香港物业报告
Hong Kong Property Review
2020

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香港特别行政区政府
差饷物业估价署
Rating and Valuation Department
The Government of the Hong Kong
Special Administrative Region

香港物业报告

HONG KONG PROPERTY REVIEW 2020

本报告回顾 2019 年香港物业市场的活动，
并预测 2020 及 2021 年的楼宇落成量。

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

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目录 CONTENTS

序言 Foreword 03

综观 Overview 08

评论 - 私人楼宇
Commentary on Private Developments

住宅 Domestic 16
整体 Overall
中 / 小型单位 Small / Medium Units
大型单位 Large Units

写字楼 Office 30
整体 Overall
甲级 Grade A
乙级 Grade B
丙级 Grade C

商业楼宇 Commercial 48

工业楼宇 Industrial 54
分层工厂大厦 Flatted Factories
工贸大厦 Industrial / Office
特殊厂房 Specialised Factories
货仓 Storage

技术附注 Technical Notes 64

图表 Tables 78

附录 Appendix
各区域及地区 Areas and Districts

分区图 Plans

写字楼分区图 Office Sub-districts Plan

序言
FOREWORD


私人住宅
Private Domestic


私人写字楼
Private Office


私人商业楼宇
Private Commercial


私人工业楼宇
Private Industrial

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

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.

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

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.

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

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.

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

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

本报告涵盖私人楼宇类别，不包括政府、香港房屋委员会及香港房屋协会所拥有的住宅及非住宅发展项目的统计数字。

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.

本报告所用词汇的定义、物业类别及各项数字的计算方法，可参阅64至75页的「技术附注」。

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.

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综观
Overview

2019年，香港经济面临极大挑战，经历自2009年环球金融危机以来的首次收缩。延续由2018年下半年开始放缓的趋势，加上环球经济放缓及中美贸易摩擦，香港经济于2019年上半年仅录得温和增长。由于涉及本地社会事件严重打击各类经济活动，加上中美贸易摩擦升温，香港经济在下半年步入衰退。平均通胀率由2018年的2.6%上升至2019年的3.0%。劳工市场尤于下半年因经济状况恶化而受压。年内，失业率由第二季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.

随着市场气氛转好及准业主的持续需求所推动，住宅物业市场在2019年上半年的楼价和交投量均录得明显增长。虽然中美贸易摩擦于5月再度升温，加上下半年本地发生社会事件，市场气氛转趋审慎，但由于上半年的升幅甚为显着，楼价全年因而仍见轻微升幅。年内交投量录得4%的温和增长。

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.

就市民对住屋的殷切需求，政府将房屋及土地供应列为首要急务。除继续施行需求管理措施外，政府会悉力于短、中及长期开拓土地，并且会以多管齐下的策略，持之以恒地增加可建屋土地的供应。2019年《施政报告》内已公布一系列措施以协助首次置业人士，包括推出「港人首置上车盘」及提升按揭保险计划下最高九成按揭贷款的楼价上限。

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.

鉴于市场于2019年下半年出现不明朗因素，以及经济持续放缓，香港经济短期前景极具挑战，并面对巨大的不确定性，包括新型冠状病毒疫情，中美经贸关系，以及本地社会事件。除财政措施外，政府亦推出防疫抗疫基金，力求保住就业、也保住企业，从而稳住经济和信心。为应对内在与外来环境的急速变化，政府会维护香港的核心竞争力，并密切监察市场状况。

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.

住宅物业

住宅物业市场在2019年首5个月出现显着增长，楼价飙升10.4%，情况与2018年下半年呈跌势刚好相反。然而，随着市场气氛受环球经济转弱、中美贸易摩擦再度升温及本地发生社会事件所影响，楼价自6月起下滑。下半年的楼价除于11月经历短暂反弹外，持续向下。至2019年年底，楼价录得5.4%的按年升幅。住宅物业于2019年的整体交投量上升4%至59 797宗，当中一手市场的交投飙升35%至21 108宗，二手市场的交投则下跌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.

租赁市场年内有所起伏。租金升势在3月出现后仅维持6个月，期后租金便下跌至年底。2019年12月的整体租金按年稍跌1.9%。2019年的市场回报率为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.

为鼓励发展商尽早把一手私人住宅单位推出市场，政府已于2019年10月23日向立法会提交《2019年差饷（修订）条例草案》以供审议。该条例草案旨在就空置一手私人住宅单位征收额外差饷。

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年私人住宅落成量为13 643个单位，较2018年少35%。入住量为19 278个单位，较前一年高66%。年底空置量下跌至总存量的3.7%，相当于44 892个单位。在这些空置单位中，有7 344个单位于占用许可证发出后仍未获发满意纸或转让同意书。2020和2021年预测落成量分别为20 854个和18 924个单位。

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.

写字楼

受经济不明朗因素影响，年内写字楼需求转弱。2019年交投量缩减35%至861宗，创近10年低位。写字楼售价于年内出现下行走势，而租金变动不大。商业地带渐趋分散，减低了对传统商业区写字楼的需求，2019年的落成量仍然集中在观塘的甲级写字楼，此为对政府的「起动九龙东」措施奏效之证。租赁市场方面，租户转趋审慎，而许多公司对签订新租约亦采取观望态度，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年写字楼的落成量上升49%至266 900平方米，为2008年以来的历史高位。甲级写字楼的落成量为241 900平方米，当中54%来自观塘，另有23%来自沙田。乙级写字楼的落成量为20 200平方米，主要来自东区和葵青。丙级写字楼的落成量为4 800平方米，几乎全部来自中西区。年内，写字楼的整体使用量缩减至147 000平方米，甲级写字楼的使用量录得正数168 600平方米，而乙级和丙级写字楼则分别录得负数20 000平方米和负数1 600平方米。年底空置量微升至总存量的9.0%，相当于1 103 900平方米。甲级、乙级和丙级写字楼的空置率分别略增至9.0%、9.7%和7.5%。分区的甲级写字楼维持单位数字的空置率。

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.

预计2020年的新供应将跌至77 700平方米，但在2021年将飙升至292 500平方米。2020年甲级写字楼的新落成量将有47 500平方米，主要来自荃湾和西贡，占预计供应量的82%。2021年甲级写字楼的落成量将为227 800平方米，九龙城和东区合共占预测落成量的60%。乙级写字楼在2020年的预测落成量将为29 800平方米，并在2021年进一步攀升至60 100平方米。丙级写字楼在2020和2021年的落成量分别为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.

营商前景不明朗下，2019年12月的整体写字楼售价较前一年下跌9.5%。甲级写字楼售价于2019年12月的按年跌幅最大，下跌14.1%，其次为丙级写字楼，跌幅为6.5%，而乙级写字楼则微跌1.4%。租赁需求偏软导致市场整体租金变动不大，而市场回报率则扭转下降趋势而在2019年轻微上升。

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.

商业楼宇

2019 年商业楼宇的落成量下跌 6% 至 117 500 平方米，当中新界占 47%。年内使用量急跌至 8 300 平方米，空置率微升至总存量的 10.1%，相当于 1 164 000 平方米。预计 2020 年落成量会略降至 105 300 平方米，当中以沙田和荃湾供应最多，合共占预计供应量的一半。2021 年的落成量将跌至 98 200 平方米，当中一半将来自九龙城。

Commercial

Completions in 2019 dropped by 6% to 117 500 m^2, with the New Territories accounting for 47% of the completions. Take-up plunged to 8 300 m^2 in the year, and vacancy rate rose slightly to 10.1% of the total stock, amounting to 1 164 000 m^2. Completions are expected to decrease slightly to 105 300 m^2 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 m^2, and half of the supply will come from Kowloon City.

