



香港物業報告 每月補編 HONG KONG PROPERTY REVIEW MONTHLY SUPPLEMENT

<u>目 錄</u>

私人住宅

1.1 各類單位平均租金

- 1.2 各類單位平均售價
- **1.3** 各類單位租金指數(全港)
- **1.4** 各類單位售價指數(全港)
- 1.5 較受歡迎屋苑的售價指數

私人寫字樓

- 2.1 各區不同級別平均租金
- 2.2 各區不同級別平均售價
- 2.3 各級別租金指數(所有地區)
- 2.4 各級別售價指數(所有地區)
- 2.5 核心地區甲級寫字樓的租金及售價指數

私人零售業樓宇

- **3.1** 平均租金及售價
- **3.2** 租金及售價指數

私人分層工廠大廈

- **4.1** 平均租金及售價
- **4.2** 租金及售價指數

物業市場回報率

- 5.1 私人住宅樓宇
- **5.2** 私人非住宅樓宇

私人樓宇的落成量

- **6.1** 住宅
- 6.2 非住宅

物業買賣

- 7.1 住宅買賣 樓宇買賣合約數目及總值
- 7.2 住宅買賣 按成交金額分類的買賣合約數目
- 7.3 住宅一手及二手市場 買賣合約數目及總值
- 7.4 非住宅買賣 主要類別物業買賣宗數及總值

技術附註

Private Domestic

- **1.1** Average Rents by Class
- **1.2** Average Prices by Class
- **1.3** Rental Indices by Class (Territory-wide)
- **1.4** Price Indices by Class (Territory-wide)
- **1.5** Price Indices for Selected Popular Developments

Private Offices

- 2.1 Average Rents by Grade and District
- 2.2 Average Prices by Grade and District
- 2.3 Rental Indices by Grade (All Districts)
- 2.4 Price Indices by Grade (All Districts)
- 2.5 Rental and Price Indices for Grade A Offices in Core Districts

Private Retail

- 3.1 Average Rents and Prices
- **3.2** Rental and Price Indices

Private Flatted Factories

- 4.1 Average Rents and Prices
- 4.2 Rental and Price Indices

Property Market Yields

- 5.1 Private Domestic
- 5.2 Private Non-Domestic

Completions in the Private Sector

- 6.1 Domestic
- 6.2 Non-Domestic

Sales Transactions

- 7.1 Domestic Sales Number of Sale and Purchase Agreements and Total Consideration
- 7.2 Domestic Sales Number of Sale and Purchase Agreements by Consideration Range
- **7.3** Domestic Primary and Secondary Sales Number of Sale and Purchase Agreements and Total Consideration
- 7.4 Non-Domestic Sales Number of Transactions and Consideration by Property Type

Technical Notes

CONTENTS

各界人士均可轉載本報告的內容,但在轉載時須註明資料是來自香港特別行政 區政府差餉物業估價署。

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For further enquiries, please contact Mr. L.W. LO at 2150 8903.

Technical Secretariat (Information) Rating and Valuation Department



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

類 別 Class		A 40 平方米以下 Less than 40 m ²			B 40 至 69.9 平方米 40 m ² to 69.9 m ²			C 0 至 99.9 平力 70 m ² to 99.9 n		D 100 至 159.9 平方米 100 m ² to 159.9 m ²			E 160 平方米或以上 160 m ² or above		
年 / 月 Year / Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2022 10 - 12	443	377	303	375	318	251	402	339	252	406	320	244	429	(348)	219
2023 1 - 3	445	378	299	371	326	248	411	340	247	412	341	245	403	(393)	211
4 - 6	437	388	309	376	334	252	413	352	253	425	347	243	435	379	229
7 - 9	467	405	322	382	345	263	408	348	260	430	358	255	434	(366)	229
10 - 12 *	467	428	319	392	349	263	421	359	266	430	363	252	463	(371)	222
2023 2	441	378	301	370	321	248	407	344	243	407	345	238	402	(405)	218
3	448	378	302	374	333	250	401	343	253	409	342	247	415	(476)	206
4	445	391	312	373	329	251	416	354	250	418	324	244	423	(383)	221
5	429	385	304	374	336	254	412	349	255	426	340	242	453	(361)	231
6	436	387	309	381	338	250	411	353	254	431	377	244	428	(390)	233
7	461	392	314	376	339	258	410	345	261	437	348	260	437	(416)	222
8	462	418	333	382	348	269	409	347	260	428	371	257	432	(282)	240
9	481	402	312	390	348	260	403	354	257	424	355	244	434	(605)	222
10	468	440	315	391	346	263	423	360	271	442	364	266	471	(387)	237
11	461	413	316	390	351	261	413	356	262	433	363	248	456	(381)	(200)
12 *	471	438	328	394	348	265	428	364	265	410	362	245	463	(350)	219
2024 1 *	464	424	328	387	352	266	445	377	263	453	367	246	443	(429)	(242)
2 *	463	414	320	392	359	270	448	353	252	434	(338)	266	486	(569)	(217)

(每平方米月租 $\$/m^2$ per month)

* 臨時數字

() 表示少於 20 宗交易。

* Provisional figures

() Indicates fewer than 20 transactions.

在不同時期的平均租金變化,可能是因為在兩個時段所分析的不同物業的質素有所差異, 而不應一概而論視之為該時段中在價值方面的整體變化。如要衡量在有關時期內租金的 轉變,請參考表 1.3 的租金指數。 Changes in average rents between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. To measure rental changes over the relevant periods, please refer to the rental indices in Table 1.3.

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

В С D Е А 類別 Class 40 平方米以下 40 至 69.9 平方米 70 至 99.9 平方米 100 至 159.9 平方米 160平方米或以上 Less than 40 m² 40 m^2 to 69.9 m^2 70 m^2 to 99.9 m² 100 m^2 to 159.9 m² 160 m^2 or above 九龍 九龍 九龍 港島 新界 港島 新界 港島 九龍 新界 港島 九龍 新界 港島 新界 年 月 New New Hong New Hong New / Hong Hong Hong New Year Month Kong Kowloon Territories / 2022 10 - 12151 923 137 729 131 570 155 746 139 339 121 307 187 090 157 730 127 050 218 614 194 830 107 788 269 184) (193 453) 86 651 156 649 163 752 225 373 2023 1 - 3 141 350 134 869 146 506 124 406 196 126 166 488 132 285 171 219 124 224 286 092) (194 474) 116 796 4 - 6 159 309 137 684 135 015 164 913 147 575 125 226 193 407 155 996 134 712 231 635 195 580 125 366 257 774) (189 089) 101 902 7 - 9 150 424 130 348 125 912 153 419 136 242 120 425 200 053 164 197 129 055 204 853 195 697 268 655) (174 153) 112 112 116 756 10 - 12 * 144 556 123 034 117 626 149 827 133 733 123 392 185 865 192 340 248 737) (245 171) 100 668 112 645 177 095 156 651 116 555 187 173 165 330 145 011 2023 2 155 401 143 318 136 413 125 067 171 987 132 808 221 425) (177 212) 116 012 276 830) (213 065) (119 582 3 159 963 139 342 136 154 168 071 147 102 124 585 202 866 165 565 133 690 224 248 162 022 132 408 230 555) (212 832) 127 940 4 158 520 141 401 136 689 167 660 150 351 127 120 194 444 163 011 136 083 247 285) (186 025) 137 723 243 851) - (103 581) 5 137 022 132 705 145 008 126 415 155 387 134 544 242 366 186 751 116 941 237 326) (188 342) (121 981) 164 305 163 626 198 502 6 153 496 134 077 135 447 163 097 147 452 121 339 183 442 146 716 133 501 211 365 (213842) 125 352 276 700) (189 463) (80 480) 7 149 803 132 524 127 259 153 713 138 019 126 312 181 501 155 312 130 478 204 097) (188 278) 119 427 281 514) (229 362) (95 743) 8 129 340 127 556 151 297 127 520 255 227) (118 944) (116 169) 149 565 139 096 119 594 210 809 166 373 194 803) (213 516) 108 066 9 128 605 155 691 268 883) 152 686 121 808 130 547 115 148 210 025 166 768 129 476 217 720) (191 560) (129 046 - (115 847 10 125 390 155 497 234 552) (370 255) (113 721) 143 260 119 531 133 514 112 661 174 146 157 730 127 450 171 662) (208 069) 120 426 11 140 890 125 233 118 008 147 898 137 165 111 794 171 789 157 926 123 214 174 412) 195 344 120 789 251 198) - (86 660) 12 * 149 061 119 251 115 534 148 134 130 301 113 489 182 607 155 251 120 414 199 419 (179554) 108 882 252 958) (182 629) (98 416) 1 * 2024 135 044 118 494 114 945 144 780 125 352 112 920 157 031 120 374 202 008 156 026 171 902 121 657 238 780) (209 563) (74 541) 2 * 123 622 155 943 249 103) 136 609 112 261 127 568 104 784 160 438 155 758 119 767 217 749) (183 724) 105 110 - (84 107)

* 臨時數字

() 表示少於 20 宗交易。

本署沒有收到成交個案。

在不同時期的平均售價變化,可能是因為在兩個時段所分析的不同物業的質素有所差異, 而**不應**一概而論視之為該時段中在價值方面的整體變化。如要衡量在有關時期內售價的 轉變,請參考表 1.4 及表 1.5 的售價指數。

住宅樓宇的首次買賣並不會用作分析。

香港物業報告 — 每月補編 二零二四年 四月

* Provisional figures

() Indicates fewer than 20 transactions.

