence (sub-let) individual stalls, and takes over responsibility for operation of the market. An initial pilot project in 1989 showed favourable results, and from 1997 single-operator markets (SOMs) became the standard arrangement for all new HA markets. Of the HA's 130 markets, 24 are run by single operators.

17. Given the rationale for SOMs, it is clearly not appropriate for HA to be involved in day-to-day operations. The HA expects and requires that the operator undertakes the full range of operational tasks including the licencing of stalls to individual stallholders. However, since the HA is ultimately responsible for ensuring adequate services to local residents, the HA holds powers under the tenancy agreement to enable it to assess the performance of the operator and to intervene, if necessary, to restore services in the event of any prolonged breakdown. The performance of the operator is closely monitored and will be a factor for consideration in deciding renewal of tenancy and the offer of opportunity to bid for new markets.

18. While HA has no direct contractual relationship with licencees, the HA is cognisant of their interests in a number of ways -

- (i) the standard tenancy agreement for SOMs contains a number of clauses inserted for the protection of licencees including -
 - deposit limited to four months' licence fee (equivalent to the rent deposit held by HA);
 - advance licence fees limited to one month; and
 - one month' notice required of any increase in licence fees.
- (ii) in the event of any dispute between the operator and licencees, HA or HD will hear the views of the parties, actively encourage the parties to work together to resolve the issue, hold meetings to facilitate negotiations and press all parties to act reasonably.

香港房屋委員會轄下商場的空置率
Vacancy Rate of Shops in HA Estates
(1.4.2001)

地區 Region	屋邨 Estate	空置率 Vacancy Rate
香港島 Hong Kong Island	1. 鴨利洲 Apleichau Estate	3.1%
	2. 柴灣 Chai Wan Estate	0%
	3. 峰華 Fung Wah Estate	0%
	4. 興民 Hing Man Estate	3.5%
	5. 興東 Hing Tung Estate	8.1%
	6. 興華(一) Hing Wah Estate (1)	20.6%
	7. 興華(二) Hing Wah Estate (2)	26.6%
	8. 康東 Hong Tung Estate	0%
	9. 利東 Lei Tung Estate	3.1%
	10. 模範 Model Housing Estate	0%
	11. 北角 North Point Estate	0%
	12. 西環 Sai Wan Estate	0%
	13. 小西灣 Siu Sai Wan Estate	8.8%
	14. 田灣 Tin Wan Estate	7.8%
	15. 翠灣 Tsui Wan Estate	1.6%
	16. 華富(一) Wah Fu Estate (1)	5.4%
	17. 華富(二) Wah Fu Estate (2)	1.1%
	18. 華貴 Wah Kwai Estate	0.5%
	19. 環翠 Wan Tsui Estate	3.9%
	20. 黃竹坑 Wong Chuk Hang Estate	3.6%
	21. 耀東 Yiu Tung Estate	9.0%
	22. 漁灣 Yue Wan Estate	1.6%
	23. 愛東商場 Oi Tung Shopping Centre	5.2%
	24. 赤柱廣場 Stanley Plaza	14.0%