零售业楼宇

零售市道面对下行风险，压抑市场气氛。访港旅游业在 2019 年上半年虽有显着扩张，惟下半年受本地社会事件严重打击消费及旅遊相关活动，以及经济气氛，其后急剧恶化。整体访港旅客下跌 14.2% 至 5 590 万人次。内部需求亦同样收缩，而私人消费开支录得自 2003 年以来的首次按年下跌。2019 年商业楼宇的交投量亦随之下滑 32% 至 1 306 宗，反映经济前景黯淡。

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.

与 2018 年 12 月相比，私人零售业楼宇的售价和租金在 2019 年 12 月分别录得 13.4% 和 4.4% 的跌幅，而市场回报率则呈上行走势。

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.

工业楼宇

工业楼宇的交投量继续受环球经济环境骤变所影响。中美贸易摩擦一事虽见进展，但局势尚未完全平息，所带来的阴霾将继续笼罩外在环境，影响本地贸易表现。与此同时，本地发生的社会事件继续削弱本地经济和投资意欲。市况欠佳促使许多商户采取更为保守的态度，令市场在 2019 年下半年更趋疲弱。

2019 年**分层工厂大厦**的落成量上升至 56 200 平方米，大部分来自葵青和荃湾。使用量转为正数 60 300 平方米。年底空置量微跌至总存量的 5.9%，相当于 971 900 平方米。落成量预计在 2020 年将稍为回落至 53 800 平方米，但会于 2021 年回升至 66 800 平方米。

以 2018 年 12 月与 2019 年 12 月相比，分层工厂大厦售价下跌 7.3%，而租金则无甚变动，年内市场回报率亦没有明显变动。

2019 年并无**工贸大厦**落成。使用量转为正数 2 000 平方米，而空置率则略减至总存量的 9.0%，相当于 49 400 平方米。预计未来两年均不会有新供应。

2019 年并无新**货仓**落成。使用量录得负数 57 800 平方米，空置率升至总存量的 6.4%，相当于 239 200 平方米。预计 2020 年将不会有新供应，但 2021 年将有 75 800 平方米的新货仓楼面落成。

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.

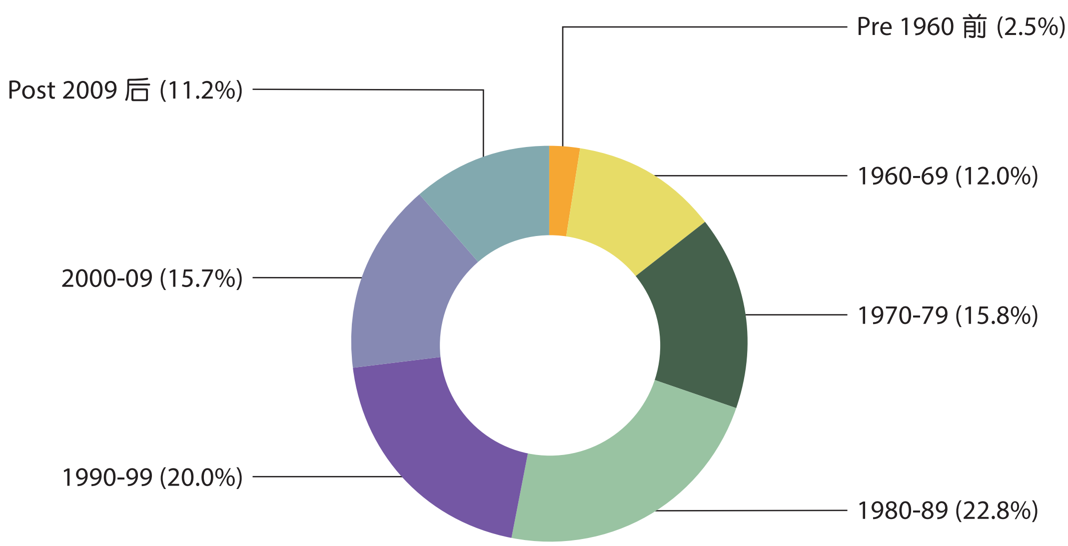
私人住宅
Private Domestic

私人住宅（整体）
Private Domestic (Overall)

这类别包括设有专用煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。2019 年年底的整体总存量为 1 206 444 个单位。图表显示按楼龄划分的总存量。

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.

按楼龄分类的总存量
Stock Distribution by Age



2019 年私人住宅落成量为 13 643 个单位，较前一年减少 35%。按地域计，新界占 58%，九龙占 24%，港岛占 18%。按地区计，大埔、西贡和深水埗为供应量最高的三个地区，分别占整体落成量的 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 个单位。年底空置量减至 44 892 个单位，相当于总存量的 3.7%。空置单位中，有 7 344 个于占用许可证发出后仍未获发满意纸或转让同意书。

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.

预计 2020 和 2021 年落成量将分别为 20 854 个和 18 924 个单位。在 2020 年，67% 的新供应将来自新界。按地区计，屯门的供应量占新落成单位的 23%，其次为大埔和西贡，分别占 18% 和 12%。预计新界将再次占 2021 年新供应的 67%，当中 59% 的落成量将来自西贡、元朗和沙田。

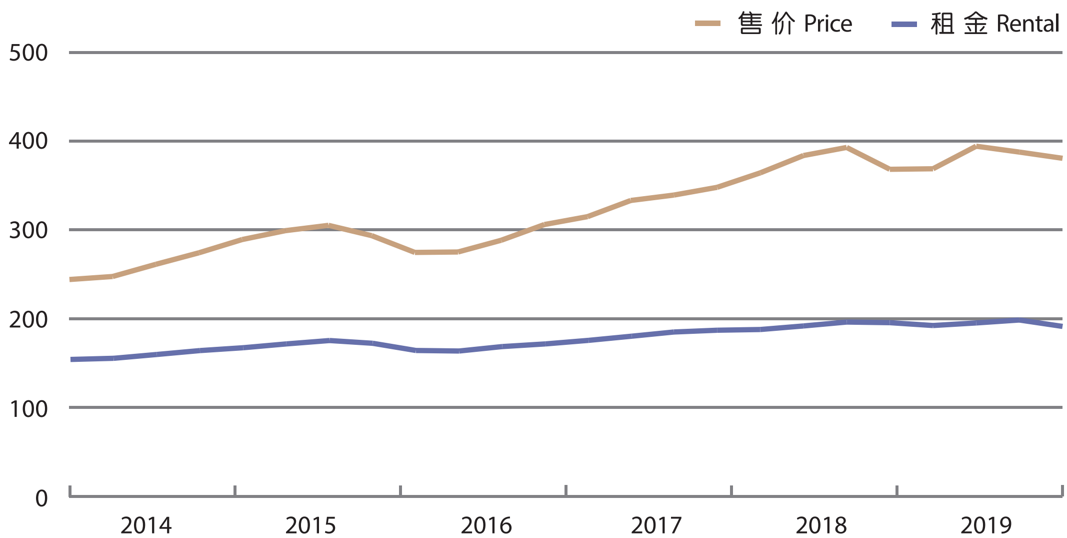
Completions in 2020 and 2021 are expected to reach 20 854 units and 18 924 units respectively. In 2020, 67% of the new supply will come from the New Territories. On district basis, Tuen Mun will account for 23% of the new units, followed by Tai Po and Sai Kung at 18% and 12% respectively. In 2021, the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

私人住宅（整体）
PRIVATE DOMESTIC (OVERALL)

