香港物業報告
Hong Kong Property Review
2020

HONG KONG 香港
ASIA'S WORLD CITY 亞洲國際都會
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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

香港物業報告

Hong Kong Property Review 2020

本報告回顧 2019 年香港物業市場的活動，
並預測 2020 及 2021 年的樓宇落成量。

A review of the Hong Kong property market for the year 2019 with forecast of completions for 2020 and 2021

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2020 年 4 月

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April 2020

差餉物業估價署
Rating and Valuation Department

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《香港物業報告》(報告)載錄差餉物業估價署在每年年底所編製的物業資料與數據。有關落成量、使用量/入住量、空置量、售價和租金的資料,除詳載於正文外,並會另表列明。報告所預測的落成量是根據發展商與建築師所提供的資料推算。本署並藉著視察及在年底所進行的調查,瞭解發展進度和蒐集有關資料,以求得出更可靠的預測數字。報告內所載的預測數字均以曆年計算,因而或會與載於其他政府刊物並以財政年度計算的數字有所不同。

The Hong Kong Property Review (the Review) presents property information and data compiled by the 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 year end. 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.

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

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

本署在年底進行物業空置調查,包括向大廈管理處蒐集空置物業數據,或派員實地視察,以編製物業空置量的統計數字。對於物業管理公司/人士就物業空置情況提供協助,本署謹致衷心謝忱。

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.

報告所回顧的年度最後數月的有關租金和售價數字均屬臨時性質,有待收到進一步資料後再作分析。市民可透過本署網頁(網址:www.rvd.gov.hk)或 24 小時自動電話資訊服務附設的資料傳真設施(2152 2152),免費取得各項最新的數字。

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 website at www.rvd.gov.hk or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

序言 FOREWORD

本報告涵蓋私人樓宇類別，不包括政府、香港房屋委員會及香港房屋協會所擁有的住宅及非住宅發展項目的統計數字。

The Review is confined to the private property sector and does not cover statistics on public sector developments, both domestic and non-domestic, owned by the Government, Hong Kong Housing Authority and Hong Kong Housing Society.

本報告所用詞彙的定義、物業類別及各項數字的計算方法，可參閱64至75頁的「技術附註」。

Definitions of the terms used in the Review, property types, and details of how the various figures have been arrived at can be found in the Technical Notes on pages 64 to 75.

如有查詢，可聯絡本署技術秘書（物業資料）：

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綜觀
Overview

2019年，香港經濟面臨極大挑戰，經歷自2009年環球金融危機以來的首次收縮。延續由2018年下半年開始放緩的趨勢，加上環球經濟放緩及中美貿易摩擦，香港經濟於2019年上半年僅錄得溫和增長。由於涉及本地社會事件嚴重打擊各類經濟活動，加上中美貿易摩擦升溫，香港經濟在下半年步入衰退。平均通脹率由2018年的2.6%上升至2019年的3.0%。勞工市場尤於下半年因經濟狀況惡化而受壓。年內，失業率由第二季2.8%的20年低位上升至第四季的3.3%。

The Hong Kong economy underwent a challenging year in 2019, experiencing its first contraction since the global financial crisis in 2009. Continuing the decelerating trend that began in the second half of 2018, the local economy registered only modest growth in the first half of 2019 amid global economic slowdown and the United States-China trade tensions. The economy entered recession in the second half of the year as the local social incidents dealt a heavy blow to a range of economic activities and the United States-China trade tensions escalated. Inflation rose from an average of 2.6% in 2018 to 3.0% in 2019. The labour market was under pressure, particularly in the second half of the year, attributable to the subdued economic conditions. During the year, unemployment rate increased from a 20-year low of 2.8% in the second quarter towards 3.3% in the final quarter.

隨着市場氣氛轉好及準業主的持續需求所推動，住宅物業市場在2019年上半年的樓價和交投量均錄得明顯增長。雖然中美貿易摩擦於5月再度升溫，加上下半年本地發生社會事件，市場氣氛轉趨審慎，但由於上半年的升幅甚為顯著，樓價全年因而仍見輕微升幅。年內交投量錄得4%的溫和增長。

The residential property market picked up notably in the first half of 2019 in terms of both prices and transaction volume, brought about by improved market sentiment and sustained demand from homebuyers. Market sentiment turned more cautious following the re-escalation of United States-China trade tensions in May and local social incidents in the second half of the year. Yet, domestic price still edged up for the whole year, mainly attributable to the hefty gain registered in the first half of the year. Trading volume registered a mild growth of 4% for the year.

就市民對住屋的殷切需求，政府將房屋及土地供應列為首要急務。除繼續施行需求管理措施外，政府會悉力於短、中及長期開拓土地，並且會以多管齊下的策略，持之以恆地增加可建屋土地的供應。2019年《施政報告》內已公布一系列措施以協助首次置業人士，包括推出「港人首置上車盤」及提升按揭保險計劃下最高九成按揭貸款的樓價上限。

The Government identified housing and land supply as top priorities in response to the keen housing demand of the public. Apart from continuing its demand-side management measures, the Government will use its full strength to develop land in the short, medium and long term, as well as to adopt a multi-pronged strategy to increase the supply of land for housing development in a persistent manner. A series of measures were unveiled in the 2019 Policy Address to support first-time homebuyers, including the launch of the "Starter Homes" for Hong Kong residents and raising the cap on the value of properties eligible for a mortgage loan of maximum cover of 90% loan-to-value ratio under the Mortgage Insurance Programme.

鑑於市場於2019年下半年出現不明朗因素，以及經濟持續放緩，香港經濟短期前景極具挑戰，並面對巨大的不確定性，包括新型冠狀病毒疫情，中美經貿關係，以及本地社會事件。除財政措施外，政府亦推出防疫抗疫基金，力求保住就業、也保住企業，從而穩住經濟和信心。為應對內在與外來環境的急速變化，政府會維護香港的核心競爭力，並密切監察市場狀況。

With market uncertainties emerging from the second half of 2019 and the continued economic slowdown, the short-term outlook on the local economy is extremely challenging, subject to high uncertainties including the developments of the COVID-19 disease infection, United States-China trade relations and the local social incidents. Together with the budgetary measures, the Government has launched an Anti-epidemic Fund with a view to stabilising the economy and maintaining people's confidence by safeguarding jobs and supporting enterprises. The Government will uphold Hong Kong's core competitiveness and remain very vigilant to monitor the market in view of the rapid change in both external and internal situations.

住宅物業

住宅物業市場在2019年首5個月出現顯著增長，樓價飆升10.4%，情況與2018年下半年呈跌勢剛好相反。然而，隨着市場氣氛受環球經濟轉弱、中美貿易摩擦再度升溫及本地發生社會事件所影響，樓價自6月起下滑。下半年的樓價除於11月經歷短暫反彈外，持續向下。至2019年年底，樓價錄得5.4%的按年升幅。住宅物業於2019年的整體交投量上升4%至59 797宗，當中一手市場的交投飆升35%至21 108宗，二手市場的交投則下跌7%至38 689宗。

Residential

Contrary to the retreat in the second half of 2018, the residential property market in the first five months of 2019 improved significantly with flat prices surging by 10.4%. However, flat prices retreated from June onwards as market sentiment was dampened by the weakening global economy, re-escalation of United States-China trade tensions and local social incidents. The downward trend continued throughout the remaining of 2019, despite a short-lived rebound in flat prices in November. At the end of 2019, a year-on-year price growth of 5.4% was registered. The overall number of residential property transactions increased 4% to 59 797 in 2019. Primary market transactions soared by 35% to 21 108 while secondary market transactions dropped by 7% to 38 689.

租賃市場年內有所起伏。租金升勢在3月出現後僅維持6個月，期後租金便下跌至年底。2019年12月的整體租金按年稍跌1.9%。2019年的市場回報率為2.1%至2.6%。

The leasing market drifted up and down during the year. Rising momentum of rents commenced in March but lasted for six months only. Rentals dropped towards the end of 2019. Overall rentals slid a modest 1.9% year-on-year by December 2019. The market yields ranged from 2.1% to 2.6% in 2019.

為鼓勵發展商盡早把一手私人住宅單位推出市場，政府已於2019年10月23日向立法會提交《2019年差餉（修訂）條例草案》以供審議。該條例草案旨在就空置一手私人住宅單位徵收額外差餉。

To encourage developers to expedite the supply of first-hand private residential units in the market, the Government introduced the Rating (Amendment) Bill 2019 (the Bill) into the Legislative Council for scrutiny on 23 October 2019. The Bill aims to introduce Special Rates on vacant first-hand private residential units.

2019年私人住宅落成量為13 643個單位，較2018年少35%。入住量為19 278個單位，較前一年高66%。年底空置量下跌至總存量的3.7%，相當於44 892個單位。在這些空置單位中，有7 344個單位於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。2020和2021年預測落成量分別為20 854個和18 924個單位。

Completions in 2019 were 13 643 units, 35% fewer than those in 2018. Take-up, at 19 278 units, was 66% above that of the last year. Vacancy at the year-end dropped to 3.7% of the total stock, equivalent to 44 892 units. Among these vacant units, 7 344 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. Forecast completions in 2020 and 2021 are 20 854 and 18 924 units respectively.

寫字樓

受經濟不明朗因素影響，年內寫字樓需求轉弱。2019年交投量縮減35%至861宗，創近10年低位。寫字樓售價於年內出現下行走勢，而租金變動不大。商業地帶漸趨分散，減低了對傳統商業區寫字樓的需求，2019年的落成量仍然集中在觀塘的甲級寫字樓，此為對政府的「起動九龍東」措施奏效之證。租賃市場方面，租戶轉趨審慎，而許多公司對簽訂新租約亦採取觀望態度，需求因而疲弱。

Office

The demand for office weakened in the year amid the economic uncertainties. Sales transaction volume shrank by 35% to 861 cases in 2019, a record low in the last decade. Office prices plummeted while rents registered a minimal movement in the year. Alongside the decentralisation trend that reduced the demand for office space in traditional business districts, completions in 2019 retained their focus on Grade A office space in Kwun Tong, witnessing the Government's aim in the "Energising Kowloon East" initiative. For the leasing market, users were cautious and many companies adopted a wait-and-see attitude towards committing new leases, leading to a sluggish demand.

2019 年寫字樓的落成量上升 49% 至 266 900 平方米，為 2008 年以來的歷史高位。甲級寫字樓的落成量為 241 900 平方米，當中 54% 來自觀塘，另有 23% 來自沙田。乙級寫字樓的落成量為 20 200 平方米，主要來自東區和葵青。丙級寫字樓的落成量為 4 800 平方米，幾乎全部來自中西區。年內，寫字樓的整體使用量縮減至 147 000 平方米，甲級寫字樓的使用量錄得正數 168 600 平方米，而乙級和丙級寫字樓則分別錄得負數 20 000 平方米和負數 1 600 平方米。年底空置量微升至總存量的 9.0%，相當於 1 103 900 平方米。甲級、乙級和丙級寫字樓的空置率分別略增至 9.0%、9.7% 和 7.5%。分區的甲級寫字樓維持單位數字的空置率。

Office completions in 2019 rose by 49% to 266 900 m^2, a record high since 2008. Grade A completions were 241 900 m^2, of which 54% came from Kwun Tong and 23% from Sha Tin. Grade B completions of 20 200 m^2 mainly came from the Eastern district and Kwai Tsing. Grade C completions of 4 800 m^2 were almost wholly derived from the Central and Western district. The overall take-up contracted to 147 000 m^2 in the year. Grade A offices had a positive take-up of 168 600 m^2 while Grade B and Grade C offices recorded negative take-up of 20 000 m^2 and 1 600 m^2 respectively. The year-end vacancy increased marginally to 9.0% of the total stock, amounting to 1 103 900 m^2. The vacancy rates of Grade A, Grade B and Grade C offices edged up to 9.0%, 9.7% and 7.5% respectively. For sub-districts, Grade A offices maintained their single-digit vacancy rates.

預計 2020 年的新供應將跌至 77 700 平方米，但在 2021 年將飆升至 292 500 平方米。2020 年甲級寫字樓的新落成量將有 47 500 平方米，主要來自荃灣和西貢，佔預計供應量的 82%。2021 年甲級寫字樓的落成量將為 227 800 平方米，九龍城和東區合共佔預測落成量的 60%。乙級寫字樓在 2020 年的預測落成量將為 29 800 平方米，並在 2021 年進一步攀升至 60 100 平方米。丙級寫字樓在 2020 和 2021 年的落成量分別為 400 平方米和 4 600 平方米。

Forecast completions in 2020 will fall to 77 700 m^2, but will surge substantially to 292 500 m^2 in 2021. In 2020, new Grade A completions will account for 47 500 m^2, mainly from Tsuen Wan and Sai Kung contributing 82% of the anticipated supply. Grade A completions in 2021 will be 227 800 m^2, with Kowloon City and Eastern district together accounting for 60% of the forecast completions. Grade B forecast completions will be 29 800 m^2 in 2020 and further climb to 60 100 m^2 in 2021. There will be 400 m^2 and 4 600 m^2 of Grade C office completions in 2020 and 2021 respectively.

營商前景不明朗下，2019 年 12 月的整體寫字樓售價較前一年下跌 9.5%。甲級寫字樓售價於 2019 年 12 月的按年跌幅最大，下跌 14.1%，其次為丙級寫字樓，跌幅為 6.5%，而乙級寫字樓則微跌 1.4%。租賃需求偏軟導致市場整體租金變動不大，而市場回報率則扭轉下降趨勢而在 2019 年輕微上升。

With uncertain business outlook, overall prices of office space in December 2019 fell 9.5% as comparing to those a year before. Prices of Grade A offices recorded the greatest year-on-year slump of 14.1% in December 2019, followed by Grade C offices of 6.5%, while prices of Grade B offices dropped by 1.4%. Softening leasing demand led to minimal rental changes across the market. Meanwhile, the market yield reversed its declining trend and edged upward moderately in 2019.

商業樓宇

2019年商業樓宇的落成量下跌6%至117 500平方米，當中新界佔47%。年內使用量急跌至8 300平方米，空置率微升至總存量的10.1%，相當於1 164 000平方米。預計2020年落成量會略降至105 300平方米，當中以沙田和荃灣供應最多，合共佔預計供應量的一半。2021年的落成量將跌至98 200平方米，當中一半將來自九龍城。

Commercial

Completions in 2019 dropped by 6% to 117 500 m², with the New Territories accounting for 47% of the completions. Take-up plunged to 8 300 m² in the year, and vacancy rate rose slightly to 10.1% of the total stock, amounting to 1 164 000 m². Completions are expected to decrease slightly to 105 300 m² in 2020, with Sha Tin and Tsuen Wan contributing the most, together accounting for half of the anticipated supply. In 2021, the completions will reduce to 98 200 m², and half of the supply will come from Kowloon City.

零售業樓宇

零售市道面對下行風險，壓抑市場氣氛。訪港旅遊業在2019年上半年雖有顯著擴張，惟下半年受本地社會事件嚴重打擊消費及旅遊相關活動，以及經濟氣氛，其後急劇惡化。整體訪港旅客下跌14.2%至5 590萬人次。內部需求亦同樣收縮，而私人消費開支錄得自2003年以來的首次按年下跌。2019年商業樓宇的交投量亦隨之下滑32%至1 306宗，反映經濟前景黯淡。

Retail

The retail market was subject to downside risks dampening sentiment. After recording visible expansion in the first half of 2019, inbound tourism deteriorated abruptly in the second half as the local social incidents dealt a heavy blow to consumption-and-tourism-related activities and economic sentiment. Overall visitor arrivals dived 14.2% to 55.9 million. Domestic demand shrunk as well. Private consumption expenditure posted the first annual decline since 2003. Transactions of commercial premises plummeted substantially by 32% to 1 306 in 2019, reflecting a gloomy economic outlook.

與2018年12月相比，私人零售業樓宇的售價和租金在2019年12月分別錄得13.4%和4.4%的跌幅，而市場回報率則呈上行走勢。

Both private retail prices and rents declined by 13.4% and 4.4% respectively between December of 2018 and 2019. On the other hand, market yield headed upward.

工業樓宇

工業樓宇的交投量繼續受環球經濟環境驟變所影響。中美貿易摩擦一事雖見進展，但局勢尚未完全平息，所帶來的陰霾將繼續籠罩外在環境，影響本地貿易表現。與此同時，本地發生的社會事件繼續削弱本地經濟和投資意欲。市況欠佳促使許多商戶採取更為保守的態度，令市場在 2019 年下半年更趨疲弱。

2019 年**分層工廠大廈**的落成量上升至 56 200 平方米，大部分來自葵青和荃灣。使用量轉為正數 60 300 平方米。年底空置量微跌至總存量的 5.9%，相當於 971 900 平方米。落成量預計在 2020 年將稍為回落至 53 800 平方米，但會於 2021 年回升至 66 800 平方米。

以 2018 年 12 月與 2019 年 12 月相比，分層工廠大廈售價下跌 7.3%，而租金則無甚變動，年內市場回報率亦沒有明顯變動。

2019 年並無**工貿大廈**落成。使用量轉為正數 2 000 平方米，而空置率則略減至總存量的 9.0%，相當於 49 400 平方米。預計未來兩年均不會有新供應。

2019 年並無新**貨倉**落成。使用量錄得負數 57 800 平方米，空置率升至總存量的 6.4%，相當於 239 200 平方米。預計 2020 年將不會有新供應，但 2021 年將有 75 800 平方米的新貨倉樓面落成。

Industrial

Trading volume continued to be affected by the volatile global economic environment. Though progress was achieved in the United States-China trade conflict, tensions had not been resolved entirely and would continue to cloud the external environment and local trading performance. Meanwhile, local social incidents continued to weigh on the local economy as well as investment sentiment. The unfavourable market conditions prompted many occupiers to take a more conservative approach, resulting in a more sluggish market in the second half of 2019.

Completions of **flatted factories** in 2019 rose to 56 200 m^2, mostly from Kwai Tsing and Tsuen Wan. Take-up reversed to positive, attaining 60 300 m^2. Vacancy at the year-end edged down to 5.9% of total stock at 971 900 m^2. Completions in 2020 are anticipated to drop moderately to 53 800 m^2 but will rebound to 66 800 m^2 in 2021.

Prices dropped by 7.3% while rentals remained virtually unchanged between December 2018 and 2019. Meanwhile, no visible change in the market yield was observed during the year.

There were no **industrial/office** completions in 2019. Take-up turned positive to 2 000 m^2 and the vacancy rate decreased marginally to 9.0% of the stock at 49 400 m^2. No new supply is expected in the next two years.

No new **storage** spaces were completed in 2019. Negative take-up of 57 800 m^2 was recorded and the vacancy rate rose to 6.4% of the total stock at 239 200 m^2. It is anticipated that there will be no new storage supply in 2020 but 75 800 m^2 will be coming on stream in 2021.

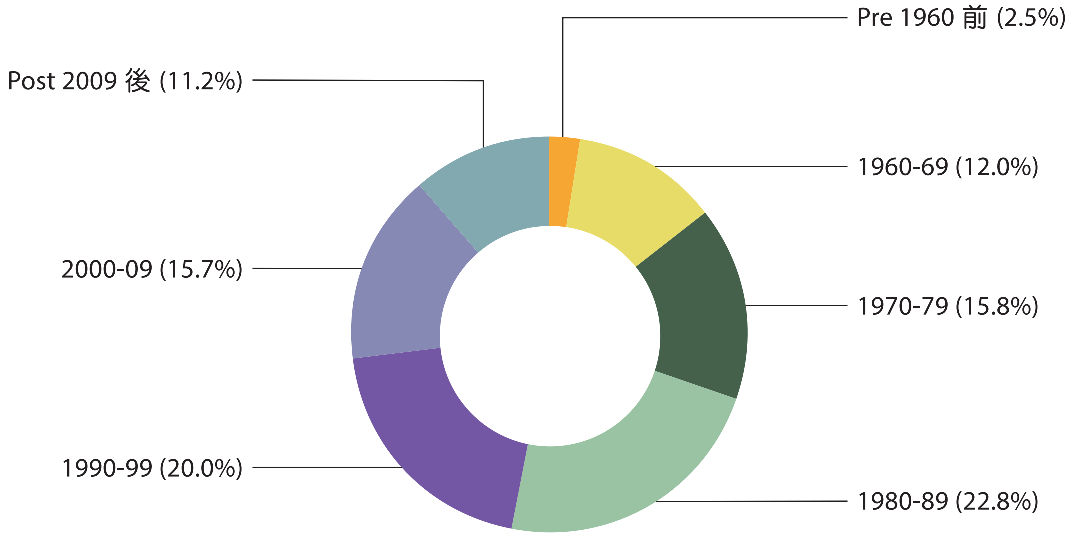
私人住宅
PRIVATE DOMESTIC

私人住宅（整體）
PRIVATE DOMESTIC (OVERALL)

這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2019年年底的整體總存量為1 206 444個單位。圖表顯示按樓齡劃分的總存量。

This sector comprises independent domestic units with exclusive cooking facilities, 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. At the end of 2019, the overall stock was 1 206 444 units. The chart shows stock distribution by age.

按樓齡分類的總存量
Stock Distribution by Age



2019年私人住宅落成量為13 643個單位，較前一年減少35%。按地域計，新界佔58%，九龍佔24%，港島佔18%。按地區計，大埔、西貢和深水埗為供應量最高的三個地區，分別佔整體落成量的24%、12%和10%。

Completions in 2019 amounted to 13 643 units, down by 35% from the previous year. By region, 58% of the completions were in the New Territories, 24% in Kowloon and 18% on Hong Kong Island. District-wise, Tai Po, Sai Kung and Sham Shui Po were the top three suppliers, contributing 24%, 12% and 10% of the overall completions respectively.

2019 年的入住量增加 66% 至 19 278 個單位。年底空置量減至 44 892 個單位，相當於總存量的 3.7%。空置單位中，有 7 344 個於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2019 increased by 66% to 19 278 units. Vacancy at the year-end reduced to 44 892 units, or 3.7% of the total stock. 7 344 of these vacant units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.

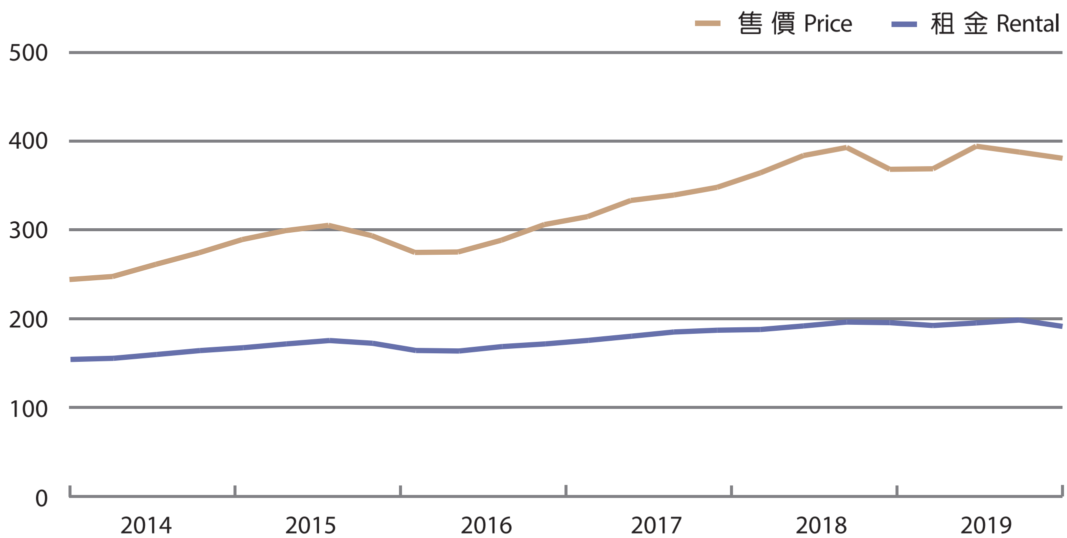
預計 2020 和 2021 年落成量將分別為 20 854 個和 18 924 個單位。在 2020 年，67% 的新供應將來自新界。按地區計，屯門的供應量佔新落成單位的 23%，其次為大埔和西貢，分別佔 18% 和 12%。預計新界將再次佔 2021 年新供應的 67%，當中 59% 的落成量將來自西貢、元朗和沙田。

Completions in 2020 and 2021 are expected to reach 20 854 units and 18 924 units respectively. In 2020, 67% of the new supply will come from the New Territories. On district basis, Tuen Mun will account for 23% of the new units, followed by Tai Po and Sai Kung at 18% and 12% respectively. In 2021, the New Territories will again contribute 67% of the new supply, with Sai Kung, Yuen Long and Sha Tin together providing 59% of the completions.

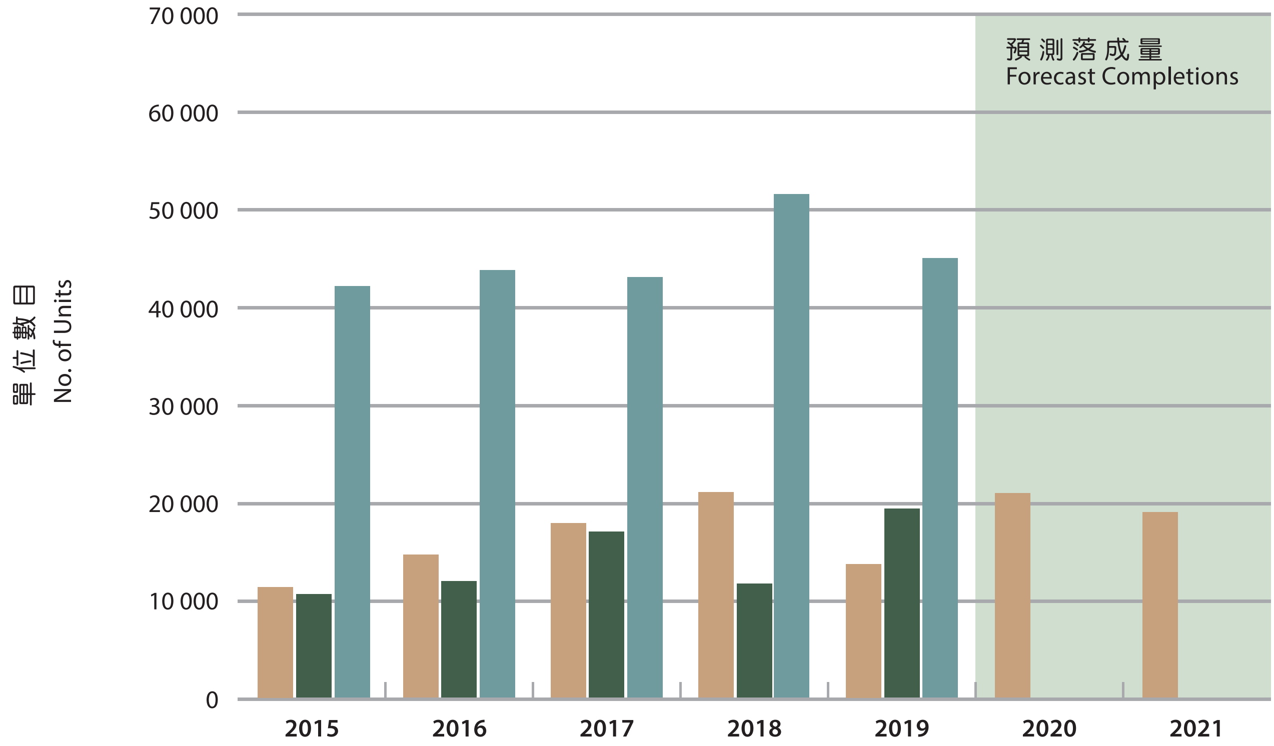
二手市場售價在 2019 年第一季調整,並於第二季急劇上升後,至下半年回落。整體售價於最後一季按年增長 3.4%。與 2018 年同期相比,租金於最後一季錄得 2.1% 的跌幅,全年有升有跌。

Prices in the secondary market consolidated in the first quarter of 2019, rose rapidly in the second quarter, and declined in the second half of the year. Overall prices registered a year-on-year growth of 3.4% in the last quarter. Rents registered ups and downs throughout the year and recorded a reduction of 2.1% in the final quarter over the corresponding period in 2018.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of Units

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	11 296*	14 595	17 791	20 968	13 643	20 854#	18 924#
入住量 Take-up	10 533	11 881	16 954	11 623	19 278		
空置量 Vacancy	42 035	43 657	42 942	51 426	44 892		
%+	3.7	3.8	3.7	4.3	3.7		

* 2015年落成量包括在年內落成並預留為資助出售房屋，但其後於2017年以市價在公開市場發售的16個住宅單位。相關入住量和空置量的數字並沒有修正。

Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related take-up and vacancy figures.