- No transaction record received by this Department.

Changes in average prices between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. To measure price changes over the relevant periods, please refer to the price indices in Tables 1.4 and 1.5. Primary sales of domestic premises are excluded from the analysis.

(每平方米售價 \$/m²)

私人住宅 — 各類單位租金指數(全港)

PRIVATE DOMESTIC - RENTAL INDICES BY CLASS (TERRITORY-WIDE)

(1999 = 100)

年 / Year /	月 Month	А	В	С	D	E	A, B & C	D & E	所有類別 All Classes
2022		195.7	177.0	153.0	147.7	137.1	181.4	144.2	178.3
2023 *		201.1	179.0	153.5	147.9	136.3	184.4	144.1	181.1
2022	7 - 9	196.9	177.5	152.3	145.7	133.9	182.1	141.9	178.8
	10 - 12	195.8	174.2	150.2	144.3	134.9	179.7	141.4	176.6
2023	1 - 3	194.1	172.7	148.3	144.1	131.4	178.0	140.2	175.0
2023	4 - 6	199.5	177.5	153.2	148.5	135.8	182.9	144.4	179.8
	7 - 9	204.5	182.4	155.1	149.4	138.2	187.5	145.7	184.0
	10 - 12 *	206.5	183.6	157.2	149.5	139.7	189.1	146.1	185.6
2022	9	197.9	177.4	151.2	144.9	133.6	182.3	141.3	179.0
	10	197.4	175.5	151.3	144.8	135.4	181.2	141.9	178.0
	11	195.3	174.0	149.9	144.6	135.8	179.4	141.9	176.4
	12	194.6	173.1	149.5	143.6	133.6	178.6	140.5	175.5
2023	1	192.6	171.3	147.5	141.8	130.8	176.6	138.4	173.6
	2	194.1	173.0	148.1	144.0	131.1	178.1	140.1	175.1
	3	195.6	173.8	149.3	146.5	132.3	179.2	142.1	176.2
	4	198.9	175.9	152.3	146.6	133.8	181.8	142.6	178.7
	5	199.0	177.7	153.5	149.4	136.3	182.8	145.2	179.9
	6	200.5	178.8	153.7	149.4	137.4	184.0	145.5	180.9
	7	201.4	180.4	154.7	149.4	137.9	185.3	145.7	182.0
	8	205.6	183.4	155.1	149.4	138.2	188.4	145.7	184.9
	9	206.4	183.4	155.6	149.4	138.5	188.7	145.7	185.2
	10	206.4	183.4	157.1	149.4	139.5	189.0	146.0	185.4
	11	206.4	183.4	157.3	149.5	139.7	189.0	146.2	185.5
	12 *	206.6	184.0	157.3	149.5	139.8	189.4	146.2	185.9
2024	1 *	206.0	183.9	157.1	149.0	139.1	189.1	145.6	185.5
	2 *	206.0	183.8	156.9	148.8	139.1	189.0	145.5	185.3

* 臨時數字

* Provisional figures

PRIVATE DOMESTIC - PRICE INDICES BY CLASS (TERRITORY-WIDE)

(1999 = 100)

年 / Year /	月 Month	А	В	С	D	Е	A, B & C	D & E	所有類別 All Classes
2022		407.5	357.4	329.8	314.6	301.4	372.1	311.8	369.7
2023 *		366.6	327.8	310.0	299.3	297.6	338.8	299.0	337.4
2022	7 - 9 10 - 12	405.3 375.5	356.2 328.2	329.8 309.9	315.8 306.2	297.7 296.6	370.7 342.5	312.1 304.4	368.3 341.0
2023	1 - 3 4 - 6 7 - 9	378.6 383.0 363.8	334.7 340.2 328.1	315.9 318.7 311.1	306.6 309.5 298.2	304.8 307.2 293.8	347.2 352.2 338.1	306.3 309.1 297.4	345.8 350.6 336.7
2022	10 - 12 *	341.1 396.3	308.3 347.9	294.2 324.7	282.7 313.8	284.5	317.7 362.4	283.1	316.4 360.3
2022	9 10 11	396.3 385.2 372.5	337.3 325.4	317.9 307.0	313.8 311.2 305.7	(296.6) (295.7) (293.8)	351.9 339.6	310.4 308.2 303.5	350.5 350.2 338.2
	12	368.9	322.0	304.9	301.7	(300.2)	335.9	301.4	334.7
2023	1 2	370.9 380.4	326.9 335.4	309.2 316.8	303.8 305.8	301.2 (305.4)	339.6 348.3	303.3 305.7	338.3 346.8
	3 4	384.6 387.8	341.7 343.1	321.7 321.8	310.2 314.9	307.8 (311.4)	353.7 355.7	309.8 314.3	352.3 354.2
	5 6	382.2 379.1	340.4 337.2	318.0 316.2	308.8 304.9	(308.2) 301.9	351.9 349.0	308.7 304.4	350.4 347.3
	7 8	372.1 364.1	335.4 328.2	314.8 312.4	304.3 297.8	(296.5) (293.9)	345.5 338.4	302.9 297.1	344.0 337.0
	9 10	355.2 346.9	320.7 314.2	306.0 298.6	292.4 286.4	(291.0) (288.0)	330.5 323.3	292.1 286.7	329.1 322.0
	11 12 *	340.0 336.4	307.7 303.1	293.8 290.1	281.5 280.3	(284.4) 281.1	316.9 312.8	282.1 280.5	315.6 311.5
2024	1 * 2 *	331.5 326.0	299.7 294.3	286.0 283.1	278.0 274.4	(277.8) (274.2)	308.9 303.8	278.0 274.4	307.7 302.5

* 臨時數字

() 表示少於 20 宗交易。

住宅樓宇的首次買賣並不會用作分析。

香港物業報告 — 每月補編 二零二四年 四月

Provisional figures

() Indicates fewer than 20 transactions.

Primary sales of domestic premises are excluded from the analysis.

私人住宅一較受歡迎屋苑的售價指數

PRIVATE DOMESTIC - PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS

(1999 = 100)

			A, B & C			D & E			所有類別 Overall	
年 / Year /	月 Month	市 區 Urban	新 界 N.T.	合 計 All	市 區 Urban	新 界 N.T.	合計 All	市 區 Urban	新 界 N.T.	合 計 All
2022		307.9	308.4	314.1	358.4	274.6	325.2	311.3	309.8	315.9
2023 *		281.4	283.3	287.9	337.2	261.1	308.3	284.8	284.8	289.8
2022	7 - 9	306.8	307.9	313.4	360.3	277.3	327.8	310.3	309.3	315.3
	10 - 12	282.0	283.4	288.4	343.6	270.3	316.8	285.6	285.4	290.6
2023	1 - 3	287.7	289.8	294.5	346.3	269.7	317.8	291.2	291.4	296.5
	4 - 6	293.0	294.7	299.6	348.3	267.1	316.3	296.4	296.2	301.5
	7 - 9	281.6	282.8	287.7	334.2	259.3	305.9	284.9	284.3	289.5
	10 - 12 *	263.2	265.7	269.8	320.1	248.5	293.1	266.5	267.2	271.7
2022	9	300.2	300.8	306.4	355.6	276.5	325.6	303.8	302.4	308.4
	10	291.0	291.5	296.9	353.0	272.8	322.0	294.7	293.3	299.1
	11	278.7	280.8	285.5	343.0	269.6	316.1	282.4	282.8	287.8
	12	276.2	278.0	282.7	334.7	268.6	312.4	279.7	280.0	284.9
2023	1	281.0	283.0	287.6	341.4	268.0	315.0	284.5	284.7	289.7
	2	288.6	290.9	295.6	346.5	269.4	317.6	292.1	292.5	297.6
	3	293.5	295.5	300.4	351.0	271.8	320.9	297.0	297.1	302.3
	4	295.2	297.2	302.0	355.2	271.5	321.9	298.8	298.7	304.0
	5	292.9	294.6	299.5	347.8	266.7	315.9	296.3	296.1	301.4
	6	290.9	292.4	297.3	341.8	263.0	311.1	294.2	293.7	299.1
	7	287.9	289.5	294.3	337.1	262.8	309.5	291.1	290.9	296.1
	8	281.8	283.1	288.0	335.0	259.1	306.1	285.1	284.6	289.8
	9	275.2	275.8	280.8	330.6	255.9	302.2	278.5	277.4	282.7
	10	268.7	270.5	274.9	324.9	251.7	297.1	272.0	272.0	276.8
	11	262.2	265.0	269.0	318.5	247.7	292.0	265.5	266.5	270.9
	12 *	258.7	261.5	265.4	316.9	246.0	290.2	262.0	263.0	267.3
2024	1 *	256.2	258.6	262.6	314.2	242.2	286.4	259.4	260.1	264.5
	2 *	252.3	255.3	259.0	312.5	239.7	283.9	255.6	256.8	260.9

* 臨時數字

請參閱技術附註第7段的較受歡迎屋苑名單。

* Provisional figures

Please see paragraph 7 of the Technical Notes for the list of Selected Popular Residential Developments.

住宅樓宇的首次買賣並不會用作分析。

Primary sales of domestic premises are excluded from the analysis.

