

分間單位（俗稱「劏房」）— 各區域及各地區租金中位數  
SUBDIVIDED UNITS - MEDIAN RENTS BY AREA AND DISTRICT

各區域 Area		港島 Hong Kong		九龍 Kowloon		新界 New Territories		全港 Whole Territory Overall	
年 / 月 Year / Month		月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)
2023	1	6 200	538	4 900	384	4 500	411	5 000	414
	2	6 550	517	4 800	404	4 500	415	5 000	431
	3	6 300	538	4 950	404	4 600	431	5 000	431
	4	6 500	538	4 900	400	4 500	419	5 000	422
	5	6 800	554	5 000	410	4 620	431	5 300	435
	6	7 000	538	5 000	420	4 500	409	5 200	431
	7	6 700	576	5 200	424	4 700	410	5 375	449
	8	6 900	602	5 300	419	4 925	431	5 500	460
	9	6 800	571	5 100	423	4 800	431	5 400	449
	10	7 100	584	5 200	407	4 800	419	5 300	431
	11	6 800	587	5 000	409	4 500	404	5 050	431
	12	7 300	603	5 000	409	4 700	395	5 248	431
2024	1	6 625	554	5 200	413	4 300	411	5 200	431
2022	10 - 12	6 000	502	4 800	404	4 700	419	5 000	420
2023	1 - 3	6 380	529	4 900	397	4 500	419	5 000	419
	4 - 6	6 600	538	5 000	409	4 500	416	5 100	431
	7 - 9	6 800	583	5 200	421	4 800	423	5 500	452
	10 - 12	7 025	592	5 000	409	4 600	407	5 200	431

註釋：表列的租金中位數只供一般參考之用，並不擬應用於某特定「劏房」上。不同時期的租金中位數的變化，可能會因為所分析的「劏房」質素不同而有所差異，因此**不應**一概而論視之為該時段內租金中位數的整體變化。

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SUBDIVIDED UNITS - MEDIAN RENTS BY AREA AND DISTRICT

各地區 District		港島 Hong Kong							
		中西區 Central & Western		東區 Eastern		南區 Southern		灣仔 Wan Chai	
年 / 月 Year / Month		月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)
2023	1	5 650	451	5 800	502	( 4 500 )	( 511 )	7 300	567
	2	6 500	527	6 000	495	( 6 000 )	( 461 )	7 500	564
	3	6 800	502	5 400	538	( 3 900 )	( 420 )	7 325	538
	4	6 500	538	6 100	514	( 6 650 )	( 531 )	7 200	576
	5	7 025	620	6 800	546	( 4 400 )	( 404 )	6 620	518
	6	7 400	538	6 500	538	( 5 600 )	( 503 )	7 250	538
	7	6 825	589	6 400	546	( 3 900 )	( 438 )	7 500	638
	8	6 900	634	6 300	544	( 4 900 )	( 392 )	7 500	631
	9	6 300	513	6 480	569	( 4 500 )	( 538 )	7 400	602
	10	7 150	574	5 900	498	( 4 700 )	( 523 )	7 800	638
	11	6 800	588	6 500	565	( 4 300 )	( 646 )	7 500	587
	12	7 800	516	6 700	565	( 5 750 )	( 333 )	8 000	646
2024	1	6 750	482	6 000	538	( 3 200 )	( 492 )	7 750	623
2022	10 - 12	6 200	489	5 500	502	4 950	544	6 780	510
2023	1 - 3	6 400	511	5 800	508	( 4 000 )	( 484 )	7 425	553
	4 - 6	7 000	565	6 400	529	( 4 800 )	( 500 )	7 000	549
	7 - 9	6 800	601	6 390	560	4 000	454	7 500	627
	10 - 12	7 200	560	6 500	546	( 4 600 )	( 495 )	7 800	628