地區 Region	屋邨	Estate	空置率 Vacancy Rate
九龍 Kowloon	25. 澤安	Chak On Estate	40.7%
	26. 彩輝	Choi Fai Estate	0%
	27. 彩霞	Choi Ha Estate	0%
	28. 彩虹	Choi Hung Estate	6.7%
	29. 彩雲(一)	Choi Wan Estate (1)	1.4%
	30. 彩雲(二)	Choi Wan Estate (2)	0%
	31. 竹園北	Chuk Yuen North Estate	0%
	32. 竹園南	Chuk Yuen South Estate	2.1%
	33. 富山	Fu Shan Estate	0.4%
	34. 鳳德	Fung Tak Estate	5.1%
	35. 興田	Hing Tin Estate	4.1%
	36. 何民田	Ho Man Tin Estate	62.1%
	37. 紅磡	Hung Hom Estate	0%
	38. 啓田	Kai Tin Estate	43.0%
	39. 啓業	Kai Yip Estate	0.8%
	40. 高怡	Ko Yee Estate	47.1%
	41. 廣田	Kwong Tin Estate	1.4%
	42. 麗閣	Lai Kok Estate	11.2%
	43. 麗安	Lai On Estate	0%
	44. 藍田(一)	Lam Tin Estate (1)	0%
	45. 李鄭屋	Lei Cheng Uk Estate	1.1%
	46. 樂富	Lok Fu Estate	3.0%
	47. 樂華北	Lok Wah North Estate	4.1%
	48. 樂華南	Lok Wah South Estate	20.7%
	49. 牛頭角下(一)	Lower Ngau Tau Kok Estate (1)	0%
	50. 牛頭角下(二)	Lower Ngau Tau Kok Estate (2)	0%
	51. 黃大仙下(一)	Lower Wong Tai Sin Estate (1)	0%
	52. 黃大仙下(二)	Lower Wong Tai Sin Estate (2)	0%
	53. 馬頭圍	Ma Tau Wai Estate	4.3%
	54. 美東	Mei Tung Estate	0%
	55. 南昌	Nam Cheong Estate	7.5%
	56. 南山	Nam Shan Estate	0%
	57. 愛民	Oi Man Estate	2.9%
	58. 白田	Pak Tin Estate	4.5%
	59. 坪石	Ping Shek Estate	1.8%
	60. 平田#	Ping Tin Estate#	0%
	61. 秀茂坪(一)	Sau Mau Ping Estate (1)	2.2%
	62. 秀茂坪(二)	Sau Mau Ping Estate (2)	0%
	63. 秀茂坪(三)	Sau Mau Ping Estate (3)	0%
	64. 沙田坳	Shatin Pass Estate	0%
	65. 石硤尾	Shek Kip Mei Estate	0.3%
	66. 順利	Shun Lee Estate	2.1%

地區 Region	屋邨	Estate	空置率 Vacancy Rate
九龍 Kowloon	67. 順安	Shun On Estate	9.1%
	68. 順天	Shun Tin Estate	0%
	69. 蘇屋	So Uk Estate	10.1%
	70. 大坑東	Tai Hang Tung Estate	0%
	71. 德田	Tak Tin Estate	0.5%
	72. 翠屏	Tsui Ping North Estate	5.9%
	73. 翠屏南	Tsui Ping South Estate	0%
	74. 慈正	Tsz Ching Estate	0%
	75. 慈樂	Tsz Lok Estate	0%
	76. 東頭(一)	Tung Tau Estate (1)	0%
	77. 東頭(二)	Tung Tau Estate (2)	11.4%
	78. 元州	Un Chau Estate	5.6%
	79. 牛頭角上	Upper Ngau Tau Kok Estate	0%
	80. 黃大仙上	Upper Wong Tai Sin Estate	0%
	81. 橫頭磡	Wang Tau Hom Estate	1.2%
	82. 和樂	Wo Lok Estate	0%
	83. 祥和苑	Cheung Wo Court	9.0%
	84. 曉麗苑#	Hiu Lai Court#	0%
	85. 海富苑	Hoi Fu Court	3.3%
	86. 高俊苑	Ko Chun Court	0%
	87. 龍蟠苑	Lung Poon Court	0.5%
	88. 安基苑	On Kay Court	0.5%
	89. 寶熙苑	Po Hei Court	0%
	90. 天馬苑	Tin Ma Court	0%
	91. 幸福商場	Fortune Shopping Centre	14.9%
92. 何民田廣場	Homantin Plaza	41.1%	
93. 樂富中心	Lok Fu Shopping Centre	1.3%	
94. 慈雲山中心	Tsz Wan Shan Shopping Centre	1.6%	
95. 黃大仙中心	Wong Tai Sin Shopping Centre	1.1%	