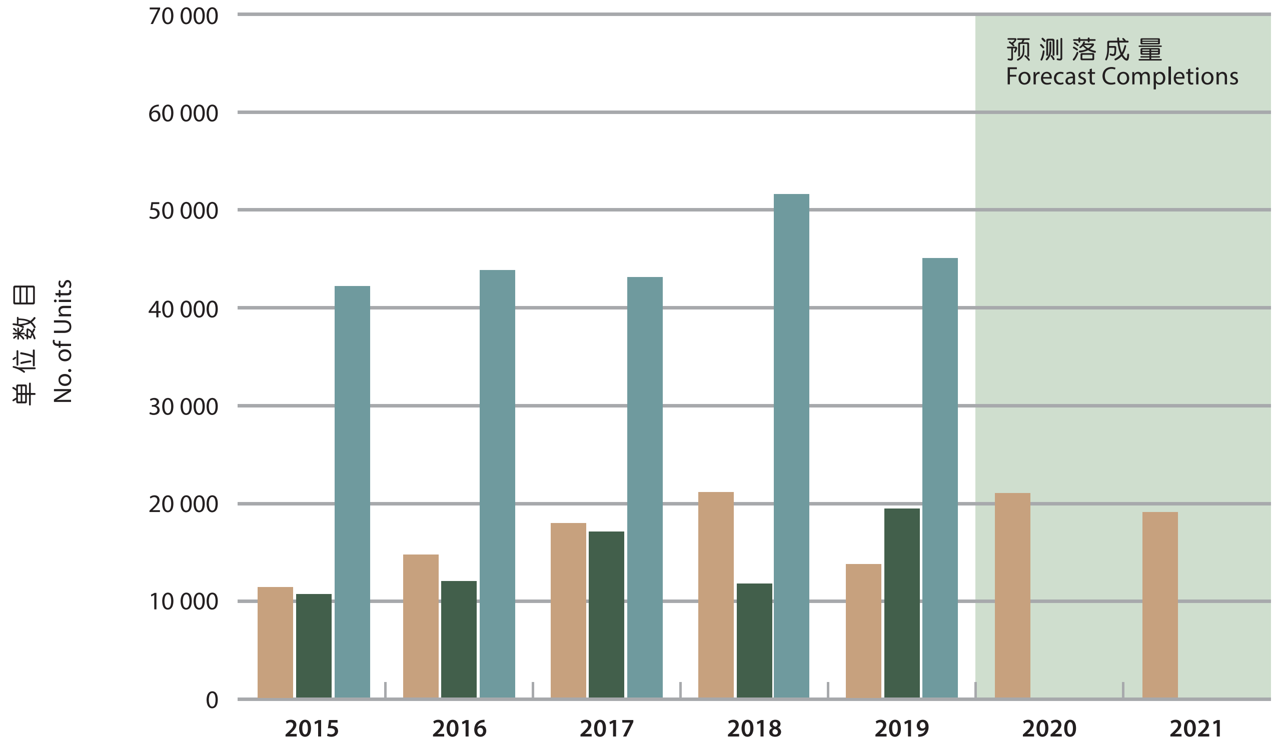
二手市场售价在 2019 年第一季调整，并于第二季急剧上升后，至下半年回落。整体售价于最后一季按年增长 3.4%。与 2018 年同期相比，租金于最后一季录得 2.1% 的跌幅，全年有升有跌。

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.

售价及租金指数
Price and Rental Indices



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



单位数目
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年落成量包括在年内落成并预留为资助出售房屋，但其后于2017年以市价在公开市场发售的16个住宅单位。相关入住量和空置量的数字并没有修正。

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.

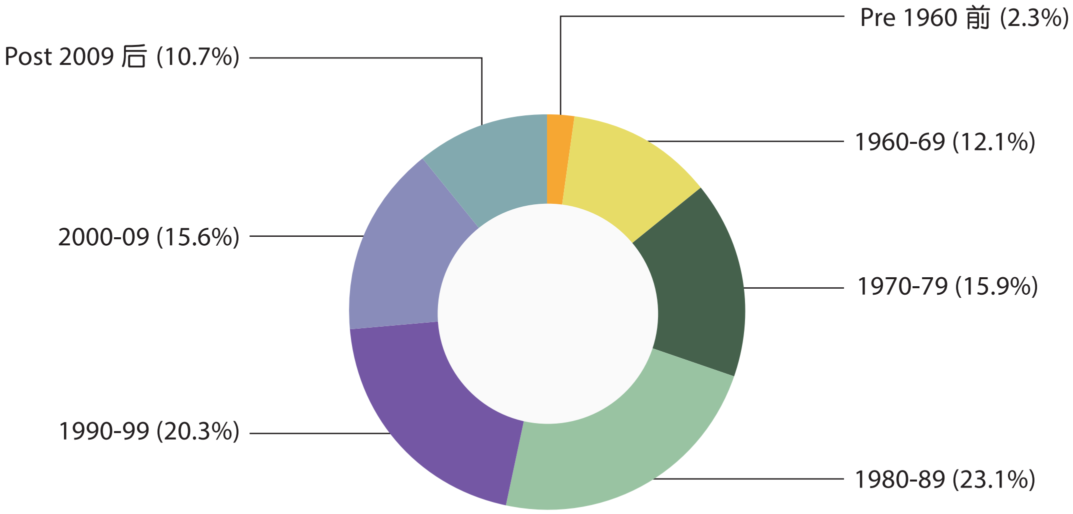
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

此分类包括实用面积为100平方米以下的单位。2019年年底的总存量为1 110 648个单位，占私人住宅总存量的92%。图表显示这分类按楼龄划分的总存量。

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.

按楼龄分类的总存量
Stock Distribution by Age



2019年共有12 302个单位落成，其中58%位于新界，25%位于九龙，17%位于港岛。大埔、西贡和深水埗供应的新落成单位，合共占此分类总落成量47%。以单位面积计，单是A类单位便占新供应的54%，而B类和C类单位则分别占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 年的入住量飙升 51% 至 16 751 个单位。年底空置量下跌至 37 091 个单位，相当于此分类总存量的 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.

预计 2020 和 2021 年的落成量将分别上升至 19 616 个和 17 663 个。2020 年的落成量中，新界将占 68%，主要位于屯门、大埔和西贡。2021 年的落成量将再次集中在新界，有 69% 位于该处，主要分布于西贡、元朗和沙田。

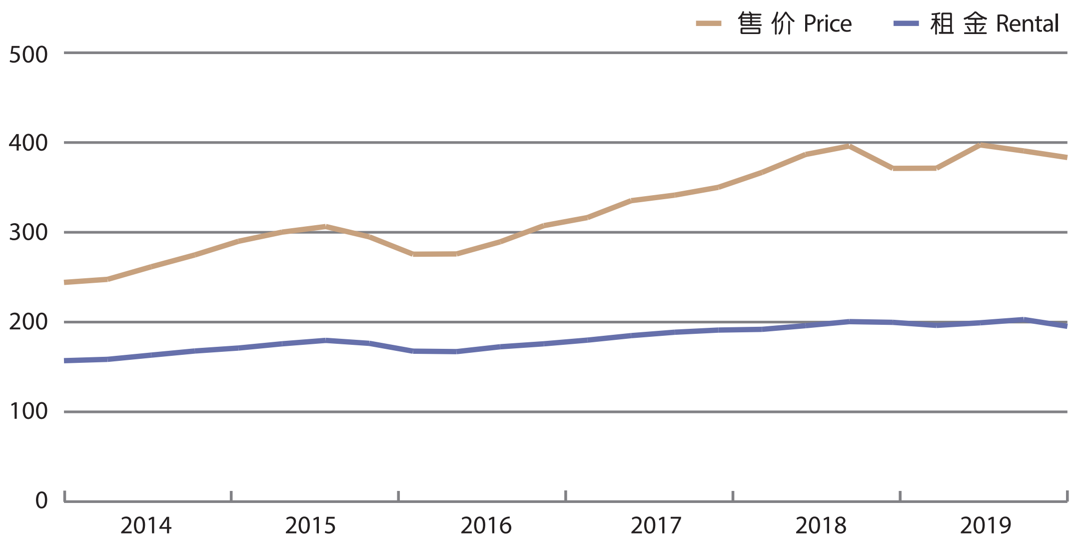
Completions in 2020 and 2021 are expected to rise to 19 616 units and 17 663 units respectively. Of the completions in 2020, the New Territories will provide 68%, mainly in Tuen Mun, Tai Po and Sai Kung. In 2021, focus will again be on the New Territories where 69% of the new units are situated, mainly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