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SUBDIVIDED UNITS - MEDIAN RENTS BY AREA AND DISTRICT

各地區 District		九龍 Kowloon									
		九龍城 Kowloon City		觀塘 Kwun Tong		深水埗 Sham Shui Po		黃大仙 Wong Tai Sin		油尖旺 Yau Tsim Mong	
年 / 月 Year / Month		月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)
2023	1	5 000	388	5 000	382	4 600	357	4 600	450	5 000	428
	2	4 850	347	4 800	417	4 600	388	4 800	465	5 300	435
	3	5 650	378	5 400	416	4 500	364	4 500	404	5 000	431
	4	5 500	373	5 500	477	4 700	377	4 775	426	5 000	406
	5	5 800	401	4 600	406	4 600	404	4 800	402	5 600	431
	6	5 300	409	4 900	441	4 800	404	4 700	396	5 200	431
	7	5 000	404	5 500	443	4 600	392	5 200	431	6 000	460
	8	5 800	419	5 000	404	4 700	396	5 000	388	5 800	454
	9	5 000	375	5 500	406	4 800	407	5 200	422	5 500	450
	10	5 500	399	4 950	423	4 800	388	5 000	441	5 500	418
	11	4 650	365	5 100	466	4 500	389	5 000	414	5 500	431
	12	5 223	391	5 500	466	4 550	387	5 500	478	5 200	442
2024	1	4 950	359	5 800	421	4 800	404	5 300	413	5 800	431
2022	10 - 12	5 000	385	5 500	431	4 500	388	5 200	431	5 000	420
2023	1 - 3	5 300	371	5 000	404	4 600	367	4 600	448	5 100	431
	4 - 6	5 500	403	5 000	438	4 700	395	4 800	405	5 200	424
	7 - 9	5 200	402	5 200	413	4 700	400	5 050	413	5 800	453
	10 - 12	5 200	377	5 200	452	4 600	388	5 000	437	5 400	431

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各地區 District		新界 New Territories									
		離島 Islands		葵青 Kwai Tsing		北區 North		西貢 Sai Kung		沙田 Sha Tin	
年 / 月 Year / Month		月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)
2023	1	-	-	( 5 100 )	( 538 )	4 800	409	( 16 500 )	( 336 )	( 12 150 )	( 892 )
	2	-	-	( 5 500 )	( 431 )	4 800	386	-	-	-	-
	3	-	-	( 4 680 )	( 422 )	4 600	377	-	-	( 6 000 )	( 727 )
	4	-	-	( 4 200 )	( 431 )	4 500	393	-	-	( 6 800 )	( 524 )
	5	-	-	4 900	441	5 200	377	-	-	( 7 500 )	( 577 )
	6	-	-	3 950	396	4 350	380	-	-	( 6 000 )	( 616 )
	7	-	-	4 900	408	4 500	391	-	-	( 6 000 )	( 538 )
	8	-	-	5 150	538	4 800	394	-	-	( 6 700 )	( 626 )
	9	-	-	4 800	431	4 750	393	( 5 650 )	( 608 )	( 7 100 )	( 606 )
	10	-	-	4 950	421	4 500	421	-	-	6 000	743
	11	-	-	4 550	456	4 200	354	-	-	( 6 400 )	( 665 )
	12	-	-	5 000	359	4 000	377	-	-	( 5 550 )	( 564 )
2024	1	-	-	4 500	550	4 000	355	-	-	( 6 000 )	( 540 )
2022	10 - 12	-	-	5 500	431	4 600	409	( 16 500 )	( 364 )	( 7 000 )	( 377 )
2023	1 - 3	-	-	5 100	455	4 800	400	( 16 500 )	( 336 )	( 6 300 )	( 727 )
	4 - 6	-	-	4 300	431	4 500	377	-	-	6 700	574
	7 - 9	-	-	5 000	449	4 700	391	( 5 650 )	( 608 )	6 700	572
	10 - 12	-	-	4 600	423	4 250	379	-	-	6 000	568