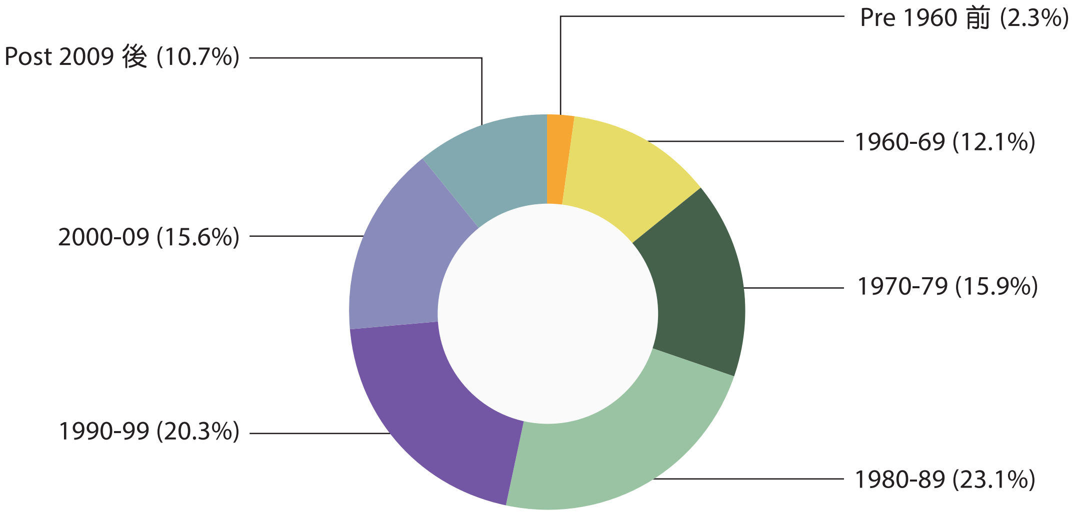
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

此分類包括實用面積為100平方米以下的單位。2019年年底的總存量為1 110 648個單位，佔私人住宅總存量的92%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of less than 100 m^2. Stock at the end of 2019 was 1 110 648 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按樓齡分類的總存量
Stock Distribution by Age



2019年共有12 302個單位落成，其中58%位於新界，25%位於九龍，17%位於港島。大埔、西貢和深水埗供應的新落成單位，合共佔此分類總落成量47%。以單位面積計，單是A類單位便佔新供應的54%，而B類和C類單位則分別佔34%和12%。

There were 12 302 units completed in 2019, of which 58% were located in the New Territories, 25% in Kowloon and 17% on Hong Kong Island. Tai Po, Sai Kung and Sham Shui Po together contributed 47% of the total completions in this sub-sector. In terms of flat size, Class A units alone accounted for 54% of the new supply while the shares of Class B and Class C units were 34% and 12% respectively.

2019 年的入住量飆升 51% 至 16 751 個單位。年底空置量下跌至 37 091 個單位，相當於此分類總存量的 3.3%。

Take-up in 2019 surged by 51% to 16 751 units. Vacancy at the year-end dropped to 37 091 units, or 3.3% of the stock in this sub-sector.

預計 2020 和 2021 年的落成量將分別上升至 19 616 個和 17 663 個。2020 年的落成量中，新界將佔 68%，主要位於屯門、大埔和西貢。2021 年的落成量將再次集中在新界，有 69% 位於該處，主要分布於西貢、元朗和沙田。

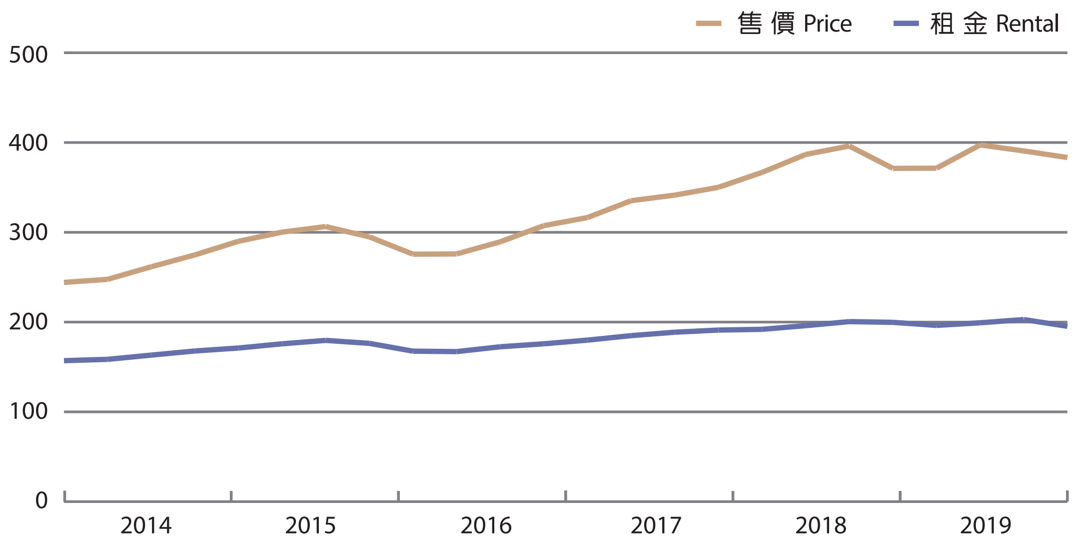
Completions in 2020 and 2021 are expected to rise to 19 616 units and 17 663 units respectively. Of the completions in 2020, the New Territories will provide 68%, mainly in Tuen Mun, Tai Po and Sai Kung. In 2021, focus will again be on the New Territories where 69% of the new units are situated, mainly in Sai Kung, Yuen Long and Sha Tin.

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

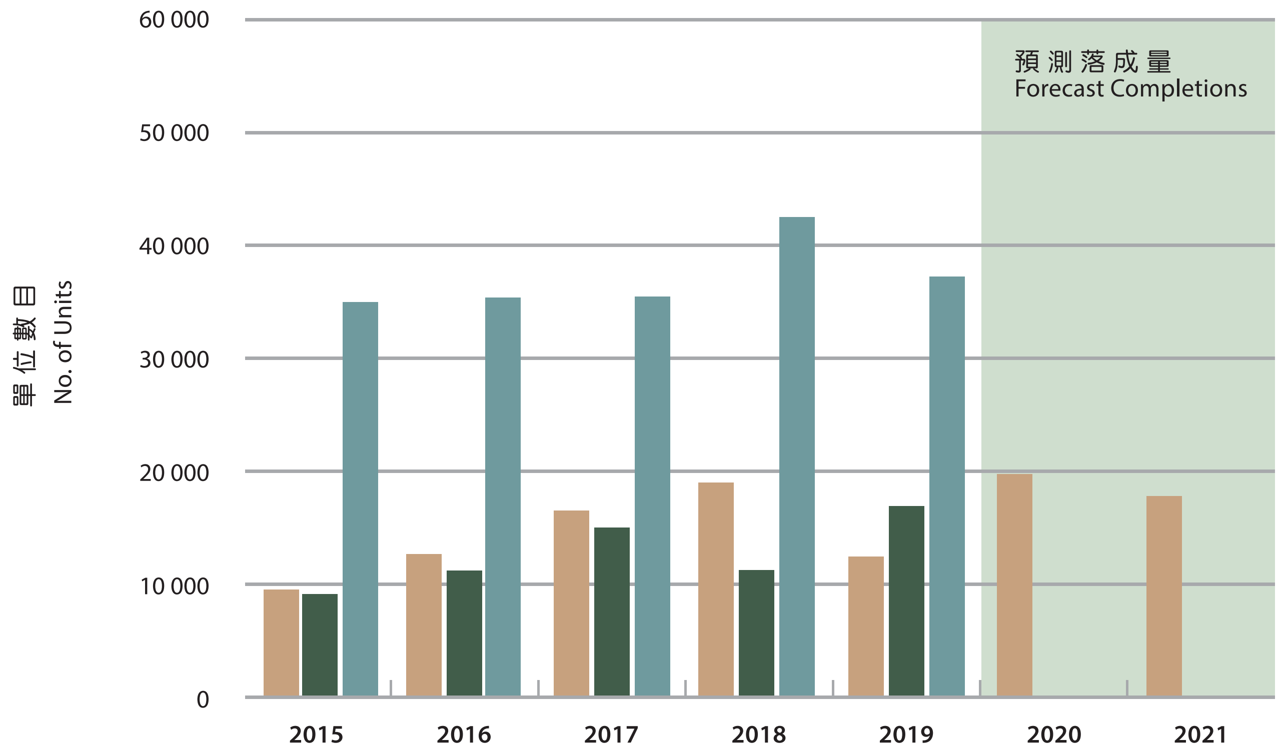
此分類的售價在第二季到達頂峯後，至第三季回落。售價在最後一季較前一年高 3.3%。第四季的租金則較前一年同期下跌 2.2%。

After reaching the peak in the second quarter, prices in this sub-sector dropped in the third quarter. The price in the last quarter was 3.3% higher than a year earlier. Meanwhile, rents fell by 2.2% in the fourth quarter over the corresponding quarter in the preceding year.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of Units

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	9 372*	12 512	16 350	18 863	12 302	19 616#	17 663#
入住量 Take-up	8 972	11 040	14 867	11 083	16 751		
空置量 Vacancy	34 826	35 234	35 314	42 336	37 091		
%+	3.3	3.3	3.3	3.9	3.3		

* 2015年落成量包括在年內落成並預留為資助出售房屋，但其後於2017年以市價在公開市場發售的16個住宅單位。相關入住量和空置量的數字並沒有修正。

Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related take-up and vacancy figures.

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

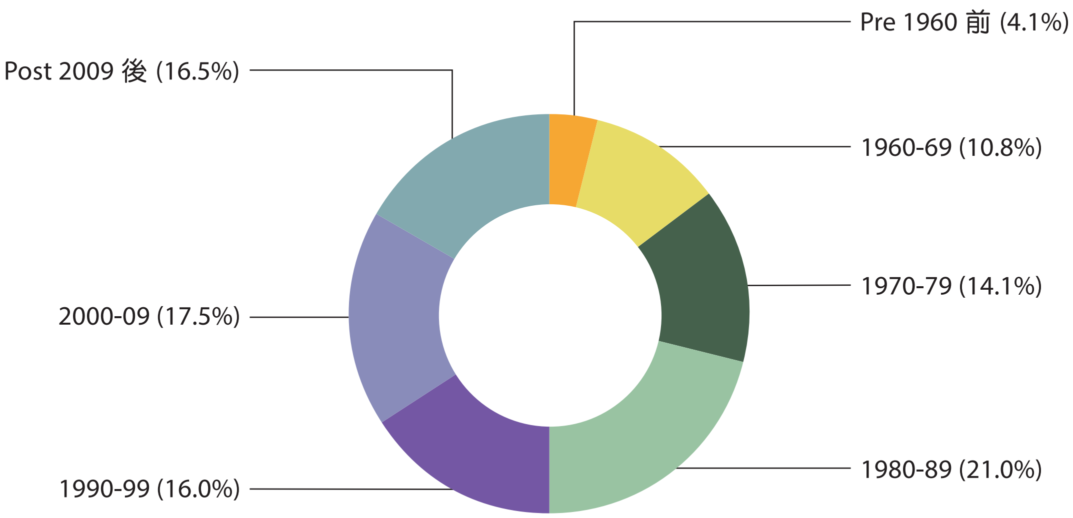
\# 預測數字
Forecast figures

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

此分類包括實用面積為100平方米或以上的單位。2019年年底的總存量為95 796個單位，佔私人住宅總存量的8%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of 100 m^2 or above. Stock at the end of 2019 was 95 796 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2019年落成的1 341個單位中，有70%位於新界。按地區計，大埔佔落成量的24%，其次是沙田，佔23%。

Of the 1 341 units completed in 2019, 70% were located in the New Territories. On district level, Tai Po accounted for 24% of the completions, followed by Sha Tin at 23%.

2019 年的入住量急升至 2 527 個單位。年底空置量下跌至 7 801 個單位，相當於此分類單位總存量的 8.1%。

Take-up in 2019 soared to 2 527 units. The year-end vacancy declined to 7 801 units, representing 8.1% of the stock in this sub-sector.

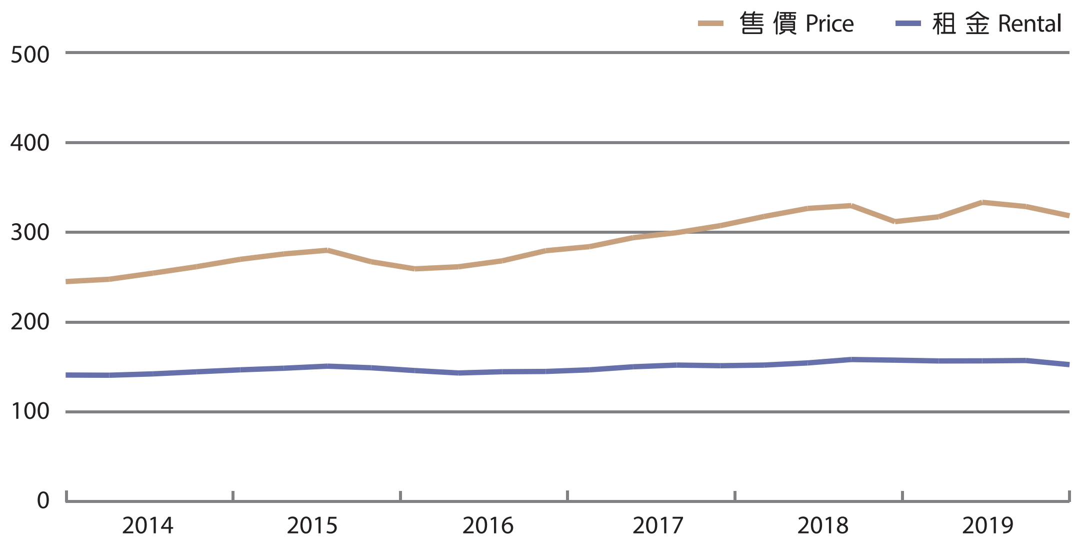
預計 2020 和 2021 年新落成單位將分別為 1 238 個和 1 261 個。未來兩年的新供應將集中在新界。在 2020 年，大埔和九龍城將合共提供新落成單位的 53%，而 2021 年，南區和沙田將合共提供落成量的 44%。

1 238 units and 1 261 units are estimated to be completed in 2020 and 2021 respectively. New supply in the coming two years will be concentrated in the New Territories. Tai Po and Kowloon City will provide in total 53% of the new completions in 2020. In 2021, Southern district and Sha Tin altogether will provide 44% of the completions.

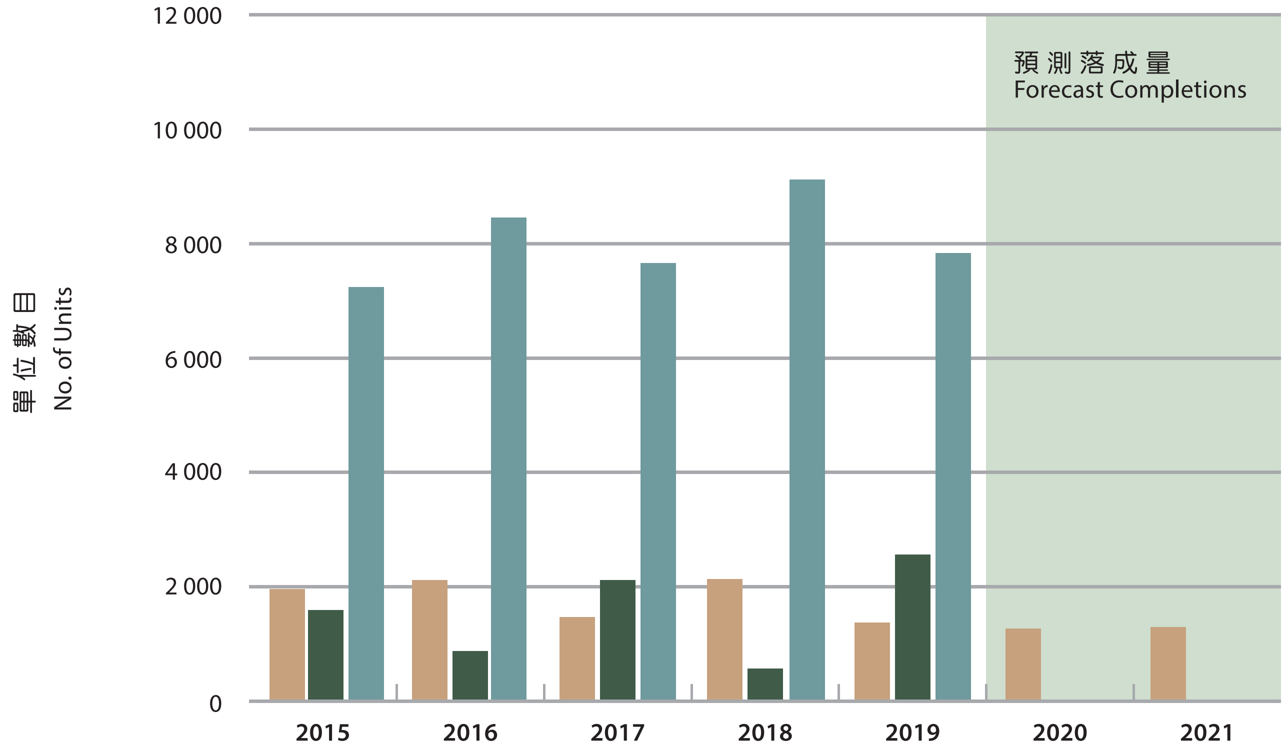
此分類物業的售價在 2019 年上半年上升，並在第二季到達頂峯後，至第三季開始回落。售價在最後一季按年上升 2.1%，而第四季的租金則較 2018 年同季下跌 3.2%。

Prices in this sub-sector rose in the first half of 2019, peaking in the second quarter before starting to decline in the third quarter. Prices exhibited a 2.1% increase in the final quarter over a year earlier. Rents recorded a fall of 3.2% in the fourth quarter when compared with the corresponding quarter in 2018.

售價及租金指數
Price and Rental Indices



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



單位數目
No. of Units

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	1 924	2 083	1 441	2 105	1 341	1 238#	1 261#
入住量 Take-up	1 561	841	2 087	540	2 527		
空置量 Vacancy	7 209	8 423	7 628	9 090	7 801		
%+	8.1	9.2	8.2	9.6	8.1		

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

\# 預測數字
Forecast figures

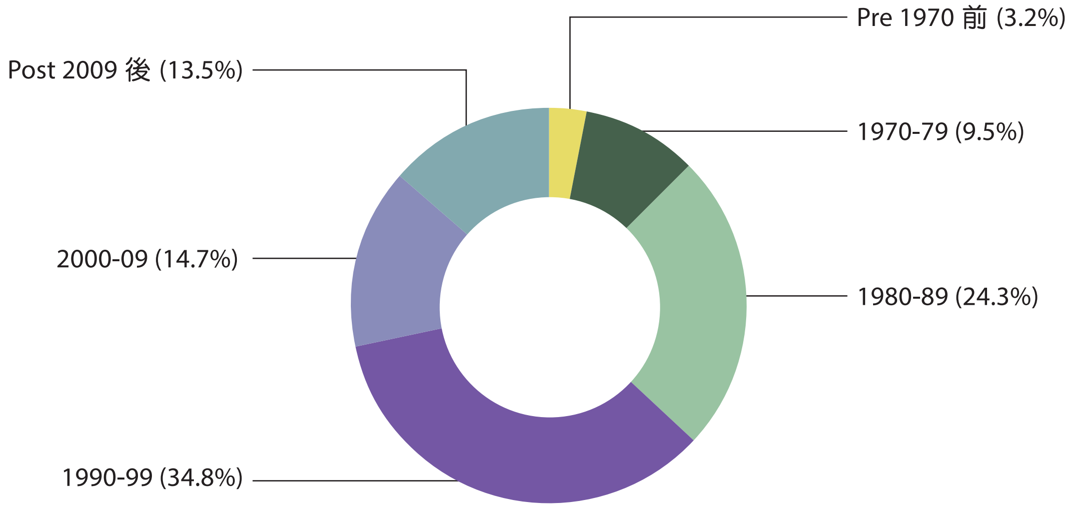
私人寫字樓
Private Office

私人寫字樓（整體）
Private Office (Overall)

2019年年底，私人寫字樓的總存量為12 313 800平方米，當中甲級寫字樓佔65%，乙級寫字樓佔23%，丙級寫字樓佔12%。位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積在2019年年底共佔總存量的51%。圖表顯示按樓齡劃分的整體寫字樓總存量。

The total stock of private offices at the end of 2019 amounted to 12 313 800 m^2, comprising 65% Grade A, 23% Grade B and 12% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 51% of the total stock at the end of 2019. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2019年私人寫字樓的落成量為266 900平方米，較2018年上升49%，有90%的落成量位於非核心地區。甲級寫字樓的落成量為241 900平方米，相當於總供應量的91%。

Office completions in 2019 were 266 900 m^2, representing a rise of 49% from 2018. 90% of the completions were in the non-core districts. Completions of Grade A space amounted to 241 900 m^2, equivalent to 91% of the total supply.

年內的整體使用量錄得147 000平方米，較前一年減少45%。年底空置量增加7%至1 103 900平方米，相當於總存量的9.0%。

An overall take-up of 147 000 m^2 was recorded for the year, demonstrating a reduction of 45% from the preceding year. Vacancy at the year-end increased by 7% to 1 103 900 m^2, which was equivalent to 9.0% of the total stock.

預計2020和2021年分別有77 700平方米和292 500平方米的私人寫字樓落成。2020年新界的供應佔總落成量的68%，當中荃灣和西貢合共提供新落成面積的50%。2021年，九龍城和東區的供應相對較多，兩者將分別佔整體落成量的26%和20%。

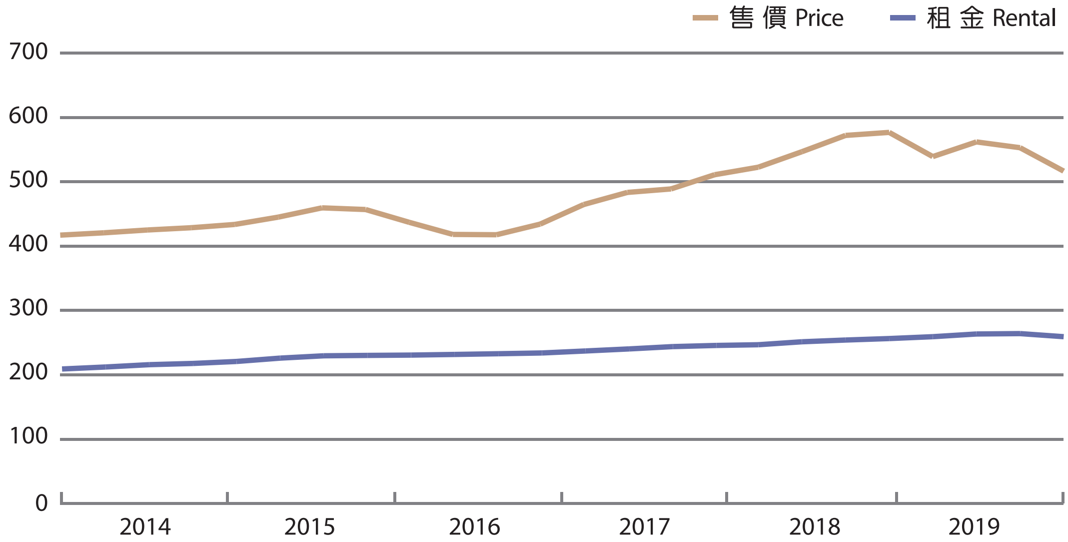
Completions in 2020 and 2021 are forecast to be 77 700 m^2 and 292 500 m^2 respectively. Supply from the New Territories in 2020 accounted for 68% of total completions, with Tsuen Wan and Sai Kung together providing 50% of the newly completed spaces. Districts with relatively higher supply in 2021 are Kowloon City and Eastern district, which will account for 26% and 20% of the overall completions respectively.

私人寫字樓（整體）
PRIVATE OFFICE（OVERALL）

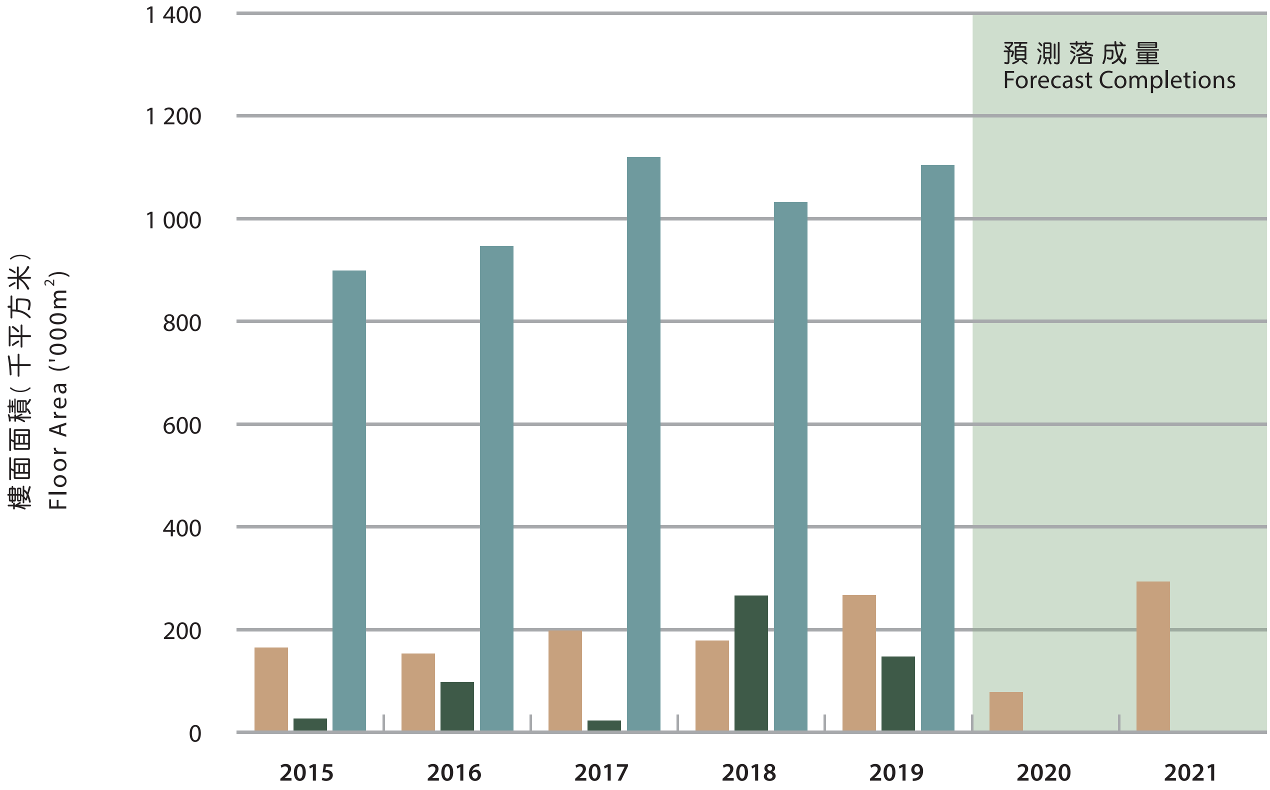
寫字樓售價在第二季到達年度頂峯後便下跌至2019年年底。以2019年第四季與前一年同季相比，售價下跌10.4%，而最後一季的租金則較前一年同期錄得1.1%的溫和增長。

Office prices reached the peak of the year in the second quarter and dropped towards the end of 2019. Prices in the fourth quarter of 2019 showed a decrease of 10.4% over the corresponding quarter a year earlier. Rents registered a mild growth of 1.1% in the last quarter when compared with the same period of 2018.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000m^2)

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	165	153	198	179	267	78#	293#
使用量 Take-up	27	98	23	266	147		
空置量 Vacancy	899	946	1 120	1 032	1 104		
%+	8.0	8.2	9.5	8.6	9.0		

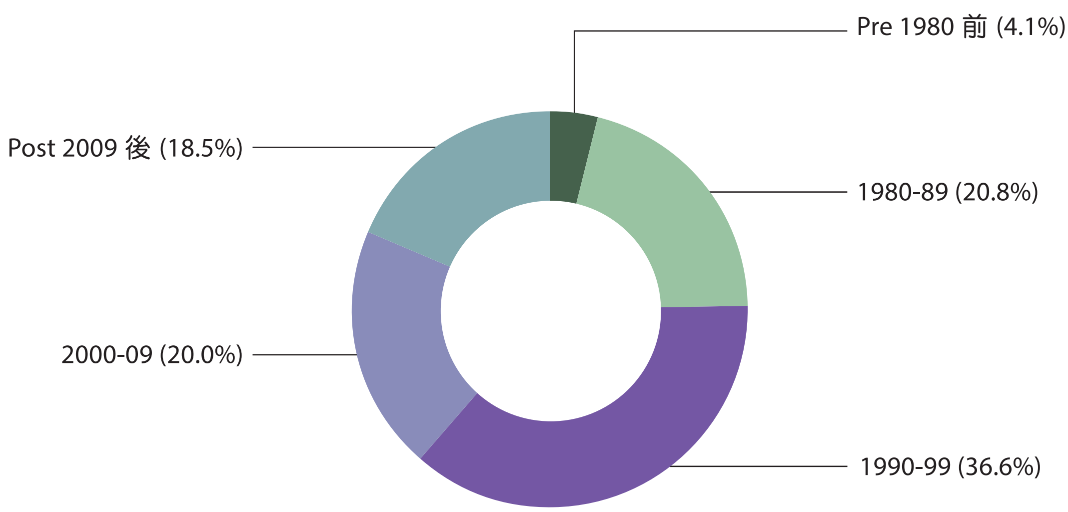
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2019 年年底，甲級寫字樓的總存量達 8 019 300 平方米，佔寫字樓總存量的 65%。圖表顯示按樓齡劃分的甲級寫字樓總存量。

At the end of 2019, stock of Grade A office space stood at 8 019 300 m², representing 65% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的 49%，而九龍與新界則分別佔 39% 和 12%。

Hong Kong Island accounted for 49% of the stock, while the shares for Kowloon and the New Territories were 39% and 12% respectively.

甲級寫字樓的落成量為 241 900 平方米，較 2018 年高出 36%。新發展項目大多位於非核心地區，如觀塘和沙田，分別佔當中的 54% 和 23%。

Completions of Grade A offices were 241 900 m², a rise of 36% from 2018 level. Majority of the new developments were located in the non-core districts such as Kwun Tong with 54% and Sha Tin with 23%.

2019 年的使用量維持正數，但降至 168 600 平方米。年底空置量推升至甲級寫字樓總存量的 9.0%，相當於 720 400 平方米，其中 30% 的空置面積位於核心地區。

Take-up in 2019 remained positive but was reduced to 168 600 m^2. The year-end vacancy was driven up to 9.0% of the Grade A stock, amounting to 720 400 m^2. 30% of the vacant spaces was found in the core districts.