香港物業報告 — 每月補編 二零二四年 四月



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

(每平方米月租 \$/m² per month)

	と別 rade				甲 A							乙 B							丙 C	1/1/1/11		
		上環	中區	灣仔/ 銅鑼灣 Wan	北角/ 鰂魚涌 North	尖沙咀	油麻地/ 旺角 Yau Ma	九龍灣/ 觀塘# Kowloon	上環	中區	灣仔/ 銅鑼灣 Wan	北角/ 鰂魚涌 North	尖沙咀	油麻地/ 旺角 Yau Ma	九龍灣/ 觀塘# Kowloon	上環	中區	灣仔/ 銅鑼灣 Wan	北角/ 鰂魚涌 North	尖沙咀	油麻地/ 旺角 Yau Ma	九龍灣/ 觀塘# Kowloon
年 / Year /	月 Month	Sheung Wan	Central	Chai/ Causeway Bay	Point/ Quarry Bay	Tsim Sha Tsui	Tei/ Mong Kok	Bay/ Kwun Tong#	Sheung Wan	Central	Chai/ Causeway Bay	Point/ Quarry Bay	Tsim Sha Tsui	Tei/ Mong Kok	Bay/ Kwun Tong#	Sheung Wan	Central	Chai/ Causeway Bay	Point/ Quarry Bay	Tsim Sha Tsui	Tei/ Mong Kok	Bay/ Kwun Tong#
2022	10 - 12	794	993	643	503	515	508	334	489	733	502	401	467	464	332	395	568	497	423	480	461	(185)
2023	1 - 3 4 - 6	719 710	903 985	628 633	512 496	505 502	706 611	330 324	515 470	767 743	498 500	389 380	453 461	473 466	314 333	411 412	561 582	478 496	408 443	456 469	426 445	(93) (111)
	4 - 8 7 - 9	769	985 1 014	638	490 486	502 515	666	324 339	470 512	743	502	388	461	400	333 342	412 425	578	496	443 464	489	443 449	(111)
	10 - 12 *	738	995	613	518	499	632	325	477	715	499	377	463	486	320	407	560	483	454	484	436	-
2023	2 3	795 570	854 887	625 581	529 477	506 505	714 694	343 322	533 535	800 722	508 490	372 398	430 464	490 472	343 336	419 419	526 600	440 492	418 407	475 465	420 452	(93)
	3 4	848	887 946	581 664	477	480	602	322 316	333 487	722	490 509	598 416	464	472	331	419	567	492 478	407	463	432 429	-
	5	666 577	1 042 974	645 597	524 (439)	521 503	(496) (743)	340 313	469 458	776 743	485 501	359 373	463 458	473 495	344 321	416 423	588 597	500 515	451 452	482 465	464 443	(111)
	7	855	974 968	643	488	505	(694)	315	438 517	745	511	403	458 454	493 487	345	423	612	501	452 451	463 485	445	-
	8	619	1 025	613	469	523	695	339	519	734	507	377	461	458	337	433	570	484	456	405	451	_
	9	774	1 043	652	501	489	631	340	491	665	484	379	484	484	349	425	546	499	490	488	463	-
	10	612	986	608	515	516	666	331	482	720	492	362	470	462	309	407	554	489	435	460	460	-
	11 *	780	1 016	568	501	517	(550)	306	445	710	479	391	466	488	360	403	566	493	444	520	434	-
	12 *	(835)	984	657	552	438	624	328	500	710	518	374	452	514	284	412	560	462	481	479	405	-
2024	1 * 2 *	829	984 1 059	659 624	514 (350)	468 (403)	-	332 (330)	531 463	756 937	518 528	377 394	440 (351)	469 (451)	(322)	397 335	525 558	494 490	453 425	466 329	386 371	-

* 臨時數字

- 表示少於5宗交易。
- 本署沒有收到成交個案。
- # 九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。
- 甲級 新型及裝修上乘;間隔具彈性;整層樓面面積廣闊;大堂與通道裝潢講究 及寬敞;中央空氣調節系統完善;設有良好的載客及載貨升降機設備;專 業管理;普遍有泊車設施。
- 乙級 設計一般但裝修質素良好;間隔具彈性;整層樓面面積中等;大堂面積適 中;設有中央或獨立空氣調節系統;升降機設備足夠;管理妥善;不一定 有泊車設施。
- 丙級 設計簡單及有基本裝修;間隔彈性較小;整層樓面面積狹小;大堂只有基本設施;一般並無中央空氣調節系統;升降機僅足使用或不敷應用;管理服務屬最低至一般水平;並無泊車設施。

在不同時期的平均租金變化,可能是因為在兩個時段所分析的不同物業的質素有所差異,而**不應**一概而論視之為該時段中在價值方面的整體變化。如要衡量在有關時期內租金的轉變,請參考表 2.3 及 2.5 的租金指數。

Provisional figures

*

() Indicates fewer than 5 transactions.

No transaction record received by this Department.

- # The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.
- 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.
- 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.

Changes in average rents between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. To measure rental changes over the relevant periods, please refer to the rental indices in Tables 2.3 and 2.5.

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

(每平方米售價 \$/m²)

	級 別 Grade				甲 A							乙 B							丙 C			φ/m/)
		上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌 North	尖沙咀	油麻地/ 旺角 Yau Ma	九龍灣/ 觀塘# Kowloon	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌 North	尖沙咀	油麻地/ 旺角 Yau Ma	九龍灣/ 觀塘# Kowloon	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌 North	尖沙咀	油麻地/ 旺角 Yau Ma	九龍灣/ 觀塘# Kowloon
年 Year	/ 月 / Month	Sheung Wan	Central	Wan Chai/ Causeway Bay	Point/ Quarry Bay	Tsim Sha Tsui	Tei/ Mong Kok	Bay/ Kwun Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	Point/ Quarry Bay	Tsim Sha Tsui	Tei/ Mong Kok	Bay∕ Kwun Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	Point/ Quarry Bay	Tsim Sha Tsui	Tei/ Mong Kok	Bay/ Kwun Tong#
2022	10 - 12	-	(393 834)	(179 588)	-	(181 281)	-	(132 548)	(159 722)	(178 325)(324 921)	(142 361))(163 086)	190 915	(124 396)	(153 516))(135 868)	(195 827)	(204 896)	153 757	150 777)	-
2023	1 - 3	-	453 235	(193 829)(202 804) 192 215	-	143 716	-	(189 474) 248 626	-	(156308)	163 230	(140010)	148 107	(244 003)	(173 550)	(224 023)	165 173	156 111	-
	4 - 6	(367 340)	(475146)	-	-	212 669	-	(154 562)	(170 837)	(325 705)(280876)	-	165 452	149 927	(129 510)	129 696	(233 863)	177 525	206 157	163 351	150 667	-
	7 - 9	-	-	-	-	-	-	(118 041)	-	(281 237)(296013)	-	174 843	145 197	92 592	158 218	(185 009)	(148 624)	(193 636)	141 221	159 807	-
	10 - 12 *	-	(464516)	-	-	-	-	(102 536)	(152 454)	-	(150 990)	(115 372))(163 932)	(170 427)(90 890)	153 902	(207 254)	(172 131)	159 617	148 936	135 785	-
2023	2	-	(340 326)	-	-	(199 770)	-	(153 146)	-	-	-	-	(159797)	-	-	(142 641)) -	(182 543)	-	(143 891)	139 102)	-
	3	-	(542 808)	(193 829)(202 804)(164 843)	-	(162 071)	-	-	(279 087)	-	(155 144)	161 719	-	(145 996)	(244 003)	-	(224 023)	176 039	159 643	-
	4	(364 626)	-	-	-	(200 391)	-	(178 763)	-	(273 926) -	-	(165 791)	(142 867)(139468)	(120 000)	(351 563)	(189 018)	(175 400)	(164 361)	160714)	-
	5	(370 054)	-	-	-	(218 808)	-	(174 200)	-	(377 483) -	-	(126 304)	-	-	(136 521)	(194 630)	(179 408)	(232 075)	(123 165)	144 326	-
	6	-	(475 146)	-	-	-	-	(91 087)	(170 837)	-	(280 876)	-	(184 686)	(156 987)(119552)	(128 377)) -	(158 401)	(228 276)	(176 072)	156 267	-
	7	-	-	-	-	-	-	(118 041)	-	-	-	-	(188 658)	(139 485) -	(135 243)	(185 009)	-	-	(134133)	201 705)	-
	8	-	-	-	-	-	-	-	-	(284 495)(248 023)	-	182 516	(146 394) 91 679	(203 704)) -	-	(193 636)	142 134	152 419	-
	9	-	-	-	-	-	-	-	-	(277 978)(344 004)	-	(95 032)	(148 284)(100 806)	(181 423)) -	(148 624)	-	(143 394)	149116)	-
	10	-	-	-	-	-	-	-	-	-	-	-	(105 620)	-	-	(126 791)) -	-	(156 051)	145 140	171 733)	-
	11 *	-	(464516)	-	-	-	-	(102 536)	(134 306)	-	-	-	(156 633)	(161 111) -	(204 558)	(207 254)	(172 131)	155 311	138 881	135 985)	-
	12 *	-	-	-	-	-	-	-	(206 897)	-	(150990)	(115 372))(236842)	(175 085)(90 890)	(138 204)) -	-	(184 713)	162 156	111 554)	-
2024	1 *	-	-	-	-	(199 655)	-	-	-	-	-	-	(116279)	(145 771)(102 737)	(115 188)) -	(248387)	(190 029)	(164 909)	159 235)	-
	2 *	-	-	(237729)	-	(216 216)	-	151 663	-	-	-	-	-	-	-	(181 333)) -	(159 885)	148 061	(132 980)	118 116)	-

臨時數字

() 表示少於5宗交易。

- 本署沒有收到成交個案。

九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

在不同時期的平均售價變化,可能是因為在兩個時段所分析的不同物業的 質素有所差異,而不應一概而論視之為該時段中在價值方面的整體變化。 如要衡量在有關時期內售價的轉變,請參考表 2.4 及 2.5 的售價指數。 * Provisional figures

() Indicates fewer than 5 transactions.