地區 Region	屋邨	Estate	空置率 Vacancy Rate
新界 New Territories	96. 蝴蝶	Butterfly Estate	4.2%
	97. 長青	Cheung Ching Estate	14.4%
	98. 長發	Cheung Fat Estate	0%
	99. 長亨	Cheung Hang Estate	0%
	100. 長康	Cheung Hong Estate	0.9%
	101. 長貴	Cheung Kwai Estate	42.5%
	102. 長安	Cheung On Estate	0%
	103. 象山	Cheung Shan Estate	11.8%
	104. 祥華	Cheung Wah Estate	13.2%
	105. 彩園	Choi Yuen Estate	4.0%
	106. 秦石	Chun Shek Estate	2.5%
	107. 頌安	Chung On Estate	3.9%
	108. 富亨	Fu Heng Estate	0%
	109. 富善	Fu Shin Estate	0%
	110. 富東	Fu Tung Estate	2.3%
	111. 福來	Fuk Loi Estate	0%
	112. 厚德(一)	Hau Tak Estate (1)	30.8%
	113. 厚德(二)	Hau Tak Estate (2)	4.1%
	114. 恆安	Heng On Estate	4.4%
	115. 顯徑	Hin Keng Estate	4.9%
	116. 嘉福	Ka Fuk Estate	8.6%
	117. 建生	Kin Sang Estate	5.2%
	118. 景林	King Lam Estate	0.7%
	119. 葵涌	Kwai Chung Estate	0%
	120. 葵芳	Kwai Fong Estate	4.4%
	121. 葵興	Kwai Hing Estate	1.6%
	122. 葵盛東	Kwai Shing East Estate	48.0%
	123. 葵盛西	Kwai Shing West Estate	8.7%
	124. 廣福	Kwong Fuk Estate	1.4%
	125. 廣源	Kwong Yuen Estate	3.5%
	126. 荔景	Lai King Estate	5.5%
	127. 麗瑤	Lai Yiu Estate	0%
	128. 利安	Lee On Estate	0.5%
	129. 梨木樹(二)	Lei Muk Shue Estate (2)	1.0%
	130. 瀝源	Lek Yuen Estate	1.2%
	131. 良景	Leung King Estate	1.5%
	132. 朗屏	Long Ping Estate	4.4%
133. 隆亨	Lung Hang Estate	4.4%	
134. 龍田	Lung Tin Estate	0%	
135. 美林	Mei Lam Estate	6.9%	
136. 明德	Ming Tak Estate	18.6%	
137. 銀灣	Ngan Wan Estate	47.7%	

地區 Region		屋邨 Estate		空置率 Vacancy Rate
新界 New Territories	138.	安定	On Ting Estate	2.2%
	139.	安蔭	On Yam Estate	0%
	140.	寶林	Po Lam Estate	8.7%
	141.	博康	Pok Hong Estate	5.0%
	142.	三聖	Sam Shing Estate	6.1%
	143.	沙角	Sha Kok Estate	1.7%
	144.	山景	Shan King Estate	7.7%
	145.	石梨(一)	Shek Lei Estate (1)	0%
	146.	石梨(二)	Shek Lei Estate (2)	23.7%
	147.	石圍角	Shek Wai Kok Estate	7.3%
	148.	石蔭東	Shek Yam East Estate	0%
	149.	尚德	Sheung Tak Estate	0.3%
	150.	水邊圍	Shui Pin Wai Estate	7.4%
	151.	新翠	Sun Chui Estate	2.7%
	152.	新田圍	Sun Tin Wai Estate	22.6%
	153.	大興	Tai Hing Estate	3.2%
	154.	太平	Tai Ping Estate	0%
	155.	大窩口	Tai Wo Hau Estate	4.7%
	156.	大元	Tai Yuen Estate	3.2%
	157.	田景	Tin King Estate	0%
	158.	天平	Tin Ping Estate	5.7%
	159.	天瑞(一)	Tin Shui Estate (1)	0%
	160.	天瑞(二)	Tin Shui Estate (2)	0.2%
	161.	天慈	Tin Tsz Estate	3.9%
	162.	天華	Tin Wah Estate	0%
	163.	天耀(一)	Tin Yiu Estate (1)	0.2%
	164.	天耀(二)	Tin Yiu Estate (2)	0%
	165.	青衣	Tsing Yi Estate	0%
	166.	翠林	Tsui Lam Estate	7.1%
	167.	華明	Wah Ming Estate	0%
168.	華心#	Wah Sum Estate#	0%	
169.	運頭塘	Wan Tau Tong Estate	0%	
170.	禾輦	Wo Che Estate	1.7%	
171.	湖景	Wu King Estate	0%	
172.	友愛	Yau Oi Estate	4.9%	
173.	耀安	Yiu On Estate	3.1%	
174.	元朗	Yuen Long Estate	0%	
175.	清麗苑	Ching Lai Court	23.9%	
176.	清華苑	Ching Wah Court	0%	
177.	頌雅苑	Chung Nga Court	0%	
178.	錦泰苑	Kam Tai Court	2.1%	
179.	錦英苑	Kam Ying Court	0%	