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

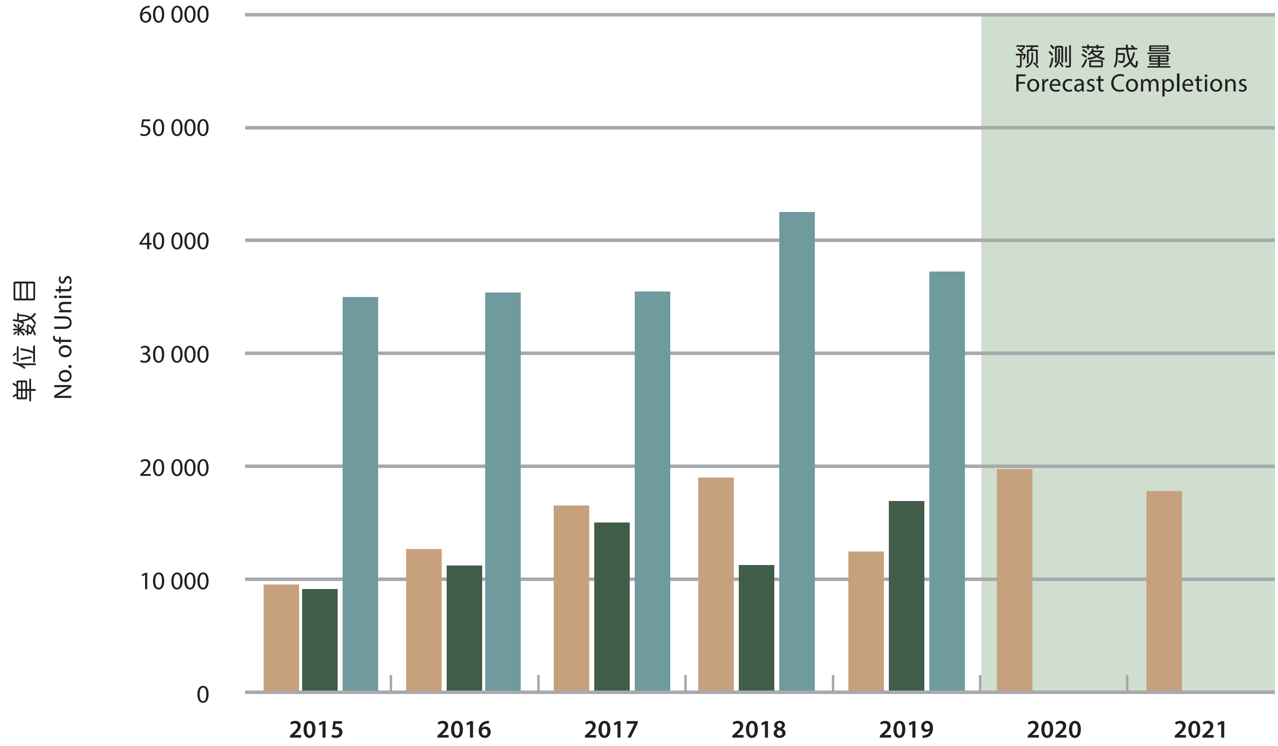
此分类的售价在第二季到达顶峰后，至第三季回落。售价在最后一季较前一年高 3.3%。第四季的租金则较前一年同期下跌 2.2%。

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.

售价及租金指数
Price and Rental Indices



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



单位数目
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年落成量包括在年内落成并预留为资助出售房屋，但其后于2017年以市价在公开市场发售的16个住宅单位。相关入住量和空置量的数字并没有修正。

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.

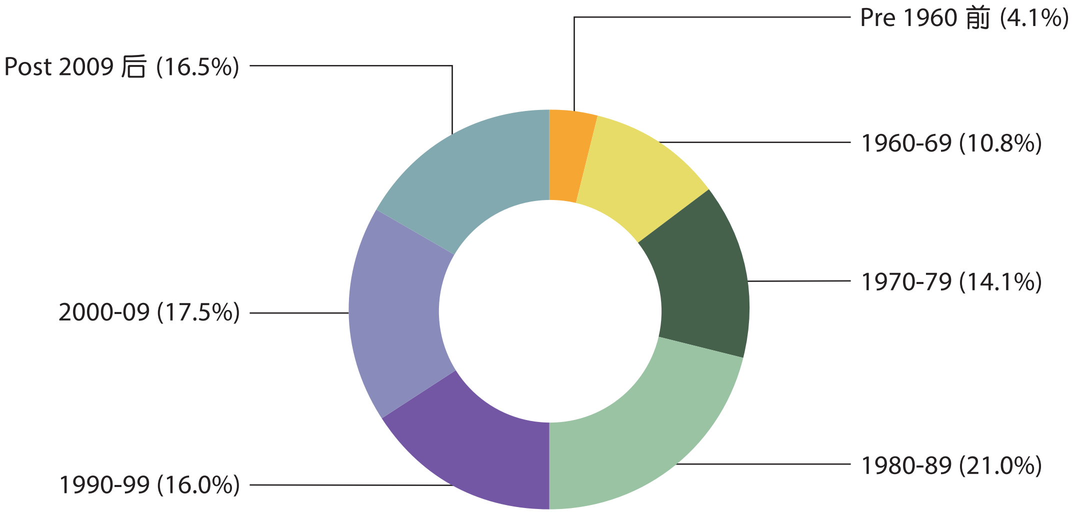
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures

此分类包括实用面积为100平方米或以上的单位。2019年年底的总存量为95 796个单位，占私人住宅总存量的8%。图表显示这分类按楼龄划分的总存量。

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.

按楼龄分类的总存量
Stock Distribution by Age



2019年落成的1 341个单位中，有70%位于新界。按地区计，大埔占落成量的24%，其次是沙田，占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 个单位。年底空置量下跌至 7 801 个单位，相当于此分类单位总存量的 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.

预计 2020 和 2021 年新落成单位将分别为 1 238 个和 1 261 个。未来两年的新供应将集中在新界。在 2020 年，大埔和九龙城将合共提供新落成单位的 53%，而 2021 年，南区和沙田将合共提供落成量的 44%。