- No transaction record received by this Department.

The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

Changes in average prices between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. To measure price changes over the relevant periods, please refer to the price indices in Tables 2.4 and 2.5.

2.3

私人寫字樓一各級別租金指數(所有地區)

PRIVATE OFFICES - RENTAL INDICES BY GRADE (ALL DISTRICTS)

(1999 = 100)

年 / Year /	月 Month	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
2022		232.1	231.6	218.5	230.0
2023 *		227.5	231.2	221.5	227.7
2022	7 - 9	232.8	232.5	218.9	230.7
	10 - 12	230.4	229.5	219.4	228.5
2023	1 - 3	228.4	228.5	218.0	226.8
	4 - 6	227.9	231.1	220.7	227.7
	7 - 9	227.2	233.5	224.7	228.6
	10 - 12 *	226.7	231.9	222.7	227.5
2022	9	231.7	232.1	218.3	229.8
	10	230.7	229.6	219.4	228.7
	11	229.9	230.4	220.8	228.7
	12	230.7	228.5	218.0	228.2
2023	1	229.5	225.8	216.1	226.4
	2	227.1	228.4	217.3	226.0
	3	228.5	231.3	220.6	228.1
	4	228.8	230.2	218.0	227.5
	5	228.9	230.9	220.7	228.2
	6	226.1	232.1	223.5	227.4
	7	226.7	232.9	223.7	228.0
	8	228.5	233.8	225.5	229.5
	9	226.4	233.7	224.9	228.2
	10	226.3	232.2	223.3	227.5
	11 *	226.7	231.9	223.3	227.6
	12 *	227.0	231.7	221.6	227.5
2024	1 *	225.5	227.9	218.3	225.0
	2 *	225.4	228.1	217.7	224.9

* 臨時數字

* Provisional figures

私人寫字樓 — 各級別售價指數(所有地區) PRIVATE OFFICES - PRICE INDICES BY GRADE (ALL DISTRICTS) (1999 = 100)

年 / 月 Year / Month	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
2022	463.5 @	519.0	505.6	495.7 @
2023 *	438.1 @	485.3	466.4	468.7 @
2022 7 - 9	(465.4)	(525.5)	506.3	499.6
10 - 12	(434.8)	(512.8)	479.7	479.1
2023 1 - 3	443.9	496.7	478.0	473.9
4 - 6	438.6	513.6	480.3	474.4
7 - 9	(430.8)@	477.4	465.6	462.8 @
10 - 12 *	(426.1)@	(453.6)	441.8	441.8 @
2022 9	(465.5)	(542.8)	(507.4)	(505.6)
10	(439.8)	(522.8)	(486.8)	485.6
11	(427.1)	(512.3)	(474.8)	(474.9)
12	(437.5)	(503.2)	(477.5)	476.9
2023 1	(444.2)	(500.0)	(478.0)	(477.0)
2	(443.4)	(490.3)	(473.8)	469.9
3	(444.0)	(499.8)	482.1	474.7
4	(443.4)	(508.7)	(485.3)	476.8
5	(438.3)	(520.4)	(480.7)	476.6
6	(434.2)	(511.7)	(475.0)	469.8
7	(430.8)	(492.0)	(474.9)	462.8
8	٨	476.3	(466.7)	۸
9	٨	(463.8)	(455.2)	۸
10	۸	(458.0)	(444.3)	۸
11 *	(426.1)	(456.0)	440.6	441.8
12 *	۸	(446.8)	(440.5)	^
2024 1 *	(409.9)	(439.8)	(431.8)	428.7
2 *	(401.2)	٨	(422.4)	٨

* 臨時數字

- () 表示少於 20 宗交易。
- 2022 年的售價指數不包括 2022 年 3 月;
 2023 年的售價指數不包括 2023 年 8、9、10 及 12 月;
 2023 年 7-9 季度的售價指數不包括 2023 年 8 及 9 月;
 2023 年 10-12 季度的售價指數不包括 2023 年 10 及 12 月。
 > 沒有充足資料作分析。

* Provisional figures

() Indicates fewer than 20 transactions.

@ Price indices for 2022 excluding Mar 2022;

Price indices for the periods of 2023 excluding Aug, Sep, Oct and Dec 2023; 2023 quarter 7-9 excluding Aug and Sep 2023; 2023 quarter 10-12 excluding Oct and Dec 2023.

^ Insufficient data for analysis.

私人寫字樓 — 核心地區甲級寫字樓的租金及售價指數

PRIVATE OFFICES - RENTAL AND PRICE INDICES FOR GRADE A OFFICES IN CORE DISTRICTS

(1999 = 100)

年 / J Year / Me	月 Ionth	上環 / 中區 Sheung Wan / Central	租金 Rents 灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售價 Prices 核心地區 # Core Districts #
2022		278.1	215.7	194.7	422.7 @
2023 *		263.0	210.0	190.3	439.3 @
2022 7	- 9	276.3	214.9	194.7	(459.9)@
10	- 12	275.3	212.6	191.9	(374.6)
2023 1	- 3	265.6	210.3	189.2	400.1
4	- 6	262.3	209.0	189.9	(441.6)
7	- 9	263.3	211.3	191.8	-
10	- 12 *	260.7	209.6	190.4	(549.7)@
2022	9	270.5	212.5	195.4	-
	10	269.7	216.6	194.9	(357.1)
	11	290.0	200.5	184.8	(379.5)
	12	266.2	220.8	196.0	(387.2)
2023	1	267.7	217.5	191.6	(410.9)
	2	267.6	212.8	184.5	(393.1)
	3	261.6	200.5	191.4	(396.3)
	4	260.4	217.8	187.7	(355.6)
	5	264.6	204.1	193.1	(392.3)
	6	261.8	205.1	188.8	(576.9)
	7	267.6	209.6	194.2	-
	8	262.8	212.9	188.0	-
	9	259.5	211.3	193.3	-
	10	254.2	210.0	196.7	-
	11 *	273.2	210.1	188.3	(549.7)
	12 *	254.6	208.6	186.2	-
2024	1 *	256.9	209.9	183.8	(349.4)
	2 *	251.9	217.7	(199.3)	(357.8)

核心地區:上環/中區、灣仔/銅鑼灣及尖沙咀

* 臨時數字

() 表示少於 10 宗交易。

- 本署沒有收到成交個案。

2022年的售價指數不包括 2022年3、4及9月;
 2022年7-9季度的售價指數不包括 2022年9月;
 2023年的售價指數不包括 2023年7、8、9、10及12月;
 2023年10-12季度的售價指數不包括 2023年10及12月。

Core districts : Sheung Wan / Central, Wan Chai / Causeway Bay and Tsim Sha Tsui

Provisional figures

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Indicates fewer than 10 transactions.

No transaction record received by this Department.

@ Price indices for the periods of 2022 excluding Mar, Apr and Sep 2022;

2022 quarter 7-9 excluding Sep 2022;

Price indices for the periods of 2023 excluding Jul, Aug, Sep, Oct and Dec 2023;

2023 quarter 10-12 excluding Oct and Dec 2023.

香港物業報告 — 每月補編 二零二四年 四月

Hong Kong Property Review - Monthly Supplement April 2024



		(租金 Rents 每平方米月租 \$/m ² per mon	th)	售價 Prices (每平方米售價 \$/m ²)					
年 / Year /	月 Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories			
2022	10 - 12	1 128	1 141	1 195	555 009	256 696	263 228			
2023	1 - 3	1 253	1 108	1 197	470 386	434 610	372 726			
	4 - 6	1 316	1 184	1 197	633 827	391 678	405 487			
	7 - 9	1 301	1 174	1 220	447 738	329 844	250 405			
	10 - 12 *	1 215	1 203	1 168	496 447	268 776	320 526			
2023	2	1 454	1 125	1 254	(512 867)	412 190	(263 102)			
	3	1 307	1 187	1 267	(387 678)	412 678	377 219			
	4	1 296	1 184	1 164	(380 100)	(409 620)	393 806			
	5	1 216	1 199	1 187	(846 172)	368 203	(480 920)			
	6	1 437	1 170	1 244	(536 640)	406 325	(299 937)			
	7	1 257	1 151	1 202	(534 154)	307 026	(275554)			
	8	1 309	1 164	1 201	(420 686)	(361 393)	252 223			
	9	1 334	1 208	1 255	(287 686)	(336 683)	(229 418)			
	10	1 174	1 143	1 161	(313 675)	(241 032)	(442 932)			
	11 *	1 253	1 285	1 167	(569 236)	287 775	(249 861)			
	12 *	1 220	1 195	1 181	(526 521)	(262 771)	(350 948)			
2024	1 *	1 174	1 012	977	(427 982)	286 386	(455 264)			
	2 *	1 186	1 020	1 296	(197 145)	(360 067)	(294 590)			

* 臨時數字

() 表示少於 20 宗交易。

* Provisional figures

() Indicates fewer than 20 transactions.

在不同時期的平均租金和售價變化,可能是因為在兩個時段所分析的不同物業的質素有所差異, 而**不應**一概而論視之為該時段中在價值方面的整體變化。如要衡量在有關時期內租金和售價的 轉變,請參考表 3.2 的租金及售價指數。 Changes in average rents and prices between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. To measure rental and price changes over the relevant periods, please refer to the rental and price indices in Table 3.2.