地區 Region	屋邨 Estate	空置率 Vacancy Rate
新界 New Territories	180. 美松苑 Mei Chung Court	0%
	181. 兆禧苑 Siu Hei Court	15.8%
	182. 兆康苑 Siu Hong Court	1.5%
	183. 兆麟苑 Siu Lun Court	0%
	184. 穗禾苑 Sui Wo Court	11.6%
	185. 天盛苑 Tin Shing Court	1.5%
	186. 唐明苑 Tong Ming Court	0%
	187. 翠瑤苑 Tsui Yiu Court	0%
	188. 欣明苑 Yan Ming Court	0%
	189. 賢麗苑 Yin Lai Court	0%
	190. 愉田苑 Yue Tin Court	5.4%
	191. 悅麗苑 Yuet Lai Court	0%
	192. 雍盛苑 Yung Shing Court	9.9%
	193. 長發商場 Cheung Fat Shopping Centre	7.8%
	194. 頌富商場 Chung Fu Shopping Centre	13.2%
	195. 富泰商場 Fu Tai Shopping Centre	15.6%
	196. 寶田商場 Po Tin Shopping Centre	6.5%
	197. 石蔭商場 Shek Yam Shopping Centre	25.5%
198. 太和商場 Tai Wo Shopping Mall	2.9%	

整體承租商場
Single Operator Shopping Centre

備註： 等候清拆或進行改善工程的鋪位，以及已批租約及預留供遷置、供受重建清拆透過局限性投標用的鋪位，均不會計算在空置率內。

Note : Premises awaiting for demolition or improvement and premises where letting have been approved or reserved for re-provisioning, restricted tender to redevelopme clearies are excluded.

香港房屋委員會轄下街市的空置率
Vacancy Rate of Markets in HA Estates
(1.4.2001)

地區 Region	屋邨	Estate	空置率 Vacancy Rate
香港島 Hong Kong Island	1. 鴨利洲	Apleichau Estate	5.2%
	2. 興民	Hing Man Estate	50.0%
	3. 興東*	Hing Tung Estate*	0%
	4. 興華(一)*	Hing Wah Estate (1)*	0%
	5. 興華(二)	Hing Wah Estate (2)	73.2%
	6. 利東	Lei Tung Estate	28.1%
	7. 小西灣	Siu Sai Wan Estate	0%
	8. 華富(一)	Wah Fu Estate (1)	11.9%
	9. 華富(二)	Wah Fu Estate (2)	71.7%
	10. 華貴*	Wah Kwai Estate*	0%
	11. 環翠	Wan Tsui Estate	31.7%
	12. 黃竹坑	Wong Chuk Hang Estate	23.3%
	13. 耀東	Yiu Tung Estate	45.6%