預計 2020 和 2021 年分別有 47 500 平方米和 227 800 平方米的甲級寫字樓落成。在 2020 年，荃灣和西貢的供應相對較多，將分別佔整體落成量的 49% 和 33%。2021 年的新供應將集中於九龍城和東區，佔預測落成量的 60%。

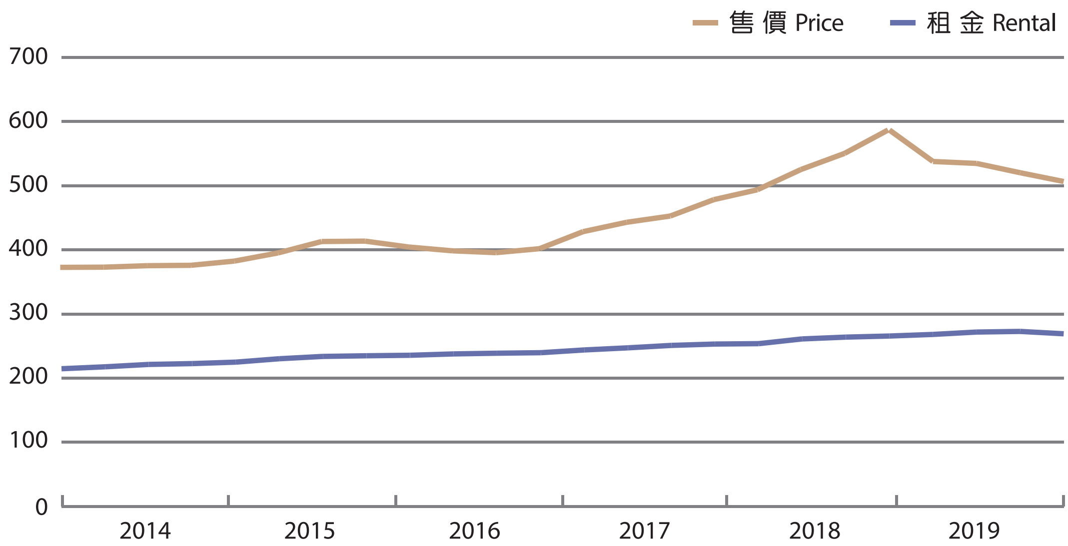
47 500 m^2 and 227 800 m^2 are estimated to be completed in 2020 and 2021 respectively. Districts with relatively higher supply in 2020 are Tsuen Wan and Sai Kung which will account for 49% and 33% of the overall completions respectively. New supply in 2021 will be concentrated in Kowloon City and Eastern district by providing 60% of the estimated completions.

私人寫字樓（甲級）
Private Office (Grade A)

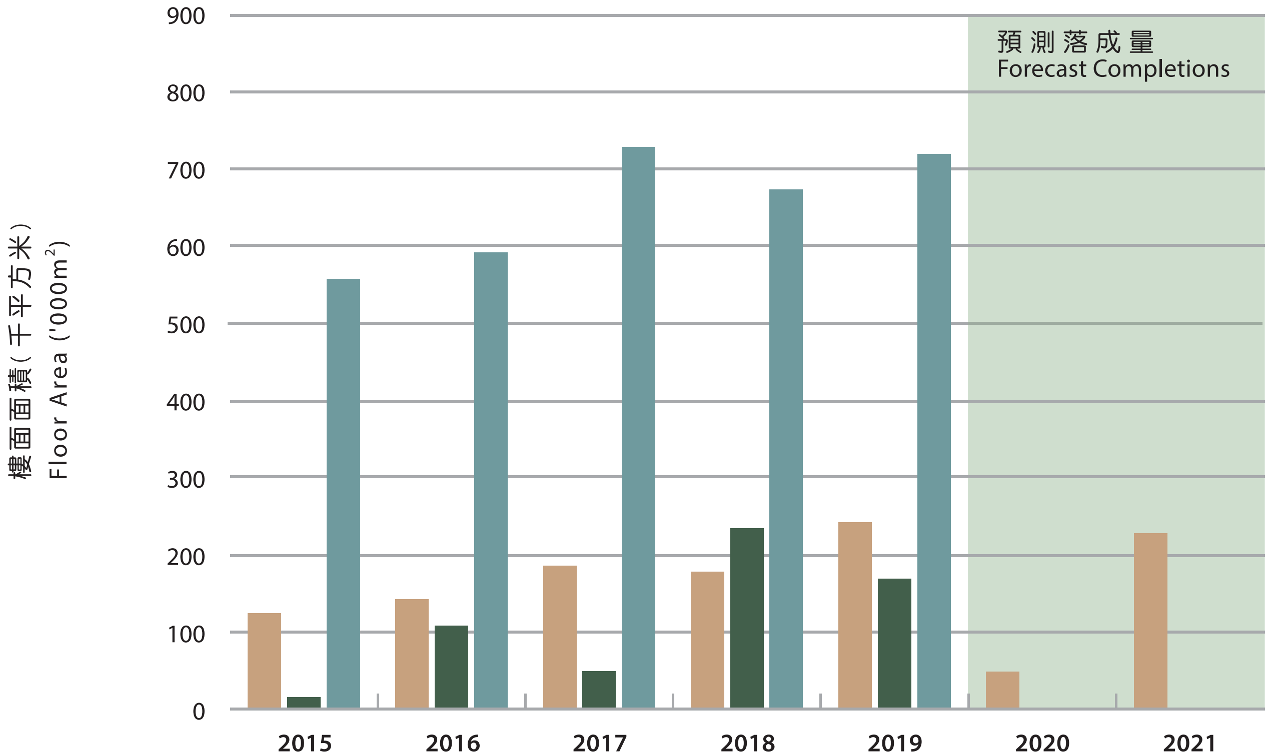
甲級寫字樓售價在第一季急速回落，並在餘下季度逐步下跌。以第四季與 2018 年同期相比，售價下跌 13.7%。租金全年走勢溫和，2019 年第四季較 2018 年同期微升 1.3%。

Prices of Grade A offices recorded a speedy retreat in the first quarter and continued edging down gradually for the remaining quarters. Prices were down by 13.7% in the fourth quarter over the same period in 2018. Rents moved gently throughout the year with a mild increase of 1.3% between the fourth quarters of 2018 and 2019.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000m^2)

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	124	142	186	178	242	48#	228#
使用量 Take-up	15	108	49	234	169		
空置量 Vacancy	558	592	729	674	720		
%+	7.8	8.0	9.6	8.7	9.0		

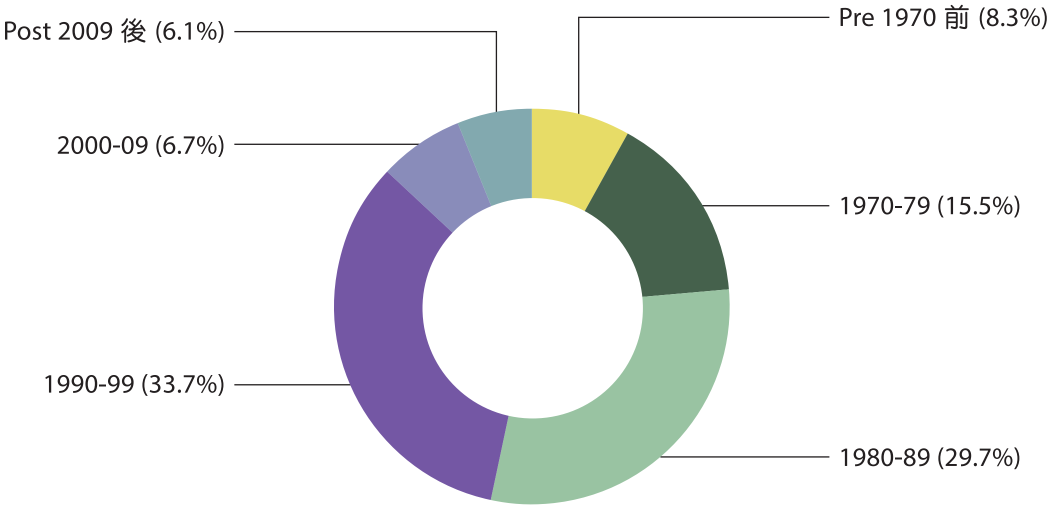
\+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 預測數字
Forecast figures

2019 年年底，乙級寫字樓的總存量為 2 814 100 平方米，佔寫字樓總存量的 23%。圖表顯示按樓齡劃分的乙級寫字樓總存量。

Stock of Grade B offices at the end of 2019 was 2 814 100 m^2, representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的 58%，而九龍與新界則分別佔 36% 和 6%。

Hong Kong Island accounted for 58%, while Kowloon and the New Territories contributed 36% and 6% respectively.

2019 年乙級寫字樓落成量由 2018 年大幅躍升至 20 200 平方米。大部份新落成單位位於東區和葵青。

Grade B office completions in 2019 spiked up from 2018 level to 20 200 m^2. Most completions were located in Eastern district and Kwai Tsing.

有別於甲級寫字樓的情況，乙級寫字樓在2019年的使用量錄得負數20 000平方米。年底空置量為272 700平方米，增至乙級寫字樓總存量的9.7%，其中41%的空置面積位於核心地區。

Unlike Grade A offices, Grade B offices in 2019 had a negative take-up of 20 000 m^2. The year-end vacancy, amounting to 272 700 m^2, rose to 9.7% of the Grade B stock. 41% of the vacant spaces was found in the core districts.

預計2020和2021年分別有29 800平方米和60 100平方米的單位落成。2020年的預計新供應中，有49%將來自港島，主要位於灣仔和中西區，另有36%將來自沙田。2021年的供應將主要來自元朗、灣仔和荃灣。

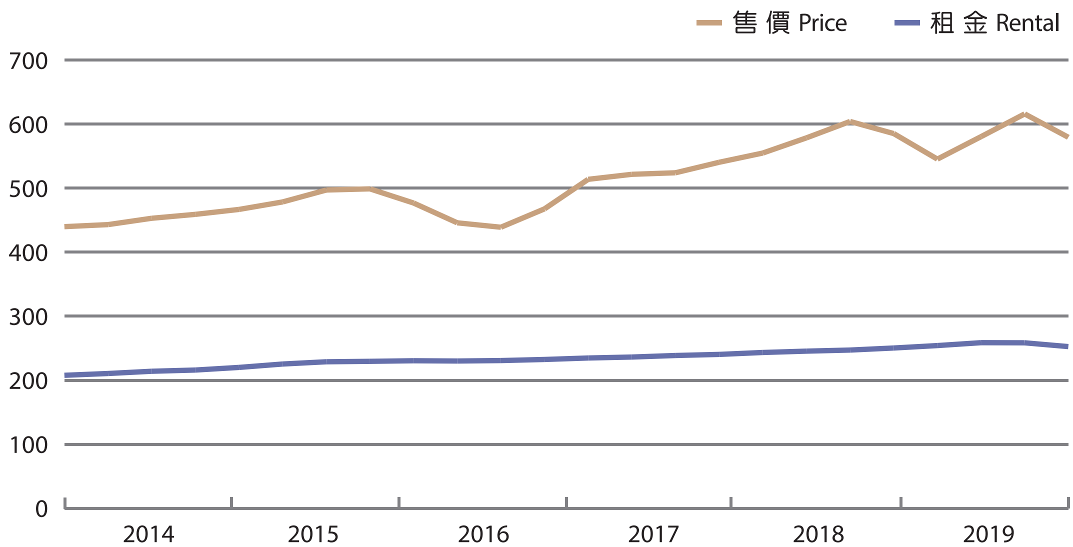
It is estimated that 29 800 m^2 and 60 100 m^2 will be completed in 2020 and 2021 respectively. In 2020, 49% of the anticipated new supply will be located on Hong Kong Island, mainly in Wan Chai and Central and Western district. Another 36% will come from Sha Tin. Major supply in 2021 will be contributed from Yuen Long, Wan Chai and Tsuen Wan.

私人寫字樓（乙級）
PRIVATE OFFICE (GRADE B)

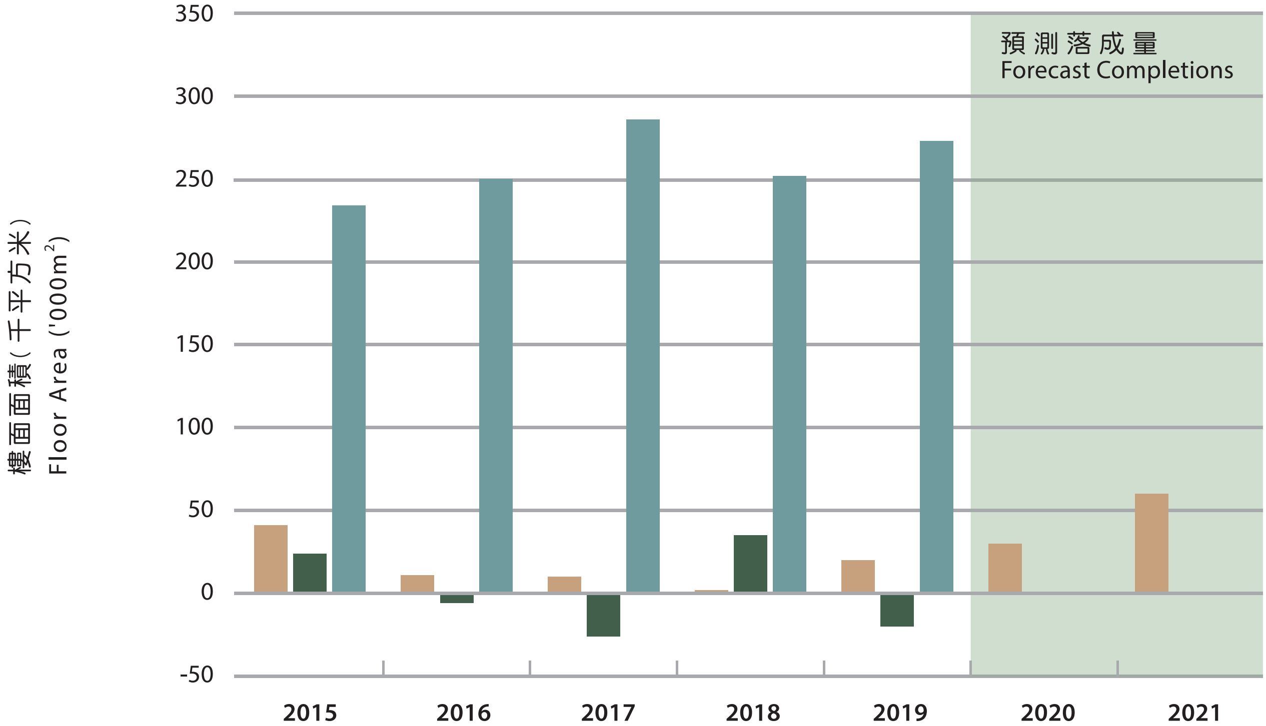
乙級寫字樓售價在 2019 年各季間波動，但與前一年同期相比，最後一季下跌 1.0%，而租金於最後一季則較 2018 年同期錄得 0.9% 的溫和增長。

Prices of Grade B offices fluctuated between quarters in 2019 but exhibited a drop of 1.0% in the final quarter over a year earlier. Rents registered a mild growth of 0.9% in the last quarter when compared with the same period of 2018.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000m^2)

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	41	11	10	1	20	30#	60#
使用量 Take-up	24	-6	-26	35	-20		
空置量 Vacancy	234	250	286	252	273		
%+	8.9	9.4	10.4	9.0	9.7		

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

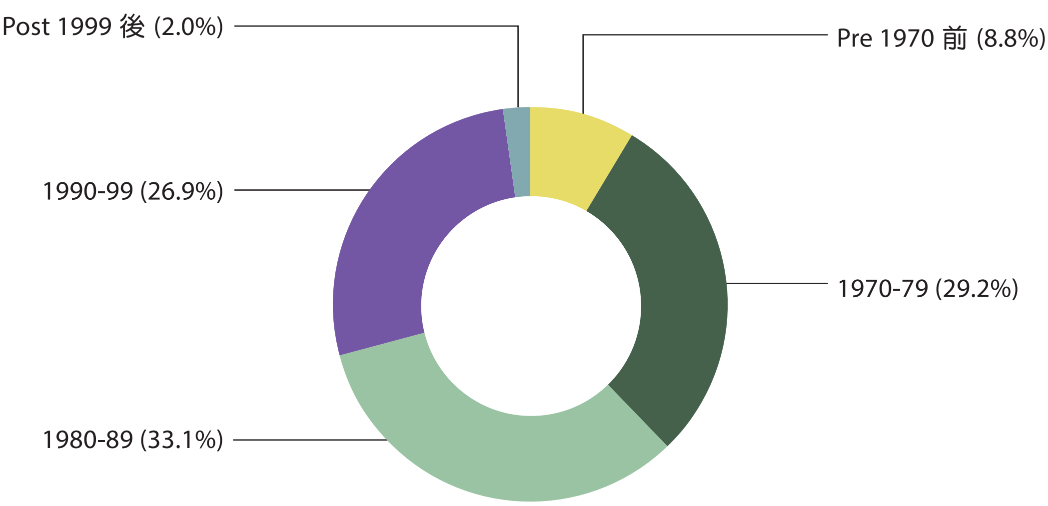
\# 預測數字
Forecast figures

私人寫字樓（丙級）
PRIVATE OFFICE (GRADE C)

2019 年年底，丙級寫字樓的總存量為 1 480 400 平方米，佔寫字樓總存量的 12%。圖表顯示按樓齡劃分的丙級寫字樓總存量。

Stock of Grade C offices was 1 480 400 m^2 at the end of 2019, representing 12% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量
Stock Distribution by Age



港島佔總存量的 66%，而九龍與新界則分別佔 32% 和 2%。

Hong Kong Island accounted for 66% of stock, while the shares for Kowloon and the New Territories were 32% and 2% respectively.

2019 年有 4 800 平方米的丙級寫字樓落成。所有新發展項目均來自中西區和九龍城。

There were 4 800 m^2 Grade C offices completed in 2019. All new developments came from Central and Western district and Kowloon City.

丙級寫字樓的使用量錄得負數 1 600 平方米，年底空置量則增至 110 800 平方米，相等於丙級寫字樓總存量的 7.5%，當中 70% 的空置面積位於核心地區。

A negative take-up of 1 600 m^2 was recorded and the year-end vacancy, as increased to 110 800 m^2, was equivalent to 7.5% of the Grade C stock. 70% of the vacant spaces was found in the core districts.

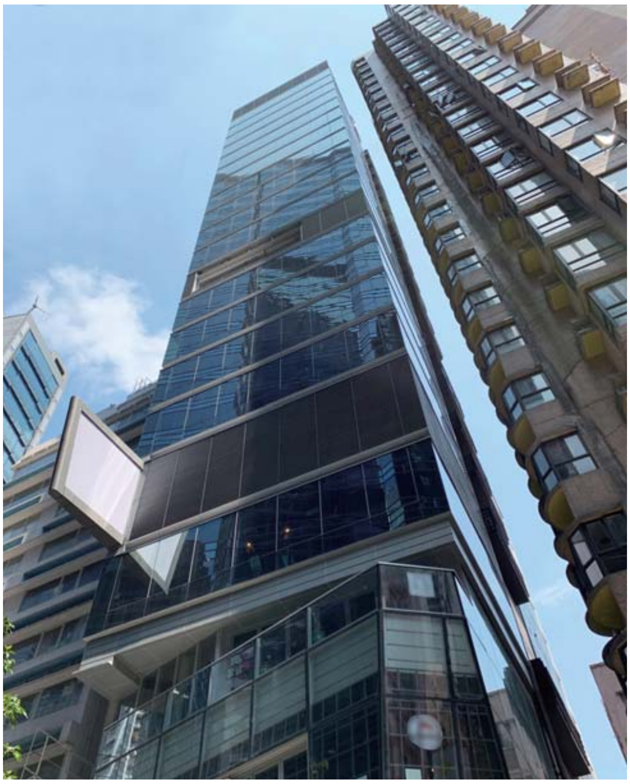
預計 2020 和 2021 年僅有少量丙級寫字樓落成，分別為 400 平方米和 4 600 平方米。預計 2020 年的落成量將來自灣仔和油尖旺，而 2021 年的新供應則全部位於灣仔。

Only limited completions of Grade C offices of 400 m^2 and 4 600 m^2 will be expected in 2020 and 2021 respectively. It is expected that the completions in 2020 will come from Wan Chai and Yau Tsim Mong. In 2021, the new supply will be entirely in Wan Chai.

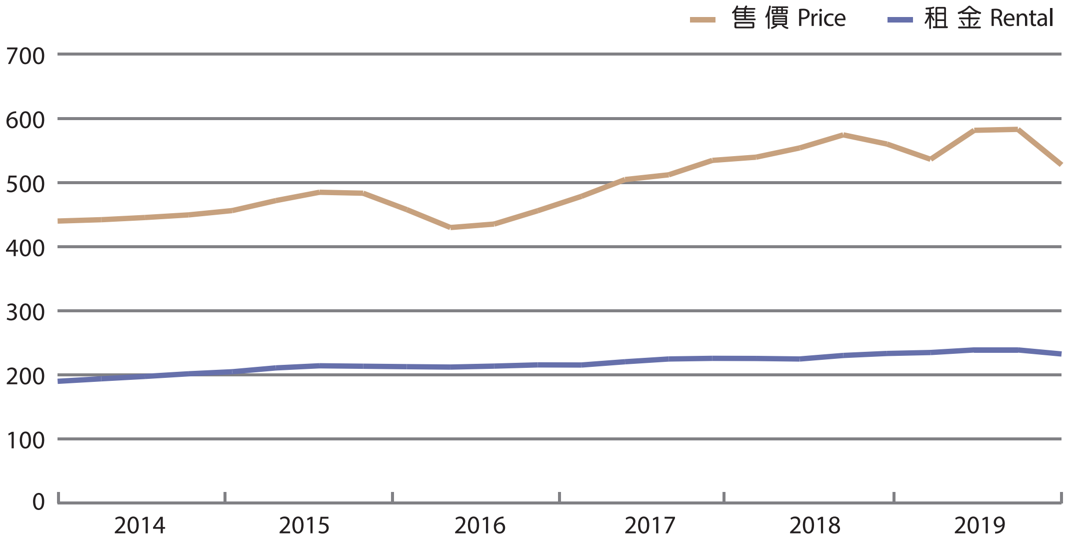
私人寫字樓（丙級）
PRIVATE OFFICE (GRADE C)

丙級寫字樓售價全年有升有跌。與 2018 年第四季相比，2019 年第四季錄得 5.8% 的跌幅，而租金走勢則較平穩，錄得 0.3% 的輕微跌幅。

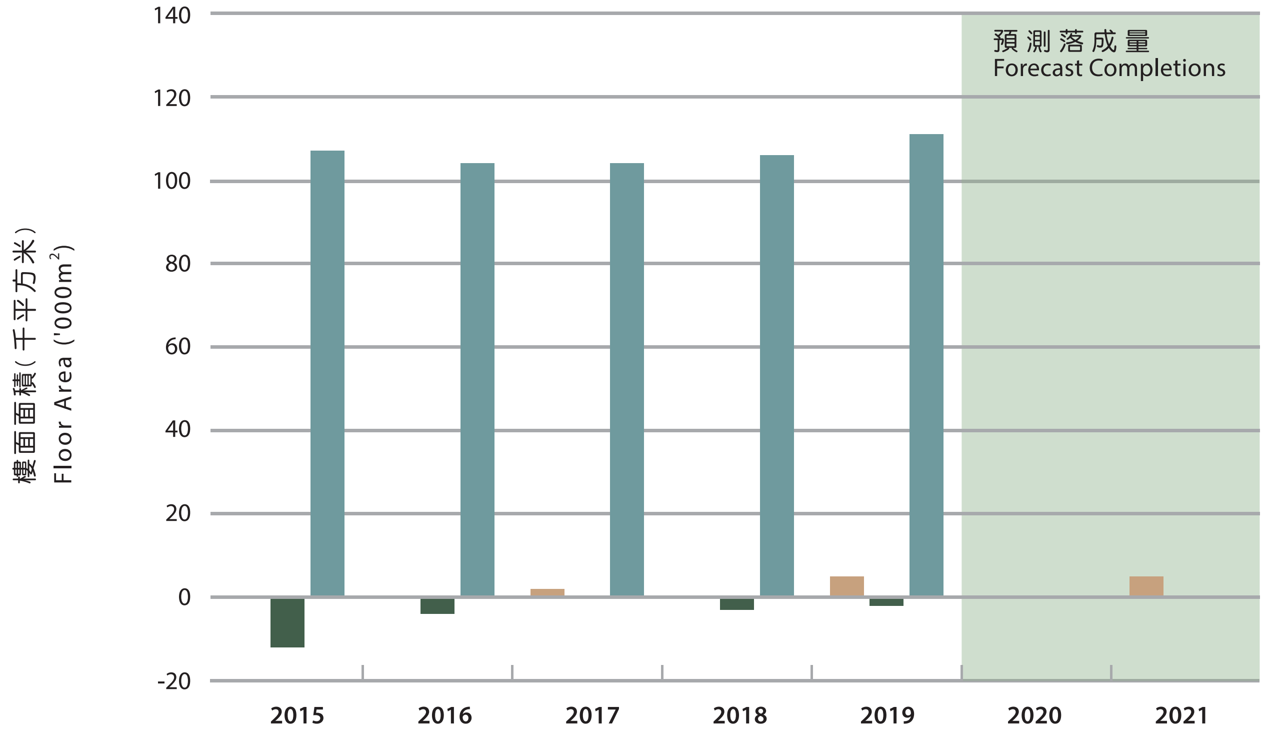
Prices of Grade C offices experienced ups and downs throughout the year, and a decrease of 5.8% between the fourth quarters of 2018 and 2019 was recorded. Rents were relatively more stable and registered a slight fall of 0.3%.



售價及租金指數
Price and Rental Indices



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



樓面面積（千平方米）
Floor Area ('000m²)

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	0	0	2	0	5	0#	5#
使用量 Take-up	-12	-4	0	-3	-2		
空置量 Vacancy	107	104	104	106	111		
%+	7.2	7.0	7.0	7.2	7.5		

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

\# 預測數字
Forecast figures

私人商業樓宇
PRIVATE COMMERCIAL


RESTAURANT 4
MORE SHOPS
更多商店

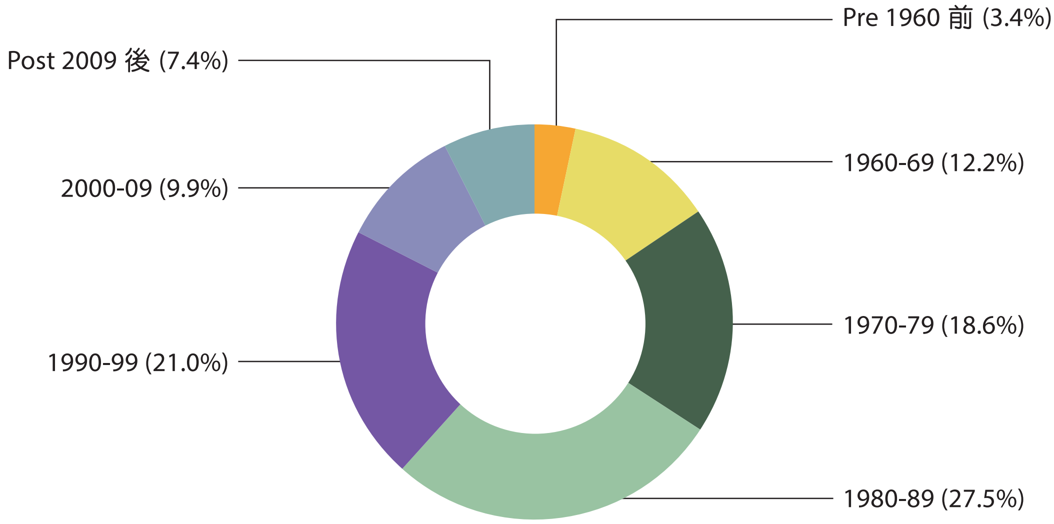
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在2019年年底的總存量為11 519 700平方米，其中港島佔29%，九龍佔40%，新界佔31%。按樓齡劃分的總存量詳見圖表。

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

Stock in this sector at the end of 2019 was 11 519 700 m^2, with 29% of the total spaces on Hong Kong Island, 40% in Kowloon and 31% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2019年的落成量輕微下跌至117 500平方米，當中新界佔總落成量的47%。按地區計，西貢的落成量最多，佔29%，其次為油尖旺，佔21%。

Completions in 2019 declined slightly to 117 500 m^2, with the New Territories contributing 47% of the completions. On district basis, Sai Kung provided the largest completions at 29%, followed by Yau Tsim Mong at 21%.

2019 年，商業樓宇的使用量維持正數水平，但顯著下降至 8 300 平方米。另一方面，年底空置量上升至 1 164 000 平方米，相當於總存量的 10.1%。商場鋪位和樓上商業單位佔總空置量的 62%。

Take-up in 2019 maintained a positive level but decreased significantly to 8 300 m^2. On the other hand, the year-end vacancy rose to 1 164 000 m^2, representing 10.1% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 62% of the total vacancy.