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各地區 District		新界 New Territories							
		大埔 Tai Po		荃灣 Tsuen Wan		屯門 Tuen Mun		元朗 Yuen Long	
年 / 月 Year / Month		月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)	月租 (元) Monthly Rent (\$)	每平方米月租 (元) Monthly Rent (\$ / m <sup>2</sup> per month)
2023	1	4 350	407	4 980	467	-	-	4 200	362
	2	4 600	413	4 850	477	( 4 300 )	( 452 )	3 900	395
	3	4 500	412	5 750	483	( 4 100 )	( 550 )	4 100	406
	4	4 200	409	5 000	467	( 4 600 )	( 495 )	4 200	413
	5	4 500	404	5 050	478	( 4 300 )	( 669 )	3 950	396
	6	4 500	420	5 800	484	( 3 500 )	( 837 )	3 900	382
	7	4 700	423	5 050	441	( 4 200 )	( 628 )	4 200	388
	8	5 000	431	5 500	475	( 5 200 )	( 514 )	3 800	359
	9	4 500	428	5 600	448	( 6 300 )	( 848 )	4 000	409
	10	4 500	401	5 250	466	( 4 050 )	( 515 )	4 500	386
	11	4 500	419	5 000	419	( 4 750 )	( 455 )	4 200	395
	12	4 600	384	5 100	411	( 4 800 )	( 517 )	4 350	381
2024	1	4 300	414	4 600	404	( 4 800 )	( 517 )	4 100	414
2022	10 - 12	4 650	404	5 300	490	( 3 850 )	( 395 )	4 300	395
2023	1 - 3	4 500	411	5 200	478	( 4 200 )	( 517 )	4 000	388
	4 - 6	4 500	409	5 300	478	4 300	669	4 000	391
	7 - 9	4 800	431	5 500	455	5 250	653	4 000	388
	10 - 12	4 500	404	5 150	430	4 150	492	4 300	388

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技術附註

1. 資料來源

表列的分間單位租金資料是來自《業主與租客(綜合)條例》(第7章)第IVA部(條例第IVA部)適用於規管租賃的租賃通知書(表格AR2)，並涵蓋屬「房間」的分間單位在相關時期(即「年/月」)開始的規管租賃。

根據條例第IVA部，規管租賃指符合所有指明條件的租賃；而分間單位指組成建築物單位一部分的處所。表格AR2內申報的資料包括分間單位的地址、租金、租賃期開始日期及樓面面積等，並用於計算相關租金中位數。

2. 區域及地區

區域指港島、九龍及新界。地區指附錄所述的18個區。

3. 租金中位數

每月租金金額的一種平均值。50%的租金數據高於這數字，而其餘50%的租金數據低於這數字。

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4. 四捨五入

表列的金額進位至最接近的整數(如適用)。

有用資訊

《業主與租客(綜合)條例》第IVA部—分間單位規管租賃專頁：

「劏房」次期租賃



次期租賃租金計算機



Technical Notes

1. Source of Information

Rental information of subdivided units as tabulated is sourced from Notices of Tenancy (Forms AR2) in respect of regulated tenancies in accordance with Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap.7) (Part IVA of the Ordinance), covering regulated tenancies of subdivided units classified as "Room" that commenced in the relevant period (i.e. "Year / Month").

According to Part IVA of the Ordinance, regulated tenancy means a tenancy which fulfills all of the specified conditions, and subdivided unit means premises that form part of a unit of a building. The information reported in Form AR2 includes the address, monthly rent, commencement date of tenancy period and floor area of the subdivided unit, etc., and is used for calculating the relevant median rent.

2. Areas and Districts

Areas refer to Hong Kong, Kowloon and the New Territories. Districts refer to the 18 districts as described in the Appendix.

3. Median Rents

This denotes the average monthly rental figure such that the rents of 50% of the total number of records were above that figure and the other 50% were below it.

Please note : The tabulated median rents are published for general reference only. They are not intended for applying to a particular subdivided unit. Changes in median rents between different periods may be due to variations in the characteristics of different subdivided units being analysed, and hence should **not** be taken as necessarily indicating a general change in median rent over that period.

The tabulated median rents are not applicable to calculate the renewed rent for a second term tenancy of a subdivided unit and that the renewed rent is regulated under Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Part IVA of the Ordinance). To learn more, please visit the Rating and Valuation Department's website which provides useful information concerning Part IVA of the Ordinance, including a "concise guide" about the second term tenancy and a tool for calculating the maximum amount of renewed rent permitted by Part IVA of the Ordinance, for reference.

4. Rounding of Figures

The tabulated dollar values are rounded to the nearest integer, where appropriate.

Useful Information

Dedicated webpage for Part IVA of the Landlord and Tenant (Consolidation) Ordinance - Regulated Tenancies of Subdivided Units :

Second Term Tenancy of Subdivided Units



Second Term Tenancy Rent Calculator



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
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
	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
	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
	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

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
九龍 KOWLOON	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
	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
	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
	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
	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



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
新界 NEW TERRITORIES	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
	葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi
	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
	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
	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
	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
	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
	屯門 Tuen Mun	大欖涌、 掃管笏、 屯門、藍地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei
	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