地區 Region	屋邨	Estate	空置率 Vacancy Rate
九龍 Kowloon	14. 澤安	Chak On Estate	34.1%
	15. 彩虹	Choi Hung Estate	16.5%
	16. 彩雲(一) I	Choi Wan Estate (1)I	16.0%
	17. 彩雲(一) II	Choi Wan Estate (1)II	0%
	18. 竹園南	Chuk Yuen South Estate	10.3%
	19. 富山	Fu Shan Estate	22.6%
	20. 鳳德	Fung Tak Estate	9.1%
	21. 興田	Hing Tin Estate	22.5%
	22. 啓田*	Kai Tin Estate*	0%
	23. 啓業	Kai Yip Estate	8.0%
	24. 廣田*	Kwong Tin Estate*	0%
	25. 麗閣	Lai Kok Estate	33.5%
	26. 樂華南	Lok Wah South Estate	2.7%
	27. 南山	Nam Shan Estate	14.5%
	28. 愛民	Oi Man Estate	20.7%
	29. 白田	Pak Tin Estate	13.3%
	30. 坪石	Ping Shek Estate	24.2%
	31. 平田#	Ping Tin Estate#	0%
	32. 秀茂坪第七期*	Sau Mau Ping Phase 7*	0%
	33. 秀茂坪(二)	Sau Mau Ping Estate (2)	0%
	34. 秀茂坪(三)	Sau Mau Ping Estate (3)	0%
	35. 石硤尾	Shek Kip Mei Estate	5.6%
	36. 順利	Shun Lee Estate	10.1%
	37. 順安	Shun On Estate	0%
	38. 順天	Shun Tin Estate	13.7%
	39. 德田	Tak Tin Estate	1.6%
	40. 翠屏	Tsui Ping North Estate	13.0%
	41. 東頭(二)	Tung Tau Estate (2)	49.7%
	42. 黃大仙上	Upper Wong Tai Sin Estate	52.9%
	43. 橫頭磡	Wang Tau Hom Estate	15.4%
	44. 海富苑*	Hoi Fu Court*	0%
	45. 曉麗苑#	Hui Lai Court#	0%
	46. 龍蟠苑	Lung Poon Court	0%
	47. 天馬苑*	Tin Ma Court*	0%
	48. 何民田廣場*	Homantin Plaza*	0%
	49. 樂富中心(乾貨)	Lok Fu Shopping Centre(Dry)	14.9%
	50. 樂富中心(濕貨)	Lok Fu Shopping Centre(Wet)	4.4%
	51. 慈雲山中心*	Tsz Wan Shan Shopping Centre*	0%
	52. 慈雲山中心(房署管轄)	Tsz Wan Shan Shopping Centre(HD)	0%
	53. 黃大仙中心	Wong Tai Sin Shopping Centre	24.6%