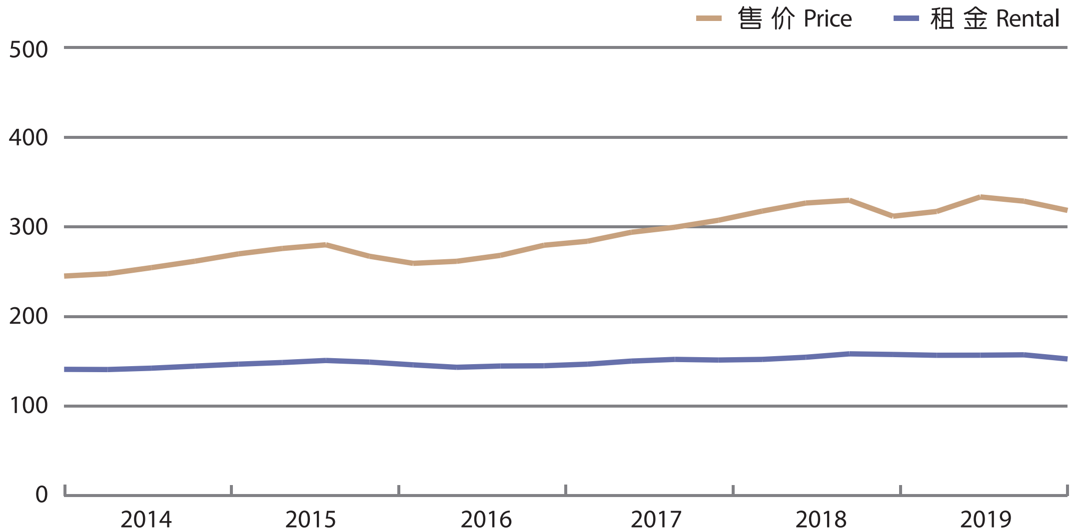
1 238 units and 1 261 units are estimated to be completed in 2020 and 2021 respectively. New supply in the coming two years will be concentrated in the New Territories. Tai Po and Kowloon City will provide in total 53% of the new completions in 2020. In 2021, Southern district and Sha Tin altogether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

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

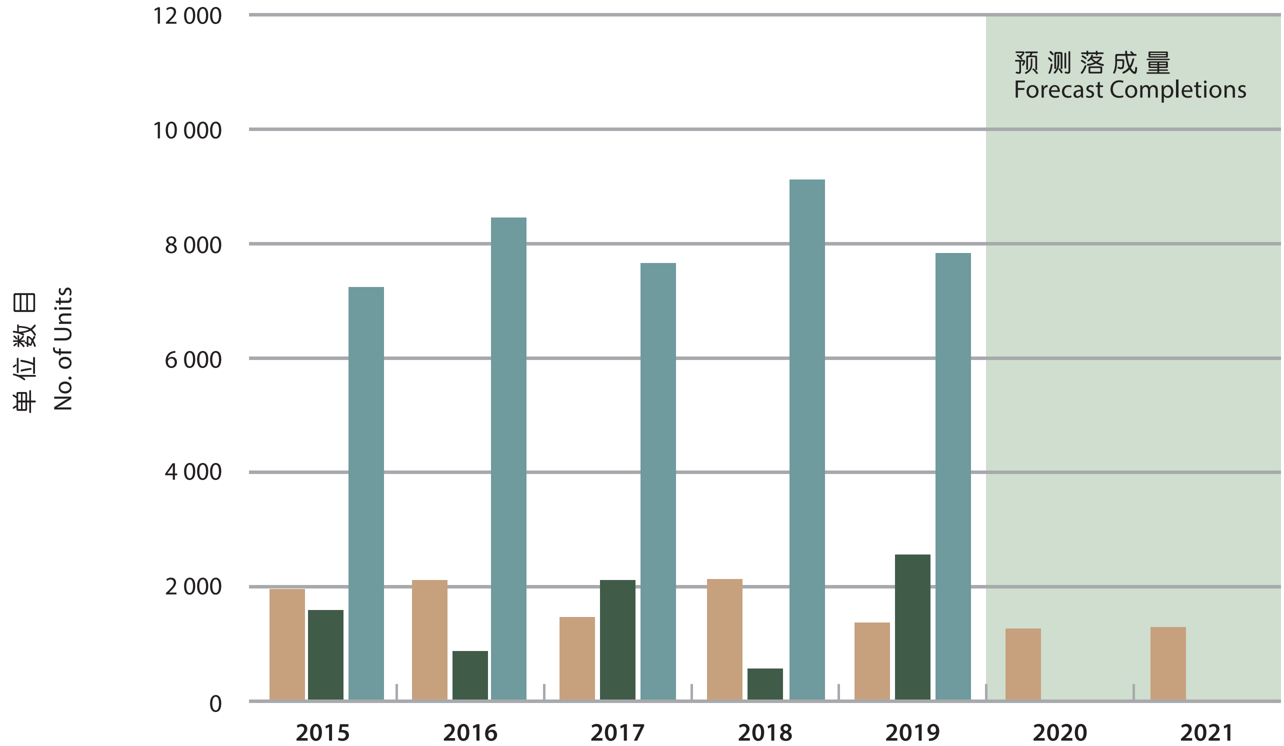
此分类物业的售价在 2019 年上半年上升，并在第二季到达顶峯后，至第三季开始回落。售价在最后一季按年上升 2.1%，而第四季的租金则较 2018 年同季下跌 3.2%。

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.

售价及租金指数
Price and Rental Indices



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



单位数目
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		

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

\# 预测数字
Forecast figures

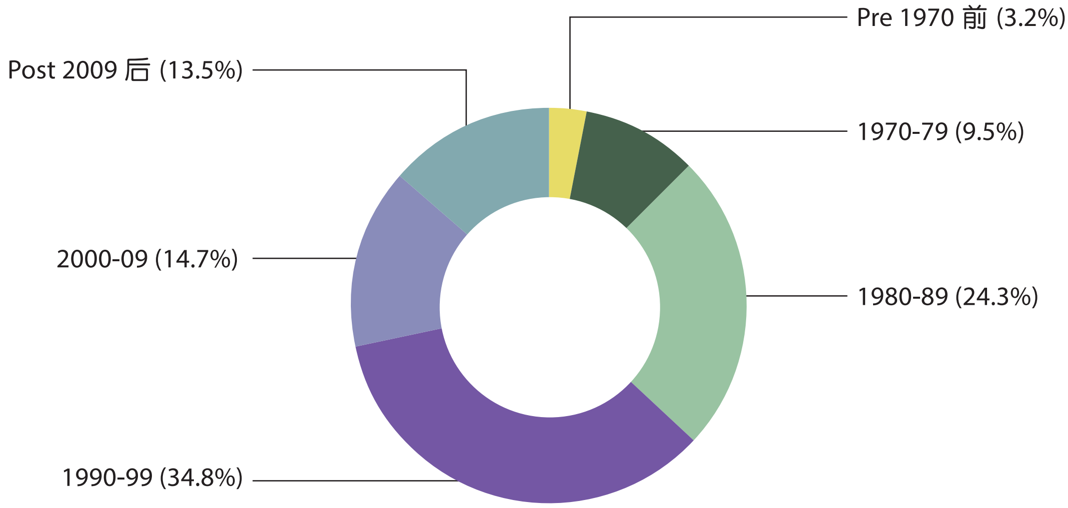
私人写字楼
PRIVATE OFFICE

私人写字楼（整体）
PRIVATE OFFICE (OVERALL)

2019 年年底，私人写字楼的总存量为 12 313 800 平方米，当中甲级写字楼占 65%，乙级写字楼占 23%，丙级写字楼占 12%。位于上环、中区、湾仔、铜锣湾和尖沙咀核心地区的写字楼面积在 2019 年年底共占总存量的 51%。图表显示按楼龄划分的整体写字楼总存量。

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.

按楼龄分类的总存量
Stock Distribution by Age



2019 年私人写字楼的落成量为 266 900 平方米，较 2018 年上升 49%，有 90% 的落成量位于非核心地区。甲级写字楼的落成量为 241 900 平方米，相当于总供应量的 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.

年内的整体使用量录得 147 000 平方米，较前一年减少 45%。年底空置量增加 7% 至 1 103 900 平方米，相当于总存量的 9.0%。

An overall take-up of 147 000 m² 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 m², which was equivalent to 9.0% of the total stock.