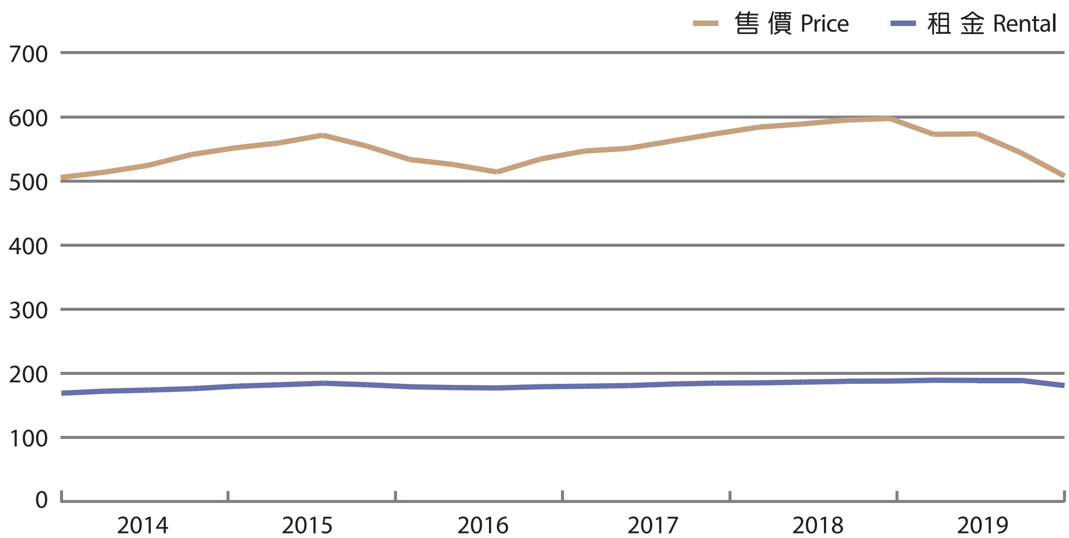
預計未來兩年的落成量將分別跌至 2020 年的 105 300 平方米和 2021 年的 98 200 平方米。2020 年的供應主要集中於沙田和荃灣，分別為 29% 和 21%。預計 2021 年的新供應中，有 50% 將位於九龍城。

Completions are expected to decline in the two years ahead, to 105 300 m^2 in 2020 and 98 200 m^2 in 2021. Supply in 2020 will come mainly from Sha Tin with 29% and Tsuen Wan with 21%. In 2021, it is anticipated that 50% of the new supply will be located in Kowloon City.

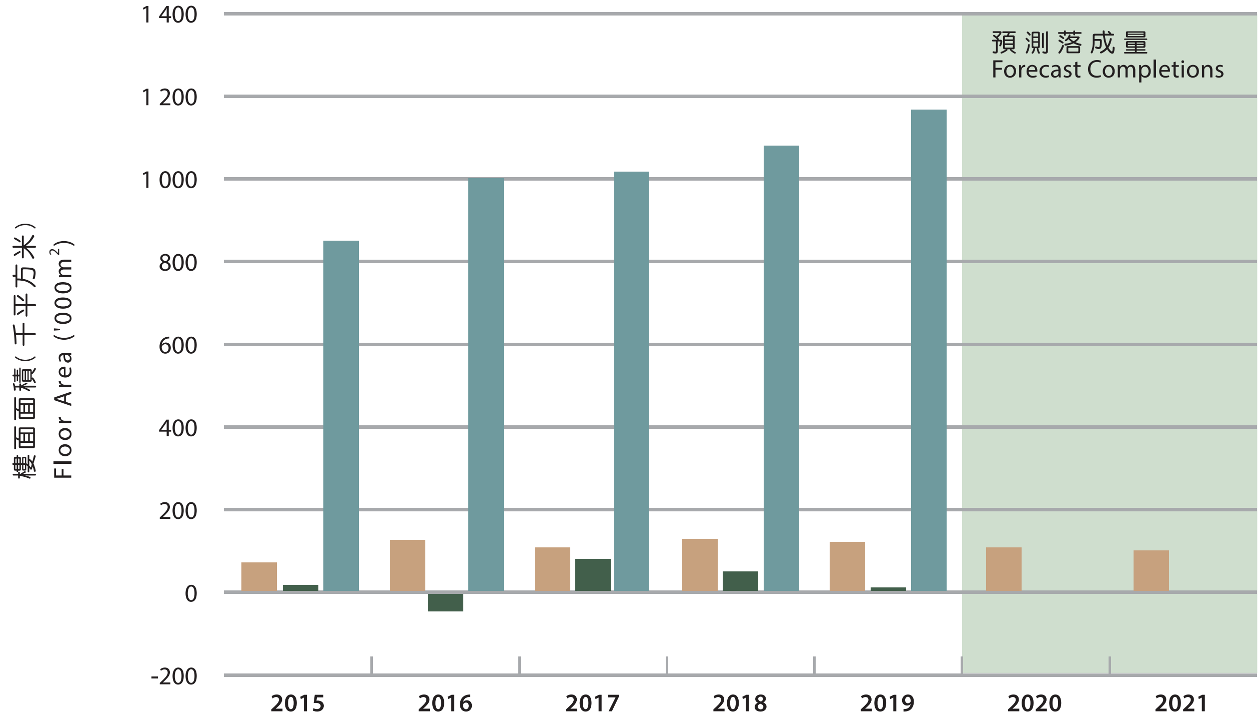
零售業樓宇方面，年內售價和租金均有所縮減。2019年第四季的售價和租金，較2018年同期分別下跌15.0%和3.7%。

For retail properties, both prices and rents contracted during the year, retreating by 15.0% and 3.7% respectively in the fourth quarter of 2019 over the same period in 2018.

私人零售業樓宇售價及租金指數
Private Retail Price and Rental Indices



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



樓面面積（千平方米）
Floor Area ('000m^2)

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	68	123	105	125	118	105#	98#
使用量 Take-up	10	-42	77	46	8		
空置量 Vacancy	847	998	1 014	1 077	1 164		
%+	7.7	9.0	9.0	9.4	10.1		

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

\# 預測數字
Forecast figures

私人工業樓宇
PRIVATE INDUSTRIAL

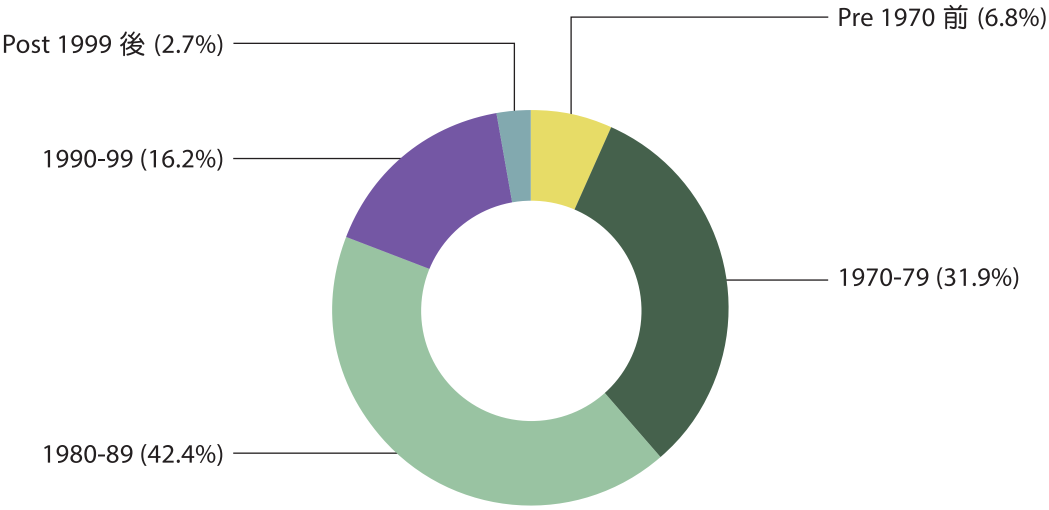
這類別包括分層工廠大廈及其附屬寫字樓。

This sector comprises flatted factories and their ancillary office accommodation.

這類物業於 2019 年年底的總存量為 16 342 300 平方米，平均分布於市區和新界。按樓齡劃分的總存量詳見圖表。

At the end of 2019, the stock in this sector was 16 342 300 m² evenly spread between the urban areas and the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2019 年的落成量為 56 200 平方米。葵青和荃灣為主要供應來源，合共佔總落成量的 94%。

Completions in 2019 amounted to 56 200 m². Kwai Tsing and Tsuen Wan, being the main source of supply, contributed 94% of the total.

2019年的使用量錄得正數60 300平方米。年底空置量下降至971 900平方米，相當於總存量的5.9%。近半空置面積位於觀塘、葵青和荃灣。

A positive take-up of 60 300 m² was recorded in 2019. Vacancy at the year-end decreased to 971 900 m², representing 5.9% of the total stock. Nearly half of the vacant spaces was located in Kwun Tong, Kwai Tsing and Tsuen Wan.

預計2020年的落成量將維持53 800平方米。新面積主要來自觀塘，佔總落成量的38%。南區和屯門將各佔預測落成量的22%。2021年將有66 800平方米的新面積供應，主要來自荃灣，佔新供應量的37%，另有23%的新面積來自北區。

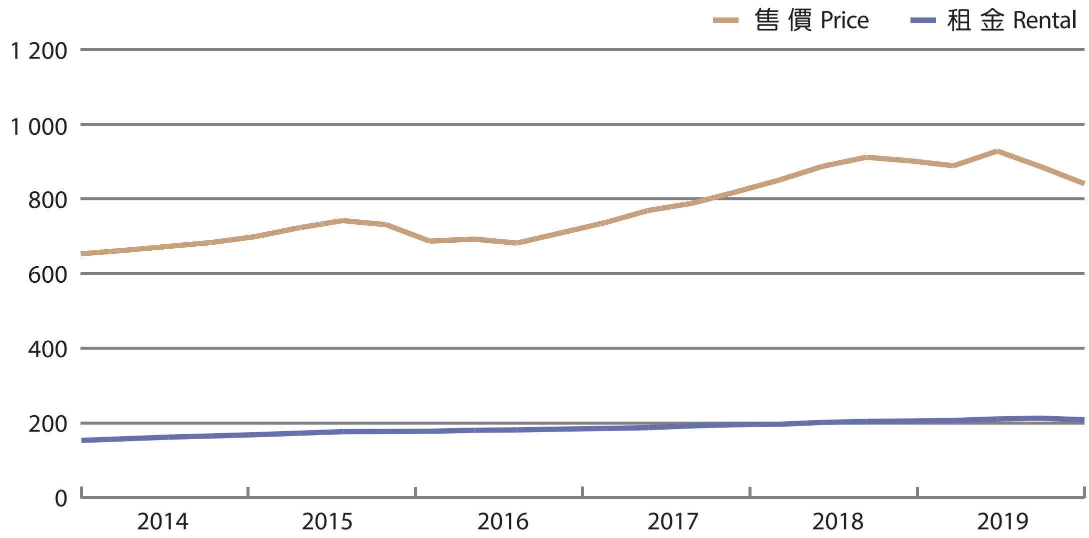
Completions in 2020 are expected to maintain at 53 800 m². New spaces will mainly come from Kwun Tong accounting for 38% of the total. Southern district and Tuen Mun each will contribute 22% of the estimated completions. New spaces of 66 800 m² will come on stream in 2021, largely in Tsuen Wan accounting for 37% of the new supply. Another 23% of new spaces will come from the North district.

私人分層工廠大廈
PRIVATE FLATTED FACTORIES

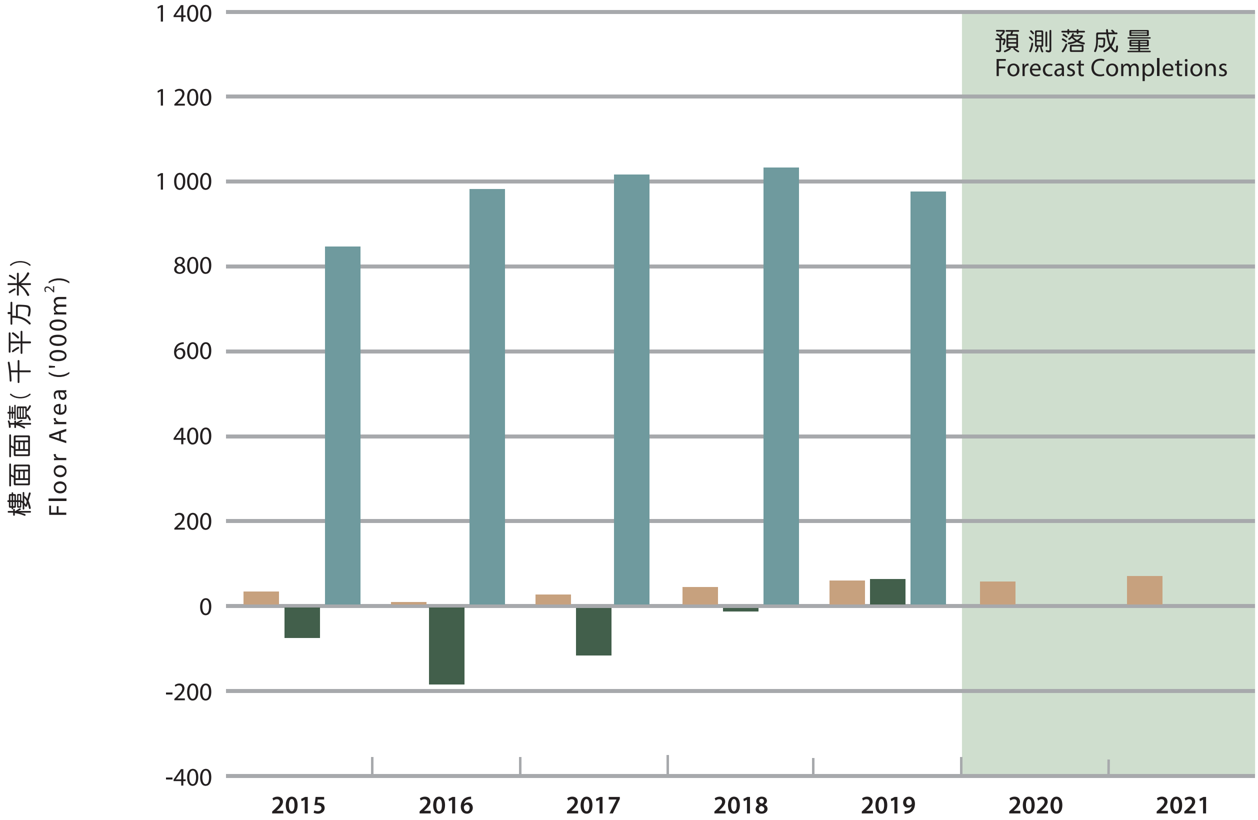
售價在 2019 年上半年上升，但至下半年回落。2019 年第四季的售價較 2018 年同季低 6.8%。租金較前一年同期略升 1.6%。

Prices increased in the first half of 2019 but declined in the second half of the year. Prices for the fourth quarter of 2019 was 6.8% lower than the corresponding quarter of 2018. Rents registered a mild increase of 1.6% over the corresponding period.

售價及租金指數
Price and Rental Indices



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



樓面面積(千平方米)
Floor Area ('000m²)

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	30	5	23	41	56	54#	67#
使用量 Take-up	-71	-189	-120	-8	60		
空置量 Vacancy	843	978	1 012	1 029	972		
%+	5.0	5.8	6.1	6.3	5.9		

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

\# 預測數字
Forecast figures

這類別指設計作工貿用途，並為此取得佔用許可證的樓宇。

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

2019 年並無新供應，亦無樓宇拆卸。年底的總存量為 550 500 平方米。大部分面積位於市區，其中觀塘和深水埗共佔總面積的 58%。

Stock at the end of 2019 was 550 500 m^2 with no new supply or demolition. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po accounted for 58% of the total spaces.

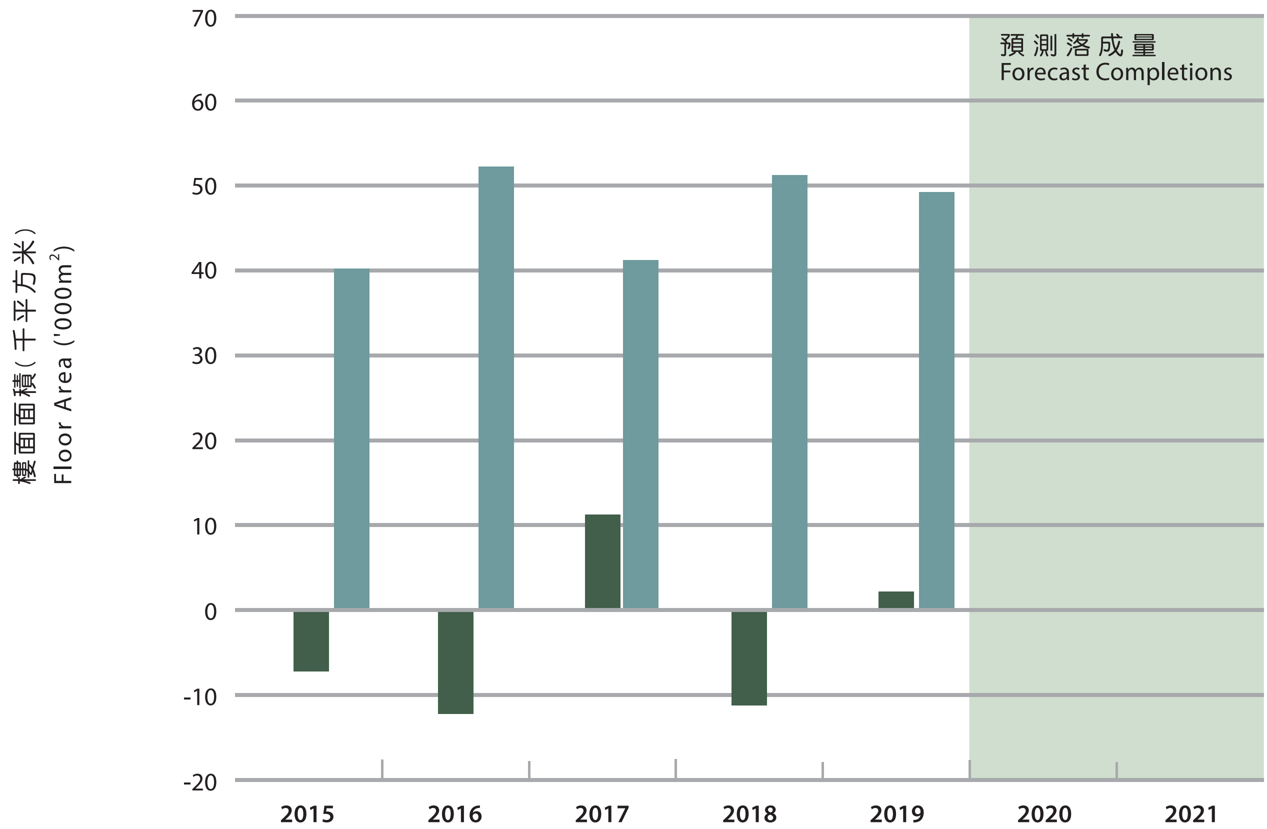
使用量轉為正數 2 000 平方米。空置率輕微下跌至年底總存量的 9.0%，相當於 49 400 平方米，近三分之二的空置面積位於觀塘。

Take-up turned positive to 2 000 m^2. Vacancy rate edged down to 9.0% of the year-end stock at 49 400 m^2. Nearly two-third of the vacant spaces was found in Kwun Tong.

預測此類樓宇在 2020 和 2021 年均不會有新供應。

No new supply in this sector is anticipated in both 2020 and 2021.

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



樓面面積(千平方米)
Floor Area ('000m²)

	2015	2016	2017	2018	2019	2020	2021
落成量 Completions	0	0	0	0	0	0#	0#
使用量 Take-up	-7	-12	11	-11	2		
空置量 Vacancy	40	52	41	51	49		
%+	6.8	8.9	7.4	9.3	9.0		

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

\# 預測數字
Forecast figures

私人特殊廠房
PRIVATE SPECIALISED FACTORIES

這類別包括所有其他廠房，主要是專為特殊製造業而建，每間廠房通常由一名廠東使用。

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

2019 年年底，這類物業的總存量為 3 236 500 平方米，其中 89% 來自新界。

The stock in this sector was 3 236 500 m^2 at the end of 2019, of which 89% came from the New Territories.

2019 年，共有 46 000 平方米的樓面面積落成，大部分位於元朗，佔新落成面積的 54%，其餘 46% 則來自西貢和大埔。

A total of 46 000 m^2 floor space were completed in 2019. The majority of spaces was located in Yuen Long accounting for 54% while the remaining 46% came from Sai Kung and Tai Po.

預計 2020 年新落成面積將有 42 200 平方米，當中 74% 和 23% 分別來自西貢和葵青。預計 2021 年的新供應將急升至 95 800 平方米，主要來自西貢，佔預測落成量的 91%。

Completions in 2020 are forecast to reach 42 200 m^2, with 74% and 23% coming from Sai Kung and Kwai Tsing respectively. New supply in 2021 is expected to surge to 95 800 m^2, mainly found in Sai Kung contributing 91% of the forecast completions.

這類別包括設計或改建作倉庫或冷藏庫的樓宇，以及其附屬寫字樓，貨櫃碼頭內的樓宇亦包括在內。

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

2019 年年底的總存量為 3 759 400 平方米，其中超過 80% 來自新界，以葵青、沙田和荃灣為主導，合共佔總面積的 69%。

The stock amounted to 3 759 400 m^2 at the end of 2019. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 69% of the total spaces.

2019 年並無新供應，亦無樓宇拆卸。年底空置量增加至 239 200 平方米，相當於總存量的 6.4%，使用量則為負數 57 800 平方米。

There were neither new completions nor demolition in 2019. Vacancy at the year-end increased to 239 200 m^2, or 6.4% of the stock, with a negative take-up of 57 800 m^2.

預測此類樓宇在 2020 年不會有新供應，而 2021 年於屯門將有 75 800 平方米的新面積落成。

No new supply is forecast to be available in 2020 while new spaces of 75 800 m^2 in Tuen Mun is expected to be completed in 2021.

技術附註
TECHNICAL NOTES

技術附註
TECHNICAL NOTES

1. 報告年度

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

2. 範圍

本報告的調查範圍涵蓋全港私人樓宇。

3. 區域及地區

港島、九龍及新界區域是按區議會2019年的選區分界劃分為18個地區，詳情請見附錄及分區圖。寫字樓類別加插了分區，以便就主要的寫字樓區進行更詳細分析。

4. 物業類別

4.1 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。

4.2 <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

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. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

The areas of Hong Kong, Kowloon and New Territories are divided into 18 districts according to the boundaries of the District Council Districts in 2019 as shown in the Appendix and on the Plans. For the office sector, there is a further classification into certain sub-districts to enable more detailed analysis of the principal office districts.

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. 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 <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:

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 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，樓宇總存量、落成量、拆卸量、入住量及空置量不包括村屋的統計數字。

4.3 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 stock, completions, demolition, take-up and vacancy figures.

4.4 表 9 的洋房包括只包含一個住宅物業的獨立式、半獨立式或排屋式建築物。村屋並不包括在內。

4.4 House in Table 9 comprises detached, semi-detached or terraced building that contains only one residential property. Village houses are not included.

4.5 <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。

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。

4.5 <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 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.

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。

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.

4.6 私人商業樓宇包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇，亦不包括車位。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。

4.6 Private Commercial 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.

4.7 私人分層工廠大廈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。此類物業並不包括下述的私人特殊廠房。香港房屋委員會興建的工廠樓宇也不包括在內。

4.7 Private Flatted Factories comprise premises designed for general manufacturing processes and uses (including offices) directly related to such processes. Private Specialised Factories, as described below, are excluded. Similar premises built by the Hong Kong Housing Authority are not included.

4.8 私人工貿大廈包括設計或獲證明作工貿用途的物業。

4.8 Private Industrial/Office premises comprise premises designed or certified for industrial/office use.

4.9 私人特殊廠房包括所有其他廠房，主要是為特殊製造業而建的廠房，每間廠房通常由一名廠東使用。

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

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

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

5. 樓面面積

5.1 住宅單位的樓面面積是以「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。

5.2 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。

6. 樓宇總存量

6.1 私人住宅和非住宅樓宇的總存量，都是以某一指定日期的差餉估價記錄為根據。

6.2 各類物業的總存量並不包括上文第4段所述的公營房屋數字。私人商業樓宇的總存量亦包括私人機構參建居屋計劃的商業樓宇面積。

7. 落成量

7.1 私人樓宇落成量是指獲發佔用許可證的樓宇數量。

7.2 各類物業的落成量並不包括上文第4段所述的公營房屋落成量。

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, 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.

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. 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 above for each property type are excluded. The Private Commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme.

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 above for each property type, are not included.

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價冊記錄中刪除的私人樓宇數量。

8. Demolition

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

9. 預測數量

9.1 這是指在報告年度隨後兩年的每年落成量預測數字。住宅樓宇是以單位數目計算，非住宅樓宇則以內部樓面總面積計算。

9.2 本署是根據屋宇署的統計數字、建築師及發展商提供的圖則及資料、專業估計及／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。

9.3 上文第4段所述的公營房屋發展項目並不包括在內。

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 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.

9.3 Public sector developments as mentioned in paragraph 4 above are not included.

10. 空置量

10.1 空置量是指在年底進行普查時，實際上未被佔用的單位數目(在非住宅物業而言是樓面面積)。正在裝修的物業均界定為空置。此外，有些單位在佔用許可證發出後，因未獲發滿意紙或轉讓同意書而空置。讀者應注意，**空置量與物業是否由發展商持有無關**。即使是已售出的物業也可能仍然空置，有待業主或租客日後佔用。空置量數字涵蓋總存量，並非單指新發展項目。

10. Vacancies

10.1 Vacancy indicates the number of units (or floor area in the case of non-domestic premises) not physically occupied at the time of the survey conducted at the end of the year. Premises under decoration are also classified as vacant. In addition, some vacancies could be due to units not yet issued with the Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. It should be noted that **vacancy bears no relationship with whether the property is held 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 所有樓宇的空置量，都是在年底進行樓宇普查後計算出來的，但在2017年前落成並已評估差餉的住宅樓宇則另有處理方法。空置物業數據是向大廈管理處、業主和佔用人蒐集，或本署派員視察而獲得的。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2017, 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2017年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3%的單位所得結果來推算的。

10.3 For rated domestic premises completed prior to 2017, 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 住宅樓宇的入住量，是指在報告年度內**入住**的單位數目淨增長額；非住宅樓宇的使用量，則是年內**使用**的樓面面積淨增長額。

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

11.2 有關數字的計算方法是將年內落成量和年初的空置量相加，然後減去該年的拆卸量和年底空置量。負數顯示入住單位數目／使用樓面面積出現減少的情況。

11.2 The figures are computed by adding the completions in that year to the vacancy figures at the beginning of the year, and then subtracting the year's demolition and the year-end vacancy figures. A negative figure indicates a net decrease in occupied unit/floor space.

11.3 **與空置量一樣，入住量／使用量與發展商已售出的單位數目或樓面面積（即一手市場交易數字）無關，故不應與新建物業的銷售混為一談。**

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

12. 平均租金和售價

12. Average Rents and Prices

12.1 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4.6段）。

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 (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 4.6 above).

12.2 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。

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

12.4 計算平均售價時，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。

12.5 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**不應**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。

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

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

12.4 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.

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

12.6 報告年度內最後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。

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。這方面與樓宇總存量和落成量所涵蓋的物業有所不同。

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. 租金和售價指數

13. Rental and Price Indices

13.1 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。

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 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。

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. 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.

13.3 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。

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**加權**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。

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。

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 12.3 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。

13.6 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 12.3 above), allowances will not be made for the “value equivalent” of other contractual terms that are unknown to the Department. In a “tenants market”, for example, landlords are normally prepared to make concessions to tenants, such as refurbishment or the granting of extended rent-free periods. If rents were adjusted to reflect standard terms of agreement, the rents as adjusted would tend to be lower than the quoted rents when the index is moving downwards and vice versa.

14. 較受歡迎屋苑的售價指數

14.1 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2018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 - 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、港運城、藍灣半島、康怡花園、逸濤灣、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、寶翠園、渣甸山名門、禮頓山、泓都、逸樺園、紅山半島、地利根德閣、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、麗港城、海逸豪園、昇悅居、曼克頓山、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、漾日居、黃埔新邨、黃埔花園；

新界 - 愛琴海岸、星堤、碧堤半島、麗城花園、映灣園、帝堡城、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、粉嶺中心、名城、花都廣場、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、疊茵庭、藍澄灣、海濱花園、駿景園、御皇庭、加州豪園、浪翠園、太湖花園、新港城、帝琴灣、大埔中心、比華利山別墅、御龍山、采葉庭、豫豐花園、盈翠半島、屯門市廣場、雅典居、灝景灣、新時代中城、新時代廣場。

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 from 2018 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 Place, Island Resort, Kornhill, Les Saisons, 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 Belcher's, The Legend at Jardine's Lookout, The Leighton Hill, The Merton, The Orchards, The Redhill Peninsula, Tregunter, Villa Lotto;

Kowloon - Amoy Gardens, Banyan Garden, Celestial Heights, Galaxia, Grand Waterfront, Harbour Green, Harbour Place, Island Harbourview, Laguna City, Laguna Verde, Liberte, Manhattan Hill, 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, The Waterfront, Whampoa Estate, Whampoa Garden;

New Territories - Aegean Coast, Avignon, Bellagio, Belvedere Garden, Caribbean Coast, Castello, Central Park Towers, Century Gateway, Chelsea Court, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Festival City, Flora Plaza, 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, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea Crest Villa, Serenity Park, Sunshine City, Symphony Bay, Tai Po Centre, The Beverly Hills, The Palazzo, The Parcville, The Sherwood, Tierra Verde, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada, YOHO Midtown, YOHO Town.

14.2 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2019年的權數是根據2018年內的交易宗數而釐定。

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 2019, the weights are based on the number of transactions effected in 2018.

15. 落成後使用方式

此項分析只包括在報告年度內評定差餉估價，並且在估價時申報整間已被佔用的新落成住宅單位。

15. Mode of Occupation after Completion

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

16. 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。

16. 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.