地區 Region	屋邨	Estate	空置率 Vacancy Rate
新界 New Territories	54. 蝴蝶	Butterfly Estate	11.7%
	55. 長青	Cheung Ching Estate	16.1%
	56. 長亨	Cheung Hang Estate	36.4%
	57. 長康	Cheung Hong Estate	20.9%
	58. 象山	Cheung Shan Estate	28.0%
	59. 祥華	Cheung Wah Estate	30.6%
	60. 彩園	Choi Yuen Estate	57.7%
	61. 秦石	Chun Shek Estate	14.1%
	62. 頌安*	Chung On Estate*	0%
	63. 富亨*	Fu Heng Estate*	0%
	64. 富善	Fu Shin Estate	21.1%
	65. 富泰*	Fu Tai Estate*	0%
	66. 富東*	Fu Tung Estate*	0%
	67. 厚德(二)*	Hau Tak Estate (2)*	0%
	68. 恆安	Heng On Estate	14.3%
	69. 顯徑	Hin Keng Estate	6.9%
	70. 嘉福 *	Ka Fuk Estate *	0%
	71. 建生	Kin Sang Estate	13.0%
	72. 景林	King Lam Estate	7.0%
	73. 葵涌	Kwai Chung Estate	19.3%
	74. 葵芳	Kwai Fong Estate	31.8%
	75. 葵興	Kwai Hing Estate	13.1%
	76. 葵盛東*	Kwai Shing East Estate*	0%
	77. 葵盛西	Kwai Shing West Estate	49.3%
	78. 廣福	Kwong Fuk Estate	15.0%
	79. 廣源	Kwong Yuen Estate	0%
	80. 荔景	Lai King Estate	33.9%
	81. 麗瑤	Lai Yiu Estate	31.7%
	82. 利安	Lee On Estate	1.8%
	83. 梨木樹(二)	Lei Muk Shue Estate (2)	6.0%
	84. 鯉魚門廣場*	Lei Yue Mun Plaza*	0%
	85. 瀝源	Lek Yuen Estate	8.4%
	86. 良景	Leung King Estate	2.5%
	87. 朗屏	Long Ping Estate	33.5%
	88. 隆亨	Lung Hang Estate	0%
	89. 美林	Mei Lam Estate	27.7%
	90. 明德*	Ming Tak Estate*	0%
	91. 安定	On Ting Estate	35.1%
	92. 安蔭	On Yam Estate	25.1%
	93. 寶林	Po Lam Estate	12.8%
	94. 寶田*	Po Tin Estate*	0%
	95. 博康	Pok Hong Estate	4.4%
	96. 三聖	Sam Shing Estate	22.2%
	97. 沙角	Sha Kok Estate	2.3%
	98. 山景	Shan King Estate	9.3%
	99. 石梨(一)(乾貨)	Shek Lei Estate (1)(Dry)	20.4%
	100. 石梨(一)(濕貨)	Shek Lei Estate (1)(Wet)	4.3%
	101. 石圍角	Shek Wai Kok Estate	23.8%
	102. 尚德*	Sheung Tak Estate*	0%
	103. 新翠	Sun Chui Estate	33.1%

地區 Region	屋邨	Estate	空置率 Vacancy Rate
新界 New Territories	104. 新田圍	Sun Tin Wai Estate	24.2%
	105. 大興	Tai Hing Estate	18.2%
	106. 大窩口	Tai Wo Hau Estate	10.9%
	107. 大元	Tai Yuen Estate	13.3%
	108. 天澤*	Tin Chak*	0%
	109. 天平	Tin Ping Estate	0%
	110. 天瑞(二)*	Tin Shui Estate (2)*	0%
	111. 天耀(一)	Tin Yiu Estate (1)	9.0%
	112. 青衣	Tsing Yi Estate	36.0%
	113. 翠林	Tsui Lam Estate	26.1%
	114. 東涌三十區*	Tung Chung Area 30*	0%
	115. 華明	Wah Ming Estate	0%
	116. 華心#	Wah Sum Estate#	0%
	117. 運頭塘	Wan Tau Tong Estate	25.0%
	118. 禾輦	Wo Che Estate	8.8%
	119. 友愛	Yau Oi Estate	3.6%
	120. 耀安*	Yiu On Estate*	0%
	121. 錦英苑*	Kam Ying Court*	0%
	122. 兆禧苑	Siu Hei Court	35.8%
	123. 兆康苑	Siu Hong Court	21.5%
124. 穗禾苑	Sui Wo Court	10.8%	
125. 天盛苑*	Tin Shing Court*	0%	
126. 愉翠苑*	Yu Chui Court*	0%	
127. 雍盛苑*	Yung Shing Court*	0%	
128. 長發商場	Cheung Fat Shopping Centre	2.3%	
129. 頌富商場*	Chung Fu Shopping Centre*	0%	
130. 太和商場	Tai Wo Shopping Mall	12.8%	

* 整體承租街市
Single Operator Market

整體承租商場
Single Operator Shopping Centre

備註： 等候清拆或進行改善工程的鋪位，以及已批租約及預留供遷置、供受重建清拆影響人士透過局限性投標用的鋪位，均不會計算在空置率內。

Note : Premises awaiting for demolition or improvement and premises where letting have been approved or reserved for reprovisioning, restricted tender to redevelopment clearances are excluded.