香港物業報告 — 每月補編 二零二四年 四月

Hong Kong Property Review - Monthly Supplement April 2024

私人零售業樓宇一租金及售價指數

PRIVATE RETAIL - RENTAL AND PRICE INDICES

(1999 = 100)

年 / 月	租金	售價
Year / Month	Rents	Prices
2022	167.0	523.0
2023 *	171.0	487.9
2022 7 - 9	165.9	517.6
10 - 12	166.9	505.9
$2023 1 - 3 \\ 4 - 6 \\ 7 - 9 \\ 10 - 12 *$	167.5 170.4 172.8 173.1	488.0 499.0 493.3 471.4
2022 9	165.5	513.9
10	166.3	513.4
11	167.3	506.2
12	167.2	498.0
2023 1	167.2	487.9
2	167.2	484.8
3	168.1	491.4
4	168.1	496.6
5	170.7	499.3
6	172.5	501.0
7	172.8	498.4
8	172.8	495.5
9	172.8	486.1
10	172.8	478.8
11 *	173.0	471.4
12 *	173.4	463.9
2024 1 *	173.5	458.0
2 *	173.5	451.7

* 臨時數字

Provisional figures

私人分層工廠大廈 PRIVATE FLATTED FACTORIES

私人分層工廠大廈一平均租金及售價 PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

		()	租金 Rents 每平方米月租 \$ / m ² per mo	nth)	售價 Prices (每平方米售價 \$/m ²)						
年 / Year /	月 Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories				
2022	10 - 12	198	226	165	83 819	81 249	61 370				
2023	1 - 3	198	221	168	71 216	85 447	60 295				
	4 - 6	197	222	165	80 623	81 556	59 001				
	7 - 9	210	224	169	(70 527)	84 294	60 024				
	10 - 12 *	207	226	169	81 973	82 330	54 975				
2023	2	185	224	178	(62 655)	86 473	63 153				
	3	201	224	173	(69 564)	87 924	59 499				
	4	196	215	159	(84 199)	81 530	58 808				
	5	199	226	168	(76 881)	79 993	57 678				
	6	198	228	168	(87 554)	83 176	60 435				
	7	222	225	167	(69 933)	79 215	59 700				
	8	200	225	171	(75 447)	96 416	60 744				
	9	203	222	171	(62 173)	(74 261)	59 537				
	10	222	228	172	(73 164)	(79 696)	54 613				
	11 *	209	228	166	(76 460)	79 503	51 066				
	12 *	184	221	168	(97 026)	87 604	60 105				
2024	1 *	199	194	162	(89 618)	67 078	54 658				
	2 *	186	228	163	(71 575)	91 845	54 835				

* 臨時數字

() 表示少於 20 宗交易。

* Provisional figures

() Indicates fewer than 20 transactions.

平均租金及售價只以樓上單位的租金及售價計算。

Average rents and prices are in respect of upper floor units only.

在不同時期的平均租金和售價變化,可能是因為在兩個時段所分析的不同物業的質素有所差異, 而**不應**一概而論視之為該時段中在價值方面的整體變化。如要衡量在有關時期內租金和售價的 轉變,請參考表 4.2 的租金及售價指數。 Changes in average rents and prices between different periods may be due to variations in the characteristics of different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. To measure rental and price changes over the relevant periods, please refer to the rental and price indices in Table 4.2.

香港物業報告 — 每月補編 二零二四年 四月

私人分層工廠大廈 一 租 金 及 售 價 指 數

PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES

(1999 = 100)

年 / 月	租金	售價
Year / Month	Rents	Prices
2022	211.9	880.3
2023 *	218.5	842.4
2022 7 - 9	214.4	884.3
10 - 12	213.9	849.6
$\begin{array}{rrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrr$	214.5 218.0 221.3 220.4	860.1 861.7 842.2 805.4
2022 9	215.5	870.8
10	215.4	859.7
11	212.8	852.0
12	213.4	837.2
2023 1	212.2	851.5
2	215.4	863.2
3	215.8	865.7
4	215.8	862.9
5	218.5	861.4
6	219.6	860.8
7	220.6	851.4
8	222.1	844.7
9	221.2	830.4
10	221.1	816.1
11 *	220.1	807.7
12 *	220.1	792.4
2024 1 *	218.3	779.1
2 *	218.3	765.0

* 臨時數字

* Provisional figures

上述指數只就樓上單位計算。

The indices are in respect of upper floor units only.

4.2

香港物業報告 — 每月補編 二零二四年 四月



物業市場回報率一私人住宅樓宇 PROPERTY MARKET YIELDS - PRIVATE DOMESTIC

						(回報百分率 % return
				住宅		
				Domestic		
年 / Year /	月 Month	А	В	С	D	Е
2022		2.5	2.2	2.1	2.1	2.0
2023 *		2.9	2.5	2.3	2.2	2.1
2022	7 - 9	2.6	2.3	2.1	2.0	2.0
l	10 - 12	2.7	2.4	2.2	2.1	2.1
2023	1 - 3	2.7	2.3	2.2	2.1	1.9
	4 - 6	2.7	2.4	2.2	2.1	2.0
	7 - 9	3.0	2.5	2.3	2.2	2.1
	10 - 12 *	3.2	2.7	2.5	2.4	2.2
2022	9	2.6	2.3	2.1	2.1	2.0
	10	2.7	2.4	2.2	2.1	2.1
	11	2.8	2.4	2.3	2.1	2.1
	12	2.8	2.4	2.3	2.1	2.0
2023	1	2.7	2.4	2.2	2.1	2.0
	2	2.7	2.3	2.2	2.1	1.9
	3	2.7	2.3	2.1	2.1	1.9
	4	2.7	2.3	2.2	2.1	1.9
	5	2.7	2.4	2.2	2.2	2.0
	6	2.8	2.4	2.3	2.2	2.1
	7	2.9	2.5	2.3	2.2	2.1
	8	3.0	2.6	2.3	2.2	2.1
	9	3.1	2.6	2.4	2.3	2.1
	10	3.1	2.7	2.4	2.3	2.2
	11	3.2	2.7	2.5	2.4	2.2
	12 *	3.2	2.8	2.5	2.4	2.2
2024	1 *	3.3	2.8	2.6	2.4	2.3
	2 *	3.3	2.9	2.6	2.4	2.3

(回報百分率 % return)

* 臨時數字

* Provisional figures

物業市場回報率一私人非住宅樓宇 **PROPERTY MARKET YIELDS - PRIVATE NON-DOMESTIC**

_				非住宅 Non-domestic	
		寫勻 Offi		分層工廠大廈 ** Flatted Factories**	零售業樓宇 Retail
年 / Year /		甲級 Grade A	乙級 Grade B		
2022		2.5 @	2.6	2.9	2.5
2023 *		2.6 @	2.8	3.1	2.8
2022	7 - 9	2.5	2.6	2.9	2.6
	10 - 12	2.6	2.7	3.0	2.6
2023	1 - 3	2.5	2.7	3.0	2.7
	4 - 6	2.6	2.7	3.1	2.7
	7 - 9	2.6 @	2.9	3.2	2.8
	10 - 12 *	2.6 @	3.0	3.3	2.9
2022	9	2.5	2.5	3.0	2.6
	10	2.6	2.6	3.0	2.6
	11	2.7	2.7	3.0	2.5
	12	2.6	2.7	3.1	2.7
2023	1	2.6	2.7	3.0	2.7
	2	2.5	2.8	3.0	2.7
	3	2.5	2.7	3.0	2.7
	4	2.6	2.7	3.0	2.7
	5	2.6	2.6	3.1	2.8
	6	2.6	2.7	3.1	2.7
	7	2.6	2.8	3.1	2.8
	8	^	2.9	3.2	2.7
	9	^	3.0	3.2	2.9
	10	^	3.0	3.3	2.8
	11 *	2.6	3.0	3.3	3.0
	12 *	^	3.1	3.3	2.9
2024	1 *	2.7	3.1	3.4	3.1
	2 *	2.8	^	3.4	3.0

此欄數字只就樓上單位計算。 **

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

2022 年的物業市場回報率不包括 2022 年 3 月; 2023 年的物業市場回報率不包括 2023 年 8、9、10 及 12 月; 2023 年 7-9 季度的物業市場回報率不包括 2023 年 8 及 9 月; 2023 年 10-12 季度的物業市場回報率不包括 2023 年 10 及 12 月。

沒有充足資料作分析。 Λ

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Property Market Yields for 2022 excluding Mar 2022; Property Market Yields for the periods of 2023 excluding Aug, Sep, Oct and Dec 2023; 2023 quarter 7-9 excluding Aug and Sep 2023;

2023 quarter 10-12 excluding Oct and Dec 2023.

Λ Insufficient data for analysis. (回報百分率 % return)

私人樓宇的落成量 COMPLETIONS IN THE PRIVATE SECTOR

落成量 - 私人住宅樓宇 COMPLETIONS - PRIVATE DOMESTIC

(單位數目 No. of units)

	2024年 落成量(截至二月二十九日止) 2024 Completions (up to 29.02.2024)							
類別 Class	港島 Hong Kong	九龍 Kowloon	新界 New Territories	全港 Overall				
А	-	89	1 722	1 811				
В	-	272	1 196	1 468				
С	-	64	21	85				
D	-	192	14	206				
Е	-	24	-	24				
合計 Overall	-	641	2 953	3 594				

以上的落成量只是臨時數字。這些是累積數字,而有關數字在過往月份若有任何修改, 本報告<u>不會</u>另作說明,因此,<u>不應</u>假定單位數目的增加,就是代表最近期的落成量。 The completion figures are provisional. Since the figures are cumulative, any amendments made to figures in the previous months will <u>not</u> be specified and hence it should <u>not</u> be assumed that additional units represent completions in the latest period.