预计 2020 和 2021 年分别有 77 700 平方米和 292 500 平方米的私人写字楼落成。2020 年新界的供应占总落成量的 68%，当中荃湾和西贡合共提供新落成面积的 50%。2021 年，九龙城和东区的供应相对较多，两者将分别占整体落成量的 26% 和 20%。

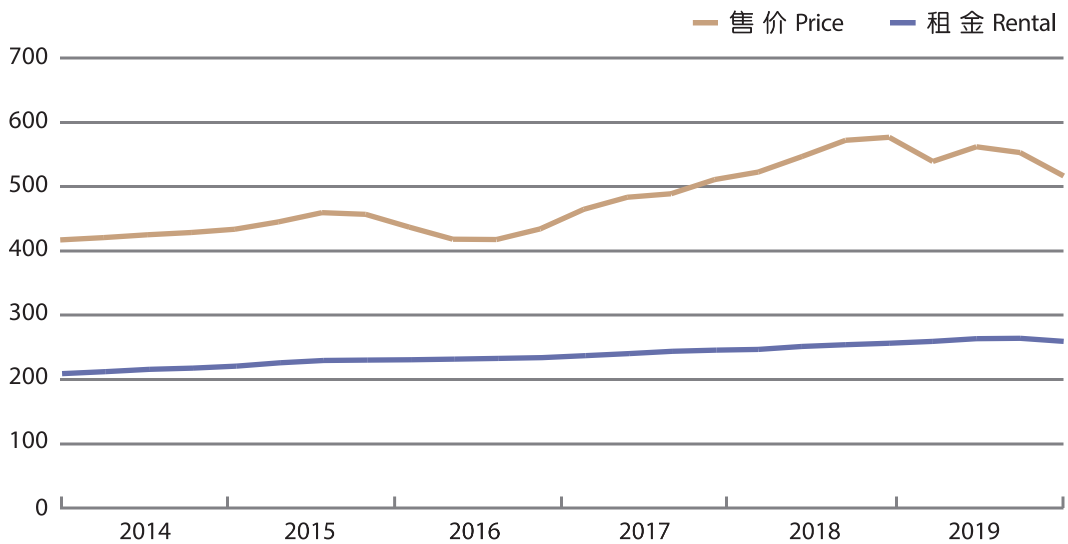
Completions in 2020 and 2021 are forecast to be 77 700 m² and 292 500 m² respectively. Supply from the New Territories in 2020 accounted for 68% of total completions, with Tsuen Wan and Sai Kung together providing 50% of the newly completed spaces. Districts with relatively higher supply in 2021 are Kowloon City and Eastern district, which will account for 26% and 20% of the overall completions respectively.

私人写字楼（整体）
PRIVATE OFFICE (OVERALL)

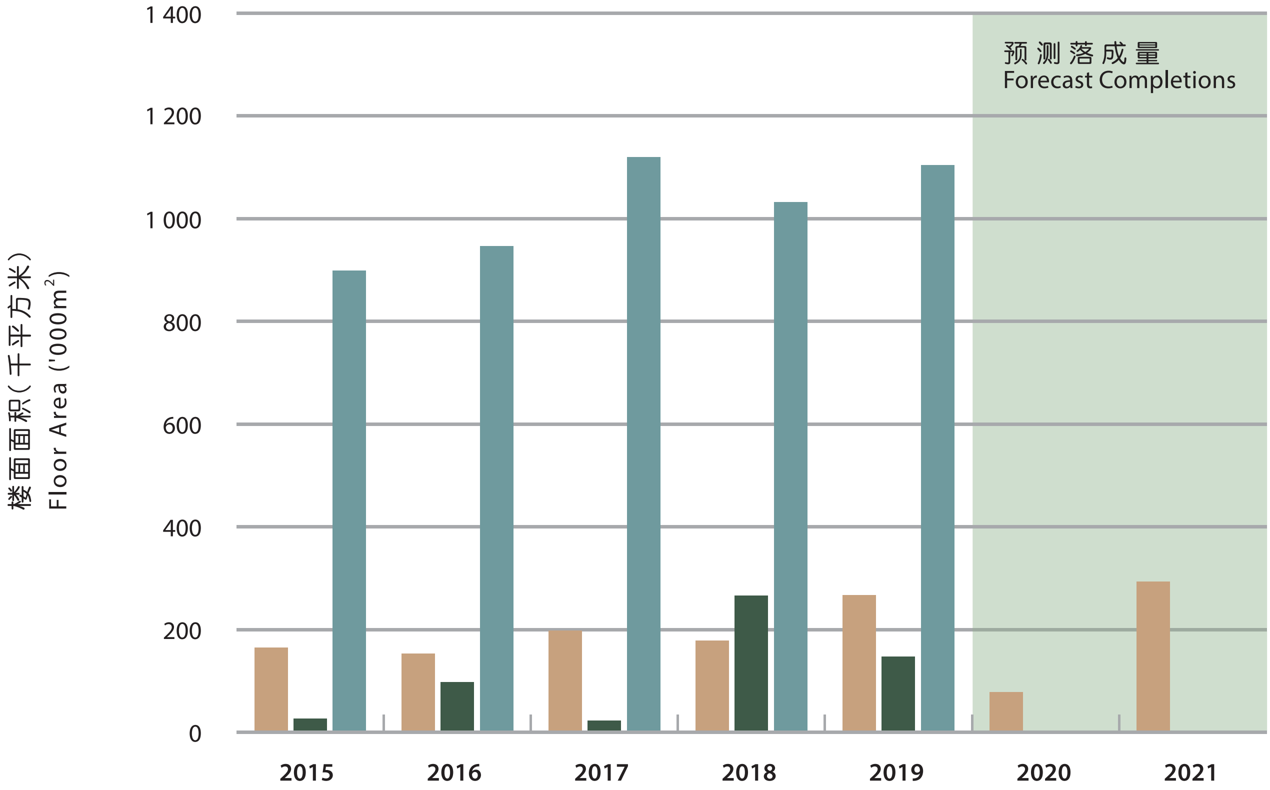
写字楼售价在第二季到达年度顶峯后便下跌至2019年年底。以2019年第四季与前一年同季相比，售价下跌10.4%，而最后一季的租金则较前一年同期录得1.1%的温和增长。

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.

售价及租金指数
Price and Rental Indices



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



楼面面积（千平方米）
Floor Area ('000m²)

	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		

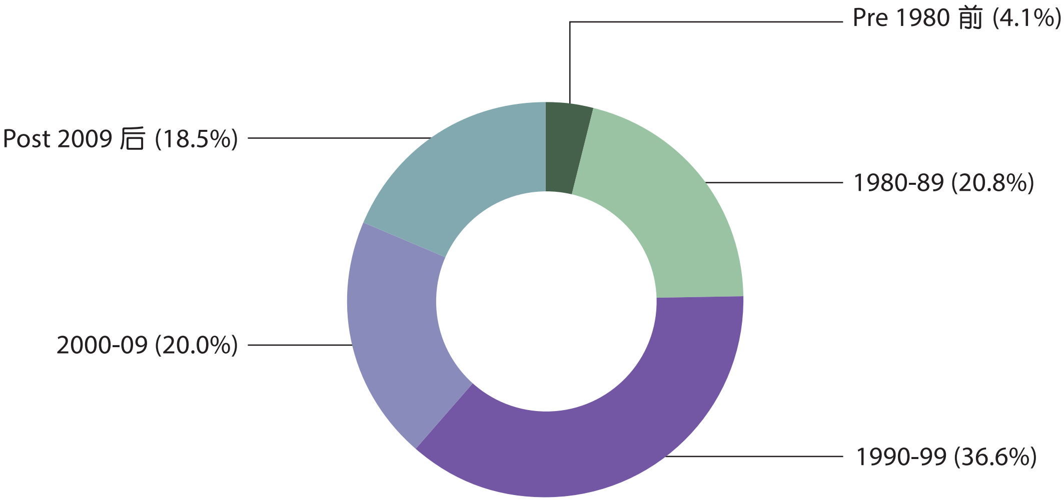
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures

2019 年年底，甲级写字楼的总存量达 8 019 300 平方米，占写字楼总存量的 65%。图表显示按楼龄划分的甲级写字楼总存量。

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.