17. 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。

17. 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 signed if there is no Agreement for Sale and Purchase), and not the date on which the document is submitted for registration.

18. 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。

18. 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.

圖表．附錄．分區圖

Tables · Appendix · Plans


AIA

私人住宅 Private Domestic

私人寫字樓 Private Offices

私人商業樓宇 Private Commercial

27.	各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
28.	拆卸量、落成量及總存量	Demolition, Completions and Stock
29.	各區落成量及預測落成量	Completions and Forecast Completions by District
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私人分層工廠大廈 Private Flatted Factories

33.	各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
34.	拆卸量、落成量及總存量	Demolition, Completions and Stock
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37.	平均租金及售價	Average Rents and Prices
38.	租金及售價指數	Rental and Price Indices
39.	在選定地區的平均售價	Average Prices in Selected Districts

私人工貿大廈 Private Industrial/Office

40.	各區總存量、落成量及空置量	Stock, Completions and Vacancy by District
41.	各區落成量及預測落成量	Completions and Forecast Completions by District
42.	整體空置趨勢	Overall Vacancy Trends

私人特殊廠房 Private Specialised Factories

43.	各區總存量及落成量	Stock and Completions by District
44.	各區落成量及預測落成量	Completions and Forecast Completions by District

私人貨倉 Private Storage

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私人物業市場回報率 Private Property Market Yields

48. 住宅樓宇 Domestic
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物業買賣 Sales Transactions

50. 住宅買賣 – 樓宇買賣合約數目及總值 Domestic Sales – Number of Sale and Purchase Agreements and Total Consideration
51. 住宅買賣 – 按成交金額分類的買賣合約數目 Domestic Sales – Number of Sale and Purchase Agreements by Consideration Range
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53. 非住宅買賣 – 主要類別物業買賣宗數及總值 Non-Domestic Sales – Number of Transactions and Consideration by Property Type

私 人 住 宅 - 各 類 單 位 總 存 量 及 空 置 量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]	2019年年底總存量 Stock at year-end		2019年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	11 434	378 819	13 819	3.6
	20 - 39.9	367 385			
B	40 - 69.9	584 309	584 309	17 791	3.0
C	70 - 99.9	147 520	147 520	5 481	3.7
D	100 - 159.9	68 265	68 265	3 991	5.8
E	160 - 199.9	13 406	27 531	3 810	13.8
	200 - 279.9	10 535			
	> 279.9	3 590			
所 有 類 別	**ALL CLASSES**	**1 206 444**	**1 206 444**	**44 892**	**3.7**

私 人 住 宅 - 各 區 總 存 量 、 落 成 量 及 空 置 量
PRIVATE DOMESTIC - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

單位數目 No. of units

地區	District	2018 年年底總存量 Stock at year-end	2019 年落成量 Completions	落成量佔 2018 年總存量的百分率 Completions as a % of 2018 Stock	2019 年年底總存量 Stock at year-end	2019 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	93 823	1 215	1.3	94 811	4 023	4.2
灣仔	Wan Chai	72 647	3	-	72 342	3 524	4.9
東區	Eastern	121 309	986	0.8	122 287	4 767	3.9
南區	Southern	42 351	190	0.4	42 505	3 300	7.8
港島	***HONG KONG***	***330 130***	***2 394***	***0.7***	***331 945***	***15 614***	***4.7***
油尖旺	Yau Tsim Mong	113 167	652	0.6	113 572	2 193	1.9
深水埗	Sham Shui Po	77 425	1 405	1.8	78 707	2 695	3.4
九龍城	Kowloon City	111 633	567	0.5	112 031	3 765	3.4
黃大仙	Wong Tai Sin	19 230	-	-	19 230	158	0.8
觀塘	Kwun Tong	47 102	646	1.4	47 747	663	1.4
九龍	***KOWLOON***	***368 557***	***3 270***	***0.9***	***371 287***	***9 474***	***2.6***
葵青	Kwai Tsing	35 618	-	-	35 532	238	0.7
荃灣	Tsuen Wan	81 479	-	-	81 475	1 633	2.0
屯門	Tuen Mun	60 109	746	1.2	60 854	2 197	3.6
元朗	Yuen Long	80 974	802	1.0	81 771	3 092	3.8
北區	North	28 156	596	2.1	28 752	816	2.8
大埔	Tai Po	32 428	3 233	10.0	35 660	3 362	9.4
沙田	Sha Tin	82 579	790	1.0	83 426	2 495	3.0
西貢	Sai Kung	67 229	1 606	2.4	68 834	5 060	7.4
離島	Islands	26 712	206	0.8	26 908	911	3.4
新界	***NEW TERRITORIES***	***495 284***	***7 979***	***1.6***	***503 212***	***19 804***	***3.9***
全港	***OVERALL***	***1 193 971***	***13 643***	***1.1***	***1 206 444***	***44 892***	***3.7***

2019 年年底總存量是按最新的差餉估價記錄計算出來，並不是根據這裡列出的 2018 年年底總存量計算。

2019 Year-end Stock figures are derived from the latest rating record, and not from the 2018 Year-end Stock figures shown here.

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

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底各類單位總存量 Stock by Class at year-end A	B	C	D	E	總數 Total
2015	港島	Hong Kong	1 182	2 459	105 998	137 159	38 791	27 007	15 952	324 907
	九龍	Kowloon	817	1 900	127 339	166 228	41 226	17 607	2 922	355 322
	新界	New Territories	-	6 937	122 632	256 677	60 283	18 756	6 877	465 225
	全港	***OVERALL***	***1 999***	***11 296*** *	***355 969***	***560 064***	***140 300***	***63 370***	***25 751***	***1 145 454***
2016	港島	Hong Kong	428	2 249	106 736	137 583	39 003	27 172	16 105	326 599
	九龍	Kowloon	664	3 171	128 595	166 488	41 301	18 146	3 151	357 681
	新界	New Territories	-	9 175	124 394	262 267	61 255	19 401	7 168	474 485
	全港	***OVERALL***	***1 092***	***14 595***	***359 725***	***566 338***	***141 559***	***64 719***	***26 424***	***1 158 765***
2017	港島	Hong Kong	437	1 453	107 609	137 611	38 916	27 083	16 239	327 458
	九龍	Kowloon	1 103	6 683	131 154	168 327	41 782	18 712	3 220	363 195
	新界	New Territories	12	9 655	127 757	266 831	62 180	19 845	7 362	483 975
	全港	***OVERALL***	***1 552***	***17 791***	***366 520***	***572 769***	***142 878***	***65 640***	***26 821***	***1 174 628***
2018	港島	Hong Kong	507	3 430	108 493	138 149	39 604	27 539	16 345	330 130
	九龍	Kowloon	334	5 831	134 416	169 930	42 145	18 868	3 198	368 557
	新界	New Territories	20	11 707	129 769	272 551	64 359	20 936	7 669	495 284
	全港	***OVERALL***	***861***	***20 968***	***372 678***	***580 630***	***146 108***	***67 343***	***27 212***	***1 193 971***
2019	港島	Hong Kong	533	2 394	110 201	137 985	39 747	27 683	16 329	331 945
	九龍	Kowloon	345	3 270	137 049	169 923	42 153	18 995	3 167	371 287
	新界	New Territories	21	7 979	131 569	276 401	65 620	21 587	8 035	503 212
	全港	***OVERALL***	***899***	***13 643***	***378 819***	***584 309***	***147 520***	***68 265***	***27 531***	***1 206 444***

* 2015 年九龍區落成量包括在年內落成並預留為資助出售房屋，但其後於 2017 年以市價在公開市場發售的 16 個住宅單位。相關總存量的數字並沒有修正。

* Completions of 2015 in Kowloon include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related stock figures.

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

單位數目 No. of units

年 Year	區域	Area	拆卸量 Demolition A	B	C	D	E	總數 Total	落成量 Completions A	B	C	D	E	總數 Total
2015	港島	Hong Kong	724	387	49	-	22	1 182	669	1 115	316	257	102	2 459
	九龍	Kowloon	234	420	138	24	1	817	646	603	232	358	61	1 900
	新界	New Territories	-	-	-	-	-	-	820	3 329	1 642	856	290	6 937
	全港	***OVERALL***	***958***	***807***	***187***	***24***	***23***	***1 999***	***2 135***	***5 047***	***2 190***	***1 471***	***453***	***11 296*** *
2016	港島	Hong Kong	131	229	49	6	13	428	848	793	262	126	220	2 249
	九龍	Kowloon	63	520	72	6	3	664	1 386	797	206	551	231	3 171
	新界	New Territories	-	-	-	-	-	-	1 703	5 572	945	648	307	9 175
	全港	***OVERALL***	***194***	***749***	***121***	***12***	***16***	***1 092***	***3 937***	***7 162***	***1 413***	***1 325***	***758***	***14 595***
2017	港島	Hong Kong	154	80	101	96	6	437	1 023	279	22	30	99	1 453
	九龍	Kowloon	130	811	127	27	8	1 103	2 809	2 659	572	602	41	6 683
	新界	New Territories	-	-	-	1	11	12	3 059	4 727	1 200	426	243	9 655
	全港	***OVERALL***	***284***	***891***	***228***	***124***	***25***	***1 552***	***6 891***	***7 665***	***1 794***	***1 058***	***383***	***17 791***
2018	港島	Hong Kong	164	293	17	15	18	507	1 142	906	804	329	249	3 430
	九龍	Kowloon	22	184	72	47	9	334	3 451	1 762	410	167	41	5 831
	新界	New Territories	-	6	-	12	2	20	2 619	5 569	2 200	1 045	274	11 707
	全港	***OVERALL***	***186***	***483***	***89***	***74***	***29***	***861***	***7 212***	***8 237***	***3 414***	***1 541***	***564***	***20 968***
2019	港島	Hong Kong	181	261	31	28	32	533	1 767	194	178	225	30	2 394
	九龍	Kowloon	86	185	52	19	3	345	2 848	218	59	135	10	3 270
	新界	New Territories	-	-	-	20	1	21	2 007	3 762	1 269	665	276	7 979
	全港	***OVERALL***	***267***	***446***	***83***	***67***	***36***	***899***	***6 622***	***4 174***	***1 506***	***1 025***	***316***	***13 643***

* 2015 年九龍區 B 類單位落成量包括在年內落成並預留為資助出售房屋，但其後於 2017 年以市價在公開市場發售的 16 個住宅單位。

* Completions of 2015 for Class B units in Kowloon include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.

私 人 住 宅 - 各 類 單 位 落 成 量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

單位數目 No. of units

年 Year	A	B	C	D	E	總數 Total
2010	689	6 742	4 534	1 182	258	13 405
2011	636	4 586	3 101	919	207	9 449
2012	1 511	4 496	1 720	1 827	595	10 149
2013	1 423	4 688	1 207	573	363	8 254
2014	2 160	8 446	4 207	666	240	15 719
2015	2 135	5 047	2 190	1 471	453	11 296 *
2016	3 937	7 162	1 413	1 325	758	14 595
2017	6 891	7 665	1 794	1 058	383	17 791
2018	7 212	8 237	3 414	1 541	564	20 968
2019	6 622	4 174	1 506	1 025	316	13 643

* 2015 年 B 類單位落成量包括在年內落成並預留為資助出售房屋，但其後於 2017 年以市價在公開市場發售的 16 個住宅單位。

* Completions of 2015 for Class B units include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.

私 人 住 宅 - 不 同 面 積 單 位 落 成 量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m^2]	2015	2016	2017	2018	2019 港島 Hong Kong	2019 九龍 Kowloon	2019 新界 New Territories	2019 總數 Total
A	< 20.0	79	206	691	571	248	421	313	982
	20 - 39.9	2 056	3 731	6 200	6 641	1 519	2 427	1 694	5 640
B	40 - 69.9	5 047	7 162	7 665	8 237	194	218	3 762	4 174
C	70 - 99.9	2 190	1 413	1 794	3 414	178	59	1 269	1 506
D	100 - 159.9	1 471	1 325	1 058	1 541	225	135	665	1 025
E	160 - 199.9	231	537	221	274	4	4	94	102
	200 - 279.9	148	138	97	180	9	4	95	108
	> 279.9	74	83	65	110	17	2	87	106
所 有 類 別	**ALL CLASSES**	**11 296 ***	**14 595**	**17 791**	**20 968**	**2 394**	**3 270**	**7 979**	**13 643**

* 2015 年 B 類單位落成量包括在年內落成並預留為資助出售房屋，但其後於 2017 年以市價在公開市場發售的 16 個住宅單位。

* Completions of 2015 for Class B units include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.

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

單位數目 No. of units

地區	District	2019年各類單位落成量 Completions by Class A	B	C	D	E	總數 Total	預測落成量 Forecast Completions [2020]	[2021]
中西區	Central and Western	1 046	86	48	27	8	1 215	834	825
灣仔	Wan Chai	-	1	-	-	2	3	237	3
東區	Eastern	580	106	130	170	-	986	709	-
南區	Southern	141	1	-	28	20	190	9	301
港島	***HONG KONG***	***1 767***	***194***	***178***	***225***	***30***	***2 394***	***1 789***	***1 129***
油尖旺	Yau Tsim Mong	644	8	-	-	-	652	76	774
深水埗	Sham Shui Po	1 068	152	45	132	8	1 405	1 780	678
九龍城	Kowloon City	492	56	14	3	2	567	948	2 884
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	644	2	-	-	-	646	2 332	688
九龍	***KOWLOON***	***2 848***	***218***	***59***	***135***	***10***	***3 270***	***5 136***	***5 024***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	1 044	-
屯門	Tuen Mun	632	44	12	22	36	746	4 830	952
元朗	Yuen Long	225	532	26	-	19	802	1 063	3 401
北區	North	192	48	230	93	33	596	-	29
大埔	Tai Po	598	1 782	537	299	17	3 233	3 752	529
沙田	Sha Tin	172	170	137	154	157	790	783	3 212
西貢	Sai Kung	162	1 122	257	59	6	1 606	2 430	4 588
離島	Islands	26	64	70	38	8	206	27	60
新界	***NEW TERRITORIES***	***2 007***	***3 762***	***1 269***	***665***	***276***	***7 979***	***13 929***	***12 771***
全港	***OVERALL***	***6 622***	***4 174***	***1 506***	***1 025***	***316***	***13 643***	***20 854***	***18 924***

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

單位數目 No. of units

地區	District	[2020] A	B	C	D	E	總數 Total	[2021] A	B	C	D	E	總數 Total
中西區	Central and Western	594	138	6	4	92	834	774	20	14	2	15	825
灣仔	Wan Chai	216	-	-	-	21	237	-	-	-	-	3	3
東區	Eastern	578	45	2	78	6	709	-	-	-	-	-	-
南區	Southern	-	-	-	-	9	9	-	-	-	106	195	301
港島	***HONG KONG***	***1 388***	***183***	***8***	***82***	***128***	***1 789***	***774***	***20***	***14***	***108***	***213***	***1 129***
油尖旺	Yau Tsim Mong	76	-	-	-	-	76	722	50	2	-	-	774
深水埗	Sham Shui Po	680	967	132	1	-	1 780	366	247	1	-	64	678
九龍城	Kowloon City	512	12	124	270	30	948	1 304	1 074	315	118	73	2 884
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	100	1 529	654	47	2	2 332	192	292	139	57	8	688
九龍	***KOWLOON***	***1 368***	***2 508***	***910***	***318***	***32***	***5 136***	***2 584***	***1 663***	***457***	***175***	***145***	***5 024***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	493	423	114	8	6	1 044	-	-	-	-	-	-
屯門	Tuen Mun	3 071	1 317	329	24	89	4 830	343	498	24	7	80	952
元朗	Yuen Long	598	178	231	4	52	1 063	1 752	1 261	250	122	16	3 401
北區	North	-	-	-	-	-	-	28	-	-	-	1	29
大埔	Tai Po	689	1 789	923	264	87	3 752	-	394	115	18	2	529
沙田	Sha Tin	274	465	39	5	-	783	558	1 696	706	232	20	3 212
西貢	Sai Kung	965	1 146	207	90	22	2 430	441	2 933	1 094	95	25	4 588
離島	Islands	-	-	-	3	24	27	26	30	2	-	2	60
新界	***NEW TERRITORIES***	***6 090***	***5 318***	***1 843***	***398***	***280***	***13 929***	***3 148***	***6 812***	***2 191***	***474***	***146***	***12 771***
全港	***OVERALL***	***8 846***	***8 009***	***2 761***	***798***	***440***	***20 854***	***6 506***	***8 495***	***2 662***	***757***	***504***	***18 924***

私 人 住 宅 - 各 區 洋 房 總 存 量 及 落 成 量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

單位數目 No. of units

地區	District	2018 年年底總存量 Stock at year-end	2019 年落成量 Completions	落成量佔 2018 年總存量的百分率 Completions as a % of 2018 Stock	2019 年年底總存量 Stock at year-end
中西區	Central and Western	527	5	0.9	530
灣仔	Wan Chai	332	3	0.9	332
東區	Eastern	-	-	-	-
南區	Southern	1 745	16	0.9	1 774
港島	***HONG KONG***	***2 604***	***24***	***0.9***	***2 636***
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	102	-	-	102
九龍城	Kowloon City	496	2	0.4	499
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	***KOWLOON***	***642***	***2***	***0.3***	***645***
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	128	-	-	127
屯門	Tuen Mun	538	56	10.4	593
元朗	Yuen Long	8 109	19	0.2	8 120
北區	North	855	31	3.6	886
大埔	Tai Po	2 439	8	0.3	2 446
沙田	Sha Tin	843	123	14.6	947
西貢	Sai Kung	2 009	6	0.3	2 015
離島	Islands	869	10	1.2	878
新界	***NEW TERRITORIES***	***15 792***	***253***	***1.6***	***16 014***
全港	***OVERALL***	***19 038***	***279***	***1.5***	***19 295***

村屋並不包括在內。以上數字均已包括在私人住宅的其他有關列表內。
2019 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2018 年年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2019 Year-end Stock figures are derived from the latest rating record,
and not from the 2018 Year-end Stock figures shown here.

私 人 住 宅 - 整 體 空 置 趨 勢
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	空置數目 No. Vacant	佔總存量的百分率 % of Total Stock
2015	11 296 *	10 756	95.4	1 134 174	31 279	2.8	42 035	3.7
2016	14 595	13 399	91.8	1 144 170	30 258	2.6	43 657	3.8
2017	17 791	16 580	93.2	1 156 837	26 362	2.3	42 942	3.7
2018	20 968	18 728	89.3	1 173 003	32 698	2.8	51 426	4.3
2019	13 643	11 895	87.2	1 192 801	32 997	2.8	44 892	3.7

* 2015 年落成量包括在年內落成並預留為資助出售房屋，但其後於 2017 年以市價在公開市場發售的 16 個住宅單位。相關空置量的數字並沒有修正。

* Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related vacancy figures.

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

類別 Class	區域	Area	於 2019 年評估差餉時申報為已入住的單位數目 No. of Units Valued in 2019 and Reported as Wholly Occupied	業主自住 Owner Occupied 單位數目 No. of Units	業主自住 Owner Occupied 百分率 %	出租 Let 單位數目 No. of Units	出租 Let 百分率 %
A	港島	Hong Kong	765	281	36.7	484	63.3
	九龍	Kowloon	2 180	1 053	48.3	1 127	51.7
	新界	New Territories	3 071	1 907	62.1	1 164	37.9
	全港	***OVERALL***	***6 016***	***3 241***	***53.9***	***2 775***	***46.1***
B	港島	Hong Kong	276	112	40.6	164	59.4
	九龍	Kowloon	949	556	58.6	393	41.4
	新界	New Territories	3 801	2 758	72.6	1 043	27.4
	全港	***OVERALL***	***5 026***	***3 426***	***68.2***	***1 600***	***31.8***
C	港島	Hong Kong	203	139	68.5	64	31.5
	九龍	Kowloon	82	58	70.7	24	29.3
	新界	New Territories	1 382	1 033	74.7	349	25.3
	全港	***OVERALL***	***1 667***	***1 230***	***73.8***	***437***	***26.2***
D	港島	Hong Kong	38	31	81.6	7	18.4
	九龍	Kowloon	145	77	53.1	68	46.9
	新界	New Territories	421	351	83.4	70	16.6
	全港	***OVERALL***	***604***	***459***	***76.0***	***145***	***24.0***
E	港島	Hong Kong	23	5	21.7	18	78.3
	九龍	Kowloon	7	6	85.7	1	14.3
	新界	New Territories	29	22	75.9	7	24.1
	全港	***OVERALL***	***59***	***33***	***55.9***	***26***	***44.1***
所有類別	港島	Hong Kong	1 305	568	43.5	737	56.5
All Classes	九龍	Kowloon	3 363	1 750	52.0	1 613	48.0
	新界	New Territories	8 704	6 071	69.7	2 633	30.3
	全港	***OVERALL***	***13 372***	***8 389***	***62.7***	***4 983***	***37.3***

私 人 住 宅 - 各 類 單 位 平 均 租 金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 $ / m² per month

類 別 Class		A			B			C			D			E		
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	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
2018		488	391	314	428	353	267	455	376	270	452	381	269	474	370	252
2019 *		508	391	316	433	351	267	450	370	271	459	363	268	470	379	244
2018	10	505	390	318	442	364	270	468	392	275	450	390	280	469	(208)	254
	11	503	394	309	433	355	273	467	383	271	458	393	275	502	(404)	264
	12	493	389	306	427	356	263	436	381	260	448	381	279	466	(448)	255
2019	1	509	368	299	422	343	262	467	378	272	461	344	273	474	(408)	226
	2	501	372	307	447	346	255	452	369	270	469	354	275	523	(301)	(275)
	3	485	381	309	432	353	262	458	368	265	489	355	278	458	(440)	219
	4	499	380	307	432	334	263	441	372	267	452	381	274	460	(311)	(230)
	5	492	380	308	431	364	266	452	378	270	464	359	268	474	(303)	255
	6	524	395	314	428	357	263	459	369	271	460	407	254	462	(328)	265
	7	521	405	330	440	358	277	459	365	280	477	345	271	461	(369)	231
	8	533	417	335	443	364	278	454	382	279	462	369	280	490	(317)	261
	9	515	393	318	436	350	265	451	367	275	461	351	265	472	(479)	221
	10	491	377	310	421	341	264	426	360	262	444	352	265	470	(470)	(241)
	11 *	488	392	313	419	338	261	442	357	265	415	356	248	465	(375)	251
	12 *	474	387	310	428	343	268	428	382	266	433	384	262	406	(368)	(274)

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

私 人 住 宅 - 各 類 單 位 平 均 售 價
PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

每平方米售價 $ / m²

類 別 Class	A			B			C			D			E		
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
2018	180 411	149 890	138 412	176 330	147 161	120 067	210 583	177 561	128 256	232 023	194 996	116 406	286 369	(270 109)	103 209
2019 *	183 539	157 280	144 554	183 305	153 554	125 552	213 361	188 291	132 605	247 300	204 379	122 294	283 023	242 690	95 970
2018 10	184 393	141 335	138 176	175 261	133 078	114 279	220 943	145 934	134 054	(257 319)	(185 669)	116 561	(466 568)	-	157 296
11	175 257	137 141	132 535	175 277	141 218	113 090	223 330	188 677	115 504	(242 891)	(195 585)	118 483	(226 340)	(342 648)	(102 348)
12	175 079	142 474	129 823	171 390	141 012	111 932	203 331	181 117	132 458	(217 471)	(166 815)	(119 084)	-	-	(96 847)
2019 1	163 044	145 988	136 453	171 249	137 135	115 036	204 993	178 145	121 424	(223 165)	(186 934)	126 275	(344 962)	(141 414)	(85 570)
2	172 031	146 927	137 073	176 403	149 822	124 009	194 115	195 644	127 451	219 460	(223 731)	118 588	(283 221)	-	(91 263)
3	181 222	153 797	140 244	182 260	154 771	124 538	206 658	194 186	134 892	245 696	210 044	126 010	283 780	(256 932)	95 465
4	186 085	160 287	145 658	186 843	156 441	127 335	225 161	185 855	139 424	262 907	183 519	118 893	(278 109)	(208 900)	95 739
5	190 792	162 146	147 974	188 190	159 310	128 496	222 399	196 066	134 294	249 481	(220 501)	130 284	(298 078)	(135 422)	104 903
6	182 373	163 429	149 747	186 971	152 942	124 108	224 557	163 757	138 157	242 229	(189 425)	134 434	(258 589)	(194 229)	102 837
7	189 954	160 413	146 416	199 707	159 446	128 381	219 802	183 860	143 037	(268 355)	(217 326)	124 536	(299 408)	(309 625)	(92 810)
8	197 019	160 946	143 109	180 414	145 629	122 635	218 581	191 974	131 532	(254 454)	(197 754)	112 102	(278 644)	-	(88 800)
9	176 663	157 674	148 197	174 598	148 587	122 968	212 944	204 144	131 352	(252 393)	(195 162)	(122 272)	(242 146)	(293 133)	(71 952)
10	179 779	158 850	146 383	180 111	154 360	125 072	201 577	209 691	129 854	(242 240)	(198 012)	114 641	(136 154)	(310 705)	(95 385)
11 *	189 279	155 804	151 062	182 288	157 189	133 182	210 518	178 721	128 296	(237 183)	(253 839)	122 023	(252 212)	(223 362)	(97 557)
12 *	184 087	157 278	139 573	185 070	156 121	124 060	213 607	173 052	124 582	229 914	(195 559)	108 415	(281 167)	(209 561)	(98 251)

* 臨時數字
( ) 表示少於 20 宗交易。
\- 本署沒有收到成交個案。
住宅樓宇的首次買賣並不會用作分析。

* Provisional figures
( ) Indicates fewer than 20 transactions.
\- No transaction record received by this Department.
Primary sales of domestic premises are excluded from the analysis.

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 / 月 **Year / Month**		**A**	**B**	**C**	**D**	**E**	**A, B & C**	**D & E**	所有類別 **All Classes**
2010		120.7	118.0	117.1	124.1	130.9	118.9	126.5	119.7
2011		137.1	132.0	128.0	135.9	145.6	133.5	139.2	134.0
2012		149.6	140.5	132.0	137.9	148.1	142.7	141.5	142.6
2013		163.6	153.8	141.0	142.0	143.8	155.8	142.7	154.5
2014		171.8	158.9	143.3	142.3	141.9	161.6	142.2	159.5
2015		187.4	172.7	154.0	150.5	145.7	175.7	148.9	172.8
2016		184.8	165.8	148.4	146.3	141.9	170.8	144.7	168.2
2017		201.2	181.7	159.4	153.5	143.9	186.2	150.1	182.6
2018		213.4	192.4	166.7	159.2	148.7	197.0	155.6	193.0
2019 *		215.4	193.4	167.0	159.6	148.4	198.4	155.9	194.4
2018	10 - 12	216.9	194.8	168.7	161.3	150.1	199.7	157.6	195.6
2019	1 - 3	213.3	191.0	166.5	160.1	149.8	196.3	156.7	192.4
	4 - 6	215.8	194.6	167.6	160.8	149.0	199.2	156.8	195.3
	7 - 9	221.0	197.3	168.9	160.7	150.1	202.8	157.2	198.6
	10 - 12 *	211.5	190.6	164.9	156.5	144.8	195.3	152.6	191.4
2018	10	219.0	196.8	170.1	163.3	151.5	201.7	159.4	197.6
	11	217.1	195.3	169.3	160.6	150.2	200.1	157.2	195.9
	12	214.6	192.2	166.7	159.9	148.5	197.3	156.2	193.3
2019	1	214.2	190.7	166.5	160.0	149.3	196.4	156.5	192.5
	2	212.3	190.6	166.5	160.1	149.8	195.7	156.7	191.9
	3	213.4	191.8	166.6	160.3	150.4	196.7	157.0	192.9
	4	213.7	193.6	167.1	161.1	151.6	197.8	157.9	194.1
	5	215.7	194.2	168.3	160.9	148.9	199.0	156.9	195.2
	6	217.9	195.9	167.5	160.4	146.6	200.7	155.7	196.5
	7	221.5	196.8	167.7	160.5	149.1	202.6	156.7	198.3
	8	222.4	198.9	170.2	162.0	152.7	204.3	158.9	200.1
	9	219.0	196.2	168.9	159.7	148.4	201.5	156.0	197.4
	10	214.6	191.6	166.6	159.6	146.5	197.3	155.2	193.4
	11 *	211.5	190.2	164.4	156.1	144.4	195.1	152.2	191.2
	12 *	208.4	189.9	163.6	153.9	143.5	193.6	150.5	189.6

* 臨時數字

* Provisional figures

私 人 住 宅 - 各 類 單 位 售 價 指 數 （ 全 港 ）
PRIVATE DOMESTIC - PRICE INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
2010		152.5	144.4	166.2	187.5	215.0	149.3	193.8	150.9
2011		187.3	173.8	193.8	213.3	241.7	180.8	219.7	182.1
2012		217.6	195.7	208.4	226.0	260.9	205.2	234.5	206.2
2013		260.3	230.1	233.5	244.9	267.4	242.1	249.8	242.4
2014		278.7	243.2	238.2	247.8	264.7	257.1	252.3	256.9
2015		326.7	282.8	265.4	269.4	283.4	297.9	273.2	296.8
2016		314.8	272.9	258.8	264.5	275.1	287.1	267.1	286.1
2017		368.3	318.4	296.9	293.1	306.1	335.8	296.3	333.9
2018		416.6	359.3	333.0	320.1	325.2	380.2	321.5	377.3
2019 *		425.6	363.5	336.6	329.7	309.7	385.7	324.4	382.9
2018	10 - 12	407.2	350.5	325.0	311.5	313.1	371.2	311.9	368.3
2019	1 - 3	409.7	349.1	327.1	318.1	314.9	371.4	317.2	368.9
	4 - 6	437.8	375.1	347.3	338.6	319.8	397.3	333.4	394.3
	7 - 9	431.4	368.0	340.9	335.3	310.6	390.6	328.7	387.7
	10 - 12 *	423.4	362.0	331.2	326.7	293.4	383.3	318.4	380.7
2018	10	418.7	361.3	331.4	315.5	319.3	381.9	316.5	378.7
	11	405.2	349.4	324.0	309.7	310.7	369.8	310.0	366.8
	12	397.8	340.7	319.5	309.4	(309.2)	361.9	309.3	359.4
2019	1	399.8	342.2	320.0	312.7	313.2	363.4	312.8	361.0
	2	407.8	346.7	326.0	317.2	(314.4)	369.5	316.4	367.0
	3	421.5	358.3	335.4	324.4	317.0	381.4	322.3	378.7
	4	437.5	371.4	346.1	336.7	318.8	395.2	331.8	392.3
	5	439.7	377.9	351.8	341.5	322.5	399.9	336.4	396.9
	6	436.1	375.9	344.1	337.5	318.2	396.8	332.1	393.7
	7	435.3	375.8	345.0	338.2	319.6	396.5	333.1	393.5
	8	432.3	368.2	342.2	336.4	(311.1)	391.1	329.6	388.2
	9	426.5	359.9	335.6	331.4	(301.1)	384.1	323.3	381.4
	10	421.2	358.5	331.3	328.2	(294.3)	380.8	319.5	378.2
	11 *	429.0	365.6	332.6	330.6	(295.5)	387.5	322.0	384.9
	12 *	419.9	361.8	329.6	321.4	(290.5)	381.6	313.7	378.9

* 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。

* Provisional figures
( ) Indicates fewer than 20 transactions.
Primary sales of domestic premises are excluded from the analysis.