所有數字均不包括村屋在內。

All figures exclude village houses.

落成量 - 私人非住宅樓宇

COMPLETIONS - PRIVATE NON-DOMESTIC

(千平方米 Thousand m²)

	2024年 落成量 (截至二月二十九日止) 2024 Completions (up to 29.02.2024)								
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	全港 Overall					
寫字樓 Offices	74.9	-	-	74.9					
商業樓宇 Commercial Premises	6.8	1.4	3.5	11.7					
工貿大廈 Industrial / Office	-	-	-	-					
分層工廠大廈 Flatted Factories	-	-	-	-					
特殊廠房 Specialised Factories	-	-	-	-					
貨倉 Storage	-	-	-	-					

以上的落成量只是臨時數字。這些是累積數字,而有關數字在過往月份若有任何修改, 本報告<u>不會</u>另作說明,因此,<u>不應</u>假定樓面面積的增加,就是代表最近期的落成量。 The completion figures are provisional. Since the figures are cumulative, any amendments made to figures in the previous months will <u>not</u> be specified and hence it should <u>not</u> be assumed that additional floor area represent completions in the latest period.



DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月	數目	總值 (百萬元)
Year / Month	No.	Consideration (\$ million)
2022 2023 2024 1 - 2 2022 7 - 9 10 - 12 2023 1 - 3 4 - 6	45 050 43 002 5 852 11 683 8 386 14 023 12 199	407 723 389 247 46 888 95 477 74 081 119 977 122 758
$7 - 9 \\ 10 - 12 \\ 2022 9 \\ 10 \\ 11 \\ 12 \\ $	9 174 7 606 3 875 3 148 2 731 2 507	78 022 68 490 29 095 27 179 25 862 21 040
2023 1	3 051	25 431
2	4 282	36 654
3	6 690	57 892
4	4 583	52 368
5	4 003	36 769
6	3 613	33 621
7	3 065	26 591
8	3 247	28 645
9	2 862	22 786
10	2 123	24 497
11	2 554	19 669
12	2 929	24 324
2024 1	3 477	27 792
2	2 375	19 096

資料來源 : 土地註冊處

Source : The Land Registry

數字源自在有關期間送交土地註冊處註冊的住宅樓字買賣合約。這些數字一般顯示送交 註冊前約四個星期內簽立的交易。住宅買賣是指已繳付印花稅的樓字買賣合約。統計數 字並不包括居者有其屋、私人機構參建居屋及租者置其屋計劃等的住宅買賣,除非有關 單位轉售限制期屆滿並已繳付補價。 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, etc. except those after payment of premium.

DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

					R	成交金額 (ange of Considera		on)				
		少於 Less th		2 至少放 2 to less t		3 至少加 3 to less t		5 至少於 5 to less th		10 或以 10 or o		總數 Total
年 / Year /	月 Month	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	
2022		937	2	1 227	3	9 344	21	24 499	54	9 043	20	45 050
2023		936	2	2 037	5	11 309	26	21 061	49	7 659	18	43 002
2024	1 - 2	169	3	450	8	1 777	30	2 642	45	814	14	5 852
2022	7 - 9	232	2	328	3	3 076	26	6 222	53	1 825	16	11 683
	10 - 12	267	3	354	4	2 390	28	4 125	49	1 250	15	8 386
2023	1 - 3	281	2	410	3	3 459	25	7 411	53	2 462	18	14 023
	4 - 6	223	2	490	4	2 839	23	6 167	51	2 480	20	12 199
	7 - 9	205	2	563	6	2 659	29	4 244	46	1 503	16	9 174
1	10 - 12	227	3	574	8	2 352	31	3 239	43	1 214	16	7 606
2022	9	85	2	117	3	1 219	31	1 931	50	523	13	3 875
	10	93	3	97	3	908	29	1 559	50	491	16	3 148
	11	91	3	118	4	797	29	1 321	48	404	15	2 731
	12	83	3	139	6	685	27	1 245	50	355	14	2 507
2023	1	73	2	118	4	856	28	1 523	50	481	16	3 051
	2	100	2	123	3	1 139	27	2 180	51	740	17	4 282
	3	108	2	169	3	1 464	22	3 708	55	1 241	19	6 690
	4	78	2	144	3	1 058	23	2 226	49	1 077	23	4 583
	5	74 71	2 2	170 176	4 5	967 814	24 23	2 043 1 898	51 53	749 654	19 18	4 003 3 613
	6											
	7	59 84	2	190	6	745	24	1 577	51	494 574	16	3 065
	8 9	84 62	3 2	185 188	6 7	965 949	30 33	1 439 1 228	44 43	574 435	18 15	3 247 2 862
	10	62 53	2	188 164	8	949 667	33 31	883	43 42	435 356	15 17	2 802 2 123
	10	80	3	214	8	788	31	1 063	42	409	16	2 554
	12	94	3	196	7	897	31	1 293	44	449	15	2 929
2024	1	111	3	233	7	1 032	30	1 622	47	479	14	3 477
2021	2	58	2	233	9	745	31	1 022	43	335	14	2 375

資料來源 : 土地註冊處

Source : The Land Registry

有關數字來自"住宅買賣 — 樓字買賣合約數目及總值"圖表。 由於四捨五入關係,個別項目的百分率數字加起來可能不等於百分之一百。 Figures are derived from the table 'Domestic Sales - Number of Sale and Purchase Agreements and Total Consideration'.

Figures in percentage for individual items may not add up to 100% due to rounding.

香港物業報告 — 每月補編 二零二四年 四月

住宅一手及二手市場 一 買賣合約數目及總值

DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

		一手買 Primary S			二手買了 Secondary S		總數
年 / 月 Year / Month	數目 No.	%	總值(百萬元) Consideration (\$ million)	數目 No.	%	總值(百萬元) Consideration (\$ million)	Total No.
2022	10 315	23	109 722	34 735	77	297 999	45 050
2023	10 752	25	127 628	32 250	75	261 623	43 002
2024 1 - 2	1 370	23	14 013	4 482	77	32 875	5 852
2022 7 - 9	4 176	36	35 936	7 507	64	59 540	11 683
10 - 12	1 284	15	12 733	7 102	85	61 347	8 386
2023 1 - 3	2 805	20	32 997	11 218	80	86 982	14 023
4 - 6	3 569	29	50 283	8 630	71	72 474	12 199
7 - 9	2 516	27	23 541	6 658	73	54 482	9 174
10 - 12	1 862	24	20 807	5 744	76	47 685	7 606
2022 9	1 435	37	10 466	2 440	63	18 629	3 875
10	672	21	5 230	2 476	79	21 949	3 148
11	365	13	4 763	2 366	87	21 098	2 731
12	247	10	2 740	2 260	90	18 300	2 507
2023 1	363	12	5 072	2 688	88	20 359	3 051
2	655	15	9 053	3 627	85	27 602	4 282
3	1 787	27	18 872	4 903	73	39 021	6 690
4	1 550	34	25 758	3 033	66	26 610	4 583
5	1 000	25	11 807	3 003	75	24 961	4 003
6	1 019	28	12 718	2 594	72	20 903	3 613
7	810	26	7 438	2 255	74	19 153	3 065
8	742	23	8 440	2 505	77	20 205	3 247
9	964	34	7 663	1 898	66	15 124	2 862
10	356	17	4 805	1 767	83	19 693	2 123
11	547	21	6 318	2 007	79	13 352	2 554
12	959	33	9 684	1 970	67	14 640	2 929
2024 1	1 003	29	8 336	2 474	71	19 456	3 477
2	367	15	5 677	2 008	85	13 419	2 375

資料來源 : 土地註冊處

有關數字來自"住宅買賣 — 樓宇買賣合約數目及總值"圖表。請參閱該圖表有關 「住宅買賣」的定義。一手買賣一般指由發展商出售的單位,二手買賣指非由發展 商出售的單位。

由於四捨五入關係,一手和二手買賣的總值加起來可能不等於"住宅買賣 — 樓宇 買賣合約數目及總值"圖表的總值。

Source : The Land Registry

Figures are derived from the table 'Domestic Sales - Number of Sale and Purchase Agreements and Total Consideration'. 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 the table 'Domestic Sales - Number of Sale and Purchase Agreements and Total Consideration'.

NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

	寫字樓				商業樓宇	分層工廠大廈		
	Offices				Commercial	Flatted Factories		
年 /	月	宗數	總值(百萬元)	宗數	總值(百萬元)	宗數	總值(百萬元)	
Year /	Month	No.	Consideration (\$ million)	No.	Consideration (\$ million)	No.	Consideration (\$ million)	
2022		667	8 508	1 397	21 750	2 006	16 884	
2023 *		646	13 530	1 114	16 974	1 862	13 849	
2024	1 - 2 *	88	1 271	122	1 112	204	1 392	
2022	7 - 9	150	2 307	321	4 275	516	4 300	
	10 - 12	160	2 232	291	4 515	368	2 468	
2023	$ \begin{array}{rrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrr$	183 192 137 134	2 793 2 688 1 552 6 496	314 284 293 223	5 325 4 188 4 042 3 418	521 551 420 370	4 057 4 394 2 769 2 630	
2022	9	36	423	103	1 234	181	1 273	
	10	75	825	85	1 145	108	769	
	11	40	504	109	1 441	128	935	
	12	45	903	97	1 929	132	764	
2023	1	40	744	87	1 392	123	795	
	2	49	714	97	1 869	138	1 039	
	3	94	1 335	130	2 064	260	2 222	
	4	59	792	87	948	180	1 327	
	5	63	916	119	2 139	204	1 404	
	6	70	981	78	1 102	167	1 663	
	7	36	264	92	1 140	170	1 145	
	8	60	435	126	2 108	141	912	
	9	41	853	75	794	109	713	
	10 11 * 12 *	33 59 42	359 5 756 381	73 72 95 56	582 1 005 1 832	109 120 128 122	958 950 721	
2024	12 * 1 * 2 *	37 51	334 936	70 52	590 522	122 109 95	721 772 620	

臨時數字

這些數字是根據買賣合約的簽署日期(如沒有買賣合約,則根據轉讓契約簽署日期), 而**並非**送交土地註冊處登記的日期,應與土地註冊處編制的住宅買賣數據有所區別。

數字並不反映所有非住宅買賣。其他類別如工貿大廈、貨倉、車位等並不包括在內。 整座樓宇的買賣,或包含超過一種物業類別的買賣,亦未有包括在內。故此,列表的 數字,特別是總值方面,可能會較實際的數字為低。

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 (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and **not** the date on which the document is submitted for registration.

Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises, car parking spaces etc. are not included. Transactions of a whole building or comprising more than one property type are also excluded. Therefore figures presented here, particularly on the consideration, may have been under-reported.

<u>技 術 附 註</u>

1. 物業類別

樓宇一般是按佔用許可證(俗稱入伙紙)上註明的用途分類,除非本署得悉樓 宇其後在結構上有所更改。本署沒有特別調查樓宇現時的用途,也沒有嘗試辨 別那些住宅樓宇是用作非住宅用途,或那些非住宅樓宇是用作住宅用途。

- **1.1** <u>私人住宅</u>單位,是指設有專用煮食設施、浴室和廁所的獨立居住單位,並按樓 面面積分類如下:
 - A 類單位 實用面積少於 40 平方米
 - B 類單位 實用面積為 40 至 69.9 平方米
 - C 類單位 實用面積為 70 至 99.9 平方米
 - D 類單位 實用面積為 100 至 159.9 平方米
 - E 類單位 實用面積為 160 平方米或以上

統計數字並不包括公共房屋發展項目,即私人機構參建居屋、居者有其屋、可 租可買、重建置業、夾心階層住屋、市區改善和住宅發售等計劃興建的住宅單 位。此外,香港房屋委員會與香港房屋協會興建的出租屋邨、租者置其屋計劃 下售出的單位,以及政府所擁有的宿舍,亦不包括在內。解放軍及醫院管理局 轄下的宿舍、公用事業機構物業的附設宿舍、私營機構宿舍(包括教育院校的 學生宿舍)、酒店和旅舍也不包括在內。自 2002 年起,樓宇落成量不包括村 屋的統計數字。

- 1.2 <u>私人寫字樓</u>包括商用樓宇內的物業,但不包括綜合用途樓宇內的非住宅用途 單位。寫字樓分為以下各級:
 - 甲級 新型及裝修上乘;間隔具彈性;整層樓面面積廣闊;大堂與通道裝潢 講究及寬敞;中央空氣調節系統完善;設有良好的載客及載貨升降機 設備;專業管理;普遍有泊車設施。
 - 乙級 設計一般但裝修質素良好;間隔具彈性;整層樓面面積中等;大堂面 積適中;設有中央或獨立空氣調節系統;升降機設備足夠;管理妥善; 不一定有泊車設施。

Technical Notes

1. Property Types

Premises are categorised according to the use for which the occupation permit was originally issued, unless known to have been subsequently structurally altered. 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.

1.1 <u>Private Domestic</u> units are defined as independent dwellings with exclusive cooking facilities, bathroom and toilet. They are classified by reference to floor area as follows:

 $\begin{array}{rcl} Class A & - \ saleable \ area \ less \ than \ 40 \ m^2 \\ Class B & - \ saleable \ area \ of \ 40 \ m^2 \ to \ 69.9 \ m^2 \\ Class C & - \ saleable \ area \ of \ 70 \ m^2 \ to \ 99.9 \ m^2 \\ Class D & - \ saleable \ area \ of \ 100 \ m^2 \ to \ 159.9 \ m^2 \end{array}$

Class E $\,$ - saleable area of 160 m² or above

Public sector developments, including domestic units built under the Private Sector Participation, Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes, etc. are not included in the statistical figures. Besides, rental estates built by the Hong Kong Housing Authority and the Hong Kong Housing Society, units sold under the Tenants Purchase Scheme, and Government-owned quarters are excluded. Quarters held by the People's Liberation Army and the Hospital Authority, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), hotels and hostels are also excluded. Since 2002, village houses are no longer included in the completion figures.

- **1.2** <u>Private Office</u> 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 airconditioning; 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.

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

寫字樓的所在地點並不影響等級。屬香港特別行政區政府所有並由政府產業 署管理的寫字樓並不包括在本報告內。

- 1.3 <u>私人商業樓宇</u>包括零售業樓宇及其他設計或改建作商業用途的樓宇,但不包括專作寫字樓用途的樓宇,亦不包括車位。香港房屋委員會和香港房屋協會所持有的商業樓宇並不包括在內。自香港房屋委員會於 2005 年年底把旗下部分商業樓宇分拆出售予領展房地產投資信託基金(領展)後,這些分拆出售的物業已歸入私人物業類別。2006 年及之後的統計數字已包括這類別物業的數據在內。讀者把報告年度內的統計數字跟 2005 年及之前的統計數字作比較時, 要特別留意有關轉變。
- 1.4 <u>私人分層工廠大廈</u>包括為一般製造業工序及與該等工序有直接關係的用途 (包括寫字樓)而建設的樓宇。此類物業並不包括私人工貿大廈、私人特殊廠 房及私人貨倉。香港房屋委員會興建的工廠樓宇也不包括在內。

2. 樓面面積

住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指個別單位獨 立使用的樓面面積,包括露台、陽台、工作平台及其他類似設施,但不包括公 用地方,如樓梯、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度 至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、 花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

非住宅樓宇的面積是以「內部樓面面積」來計算,量度範圍是有關單位牆壁及 /或與毗連單位的共用牆向內的一面所圍繞的全部面積。

3. 落成量

私人樓宇的落成量是指獲發佔用許可證的樓宇數量。

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.

- **1.3** <u>Private Commercial</u> premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Car parking space is excluded. Commercial premises owned by the Hong Kong Housing Authority and Hong Kong Housing Society are excluded. Following the divestment of selected commercial Hong Kong Housing Authority premises to Link Real Estate Investment Trust (Link REIT) at the end of 2005, these divested properties are classified as private sector properties and are included in the statistics from 2006 onwards. Readers should take special note of this change when comparing review year figures with those of 2005 and before.
- **1.4** <u>Private Flatted Factories</u> comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. Private Industrial/Office premises, Private Specialised Factories and Private Storage premises are excluded. Similar premises built by the Hong Kong Housing Authority are not included.

2. Floor Areas

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, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

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.

3. Completions

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

各類物業的落成量並不包括上文第1段所述的公營房屋落成量。

4. 預測數量

這是指在本年度的落成量預測數字。住宅樓宇是以單位數目計算,非住宅樓宇則以內部樓面總面積計算。

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

上文第1段所述的公營房屋發展項目並不包括在內。

5. 平均租金和售價

本署會分析新訂租約的租金資料,以計算在租金生效月份的平均租金。就非住 宅樓宇而言,分析資料包括續租時議定的租金,而生效日期即為租賃協議的生 效日期。不過,租金一般是在較早的日期議定(新訂租約是在半至一個月前, 續訂租約是在一至三個月前)。由 2006 年年中起,零售業樓宇的租金資料包 括由領展所持有的物業(詳情可參考上文第 1.3 段)。

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

分析租金時,是根據淨額計算,即不包括差餉、管理費及其他費用。

計算平均售價時,本署會分析經過審查以釐定印花稅的樓宇交易資料。惟下列 類別樓宇交易並不會用作分析:不被接納用作釐定印花稅的樓宇買賣、涉及不 同類別物業的買賣、未獲評估差餉的樓宇、並非交吉出售的住宅樓宇,以及住 宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準。如沒有買賣合約, 買賣日期則根據轉讓契約的簽署日期。一般而言,買賣合約日期是在達成臨時 協議後二至三周。

有關平均租金和售價的分析,只供一般參考用途。該些平均租金和售價並非旨

Public sector completion figures, as mentioned in paragraph 1 above for each property type, are not included.

4. Forecast

Forecast figures of completions 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 current year.

To arrive at the figures, data are compiled in respect of all known developments 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.

Public sector developments as mentioned in paragraph 1 above are not included.

5. Average Rents and Prices

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 (1/2-1 month earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by Link REIT (for details, please refer to paragraph 1.3 above).

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.

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

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, or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier than an Agreement for Sale and Purchase.