按楼龄分类的总存量
Stock Distribution by Age



港岛占总存量的 49%，而九龙与新界则分别占 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.

甲级写字楼的落成量为 241 900 平方米，较 2018 年高出 36%。新发展项目大多位于非核心地区，如观塘和沙田，分别占当中的 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 年的使用量维持正数，但降至 168 600 平方米。年底空置量推升至甲级写字楼总存量的 9.0%，相当于 720 400 平方米，其中 30% 的空置面积位于核心地区。

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.

预计 2020 和 2021 年分别有 47 500 平方米和 227 800 平方米的甲级写字楼落成。在 2020 年，荃湾和西贡的供应相对较多，将分别占整体落成量的 49% 和 33%。2021 年的新供应将集中于九龙城和东区，占预测落成量的 60%。

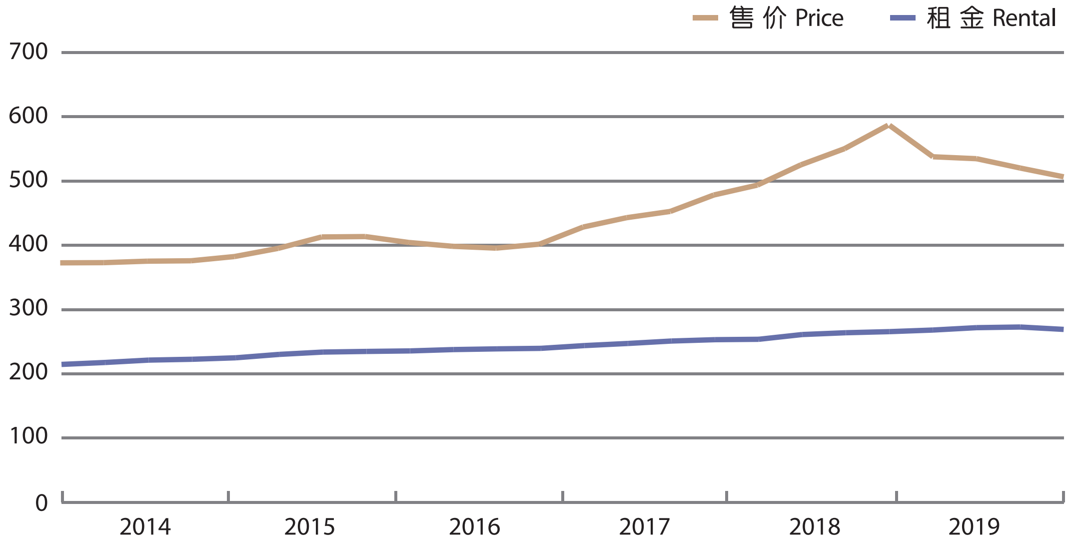
47 500 m^2 and 227 800 m^2 are estimated to be completed in 2020 and 2021 respectively. Districts with relatively higher supply in 2020 are Tsuen Wan and Sai Kung which will account for 49% and 33% of the overall completions respectively. New supply in 2021 will be concentrated in Kowloon City and Eastern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

私人写字楼（甲级）
PRIVATE OFFICE (GRADE A)

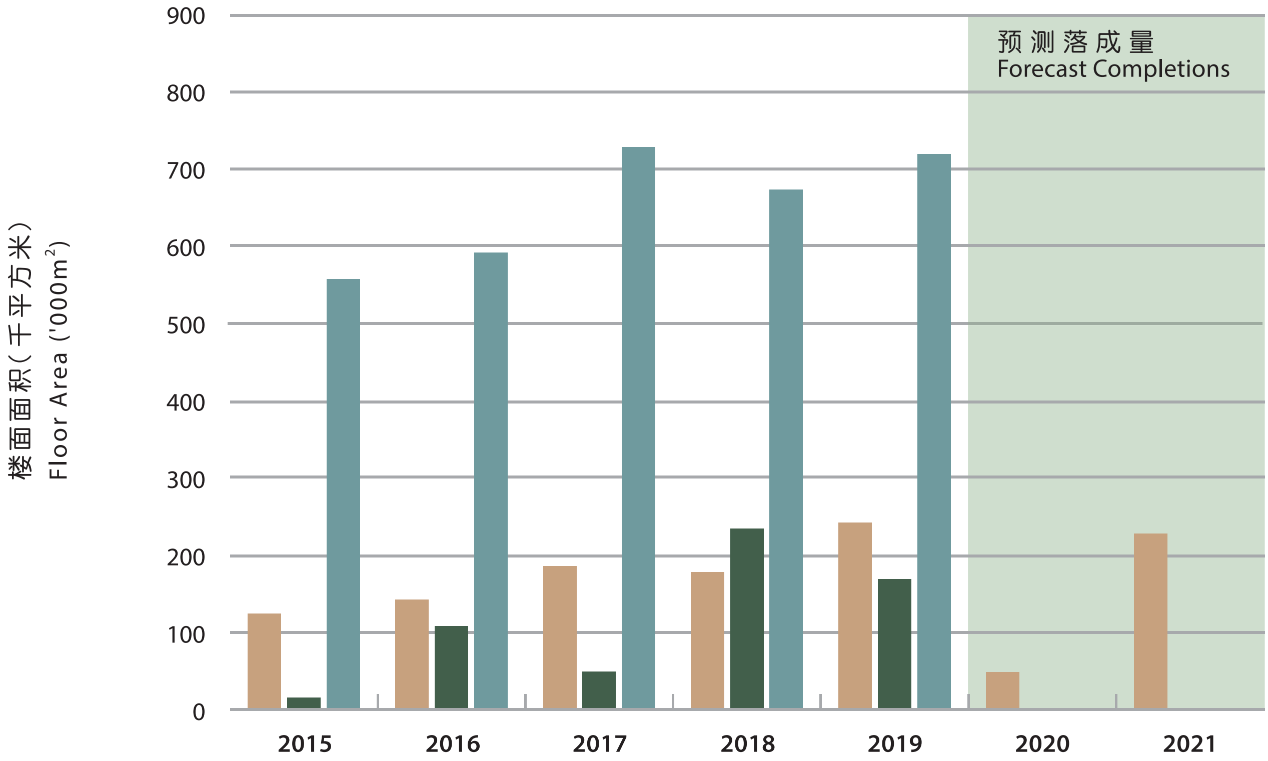
甲级写字楼售价在第一季急速回落，并在余下季度逐步下跌。以第四季与 2018 年同期相比，售价下跌 13.7%。租金全年走势温和，2019 年第四季较 2018 年同期微升 1.3%。

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.