私人住宅 - 較受歡迎屋苑的售價指數
PRIVATE DOMESTIC - PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS
(1999 = 100)

年 / 月 Year / Month		A, B & C 市區 Urban	新界 N.T.	合計 All	D & E 市區 Urban	新界 N.T.	合計 All	所有類別 Overall 市區 Urban	新界 N.T.	合計 All
2018	1	303.6	288.5	299.0	349.5	265.0	315.3	307.2	289.8	301.2
	2	312.3	294.6	306.1	354.6	267.5	319.1	315.7	295.8	308.1
	3	315.2	299.3	310.3	355.1	273.6	322.8	318.5	300.6	312.3
	4	324.3	305.7	317.7	365.2	274.7	328.2	327.6	306.8	319.7
	5	328.5	314.1	324.8	374.9	276.5	333.9	332.2	315.0	326.7
	6	333.9	320.1	330.8	376.4	280.4	336.8	337.4	321.0	332.6
	7	337.4	323.3	334.1	371.8	288.7	339.2	340.4	324.4	335.9
	8	336.7	322.7	333.4	365.2	294.3	339.1	339.3	324.0	335.2
	9	331.9	318.3	328.8	368.2	284.5	335.1	334.9	319.4	330.7
	10	327.0	312.6	323.3	370.9	274.6	330.9	330.5	313.5	325.2
	11	309.9	297.9	307.5	370.4	274.1	330.4	314.5	299.2	310.0
	12	300.4	290.7	299.4	370.8	266.9	326.6	305.6	292.0	302.0
2019	1	307.4	288.5	300.6	370.1	273.5	329.2	311.7	290.5	303.4
	2	313.3	296.8	308.1	373.9	274.5	331.4	317.5	298.5	310.7
	3	322.0	306.6	317.6	374.1	279.1	334.5	325.8	308.1	319.9
	4	334.7	317.8	329.6	375.4	281.8	336.9	337.9	318.9	331.4
	5	340.4	324.9	336.3	386.2	281.0	340.6	343.9	325.7	338.0
	6	340.6	323.9	335.7	391.1	281.7	343.0	344.4	324.8	337.6
	7	333.6	320.8	331.2	392.1	285.3	345.9	337.8	322.1	333.4
	8	333.3	315.9	327.9	382.7	278.8	337.7	337.0	317.0	329.8
	9	320.9	307.9	318.1	375.9	279.1	335.3	324.8	309.4	320.4
	10	320.3	304.1	315.4	366.9	277.8	330.8	323.8	305.6	317.6
	11 *	325.6	311.6	322.3	378.8	274.4	333.3	329.5	312.7	324.3
	12 *	320.6	305.4	316.4	365.5	273.9	327.6	324.0	306.7	318.4

* 臨時數字
技術附註第 14 段對「較受歡迎屋苑」有詳細說明。
住宅樓宇的首次買賣並不會用作分析。

* Provisional figures
For details of the Selected Popular Residential Developments, see paragraph 14 of the Technical Notes.
Primary sales of domestic premises are excluded from the analysis.

表 Table 17

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

平方米 m^2

		2019年年底總存量 Stock at year-end				2019年年底空置量 Amount Vacant at year-end				空置百分率 % Vacant			
地區	District	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	1 901 100	777 500	572 700	3 251 300	87 000	43 000	39 600	169 600	4.6	5.5	6.9	5.2
灣仔	Wan Chai	1 005 900	583 500	315 200	1 904 600	71 200	38 100	29 300	138 600	7.1	6.5	9.3	7.3
東區	Eastern	803 700	183 600	56 800	1 044 100	69 800	16 800	5 100	91 700	8.7	9.2	9.0	8.8
南區	Southern	220 700	72 300	21 700	314 700	17 300	17 200	1 200	35 700	7.8	23.8	5.5	11.3
港島	***HONG KONG***	***3 931 400***	***1 616 900***	***966 400***	***6 514 700***	***245 300***	***115 100***	***75 200***	***435 600***	***6.2***	***7.1***	***7.8***	***6.7***
油尖旺	Yau Tsim Mong	1 169 200	621 200	399 800	2 190 200	67 200	55 900	22 700	145 800	5.7	9.0	5.7	6.7
深水埗	Sham Shui Po	200 400	79 600	38 600	318 600	8 500	16 100	600	25 200	4.2	20.2	1.6	7.9
九龍城	Kowloon City	156 100	41 900	20 100	218 100	18 900	2 900	2 500	24 300	12.1	6.9	12.4	11.1
黃大仙	Wong Tai Sin	33 500	47 300	1 200	82 000	12 500	6 900	500	19 900	37.3	14.6	41.7	24.3
觀塘	Kwun Tong	1 540 800	228 500	17 600	1 786 900	266 700	32 200	1 800	300 700	17.3	14.1	10.2	16.8
九龍	***KOWLOON***	***3 100 000***	***1 018 500***	***477 300***	***4 595 800***	***373 800***	***114 000***	***28 100***	***515 900***	***12.1***	***11.2***	***5.9***	***11.2***
葵青	Kwai Tsing	172 700	56 300	8 600	237 600	4 600	17 400	6 700	28 700	2.7	30.9	77.9	12.1
荃灣	Tsuen Wan	113 200	64 300	800	178 300	8 100	11 200	-	19 300	7.2	17.4	-	10.8
屯門	Tuen Mun	32 200	11 000	6 500	49 700	600	11 000	200	11 800	1.9	100.0	3.1	23.7
元朗	Yuen Long	9 200	8 700	19 100	37 000	-	100	600	700	-	1.1	3.1	1.9
北區	North	29 900	700	500	31 100	2 400	700	-	3 100	8.0	100.0	-	10.0
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	490 700	10 100	-	500 800	71 800	-	-	71 800	14.6	-	-	14.3
西貢	Sai Kung	9 000	3 400	-	12 400	9 000	-	-	9 000	100.0	-	-	72.6
離島	Islands	131 000	19 000	-	150 000	4 800	3 200	-	8 000	3.7	16.8	-	5.3
新界	***NEW TERRITORIES***	***987 900***	***178 700***	***36 700***	***1 203 300***	***101 300***	***43 600***	***7 500***	***152 400***	***10.3***	***24.4***	***20.4***	***12.7***
全港	***OVERALL***	***8 019 300***	***2 814 100***	***1 480 400***	***12 313 800***	***720 400***	***272 700***	***110 800***	***1 103 900***	***9.0***	***9.7***	***7.5***	***9.0***
分區	**Sub-districts**												
上環	Sheung Wan	229 000	354 400	393 800	977 200	19 300	27 700	25 800	72 800	8.4	7.8	6.6	7.4
中區	Central	1 629 000	372 500	163 500	2 165 000	67 100	14 200	13 000	94 300	4.1	3.8	8.0	4.4
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	961 600	551 500	293 800	1 806 900	68 200	37 500	28 600	134 300	7.1	6.8	9.7	7.4
北角 / 鰂魚涌	North Point / Quarry Bay	848 000	165 500	60 400	1 073 900	72 800	16 400	4 400	93 600	8.6	9.9	7.3	8.7
尖沙咀	Tsim Sha Tsui	855 500	306 100	197 500	1 359 100	58 000	32 800	10 200	101 000	6.8	10.7	5.2	7.4
油麻地 / 旺角	Yau Ma Tei / Mong Kok	331 100	315 100	202 200	848 400	23 200	23 000	12 600	58 800	7.0	7.3	6.2	6.9

分區數字已包括在地區數字內。

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

私 人 寫 字 樓 - 各 區 總 存 量 、 落 成 量 及 空 置 量
PRIVATE OFFICES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地區	District	2018 年年底總存量 Stock at year-end	2019 年落成量 Completions	落成量佔 2018 年總存量的百分率 Completions as a % of 2018 Stock	2019 年年底總存量 Stock at year-end	2019 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	3 278 800	6 000	0.2	3 251 300	169 600	5.2
灣仔	Wan Chai	1 902 700	20 500	1.1	1 904 600	138 600	7.3
東區	Eastern	1 000 600	43 500	4.3	1 044 100	91 700	8.8
南區	Southern	312 500	2 000	0.6	314 700	35 700	11.3
港島	***HONG KONG***	***6 494 600***	***72 000***	***1.1***	***6 514 700***	***435 600***	***6.7***
油尖旺	Yau Tsim Mong	2 188 100	-	-	2 190 200	145 800	6.7
深水埗	Sham Shui Po	320 900	-	-	318 600	25 200	7.9
九龍城	Kowloon City	193 000	100	0.1	218 100	24 300	11.1
黃大仙	Wong Tai Sin	80 000	-	-	82 000	19 900	24.3
觀塘	Kwun Tong	1 643 400	130 700	8.0	1 786 900	300 700	16.8
九龍	***KOWLOON***	***4 425 400***	***130 800***	***3.0***	***4 595 800***	***515 900***	***11.2***
葵青	Kwai Tsing	229 900	7 500	3.3	237 600	28 700	12.1
荃灣	Tsuen Wan	182 500	-	-	178 300	19 300	10.8
屯門	Tuen Mun	38 800	-	-	49 700	11 800	23.7
元朗	Yuen Long	37 000	-	-	37 000	700	1.9
北區	North	31 200	-	-	31 100	3 100	10.0
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	445 300	56 600	12.7	500 800	71 800	14.3
西貢	Sai Kung	12 400	-	-	12 400	9 000	72.6
離島	Islands	149 800	-	-	150 000	8 000	5.3
新界	***NEW TERRITORIES***	***1 133 300***	***64 100***	***5.7***	***1 203 300***	***152 400***	***12.7***
全港	***OVERALL***	***12 053 300***	***266 900***	***2.2***	***12 313 800***	***1 103 900***	***9.0***
分區	**Sub-districts**						
上環	Sheung Wan	975 700	2 800	0.3	977 200	72 800	7.4
中區	Central	2 194 000	3 200	0.1	2 165 000	94 300	4.4
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 805 200	20 500	1.1	1 806 900	134 300	7.4
北角 / 鰂魚涌	North Point / Quarry Bay	1 030 400	43 500	4.2	1 073 900	93 600	8.7
尖沙咀	Tsim Sha Tsui	1 357 700	-	-	1 359 100	101 000	7.4
油麻地 / 旺角	Yau Ma Tei / Mong Kok	846 800	-	-	848 400	58 800	6.9

2019 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2018 年年底總存量計算。
分區數字已包括在地區數字內。

2019 Year-end Stock figures are derived from the latest rating record,
and not from the 2018 Year-end Stock figures shown here.
Sub-district figures have already been included in District figures.

私 人 寫 字 樓 - 各 級 別 拆 卸 量 、 落 成 量 及 總 存 量
PRIVATE OFFICES - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition 甲級 A	乙級 B	丙級 C	總數 Total	落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	年底總存量 Stock at year-end 甲級 A	乙級 B	丙級 C	總數 Total
2015	港島	Hong Kong	-	-	1 900	1 900	22 500	18 000	-	40 500	3 715 200	1 611 700	973 500	6 300 400
	九龍	Kowloon	24 100	-	-	24 100	88 000	22 600	-	110 600	2 646 300	926 200	481 700	4 054 200
	新界	New Territories	-	-	-	-	13 400	-	-	13 400	818 100	78 500	32 000	928 600
	全港	***OVERALL***	***24 100***	***-***	***1 900***	***26 000***	***123 900***	***40 600***	***-***	***164 500***	***7 179 600***	***2 616 400***	***1 487 200***	***11 283 200***
2016	港島	Hong Kong	-	-	7 200	7 200	-	10 700	200	10 900	3 743 600	1 619 800	964 000	6 327 400
	九龍	Kowloon	-	-	-	-	105 300	-	-	105 300	2 744 600	958 700	476 700	4 180 000
	新界	New Territories	-	-	-	-	36 900	-	-	36 900	902 400	85 500	34 700	1 022 600
	全港	***OVERALL***	***-***	***-***	***7 200***	***7 200***	***142 200***	***10 700***	***200***	***153 100***	***7 390 600***	***2 664 000***	***1 475 400***	***11 530 000***
2017	港島	Hong Kong	-	-	1 600	1 600	62 200	9 500	2 000	73 700	3 787 800	1 635 100	968 700	6 391 600
	九龍	Kowloon	-	-	-	-	123 700	100	-	123 800	2 876 000	1 006 800	473 000	4 355 800
	新界	New Territories	-	-	-	-	-	600	-	600	931 200	120 900	38 700	1 090 800
	全港	***OVERALL***	***-***	***-***	***1 600***	***1 600***	***185 900***	***10 200***	***2 000***	***198 100***	***7 595 000***	***2 762 800***	***1 480 400***	***11 838 200***
2018	港島	Hong Kong	-	-	800	800	97 200	-	-	97 200	3 903 900	1 622 500	968 200	6 494 600
	九龍	Kowloon	-	-	-	-	81 300	-	-	81 300	2 939 000	1 010 600	475 800	4 425 400
	新界	New Territories	-	-	-	-	-	700	-	700	932 400	164 200	36 700	1 133 300
	全港	***OVERALL***	***-***	***-***	***800***	***800***	***178 500***	***700***	***-***	***179 200***	***7 775 300***	***2 797 300***	***1 480 700***	***12 053 300***
2019	港島	Hong Kong	26 400	19 800	1 900	48 100	54 600	12 700	4 700	72 000	3 931 400	1 616 900	966 400	6 514 700
	九龍	Kowloon	-	-	-	-	130 700	-	100	130 800	3 100 000	1 018 500	477 300	4 595 800
	新界	New Territories	-	-	-	-	56 600	7 500	-	64 100	987 900	178 700	36 700	1 203 300
	全港	***OVERALL***	***26 400***	***19 800***	***1 900***	***48 100***	***241 900***	***20 200***	***4 800***	***266 900***	***8 019 300***	***2 814 100***	***1 480 400***	***12 313 800***

私 人 寫 字 樓 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE OFFICES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2019年落成量 Completions 甲級 A	乙級 B	丙級 C	總數 Total	預測落成量 Forecast Completions [2020]	[2021]
中西區	Central and Western	-	1 300	4 700	6 000	5 400	2 200
灣仔	Wan Chai	20 500	-	-	20 500	9 000	13 800
東區	Eastern	34 100	9 400	-	43 500	-	59 800
南區	Southern	-	2 000	-	2 000	500	19 000
港島	***HONG KONG***	***54 600***	***12 700***	***4 700***	***72 000***	***14 900***	***94 800***
油尖旺	Yau Tsim Mong	-	-	-	-	9 900	-
深水埗	Sham Shui Po	-	-	-	-	-	35 100
九龍城	Kowloon City	-	-	100	100	-	77 000
黃大仙	Wong Tai Sin	-	-	-	-	-	8 500
觀塘	Kwun Tong	130 700	-	-	130 700	-	29 200
九龍	***KOWLOON***	***130 700***	***-***	***100***	***130 800***	***9 900***	***149 800***
葵青	Kwai Tsing	-	7 500	-	7 500	3 300	-
荃灣	Tsuen Wan	-	-	-	-	23 400	20 200
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	27 700
北區	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	56 600	-	-	56 600	10 700	-
西貢	Sai Kung	-	-	-	-	15 500	-
離島	Islands	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***56 600***	***7 500***	***-***	***64 100***	***52 900***	***47 900***
全港	***OVERALL***	***241 900***	***20 200***	***4 800***	***266 900***	***77 700***	***292 500***
分區	**Sub-districts**						
上環	Sheung Wan	-	-	2 800	2 800	3 100	2 200
中區	Central	-	1 300	1 900	3 200	2 300	-
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	20 500	-	-	20 500	9 000	13 800
北角 / 鰂魚涌	North Point / Quarry Bay	34 100	9 400	-	43 500	-	59 800
尖沙咀	Tsim Sha Tsui	-	-	-	-	1 100	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	8 800	-

分區數字已包括在地區數字內。

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

私 人 寫 字 樓 - 各 區 不 同 級 別 預 測 落 成 量
PRIVATE OFFICES - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m²

地區	District	[2020] 甲級 A	乙級 B	丙級 C	總數 Total	[2021] 甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	-	5 400	-	5 400	-	2 200	-	2 200
灣仔	Wan Chai	-	8 800	200	9 000	-	9 200	4 600	13 800
東區	Eastern	-	-	-	-	59 800	-	-	59 800
南區	Southern	-	500	-	500	15 500	3 500	-	19 000
港島	***HONG KONG***	***-***	***14 700***	***200***	***14 900***	***75 300***	***14 900***	***4 600***	***94 800***
油尖旺	Yau Tsim Mong	8 600	1 100	200	9 900	-	-	-	-
深水埗	Sham Shui Po	-	-	-	-	35 100	-	-	35 100
九龍城	Kowloon City	-	-	-	-	77 000	-	-	77 000
黃大仙	Wong Tai Sin	-	-	-	-	-	8 500	-	8 500
觀塘	Kwun Tong	-	-	-	-	29 200	-	-	29 200
九龍	***KOWLOON***	***8 600***	***1 100***	***200***	***9 900***	***141 300***	***8 500***	***-***	***149 800***
葵青	Kwai Tsing	-	3 300	-	3 300	-	-	-	-
荃灣	Tsuen Wan	23 400	-	-	23 400	11 200	9 000	-	20 200
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	27 700	-	27 700
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	10 700	-	10 700	-	-	-	-
西貢	Sai Kung	15 500	-	-	15 500	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	***NEW TERRITORIES***	***38 900***	***14 000***	***-***	***52 900***	***11 200***	***36 700***	***-***	***47 900***
全港	***OVERALL***	***47 500***	***29 800***	***400***	***77 700***	***227 800***	***60 100***	***4 600***	***292 500***
分區	**Sub-districts**								
上環	Sheung Wan	-	3 100	-	3 100	-	2 200	-	2 200
中區	Central	-	2 300	-	2 300	-	-	-	-
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	8 800	200	9 000	-	9 200	4 600	13 800
北角 / 鰂魚涌	North Point / Quarry Bay	-	-	-	-	59 800	-	-	59 800
尖沙咀	Tsim Sha Tsui	-	1 100	-	1 100	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	8 600	-	200	8 800	-	-	-	-

分區數字已包括在地區數字內。

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

私 人 寫 字 樓 - 整 體 空 置 趨 勢
PRIVATE OFFICES - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	總樓面面積 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	空置量 **Amount Vacant**	佔總存量的百分率 **% of Total Stock**
2015	164 500	135 800	82.6	11 118 700	762 700	6.9	898 500	8.0
2016	153 100	144 100	94.1	11 376 900	802 200	7.1	946 300	8.2
2017	198 100	190 500	96.2	11 640 100	929 000	8.0	1 119 500	9.5
2018	179 200	159 100	88.8	11 874 100	873 000	7.4	1 032 100	8.6
2019	266 900	189 400	71.0	12 046 900	914 500	7.6	1 103 900	9.0

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 $ / m^2 per month

[平均面積] [Average size]		甲級 Grade A [296 平方米 m^2]							乙級 Grade B [98 平方米 m^2]							丙級 Grade C [47 平方米 m^2]						
年 Year	月 Month	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/Causeway Bay	北角/鰂魚涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok	九龍灣/觀塘# Kowloon Bay/Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/Causeway Bay	北角/鰂魚涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok	九龍灣/觀塘# Kowloon Bay/Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/Causeway Bay	北角/鰂魚涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok	九龍灣/觀塘# Kowloon Bay/Kwun Tong#
2018		1 145	1 266	803	540	589	831	394	570	838	559	432	492	484	347	435	643	509	459	491	447	(191)
2019 *		1 044	1 362	871	560	605	873	399	558	895	575	443	503	505	357	459	651	520	468	492	461	181
2018	7	1 051	1 163	854	488	566	(575)	392	579	823	569	413	506	479	299	441	648	515	472	490	459	-
	8	1 370	1 259	863	550	598	795	410	593	882	559	425	488	476	359	428	659	492	453	503	454	-
	9	(1 207)	1 320	838	488	598	744	390	546	796	577	428	506	488	282	469	651	541	487	510	462	-
	10	837	1 275	777	582	643	(768)	401	576	819	570	500	521	482	383	436	644	525	473	497	472	(206)
	11	853	1 313	822	556	606	(917)	414	640	854	555	446	499	465	336	428	716	515	456	497	468	-
	12	1 590	1 389	863	534	598	(586)	398	539	867	568	445	495	505	361	441	635	538	460	526	422	-
2019	1	1 170	1 344	821	561	616	1 292	382	527	955	561	432	503	504	327	425	579	487	433	470	417	-
	2	(1 369)	1 318	892	582	578	(1 162)	422	570	955	565	434	486	476	380	471	690	514	471	471	456	-
	3	936	1 374	837	537	626	745	390	555	878	576	447	499	517	355	456	668	533	450	541	478	-
	4	977	1 394	930	557	592	891	399	543	924	578	501	494	510	306	464	642	534	470	471	448	(207)
	5	1 151	1 292	937	503	581	903	401	554	896	607	454	513	542	384	491	699	532	474	503	457	(176)
	6	782	1 445	931	570	626	682	396	600	822	572	436	505	512	354	471	684	519	494	499	448	-
	7	1 117	1 328	848	601	632	714	410	550	881	582	438	490	517	310	466	679	521	486	481	477	-
	8 *	1 207	1 382	916	569	622	714	403	552	930	569	422	504	507	354	465	674	527	459	495	477	-
	9 *	(895)	1 345	794	563	592	(632)	406	571	850	584	465	524	480	385	469	686	511	494	509	479	(157)
	10 *	907	1 342	922	588	613	(1 431)	395	629	920	578	453	528	498	379	429	630	527	444	477	469	(207)
	11 *	975	1 391	877	535	569	-	386	508	936	553	443	501	469	385	428	572	515	433	509	464	-
	12 *	995	1 351	789	588	568	(508)	390	524	809	557	410	495	472	381	436	578	486	450	461	450	(179)

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2019 年內所分析單位的平均面積。
\- 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。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2019.
\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

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 $ / m^2

[平均面積] [Average size]		甲級 Grade A [479 平方米 m^2]							乙級 Grade B [56 平方米 m^2]							丙級 Grade C [34 平方米 m^2]						
年 Year	/ 月 / Month	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#	上環 Sheung Wan	中區 Central	灣仔/銅鑼灣 Wan Chai/ Causeway Bay	北角/鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龍灣/觀塘# Kowloon Bay/ Kwun Tong#
2018		390 369	569 342	288 969	(358 169)	233 290	-	176 673	200 283	456 122	308 503	167 018	204 889	186 449	(154 321)	197 790	261 817	214 822	198 338	169 453	175 245	-
2019 *		460 859	550 558	(225 527)	263 675	224 480	-	159 387	200 034	(288 409)	277 860	169 079	207 586	183 167	(158 020)	191 964	257 352	220 266	196 229	177 176	186 797	-
2018	7	(602 283)	(491 488)	-	-	(253 530)	-	(206 405)	(221 836)	-	(290 937)	-	(202 024)	191 695	-	215 838	(279 156)	222 811	-	173 516	173 928	-
	8	-	(587 157)	-	-	(304 569)	-	(113 660)	(214 003)	(543 626)	(352 780)	-	(196 822)	197 781	-	186 209	-	(321 994)	(278 816)	161 926	182 731	-
	9	-	(388 585)	-	-	(191 939)	-	(212 443)	-	-	-	(191 652)	-	(208 734)	-	(283 728)	-	(207 816)	(187 292)	187 188	193 061	-
	10	-	(820 864)	-	-	-	-	(196 262)	(180 435)	-	-	-	(212 830)	202 241	(154 321)	233 934	-	(267 045)	(186 086)	(182 458)	(179 515)	-
	11	-	(718 170)	(261 343)	-	-	-	(184 383)	-	(215 630)	(303 260)	-	(220 788)	(179 046)	-	(153 351)	-	(199 913)	(200 568)	160 969	(159 773)	-
	12	-	-	(267 198)	-	-	-	(422 205)	-	(491 628)	-	-	204 777	(198 289)	-	(152 941)	-	(213 533)	(185 310)	(145 919)	152 129	-
2019	1	-	(509 675)	-	-	(183 065)	-	-	(228 731)	-	(281 090)	(161 780)	(201 611)	(190 766)	-	194 659	-	(216 527)	-	174 185	(198 509)	-
	2	-	(448 622)	-	-	(243 024)	-	(225 789)	-	-	-	-	(168 980)	(202 635)	-	(192 833)	-	(243 205)	(220 538)	(192 989)	(201 581)	-
	3	(677 828)	596 629	(263 080)	-	(205 368)	-	136 338	(200 755)	-	(369 506)	-	(199 952)	152 734	(148 401)	173 398	(238 987)	(180 440)	168 880	181 866	178 088	-
	4	(478 143)	-	-	(335 821)	(237 988)	-	157 090	-	(350 877)	(177 173)	-	218 162	165 260	-	166 882	-	240 591	192 690	187 773	186 286	-
	5	(496 667)	(535 507)	(203 252)	-	(258 301)	-	141 287	(190 229)	-	-	-	(219 053)	(213 095)	-	159 931	(292 222)	(232 577)	(206 705)	189 697	175 338	-
	6	433 217	-	-	-	(179 245)	-	(175 020)	-	-	(380 282)	(163 590)	(217 514)	(185 455)	(154 321)	269 983	(194 301)	(274 474)	(218 528)	186 174	192 453	-
	7	(227 818)	-	-	-	(192 428)	-	197 196	-	-	-	(167 015)	(209 473)	137 225	-	216 300	-	(222 205)	(185 895)	188 583	183 595	-
	8 *	-	-	-	-	(223 908)	-	-	-	(225 941)	-	-	(224 884)	(204 459)	-	(187 407)	-	226 313	-	(189 525)	(187 221)	-
	9 *	-	-	-	259 431	-	-	-	-	-	(303 220)	(175 439)	(154 143)	(194 444)	(171 340)	(174 125)	-	(195 166)	(278 302)	(175 776)	(195 626)	-
	10 *	(338 146)	(414 241)	-	-	(297 200)	-	(115 573)	-	-	-	-	(232 597)	(193 333)	-	(171 032)	(248 035)	(168 067)	-	(156 779)	(186 507)	-
	11 *	-	(670 330)	-	-	(257 839)	-	(127 063)	-	-	(263 058)	(194 518)	-	(239 766)	-	(172 060)	-	(156 364)	196 980	139 781	(189 325)	-
	12 *	-	-	(210 249)	-	-	-	(146 375)	-	-	(223 515)	(157 623)	(152 566)	(195 431)	-	-	(331 579)	(187 313)	(201 844)	142 530	-	-

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2019 年內所分析單位的平均面積。
\- 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。

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( ) Indicates fewer than 5 transactions.
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\- No transaction record received by this Department.
\# The boundary of Kowloon Bay/Kwun Tong follows Kwun Tong District of the 18 District Council Districts.