Average rents and prices are analysed for general reference only. They are not

在應用於某特定物業上。某段時期的水平,主要取決於期內出租或出售物業的 特點,包括樓宇質素及位置。因此,在不同時期內出現的變化,可能是因為在 兩個時段所分析的不同物業的質素有所差異,而<u>不應</u>一概而論視之為該時段 中在價值方面的整體變化。相對而言,租金與售價指數能較準確地反映價值的 轉變。再者,括號中的數字乃由有限的交易宗數推算而來,使用這些數字時應 特別小心。

新近數個月的租金與售價數字,均屬臨時性質,有待本署取得更多資料後再作 分析。

租金和售價的統計數字,包括村屋,以及政府資助房屋單位在業權轉讓限制期 屆滿及向有關機構繳付補價後,在公開市場的租賃和買賣。這方面與樓宇落成 量所涵蓋的物業有所不同。

除另有說明外,本報告所用的「元」均指港元。

6. 租金和售價指數

如上文解釋,不同時期的平均租金及售價會有差異,這不單可能因為價值有 變,也可能由於樓宇的質素有所改變。不過,制訂租金及售價指數,正是用來 衡量在樓宇質素不變的情況下,租金及售價的轉變。因此,即使在同一時期, 指數的轉變也可能跟平均租金及售價的轉變不同。

計算租金和售價指數所根據的資料,跟用以計算平均租金和售價的數據相同。 以指數衡量價值轉變時,是根據租金或售價除以有關物業的應課差餉租值所 得的「因數」,而非根據每平方米樓面面積的租金或售價計算。物業的應課差 餉租值是假設物業在指定日期空置出租時,估計全年可得的市值租金。實際 上,利用應課差餉租值,不但考慮到樓面面積,也顧及到不同物業在質素上的 其他差別。

如應課差餉租值在全面重估後有所變更,新應課差餉租值會調算至舊應課差 餉租值的水平,以便指數數列得以連貫。

成分指數(即某類別或級別物業的指數)是從分析所有在某指定期間內的交易結果計算出來的。各類樓宇的綜合指數,是將成分指數按<u>加權</u>平均法計算而得出。制訂各類非住宅樓宇綜合指數時所使用的權數,是根據該月份及之前11 個月內有關類型樓宇的總樓面面積計算的。至於住宅樓宇,其租金和售價指數的權數,則是根據該月份及之前11個月內進行的交易數目計算出來。 intended for applying to a particular property. 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 different properties being analysed, and should <u>not</u> be taken as necessarily indicating a general change in value over the period. Rental and price indices are a better reflection of change in value. Further, figures in brackets are derived from limited number of transactions, and should be used with caution.

The rental and price figures for the recent few months are provisional, pending the availability of further data for analysis.

Unlike the coverage of 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.

Where dollars are quoted, they are, unless otherwise stated, Hong Kong dollars.

6. Rental and Price Indices

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.

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. Rateable value of a property is an estimate of the annual open market rent at a designated date on the assumption that the property was then vacant and to let. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties.

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.

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 <u>weighted</u> 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

本報告提供每月、每季和每年指數。每季及每年指數都是有關時期內每月指數的平均數。

指數(尤其是租金指數)未必能充分顯示出市場轉變的幅度。雖然所有租金都 是按淨額分析(參考上文第5段),但本署無法得知的其他「等同租值」租約 條件,是不會相應地調算在內的。例如在租賃市場受壓時,業主通常都會給予 租客一些優惠,包括整修樓宇或延長免租期等。如果為反映標準租約條件而調 算租金,在指數下降時,經調算的租金很可能低於所報的租金。在指數上升時,情況則相反。

7. 較受歡迎屋苑的售價指數

這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。在 2022年及之後獲選作分析的屋苑與以往所選的略有不同,包括:

港島 一 碧瑤灣、比華利山、賽西湖大廈、置富花園、會景閣、帝景園、嘉亨 灣、杏花邨、陽明山莊、光明臺、藍灣半島、康怡花園、逸濤灣、深灣 9號、 南豐新邨、浪琴園、帝后華庭、貝沙灣及貝沙灣南灣、雍景臺、深灣軒、海怡 半島、太古城、囍滙、寶翠園、渣甸山名門、禮頓山、泓都、紅山半島、樂陶苑;

九龍 ─ 淘大花園、泓景臺、半山壹號、星河明居、翔龍灣、君滙港、海濱南岸、維港灣、帝庭園、麗港城、海逸豪園、昇悅居、曼克頓山、皓畋、美孚新邨、港灣豪庭、畢架山一號、又一居、柏景灣、半島豪庭、滙景花園、擎天半島、德福花園、凱旋門、帝峯・皇殿、譽・港灣、天鑄、黄埔新邨、黄埔花園;

新界 — 愛琴海岸、星堤、碧堤半島、麗城花園、映灣園、栢慧豪園、瓏門、 爵悅庭、沙田第一城、藍天海岸、滌濤山、牽晴間、愉景灣、愉景新城、迎海、 粉嶺中心、名城、花都廣場、金獅花園、豪景花園、香港黃金海岸、康樂園、 嘉湖山莊、銀湖·天峰、日出康城-領都、日出康城-首都、匡湖居、新都城、 都會駅、維景灣畔、天宇海、加州花園、將軍澳中心、珀麗灣、Park Yoho、 叠茵庭、藍澄灣、海濱花園、駿景園、御皇庭、加州豪園、浪翠園、太湖花園、 新屯門中心、新港城、帝琴灣、大興花園、大埔中心、峻瀅、比華利山別墅、 御龍山、采葉庭、尚悅、溱岸 8 號、豫豐花園、盈翠半島、荃灣中心、屯門市 and price indices are based on the number of transactions effected in the current and previous 11 months.

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.

The indices, especially the rental indices, will tend to understate the magnitude of market changes. Although all rents are analysed on a net basis (see paragraph 5 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.

7. Price Indices for Selected Popular Residential Developments

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 from 2022 onwards are slightly different from those of previous years, and include:

Hong Kong - Baguio Villa, Beverly Hill, Braemar Hill Mansions, Chi Fu Fa Yuen, Convention Plaza Apartments, Dynasty Court, Grand Promenade, Heng Fa Chuen, Hong Kong Parkview, Illumination Terrace, Island Resort, Kornhill, Les Saisons, Marinella, Nan Fung Sun Chuen, Pacific View, Queen's Terrace, Residence Bel-Air & Bel-Air On The Peak Island South, Robinson Place, Sham Wan Towers, South Horizons, Taikoo Shing, The Avenue, The Belcher's, The Legend at Jardine's Lookout, The Leighton Hill, The Merton, The Redhill Peninsula, Villa Lotto;

Kowloon - Amoy Gardens, Banyan Garden, Celestial Heights, Galaxia, Grand Waterfront, Harbour Green, Harbour Place, Island Harbourview, King's Park Villa, Laguna City, Laguna Verde, Liberte, Manhattan Hill, Mantin Heights, Mei Foo Sun Chuen, Metro Harbour View, One Beacon Hill, Parc Oasis, Park Avenue, Royal Peninsula, Sceneway Garden, Sorrento, Telford Gardens, The Arch, The Hermitage, The Latitude, Ultima, Whampoa Estate, Whampoa Garden;

New Territories - Aegean Coast, Avignon, Bellagio, Belvedere Garden, Caribbean Coast, Central Park Towers, Century Gateway, Chelsea Court, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Double Cove, Fanling Centre, Festival City, Flora Plaza, Golden Lion Garden, Hong Kong Garden, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lake Silver, Lohas Park - Le Prestige, Lohas Park - The Capitol, Marina Cove, Metro City, Metro Town, Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Park Yoho, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea

廣場、天巒、雅典居、灝景灣、新時代中城、新時代廣場。

樓宇樣本中每個物業組別的成分指數,是根據物業的售價除以有關物業的應 課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加 權平均數,而 2023 年的權數是根據 2022 年內的交易宗數而釐定。

8. 物業市場回報率

回報率是把「租金/應課差餉租值」的平均比率與「售價/應課差餉租值」的 平均比率作比較後計算出來的。租金分析與售價分析所涵蓋的物業可能並不 相同。因此,這方面的數字只能顯示普遍的物業回報率及市場趨勢。

9. 樓宇買賣

住宅樓宇買賣的統計數字來自土地註冊處,是根據在有關時期內送交土地註 冊處作登記的住宅樓宇買賣合約而編製。至於非住宅樓宇的買賣統計數字,本 署是根據土地註冊處的交易記錄及稅務局用以釐定印花稅的交易資料加以分 析。與土地註冊處的住宅樓宇買賣統計數字不同,每段有關時期的非住宅樓宇 買賣統計數字,是根據**買賣合約的簽署日期**(如沒有買賣合約,則根據轉讓契 約的簽署日期),而並非送交土地註冊處登記的日期。

10. 四捨五入

由於數字四捨五入,所以表內個別項目的總和與所示的總數可能有些微差別。

Crest Villa, Serenity Park, Sun Tuen Mun Centre, Sunshine City, Symphony Bay, Tai Hing Gardens, Tai Po Centre, The Beaumount, The Beverly Hills, The Palazzo, The Parcville, The Reach, The Riverpark, The Sherwood, Tierra Verde, Tsuen Wan Centre, Tuen Mun Town Plaza, Valais, Villa Athena, Villa Esplanada, YOHO Midtown, YOHO Town.

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 2023, the weights are based on the number of transactions effected in 2022.

8. Property Market Yields

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.

9. Sales Transactions

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 the 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** (or the date on which an Assignment is submitted for registration.

10. Rounding of Figures

Due to rounding, there may be a slight discrepancy between the sum of individual items and the total shown in the Tables.