私人寫字樓 - 各級別租金及售價指數（所有地區）
PRIVATE OFFICES - RENTAL AND PRICE INDICES BY GRADE (ALL DISTRICTS)
(1999 = 100)

年 / 月 Year / Month		租金 Rents 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	售價 Prices 甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall
2010		150.4	150.2	133.1	147.6	239.1	231.4	217.6	230.4
2011		177.0	166.6	147.7	169.9	301.2	304.9	286.7	297.9
2012		196.9	183.8	163.5	188.3	321.6	349.5	337.4	334.7
2013		211.5	200.7	182.2	204.1	378.9	434.4	430.7	409.8
2014		219.0	212.1	195.8	213.7	374.3	448.7	444.2	423.0
2015		230.9	226.0	210.9	226.7	401.1	485.2	474.0	448.9
2016		237.9	231.0	213.6	232.3	400.1	457.2	444.7	426.9
2017		248.8	237.6	221.7	241.8	450.6	524.9	507.4	487.1
2018		261.1	246.6	228.5	252.2	539.1	580.5	557.0	554.7
2019 *		270.5	256.0	236.3	261.6	524.8	580.1	557.0	542.8
2018	7 - 9	263.9	247.2	230.3	254.1	550.4	604.0	574.3	572.2
	10 - 12	265.6	250.4	233.4	256.4	(586.9)	585.1	560.0	576.9
2019	1 - 3	268.1	254.2	234.9	259.3	537.8	545.2	536.2	539.3
	4 - 6	271.8	258.7	238.9	263.5	534.8	580.3	581.4	562.1
	7 - 9 *	272.8	258.5	238.9	264.1	520.3	615.8	582.9	553.1
	10 - 12 *	269.1	252.6	232.6	259.3	(506.6)	(579.3)	527.5	516.7
2018	7	263.1	246.2	228.6	253.1	(538.1)	(599.0)	569.7	562.8
	8	263.1	247.4	231.0	253.9	(554.8)	604.6	572.7	574.1
	9	265.4	248.0	231.2	255.2	(558.2)	(608.4)	580.5	579.8
	10	265.9	249.2	233.1	256.1	(600.1)	(616.5)	(584.6)	599.0
	11	266.2	250.7	233.4	256.9	(564.7)	(563.1)	(559.3)	562.3
	12	264.7	251.2	233.6	256.3	(596.0)	(575.6)	(536.2)	569.5
2019	1	261.5	249.4	229.5	253.4	(557.5)	(551.0)	516.6	540.7
	2	269.8	254.3	237.3	260.6	(521.2)	(521.8)	(543.8)	529.8
	3	273.0	258.8	237.9	264.0	(534.6)	(562.8)	548.3	547.5
	4	270.6	257.0	234.3	261.7	(542.1)	(563.1)	573.7	559.8
	5	270.6	260.2	241.9	263.7	(536.2)	(572.7)	577.4	561.2
	6	274.1	258.9	240.5	265.1	(526.0)	(605.1)	593.1	565.2
	7	273.3	258.8	238.9	264.5	(527.1)	(611.4)	588.9	564.6
	8 *	272.7	256.3	240.0	263.6	(493.2)	(610.2)	(566.3)	537.5
	9 *	272.5	260.4	237.8	264.3	(540.5)	(625.7)	(593.6)	557.2
	10 *	272.8	256.8	237.6	263.4	(490.2)	(586.8)	(553.0)	(508.7)
	11 *	267.5	250.0	229.9	257.2	(517.8)	(583.5)	(527.8)	525.8
	12 *	267.0	250.9	230.4	257.3	(511.7)	(567.5)	(501.6)	515.5

* 臨時數字
( ) 表示少於 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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 / 月 Year / Month		租金 Rents 上環 / 中區 Sheung Wan / Central	租金 Rents 灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	租金 Rents 尖沙咀 Tsim Sha Tsui	售價 Prices 核心地區 # Core Districts #
2010		197.3	151.5	132.6	259.4
2011		250.6	180.4	155.4	328.2
2012		272.5	202.9	172.3	340.0
2013		267.8	215.5	187.4	380.1
2014		270.6	218.6	195.7	365.2
2015		282.4	228.4	208.5	391.4
2016		296.4	238.5	210.5	409.5
2017		317.9	252.7	216.0	473.2
2018		339.9	263.9	227.5	548.6
2019 *		358.9	277.0	231.9	495.7 @
2018	7 - 9	344.3	269.6	229.9	(554.8)
	10 - 12	349.2	269.7	233.4	(596.9)
2019	1 - 3	358.3	272.4	230.6	507.9
	4 - 6	358.5	279.9	229.9	532.0
	7 - 9 *	362.9	278.2	237.8	(434.7)@
	10 - 12 *	355.9	277.4	229.2	(488.0)
2018	7	336.6	273.2	226.5	(571.5)
	8	346.2	265.1	231.3	(624.8)
	9	350.0	270.5	231.9	(468.1)
	10	340.7	265.3	237.1	(703.7)
	11	349.1	268.4	231.2	(602.5)
	12	357.8	275.4	231.8	(484.6)
2019	1	348.9	267.4	229.6	(479.9)
	2	358.6	273.4	228.4	(462.9)
	3	367.3	276.5	233.8	(581.0)
	4	359.7	278.1	227.3	(554.2)
	5	356.0	284.6	227.3	(512.3)
	6	359.9	277.1	235.2	(529.4)
	7	364.9	277.0	240.4	(457.5)
	8 *	358.1	285.2	240.0	(411.9)
	9 *	365.8	272.3	233.0	-
	10 *	366.5	280.5	233.5	(493.8)
	11 *	350.1	272.5	225.7	(492.3)
	12 *	351.1	279.1	228.3	(477.8)

\# 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。
@ 表示售價指數的平均數不包括 2019 年 9 月。

\# Core districts : Sheung Wan / Central , Wan Chai / Causeway Bay and Tsim Sha Tsui
* Provisional figures
( ) Indicates fewer than 10 transactions.
@ Indicates the simple average of price indices excluding Sep 2019.

私 人 商 業 樓 宇 - 各 區 總 存 量 、 落 成 量 及 空 置 量
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2018 年年底總存量 Stock at year-end	2019 年落成量 Completions	落成量佔 2018 年總存量的百分率 Completions as a % of 2018 Stock	2019 年年底總存量 Stock at year-end	2019 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	1 135 800	5 800	0.5	1 133 000	109 200	9.6
灣仔	Wan Chai	1 186 800	1 800	0.2	1 184 100	122 800	10.4
東區	Eastern	716 700	15 000	2.1	727 300	66 300	9.1
南區	Southern	251 800	200	0.1	252 100	25 600	10.2
港島	***HONG KONG***	***3 291 100***	***22 800***	***0.7***	***3 296 500***	***323 900***	***9.8***
油尖旺	Yau Tsim Mong	2 154 600	24 900	1.2	2 179 600	197 800	9.1
深水埗	Sham Shui Po	731 300	1 200	0.2	745 800	53 200	7.1
九龍城	Kowloon City	765 500	4 500	0.6	743 300	93 700	12.6
黃大仙	Wong Tai Sin	326 400	-	-	325 800	44 100	13.5
觀塘	Kwun Tong	703 300	8 300	1.2	711 700	88 700	12.5
九龍	***KOWLOON***	***4 681 100***	***38 900***	***0.8***	***4 706 200***	***477 500***	***10.1***
葵青	Kwai Tsing	368 200	-	-	365 700	31 300	8.6
荃灣	Tsuen Wan	548 000	-	-	548 000	81 400	14.9
屯門	Tuen Mun	422 000	3 300	0.8	424 500	36 200	8.5
元朗	Yuen Long	511 800	400	0.1	509 800	21 700	4.3
北區	North	231 500	-	-	232 000	17 700	7.6
大埔	Tai Po	234 200	-	-	235 500	10 900	4.6
沙田	Sha Tin	503 900	2 500	0.5	505 700	45 100	8.9
西貢	Sai Kung	342 700	33 800	9.9	375 100	75 600	20.2
離島	Islands	298 800	15 800	5.3	320 700	42 700	13.3
新界	***NEW TERRITORIES***	***3 461 100***	***55 800***	***1.6***	***3 517 000***	***362 600***	***10.3***
全港	***OVERALL***	***11 433 300***	***117 500***	***1.0***	***11 519 700***	***1 164 000***	***10.1***

2019 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2018 年年底總存量計算。

2019 Year-end Stock figures are derived from the latest rating record,
and not from the 2018 Year-end Stock figures shown here.

私 人 商 業 樓 宇 - 拆 卸 量 、 落 成 量 及 總 存 量
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2015	港島	Hong Kong	8 000	16 700	3 242 700
	九龍	Kowloon	14 600	29 900	4 463 500
	新界	New Territories	-	21 700	3 286 200
	全港	***OVERALL***	***22 600***	***68 300***	***10 992 400***
2016	港島	Hong Kong	8 200	25 700	3 238 900
	九龍	Kowloon	5 900	36 100	4 547 100
	新界	New Territories	100	61 300	3 347 200
	全港	***OVERALL***	***14 200***	***123 100***	***11 133 200***
2017	港島	Hong Kong	3 500	30 500	3 279 800
	九龍	Kowloon	8 800	42 300	4 595 500
	新界	New Territories	-	32 200	3 398 900
	全港	***OVERALL***	***12 300***	***105 000***	***11 274 200***
2018	港島	Hong Kong	14 000	17 000	3 291 100
	九龍	Kowloon	2 700	47 300	4 681 100
	新界	New Territories	300	60 700	3 461 100
	全港	***OVERALL***	***17 000***	***125 000***	***11 433 300***
2019	港島	Hong Kong	14 000	22 800	3 296 500
	九龍	Kowloon	7 800	38 900	4 706 200
	新界	New Territories	100	55 800	3 517 000
	全港	***OVERALL***	***21 900***	***117 500***	***11 519 700***

私 人 商 業 樓 宇 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2019 年落成量 Completions	預測落成量 Forecast Completions [2020]	預測落成量 Forecast Completions [2021]
中西區	Central and Western	5 800	8 800	6 600
灣仔	Wan Chai	1 800	8 100	12 800
東區	Eastern	15 000	1 200	2 700
南區	Southern	200	200	5 800
港島	***HONG KONG***	***22 800***	***18 300***	***27 900***
油尖旺	Yau Tsim Mong	24 900	8 800	3 300
深水埗	Sham Shui Po	1 200	6 300	4 500
九龍城	Kowloon City	4 500	1 600	49 300
黃大仙	Wong Tai Sin	-	-	1 800
觀塘	Kwun Tong	8 300	8 800	1 500
九龍	***KOWLOON***	***38 900***	***25 500***	***60 400***
葵青	Kwai Tsing	-	800	-
荃灣	Tsuen Wan	-	22 100	1 300
屯門	Tuen Mun	3 300	3 500	-
元朗	Yuen Long	400	-	8 400
北區	North	-	-	200
大埔	Tai Po	-	-	-
沙田	Sha Tin	2 500	30 400	-
西貢	Sai Kung	33 800	2 700	-
離島	Islands	15 800	2 000	-
新界	***NEW TERRITORIES***	***55 800***	***61 500***	***9 900***
全港	***OVERALL***	***117 500***	***105 300***	***98 200***

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

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2015	68 300	64 100	93.9	10 924 100	783 300	7.2	847 400	7.7
2016	123 100	109 700	89.1	11 010 100	888 600	8.1	998 300	9.0
2017	105 000	101 500	96.7	11 169 200	912 900	8.2	1 014 400	9.0
2018	125 000	122 400	97.9	11 308 300	954 300	8.4	1 076 700	9.4
2019	117 500	110 200	93.8	11 402 200	1 053 800	9.2	1 164 000	10.1

私 人 零 售 業 樓 宇 - 平 均 租 金 及 售 價
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

	租金 Rents（每平方米月租 $ / m^2 per month）			售價 Prices（每平方米售價 $ / m^2）		
區域 Area	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
[平均面積] [Average size]	[58 平方米 m^2]	[57 平方米 m^2]	[49 平方米 m^2]	[48 平方米 m^2]	[28 平方米 m^2]	[20 平方米 m^2]
年 / 月 Year / Month						
2018	1 533	1 429	1 351	495 012	440 349	397 593
2019 *	1 553	1 399	1 352	505 023	389 288	378 839
2018 7	1 520	1 301	1 406	(382 839)	537 171	408 229
8	1 692	1 398	1 386	446 894	360 223	603 420
9	1 682	1 597	1 371	526 729	421 374	356 483
10	1 535	1 499	1 347	(578 267)	380 800	(316 057)
11	1 602	1 369	1 426	(451 404)	294 118	(362 343)
12	1 383	1 354	1 297	(463 241)	398 940	(357 436)
2019 1	1 357	1 345	1 179	(710 901)	(394 355)	436 568
2	1 504	1 304	1 470	(520 952)	287 613	(268 503)
3	1 690	1 591	1 409	(548 966)	420 898	389 167
4	1 750	1 380	1 353	477 196	414 128	339 777
5	1 531	1 397	1 400	(284 772)	371 138	351 026
6	1 736	1 362	1 400	(498 969)	326 930	288 779
7	1 511	1 340	1 355	(500 770)	(346 927)	(500 095)
8 *	1 544	1 452	1 374	(649 855)	353 335	(652 198)
9 *	1 461	1 447	1 306	(348 148)	543 072	(394 418)
10 *	1 372	1 409	1 384	(709 924)	278 221	(395 364)
11 *	1 561	1 272	1 124	(598 320)	462 460	356 524
12 *	1 217	1 393	1 310	(349 819)	(414 008)	(339 384)

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2019 年內所分析單位的平均面積。

* Provisional figures
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2019.

私 人 零 售 業 樓 宇 - 租 金 及 售 價 指 數
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month		租金 Rents	售價 Prices
2010		122.9	257.2
2011		134.3	327.4
2012		151.3	420.5
2013		165.5	506.8
2014		173.1	521.2
2015		182.5	559.2
2016		178.6	526.9
2017		182.5	558.4
2018		187.0	591.4
2019 *		187.1	549.5
2018	7 - 9	187.8	595.1
	10 - 12	188.0	597.5
2019	1 - 3	189.3	572.8
	4 - 6	189.0	573.5
	7 - 9 *	189.0	544.1
	10 - 12 *	181.0	507.8
2018	7	187.4	591.8
	8	187.9	594.9
	9	188.0	598.5
	10	188.8	600.0
	11	186.4	601.0
	12	188.9	591.5
2019	1	188.0	578.0
	2	191.7	575.2
	3	188.1	565.1
	4	187.8	575.7
	5	190.0	582.2
	6	189.3	562.6
	7	190.8	564.8
	8 *	189.4	545.5
	9 *	186.8	521.9
	10 *	183.5	505.1
	11 *	179.1	505.9
	12 *	180.5	512.3

* 臨時數字 * Provisional figures

私 人 分 層 工 廠 大 廈 - 各 區 總 存 量 、 落 成 量 及 空 置 量
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2018 年年底總存量 Stock at year-end	2019 年落成量 Completions	落成量佔 2018 年總存量的百分率 Completions as a % of 2018 Stock	2019 年年底總存量 Stock at year-end	2019 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	66 900	-	-	61 900	3 200	5.2
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 185 200	-	-	1 186 100	113 700	9.6
南區	Southern	656 300	-	-	653 800	90 800	13.9
港島	***HONG KONG***	***1 908 400***	***-***	***-***	***1 901 800***	***207 700***	***10.9***
油尖旺	Yau Tsim Mong	279 200	3 300	1.2	276 600	18 900	6.8
深水埗	Sham Shui Po	1 028 500	-	-	1 002 600	59 700	6.0
九龍城	Kowloon City	848 400	-	-	847 600	74 400	8.8
黃大仙	Wong Tai Sin	747 800	-	-	735 100	30 300	4.1
觀塘	Kwun Tong	3 013 600	-	-	2 989 100	186 500	6.2
九龍	***KOWLOON***	***5 917 500***	***3 300***	***0.1***	***5 851 000***	***369 800***	***6.3***
葵青	Kwai Tsing	3 227 800	38 500	1.2	3 245 300	164 200	5.1
荃灣	Tsuen Wan	2 208 600	14 400	0.7	2 225 300	127 800	5.7
屯門	Tuen Mun	1 422 800	-	-	1 409 100	44 700	3.2
元朗	Yuen Long	203 300	-	-	203 300	14 000	6.9
北區	North	280 000	-	-	270 300	14 800	5.5
大埔	Tai Po	152 900	-	-	153 100	6 100	4.0
沙田	Sha Tin	1 083 800	-	-	1 082 200	22 800	2.1
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	900	-	-	900	-	-
新界	***NEW TERRITORIES***	***8 580 100***	***52 900***	***0.6***	***8 589 500***	***394 400***	***4.6***
全港	***OVERALL***	***16 406 000***	***56 200***	***0.3***	***16 342 300***	***971 900***	***5.9***

2019 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2018 年年底總存量計算。

2019 Year-end Stock figures are derived from the latest rating record,
and not from the 2018 Year-end Stock figures shown here.

私 人 分 層 工 廠 大 廈 - 拆 卸 量 、 落 成 量 及 總 存 量
PRIVATE FLATTED FACTORIES - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	區域	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2015	港島	Hong Kong	2 300	-	2 025 200
	九龍	Kowloon	16 300	27 200	6 037 400
	新界	New Territories	32 900	2 500	8 788 200
	全港	***OVERALL***	***51 500***	***29 700***	***16 850 800***
2016	港島	Hong Kong	17 500	-	1 998 300
	九龍	Kowloon	11 500	4 500	5 998 300
	新界	New Territories	29 600	-	8 732 500
	全港	***OVERALL***	***58 600***	***4 500***	***16 729 100***
2017	港島	Hong Kong	71 600	-	1 926 800
	九龍	Kowloon	31 500	6 700	5 945 800
	新界	New Territories	4 600	15 800	8 653 000
	全港	***OVERALL***	***107 700***	***22 500***	***16 525 600***
2018	港島	Hong Kong	-	7 000	1 908 400
	九龍	Kowloon	30 300	32 200	5 917 500
	新界	New Territories	1 500	1 900	8 580 100
	全港	***OVERALL***	***31 800***	***41 100***	***16 406 000***
2019	港島	Hong Kong	5 000	-	1 901 800
	九龍	Kowloon	45 400	3 300	5 851 000
	新界	New Territories	2 700	52 900	8 589 500
	全港	***OVERALL***	***53 100***	***56 200***	***16 342 300***

私 人 分 層 工 廠 大 廈 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2019 年落成量 Completions	預測落成量 Forecast Completions [2020]	[2021]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	11 900	11 000
港島	***HONG KONG***	***-***	***11 900***	***11 000***
油尖旺	Yau Tsim Mong	3 300	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	5 700
觀塘	Kwun Tong	-	20 700	-
九龍	***KOWLOON***	***3 300***	***20 700***	***5 700***
葵青	Kwai Tsing	38 500	-	10 400
荃灣	Tsuen Wan	14 400	6 800	24 600
屯門	Tuen Mun	-	11 900	-
元朗	Yuen Long	-	-	-
北區	North	-	2 500	15 100
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***52 900***	***21 200***	***50 100***
全港	***OVERALL***	***56 200***	***53 800***	***66 800***

私 人 分 層 工 廠 大 廈 - 整 體 空 置 趨 勢
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	總樓面面積 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	空置量 **Amount Vacant**	佔總存量的百分率 **% of Total Stock**
2015	29 700	18 600	62.6	16 821 100	824 000	4.9	842 600	5.0
2016	4 500	4 500	100.0	16 724 600	973 300	5.8	977 800	5.8
2017	22 500	17 100	76.0	16 503 100	995 200	6.0	1 012 300	6.1
2018	41 100	36 400	88.6	16 364 900	992 700	6.1	1 029 100	6.3
2019	56 200	45 700	81.3	16 286 100	926 200	5.7	971 900	5.9

私 人 分 層 工 廠 大 廈 - 平 均 租 金 及 售 價
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

區域 **Area**		租金 **Rents** （每平方米月租 **$ / m² per month**）			售價 **Prices** （每平方米售價 **$ / m²**）		
		港島 **Hong Kong**	九龍 **Kowloon**	新界 **New Territories**	港島 **Hong Kong**	九龍 **Kowloon**	新界 **New Territories**
[平均面積] **[Average size]**		[**155** 平方米 **m²**]	[**131** 平方米 **m²**]	[**142** 平方米 **m²**]	[**103** 平方米 **m²**]	[**107** 平方米 **m²**]	[**102** 平方米 **m²**]
年 / **Year** /	月 **Month**						
2018		194	204	146	91 918	90 705	60 351
2019 *		205	208	154	100 040	90 897	64 760
2018	7	198	208	145	98 485	97 850	64 527
	8	199	205	151	79 942	92 911	63 495
	9	202	203	148	(99 613)	90 078	65 777
	10	205	202	146	(89 473)	85 743	70 237
	11	205	212	144	(108 508)	85 785	73 870
	12	203	207	153	(92 550)	80 117	62 579
2019	1	195	190	153	(94 813)	81 813	57 098
	2	196	218	158	(102 445)	79 860	68 196
	3	209	218	154	(105 658)	88 004	62 275
	4	213	201	153	93 128	95 062	65 913
	5	202	214	152	(103 503)	92 960	68 667
	6	196	209	152	(89 300)	90 108	65 739
	7	212	210	152	(96 249)	92 427	70 812
	8 *	204	215	162	(118 727)	102 888	63 335
	9 *	192	207	160	(87 092)	97 160	65 770
	10 *	212	208	154	(106 288)	79 208	56 840
	11 *	213	207	145	(111 591)	99 866	60 112
	12 *	209	196	153	(94 493)	92 328	60 030

* 臨時數字
( ) 表示少於 20 宗交易。
[ ] 表示 2019 年內所分析單位的平均面積。
平均租金及售價只以樓上單位的租金及售價計算。

* Provisional figures
( ) Indicates fewer than 20 transactions.
[ ] Indicates average size of the units analysed during 2019.
Average rents and prices are in respect of upper floor units only.

私人分層工廠大廈 - 租金及售價指數
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month		租金 Rents	售價 Prices
2010		108.9	284.4
2011		118.6	385.0
2012		131.9	489.8
2013		147.3	655.4
2014		160.1	668.0
2015		174.4	723.9
2016		181.4	692.7
2017		190.7	778.1
2018		202.3	888.1
2019 *		209.8	886.2
2018	7 - 9	204.5	911.8
	10 - 12	205.4	902.2
2019	1 - 3	206.7	889.1
	4 - 6	211.0	928.4
	7 - 9 *	212.9	886.4
	10 - 12 *	208.7	840.9
2018	7	204.2	900.3
	8	204.5	916.5
	9	204.9	918.5
	10	205.2	909.2
	11	205.8	892.4
	12	205.1	905.1
2019	1	203.4	887.9
	2	207.7	880.8
	3	208.9	898.5
	4	209.8	924.0
	5	210.8	929.8
	6	212.4	931.3
	7	212.2	909.4
	8 *	214.4	869.7
	9 *	212.0	880.0
	10 *	211.5	851.1
	11 *	209.3	832.7
	12 *	205.3	839.0

* 臨時數字
上述指數只就樓上單位計算。

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

私人分層工廠大廈 - 在選定地區的平均售價
PRIVATE FLATTED FACTORIES - AVERAGE PRICES IN SELECTED DISTRICTS

每平方米售價 $ / m^2

地區 District [平均面積] [Average size] 年 / 月 Year / Month		東區 Eastern [46 平方米 m^2]	深水埗 Sham Shui Po [58 平方米 m^2]	觀塘 Kwun Tong [56 平方米 m^2]	葵青 Kwai Tsing [55 平方米 m^2]	荃灣 Tsuen Wan [86 平方米 m^2]	沙田 Sha Tin [76 平方米 m^2]
2018		130 917	139 155	122 577	94 196	80 396	87 781
2019 *		132 335	130 586	121 543	81 278	80 309	89 164
2018	7	(144 693)	(161 503)	133 472	99 703	68 879	(101 482)
	8	(80 667)	(157 614)	(133 320)	91 996	71 010	(76 458)
	9	(167 925)	(123 834)	119 337	92 271	89 586	(88 768)
	10	-	(83 752)	(115 303)	(75 630)	116 810	(92 886)
	11	(88 675)	152 018	(133 416)	70 225	91 421	(110 555)
	12	-	(114 055)	(103 991)	(62 669)	(127 217)	-
2019	1	(129 227)	(192 785)	115 198	(59 906)	77 738	(69 747)
	2	(114 000)	(179 821)	(94 105)	83 706	(103 949)	(100 732)
	3	146 861	(131 226)	120 641	82 337	80 501	(89 744)
	4	(105 722)	123 608	141 197	83 470	91 253	81 396
	5	(173 385)	120 352	127 529	89 636	84 053	(105 757)
	6	(126 040)	(105 179)	(122 739)	83 493	76 809	(91 780)
	7	-	-	(128 419)	82 503	80 160	(83 394)
	8 *	(129 903)	(134 017)	115 723	(83 417)	(79 111)	(107 566)
	9 *	-	(144 276)	121 526	(64 480)	70 708	-
	10 *	-	(117 473)	(105 996)	(80 439)	68 492	-
	11 *	(117 799)	(118 578)	123 461	(68 551)	(76 198)	(87 479)
	12 *	-	(122 806)	95 411	79 352	84 132	(88 485)

* 臨時數字
( ) 表示少於 5 宗交易。
[ ] 表示 2019 年內所分析單位的平均面積。
\- 本署沒有收到成交個案。
所分析的樓宇是於 1992 年或之後建成。
平均售價只以樓上單位的售價計算。

* Provisional figures
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2019.
\- No transaction record received by this Department.
Premises analysed are those built since 1992.
Average prices are in respect of upper floor units only.

私 人 工 貿 大 廈 - 各 區 總 存 量 、 落 成 量 及 空 置 量
PRIVATE INDUSTRIAL / OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地區	District	2018 年年底總存量 Stock at year-end	2019 年落成量 Completions	落成量佔 2018 年總存量的百分率 Completions as a % of 2018 Stock	2019 年年底總存量 Stock at year-end	2019 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
東區	Eastern	47 000	-	-	46 900	3 500	7.5
南區	Southern	5 900	-	-	5 900	300	5.1
港島	***HONG KONG***	***52 900***	***-***	***-***	***52 800***	***3 800***	***7.2***
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	300	3.2
深水埗	Sham Shui Po	120 000	-	-	120 100	5 100	4.2
九龍城	Kowloon City	5 200	-	-	5 200	2 600	50.0
黃大仙	Wong Tai Sin	28 300	-	-	28 300	1 500	5.3
觀塘	Kwun Tong	197 600	-	-	197 900	32 600	16.5
九龍	***KOWLOON***	***360 400***	***-***	***-***	***360 800***	***42 100***	***11.7***
葵青	Kwai Tsing	92 300	-	-	92 500	3 000	3.2
荃灣	Tsuen Wan	21 300	-	-	21 300	300	1.4
北區	North	6 500	-	-	6 500	-	-
沙田	Sha Tin	16 600	-	-	16 600	200	1.2
新界	***NEW TERRITORIES***	***136 700***	***-***	***-***	***136 900***	***3 500***	***2.6***
全港	***OVERALL***	***550 000***	***-***	***-***	***550 500***	***49 400***	***9.0***

2019 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2018 年年底總存量計算。

2019 Year-end Stock figures are derived from the latest rating record,
and not from the 2018 Year-end Stock figures shown here.

私 人 工 貿 大 廈 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE INDUSTRIAL / OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2019 年落成量 Completions	預測落成量 Forecast Completions [2020]	[2021]
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
北區	North	-	-	-
沙田	Sha Tin	-	-	-
新界	***NEW TERRITORIES***	**-**	**-**	**-**
全港	***OVERALL***	**-**	**-**	**-**

私 人 工 貿 大 廈 - 整 體 空 置 趨 勢
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	總樓面面積 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	空置量 **Amount Vacant**	佔總存量的百分率 **% of Total Stock**
2015	-	-	-	581 800	39 700	6.8	39 700	6.8
2016	-	-	-	581 700	52 000	8.9	52 000	8.9
2017	-	-	-	556 100	40 900	7.4	40 900	7.4
2018	-	-	-	550 000	51 400	9.3	51 400	9.3
2019	-	-	-	550 500	49 400	9.0	49 400	9.0

私 人 特 殊 廠 房 - 各 區 總 存 量 及 落 成 量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m²

地區	District	2018 年年底總存量 Stock at year-end	2019 年落成量 Completions	落成量佔 2018 年總存量的百分率 Completions as a % of 2018 Stock	2019 年年底總存量 Stock at year-end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	500	-	-	500
南區	Southern	79 300	-	-	74 800
港島	***HONG KONG***	***79 800***	***-***	***-***	***75 300***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	21 600	-	-	21 600
九龍城	Kowloon City	30 500	-	-	30 500
黃大仙	Wong Tai Sin	44 100	-	-	44 100
觀塘	Kwun Tong	180 300	-	-	180 300
九龍	***KOWLOON***	***276 500***	***-***	***-***	***276 500***
葵青	Kwai Tsing	123 700	-	-	123 700
荃灣	Tsuen Wan	140 600	-	-	140 600
屯門	Tuen Mun	177 200	-	-	175 800
元朗	Yuen Long	635 100	24 800	3.9	669 900
北區	North	136 600	-	-	136 600
大埔	Tai Po	749 600	10 500	1.4	756 200
沙田	Sha Tin	137 200	-	-	137 200
西貢	Sai Kung	623 700	10 700	1.7	650 900
離島	Islands	79 100	-	-	93 800
新界	***NEW TERRITORIES***	***2 802 800***	***46 000***	***1.6***	***2 884 700***
全港	***OVERALL***	***3 159 100***	***46 000***	***1.5***	***3 236 500***

2019 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2018 年年底總存量計算。

2019 Year-end Stock figures are derived from the latest rating record, and not from the 2018 Year-end Stock figures shown here.

私 人 特 殊 廠 房 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2019 年落成量 Completions	預測落成量 Forecast Completions [2020]	[2021]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	9 800	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	24 800	1 100	-
北區	North	-	-	-
大埔	Tai Po	10 500	-	8 300
沙田	Sha Tin	-	-	-
西貢	Sai Kung	10 700	31 300	87 500
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	***46 000***	***42 200***	***95 800***
全港	***OVERALL***	***46 000***	***42 200***	***95 800***

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

平方米 m^2

地區	District	2018年年底總存量 Stock at year-end	2019年落成量 Completions	落成量佔2018年總存量的百分率 Completions as a % of 2018 Stock	2019年年底總存量 Stock at year-end	2019年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	43 700	-	-	43 700	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	94 600	-	-	94 600	5 700	6.0
南區	Southern	28 600	-	-	28 600	200	0.7
港島	***HONG KONG***	***166 900***	***-***	***-***	***166 900***	***5 900***	***3.5***
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	42 800	30.1
九龍城	Kowloon City	103 600	-	-	103 600	14 900	14.4
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
觀塘	Kwun Tong	256 800	-	-	256 800	18 600	7.2
九龍	***KOWLOON***	***504 100***	***-***	***-***	***504 100***	***76 300***	***15.1***
葵青	Kwai Tsing	1 767 900	-	-	1 754 200	34 800	2.0
荃灣	Tsuen Wan	394 800	-	-	395 000	49 100	12.4
屯門	Tuen Mun	142 400	-	-	142 400	10 500	7.4
元朗	Yuen Long	126 000	-	-	126 000	1 400	1.1
北區	North	126 100	-	-	126 100	1 500	1.2
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 200	-	-	442 300	50 700	11.5
西貢	Sai Kung	7 400	-	-	7 400	4 500	60.8
離島	Islands	94 400	-	-	94 400	4 500	4.8
新界	***NEW TERRITORIES***	***3 101 800***	***-***	***-***	***3 088 400***	***157 000***	***5.1***
全港	***OVERALL***	***3 772 800***	***-***	***-***	***3 759 400***	***239 200***	***6.4***

2019年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的2018年年底總存量計算。

2019 Year-end Stock figures are derived from the latest rating record,
and not from the 2018 Year-end Stock figures shown here.

私 人 貨 倉 - 各 區 落 成 量 及 預 測 落 成 量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地區	District	2019 年落成量 Completions	預測落成量 Forecast Completions [2020]	[2021]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	75 800
元朗	Yuen Long	-	-	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	***NEW TERRITORIES***	**-**	**-**	***75 800***
全港	***OVERALL***	**-**	**-**	***75 800***

私 人 貨 倉 - 整 體 空 置 趨 勢
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2015	-	-	-	3 644 800	153 000	4.2	153 000	4.2
2016	73 200	21 900	29.9	3 659 500	139 800	3.8	161 700	4.3
2017	82 800	82 800	100.0	3 727 900	177 100	4.8	259 900	6.8
2018	3 000	3 000	100.0	3 769 800	178 400	4.7	181 400	4.8
2019	-	-	-	3 759 400	239 200	6.4	239 200	6.4

私 人 物 業 市 場 回 報 率 - 住 宅 樓 宇
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回報百分率 % return

年 / 月 Year / Month		類別 Class A	B	C	D	E
2010		4.0	3.5	3.1	2.8	2.5
2011		3.8	3.3	2.9	2.7	2.4
2012		3.5	3.0	2.7	2.5	2.2
2013		3.2	2.9	2.6	2.4	2.1
2014		3.1	2.8	2.7	2.4	2.2
2015		2.9	2.7	2.6	2.4	2.2
2016		3.0	2.7	2.6	2.4	2.2
2017		2.8	2.5	2.4	2.3	2.0
2018		2.7	2.4	2.3	2.2	2.0
2019 *		2.6	2.4	2.3	2.1	2.1
2018	7 - 9	2.6	2.3	2.2	2.1	2.0
	10 - 12	2.8	2.5	2.4	2.2	2.1
2019	1 - 3	2.7	2.4	2.3	2.2	2.1
	4 - 6	2.6	2.3	2.2	2.1	2.0
	7 - 9	2.7	2.4	2.2	2.1	2.1
	10 - 12 *	2.6	2.4	2.3	2.1	2.2
2018	7	2.6	2.3	2.2	2.1	2.0
	8	2.6	2.3	2.2	2.1	2.0
	9	2.6	2.4	2.3	2.2	2.0
	10	2.7	2.4	2.3	2.2	2.1
	11	2.8	2.5	2.4	2.3	2.1
	12	2.8	2.5	2.4	2.2	2.1
2019	1	2.8	2.5	2.4	2.2	2.1
	2	2.7	2.5	2.3	2.2	2.1
	3	2.6	2.4	2.3	2.1	2.1
	4	2.5	2.3	2.2	2.1	2.1
	5	2.5	2.3	2.2	2.1	2.0
	6	2.6	2.3	2.2	2.1	2.0
	7	2.6	2.3	2.2	2.1	2.1
	8	2.7	2.4	2.3	2.1	2.2
	9	2.7	2.4	2.3	2.1	2.2
	10	2.6	2.4	2.3	2.1	2.2
	11 *	2.6	2.3	2.3	2.1	2.1
	12 *	2.6	2.3	2.3	2.1	2.2

* 臨時數字

* Provisional figures

私人物業市場回報率 - 寫字樓、分層工廠大廈及零售業樓宇
PRIVATE PROPERTY MARKET YIELDS - OFFICES, FLATTED FACTORIES AND RETAIL

回報百分率 % return

年 / 月 Year / Month		寫字樓 Offices 甲級 Grade A	寫字樓 Offices 乙級 Grade B	分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
2010		3.2	3.8	4.7	3.4
2011		3.1	3.4	3.9	3.0
2012		3.1	3.1	3.3	2.5
2013		2.8	2.9	2.8	2.4
2014		2.9	3.0	2.9	2.4
2015		2.9	3.0	2.9	2.4
2016		3.0	3.2	3.1	2.5
2017		2.7	2.8	2.9	2.5
2018		2.4	2.6	2.8	2.4
2019 *		2.5	2.7	2.8	2.7
2018	7 - 9	2.3	2.5	2.7	2.4
	10 - 12	2.2	2.6	2.7	2.4
2019	1 - 3	2.4	2.9	2.8	2.6
	4 - 6	2.5	2.7	2.8	2.6
	7 - 9 *	2.5	2.6	2.9	2.7
	10 - 12 *	2.6	2.7	3.0	2.8
2018	7	2.4	2.6	2.7	2.4
	8	2.3	2.5	2.7	2.4
	9	2.3	2.5	2.7	2.4
	10	2.2	2.5	2.7	2.4
	11	2.3	2.8	2.8	2.4
	12	2.2	2.7	2.7	2.4
2019	1	2.3	2.8	2.8	2.6
	2	2.5	3.0	2.8	2.6
	3	2.5	2.9	2.8	2.6
	4	2.4	2.8	2.7	2.6
	5	2.5	2.8	2.7	2.5
	6	2.5	2.6	2.8	2.6
	7	2.5	2.6	2.8	2.7
	8 *	2.7	2.6	3.0	2.7
	9 *	2.5	2.6	2.9	2.8
	10 *	2.7	2.7	3.0	2.9
	11 *	2.5	2.6	3.0	2.8
	12 *	2.6	2.7	3.0	2.7

* 臨時數字
** 此欄數字只就樓上單位計算。

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

住 宅 買 賣 - 樓 宇 買 賣 合 約 數 目 及 總 值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 **Year / Month**		數目 **No.**	總值（百萬元） **Consideration ($ million)**
2017		61 591	556 348
2018		57 247	559 293
2019		59 797	548 795
2018	1 - 3	15 015	139 509
	4 - 6	18 881	182 032
	7 - 9	14 413	149 085
	10 - 12	8 938	88 667
2019	1 - 3	13 863	126 873
	4 - 6	20 657	193 878
	7 - 9	12 336	108 314
	10 - 12	12 941	119 730
2019	1	4 543	44 924
	2	4 089	36 079
	3	5 231	45 870
	4	7 822	70 101
	5	8 208	78 447
	6	4 627	45 330
	7	4 805	44 070
	8	4 084	36 582
	9	3 447	27 662
	10	4 001	40 688
	11	5 756	47 779
	12	3 184	31 263

資料來源 ： 土地註冊處

數字源自在有關期間**送交**土地註冊處註冊的住宅樓宇買賣合約。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宇買賣合約。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等計劃的住宅買賣，除非有關單位轉售限制期屆滿並已繳付補價。

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, etc. except those after payment of premium.

住宅買賣 - 按成交金額分類的買賣合約數目
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

買賣合約數目 No. of Agreements

成交金額（百萬元）
Range of Consideration ($ million)

年 / 月 Year / Month		少於 1 Less than 1 數目 No.	%	1 至少於 2 1 to less than 2 數目 No.	%	2 至少於 3 2 to less than 3 數目 No.	%	3 至少於 5 3 to less than 5 數目 No.	%	5 至少於 10 5 to less than 10 數目 No.	%	10 或以上 10 or over 數目 No.	%	總數 Total
2017		281	0	1 117	2	2 996	5	17 689	29	26 733	43	12 775	21	61 591
2018		265	0	869	2	1 831	3	12 127	21	29 412	51	12 743	22	57 247
2019		218	0	800	1	1 594	3	11 242	19	33 266	56	12 677	21	59 797
2018	1 - 3	56	0	243	2	598	4	4 022	27	6 833	46	3 263	22	15 015
	4 - 6	64	0	259	1	545	3	3 755	20	9 974	53	4 284	23	18 881
	7 - 9	70	0	203	1	376	3	2 431	17	7 728	54	3 605	25	14 413
	10 - 12	75	1	164	2	312	3	1 919	21	4 877	55	1 591	18	8 938
2019	1 - 3	40	0	158	1	349	3	2 831	20	7 174	52	3 311	24	13 863
	4 - 6	72	0	205	1	402	2	3 737	18	11 751	57	4 490	22	20 657
	7 - 9	54	0	258	2	549	4	2 300	19	6 791	55	2 384	19	12 336
	10 - 12	52	0	179	1	294	2	2 374	18	7 550	58	2 492	19	12 941
2019	1	18	0	58	1	110	2	801	18	1 957	43	1 599	35	4 543
	2	14	0	36	1	92	2	888	22	2 433	60	626	15	4 089
	3	8	0	64	1	147	3	1 142	22	2 784	53	1 086	21	5 231
	4	24	0	53	1	144	2	1 404	18	4 548	58	1 649	21	7 822
	5	25	0	87	1	138	2	1 413	17	4 729	58	1 816	22	8 208
	6	23	0	65	1	120	3	920	20	2 474	53	1 025	22	4 627
	7	23	0	89	2	200	4	896	19	2 560	53	1 037	22	4 805
	8	19	0	88	2	254	6	720	18	2 220	54	783	19	4 084
	9	12	0	81	2	95	3	684	20	2 011	58	564	16	3 447
	10	19	0	62	2	106	3	677	17	2 264	57	873	22	4 001
	11	17	0	56	1	111	2	1 100	19	3 531	61	941	16	5 756
	12	16	1	61	2	77	2	597	19	1 755	55	678	21	3 184

資料來源 ： 土地註冊處
有關數字來自圖表 50。
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。

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 場 - 買 賣 合 約 數 目 及 總 值
DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month		一手買賣 Primary Sales 數目 No.	%	總值（百萬元） Consideration ($ million)	二手買賣 Secondary Sales 數目 No.	%	總值（百萬元） Consideration ($ million)	總數 Total No.
2017		18 645	30	240 512	42 946	70	315 838	61 591
2018		15 633	27	219 505	41 614	73	339 788	57 247
2019		21 108	35	227 603	38 689	65	321 190	59 797
2018	1 - 3	2 734	18	42 388	12 281	82	97 122	15 015
	4 - 6	4 948	26	69 480	13 933	74	112 551	18 881
	7 - 9	4 495	31	64 937	9 918	69	84 148	14 413
	10 - 12	3 456	39	42 700	5 482	61	45 967	8 938
2019	1 - 3	5 313	38	61 163	8 550	62	65 711	13 863
	4 - 6	7 226	35	75 794	13 431	65	118 083	20 657
	7 - 9	4 400	36	42 704	7 936	64	65 609	12 336
	10 - 12	4 169	32	47 942	8 772	68	71 787	12 941
2019	1	2 191	48	28 401	2 352	52	16 523	4 543
	2	1 654	40	17 551	2 435	60	18 529	4 089
	3	1 468	28	15 211	3 763	72	30 659	5 231
	4	2 789	36	27 707	5 033	64	42 394	7 822
	5	3 246	40	32 682	4 962	60	45 764	8 208
	6	1 191	26	15 405	3 436	74	29 925	4 627
	7	1 810	38	17 937	2 995	62	26 132	4 805
	8	1 252	31	12 894	2 832	69	23 689	4 084
	9	1 338	39	11 873	2 109	61	15 788	3 447
	10	1 387	35	16 951	2 614	65	23 737	4 001
	11	2 112	37	19 775	3 644	63	28 004	5 756
	12	670	21	11 216	2 514	79	20 046	3 184

資料來源 ： 土地註冊處

有關數字來自圖表 50。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圖表 50 的總值。

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.

非住宅買賣 - 主要類別物業買賣宗數及總值
NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

年 / 月 Year / Month		寫字樓 Offices 宗數 No.	寫字樓 Offices 總值（百萬元） Consideration ($ million)	商業樓宇 Commercial 宗數 No.	商業樓宇 Commercial 總值（百萬元） Consideration ($ million)	分層工廠大廈 Flatted Factories 宗數 No.	分層工廠大廈 Flatted Factories 總值（百萬元） Consideration ($ million)
2017		1 955	30 777	2 198	36 090	5 135	30 991
2018		1 331	21 477	1 926	35 450	4 852	30 543
2019 *		861	27 945	1 306	21 626	2 420	17 967
2018	7 - 9	344	4 637	444	7 385	1 164	7 406
	10 - 12	167	4 082	283	6 365	483	3 682
2019	1 - 3	207	3 091	277	4 540	678	5 448
	4 - 6	343	7 669	459	6 279	894	6 041
	7 - 9 *	187	15 639	281	6 578	467	3 965
	10 - 12 *	124	1 546	289	4 229	381	2 514
2018	7	114	1 479	140	2 100	510	2 799
	8	143	1 986	166	2 626	390	2 627
	9	87	1 172	138	2 659	264	1 980
	10	63	1 366	104	1 558	188	1 400
	11	58	1 621	92	1 629	159	1 160
	12	46	1 095	87	3 177	136	1 122
2019	1	72	978	78	1 035	140	1 071
	2	38	436	67	1 568	123	870
	3	97	1 677	132	1 937	415	3 507
	4	113	1 815	199	2 528	372	2 502
	5	95	1 750	147	1 766	301	2 192
	6	135	4 104	113	1 986	221	1 347
	7	81	843	91	1 730	220	1 363
	8 *	49	557	96	2 204	116	1 261
	9 *	57	14 238	94	2 645	131	1 341
	10 *	35	500	107	1 758	121	947
	11 *	48	473	105	1 524	117	646
	12 *	41	573	77	947	143	921

* 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.

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
港島 HONG KONG	中西區 Central and Western	堅尼地城、石塘咀、西營盤、上環、中環、金鐘、半山區、山頂	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111, 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 181, 182
	灣仔 Wan Chai	灣仔、銅鑼灣、天后、跑馬地、大坑、掃桿埔、渣甸山	Wan Chai, Causeway Bay, Tin Hau, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147, 148(p), 149, 151(p), 152(p), 183, 184, 190
	東區 Eastern	寶馬山、北角、鰂魚涌、西灣河、筲箕灣、柴灣、小西灣	Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	148(p), 151(p), 152(p), 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
	南區 Southern	薄扶林、香港仔、鴨脷洲、黃竹坑、壽臣山、淺水灣、舂坎角、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	171, 172, 173, 174, 175, 176, 191, 192, 193, 194, 195, 196, 197, 198
九龍 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、西九文化區、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Cultural District, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
九龍 KOWLOON	深水埗 Sham Shui Po	美孚、荔枝角、長沙灣、深水埗、石硤尾、又一村、大窩坪、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	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
	九龍城 Kowloon City	紅磡、土瓜灣、馬頭角、馬頭圍、啟德、九龍城、何文田、九龍塘、筆架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286(p)
	黃大仙 Wong Tai Sin	新蒲崗、黃大仙、東頭、橫頭磡、樂富、鑽石山、慈雲山、牛池灣	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282, 283, 284, 287, 288, 289
	觀塘 Kwun Tong	坪石、九龍灣、牛頭角、佐敦谷、觀塘、秀茂坪、藍田、油塘	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong	280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298
新界 NEW TERRITORIES	葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
	荃灣 Tsuen Wan	荃灣、上葵涌、汀九、深井、青龍頭、馬灣、欣澳	Tsuen Wan, Sheung Kwai Chung, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 973(p), 974, 975

(p) = part 部分

各 區 域 及 地 區
AREAS AND DISTRICTS

區 域 Area	地 區 District	地 區 內 的 分 區 名 稱	Names of Sub-districts within District Boundaries	小 規 劃 統 計 區 Tertiary Planning Units
新 界 NEW TERRITORIES	屯 門 Tuen Mun	大 欖 涌 、 掃 管 笏 、 屯 門 、 藍 地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	411, 412, 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442
	元 朗 Yuen Long	洪 水 橋 、 廈 村 、 流 浮 山 、 天 水 圍 、 元 朗 、 新 田 、 落 馬 洲 、 錦 田 、 石 崗 、 八 鄉	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610
	北 區 North	粉 嶺 、 聯 和 墟 、 上 水 、 石 湖 墟 、 沙 頭 角 、 鹿 頸 、 烏 蛟 騰	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	545, 546, 547, 548, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 641, 642, 651, 652, 653, 711(p), 712(p)
	大 埔 Tai Po	大 埔 墟 、 大 埔 、 大 埔 滘 、 大 美 督 、 船 灣 、 樟 木 頭 、 企 嶺 下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751
	沙 田 Sha Tin	大 圍 、 沙 田 、 火 炭 、 馬 料 水 、 烏 溪 沙 、 馬 鞍 山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762

(p) = part 部 分

各區域及地區
AREAS AND DISTRICTS

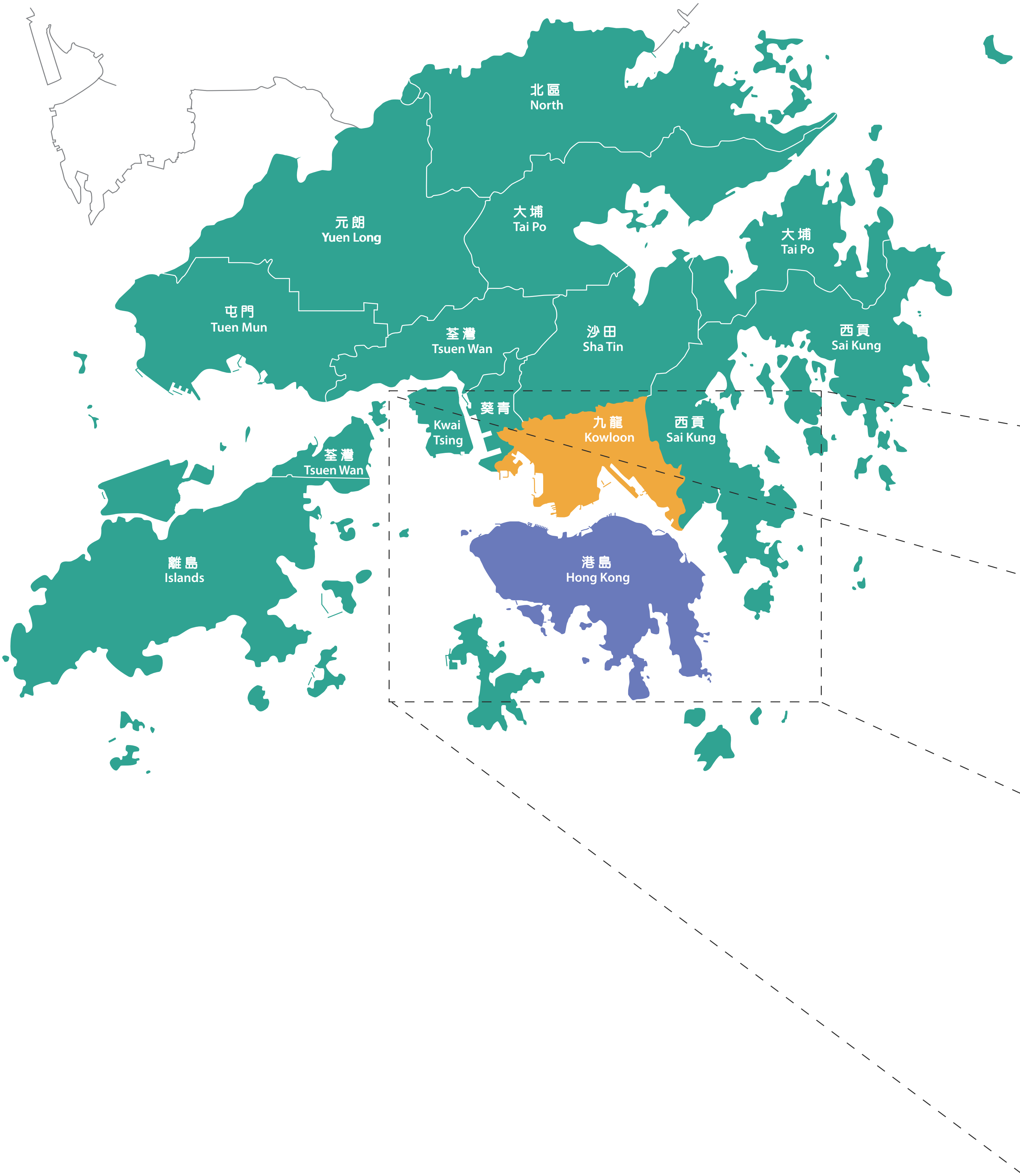
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	西貢 Sai Kung	清水灣、西貢、 大網仔、 將軍澳、 坑口、調景嶺、 馬游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	離島 Islands	長洲、坪洲、 大嶼山 （包括東涌、 愉景灣）、南丫島	Cheung Chau, Peng Chau, Lantau Island, (including Tung Chung, Discovery Bay), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 972, 973(p), 976

寫字樓分區
OFFICE SUB-DISTRICTS

寫字樓的分區	Sub-districts for Offices	小規劃統計區 Tertiary Planning Units
上環	Sheung Wan	113, 114, 115
中區	Central	121, 122, 123, 124
灣仔／銅鑼灣	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角／鰂魚涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213, 214, 215, 216, 217
油麻地／旺角	Yau Ma Tei/Mong Kok	220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 256

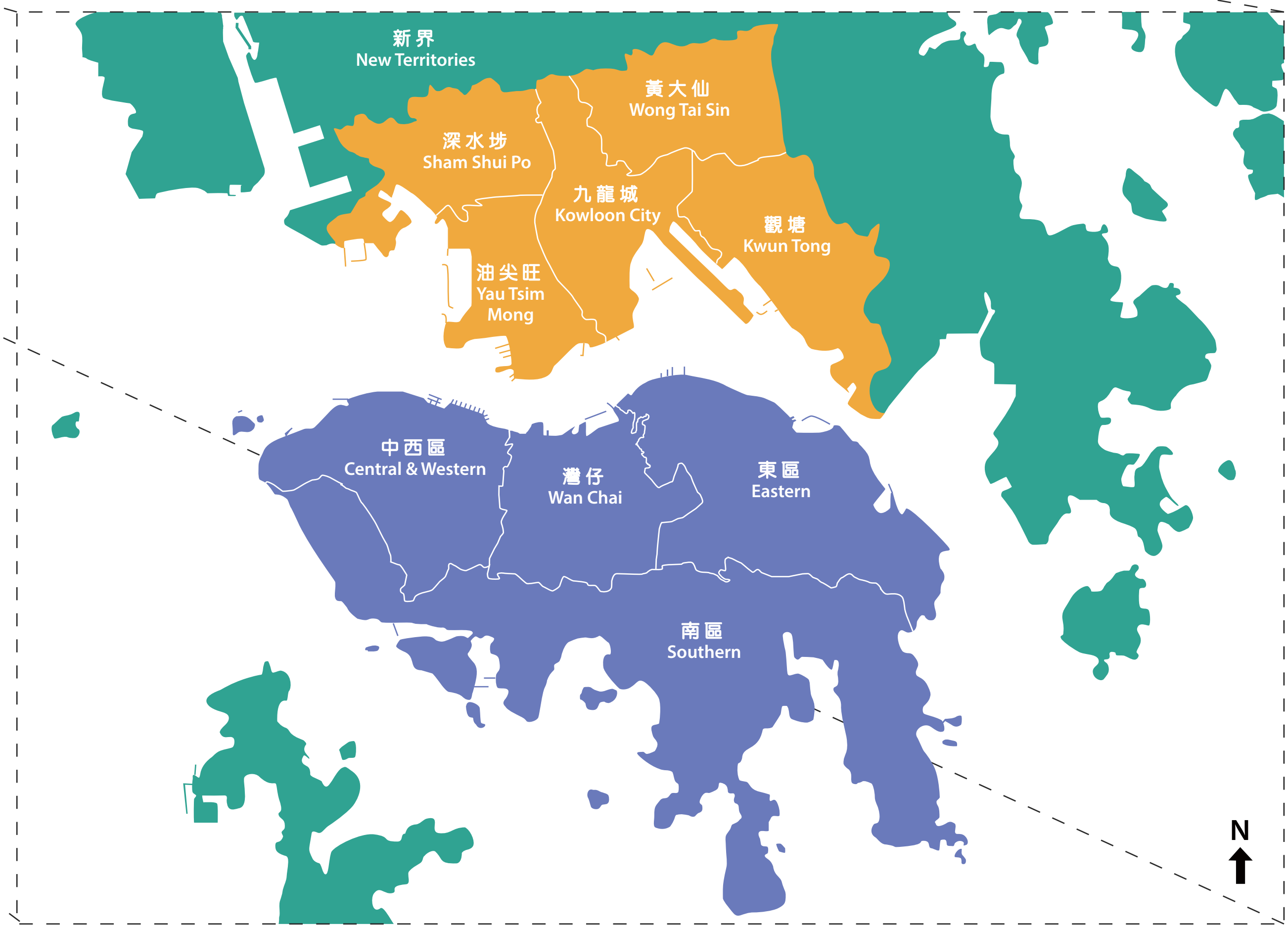
(p) = part 部分

新界地區 NEW TERRITORIES DISTRICTS



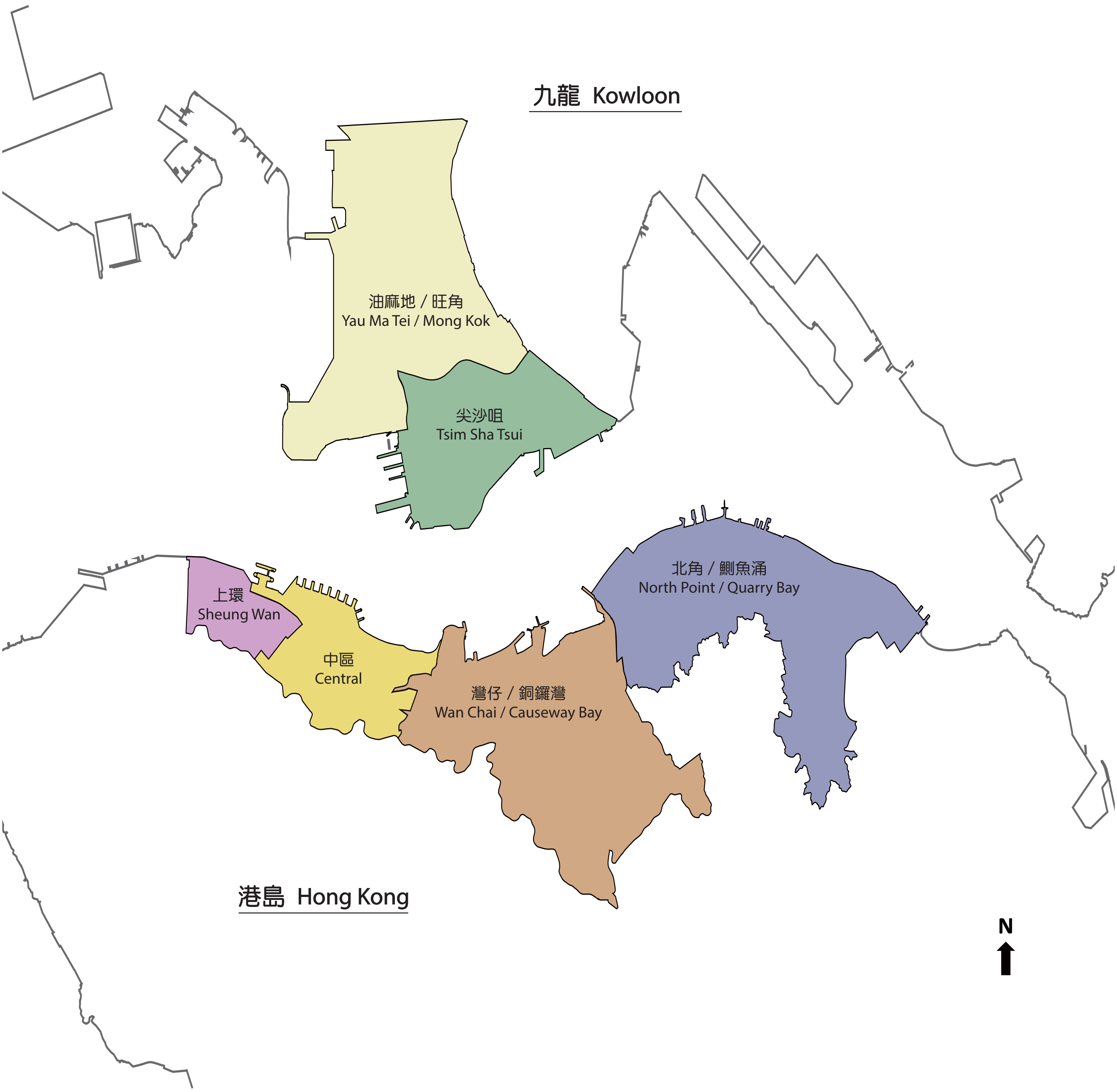
分區圖
PLANS

港島及九龍地區 HONG KONG AND KOWLOON DISTRICTS



分區圖
PLANS

差餉物業估價署
Rating and Valuation Department



寫字樓分區圖 OFFICE SUB-DISTRICTS PLAN

香港特別行政區政府 差餉物業估價署出版
政府新聞處設計封面
Published by the Rating and Valuation Department
Cover designed by the Information Services Department
The Government of the Hong Kong Special Administrative Region