售价及租金指数
Price and Rental Indices



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



楼面面积（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		

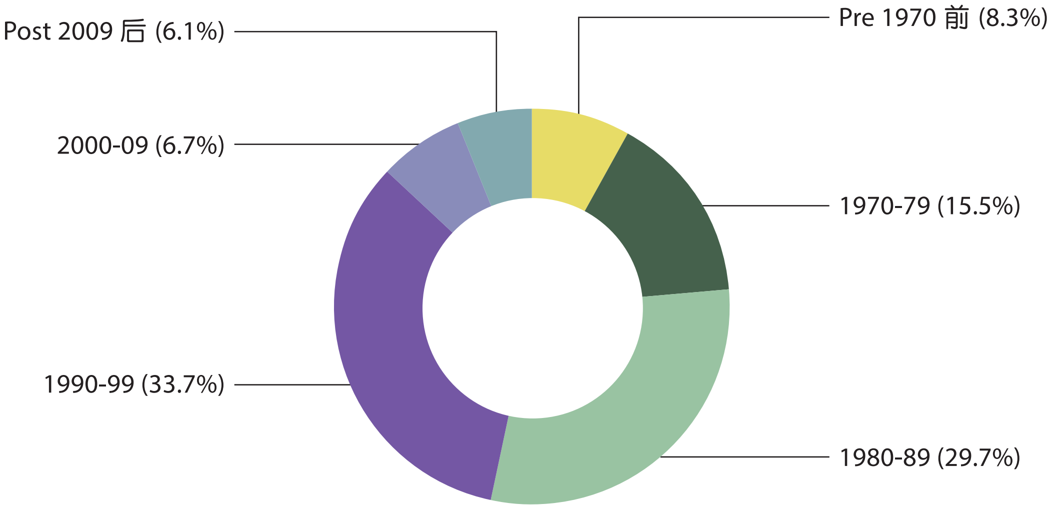
\+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

\# 预测数字
Forecast figures

2019 年 年 底，乙 级 写 字 楼 的 总 存 量 为 2 814 100 平方米，占写字楼总存量的 23%。图表显示按楼龄划分的乙级写字楼总存量。

Stock of Grade B offices at the end of 2019 was 2 814 100 m², representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量
Stock Distribution by Age



港岛占总存量的 58%，而九龙与新界则分别占 36% 和 6%。

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

2019 年乙级写字楼落成量由 2018 年大幅跃升至 20 200 平方米。大部份新落成单位位于东区和葵青。

Grade B office completions in 2019 spiked up from 2018 level to 20 200 m². Most completions were located in Eastern district and Kwai Tsing.

有别于甲级写字楼的情况，乙级写字楼在2019年的使用量录得负数20 000平方米。年底空置量为272 700平方米，增至乙级写字楼总存量的9.7%，其中41%的空置面积位于核心地区。

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.

预计2020和2021年分别有29 800平方米和60 100平方米的单位落成。2020年的预计新供应中，有49%将来自港岛，主要位于湾仔和中西区，另有36%将来自沙田。2021年的供应将主要来自元朗、湾仔和荃湾。

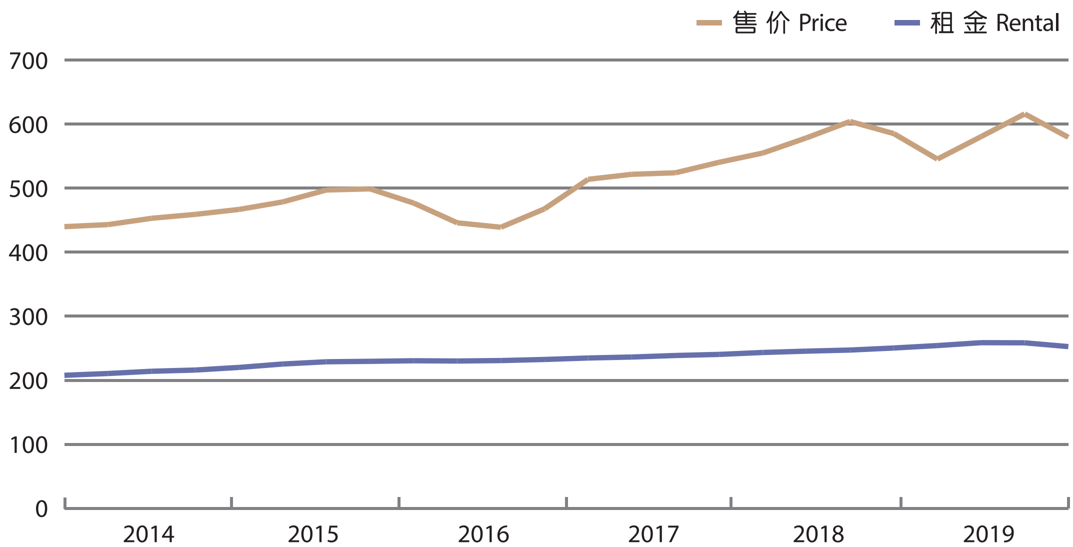
It is estimated that 29 800 m^2 and 60 100 m^2 will be completed in 2020 and 2021 respectively. In 2020, 49% of the anticipated new supply will be located on Hong Kong Island, mainly in Wan Chai and Central and Western district. Another 36% will come from Sha Tin. Major supply in 2021 will be contributed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

私人写字楼（乙级）
PRIVATE OFFICE (GRADE B)

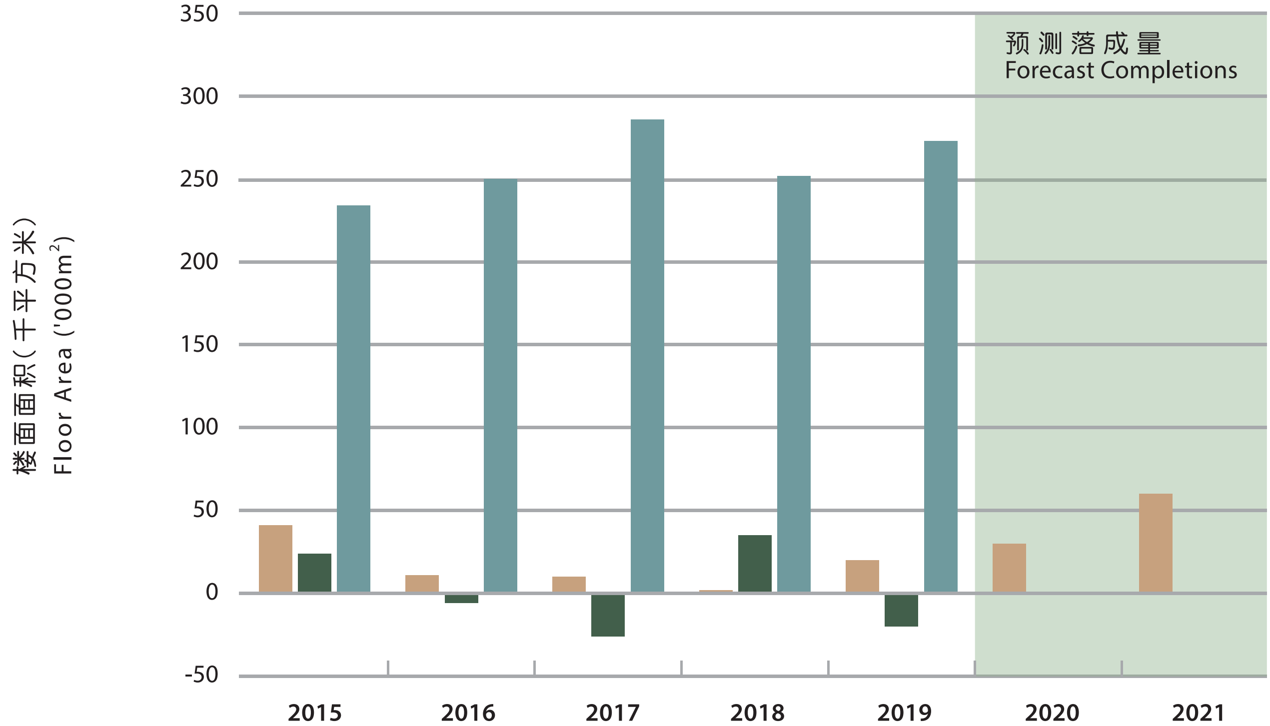
乙级写字楼售价在 2019 年各季间波动，但与前一年同期相比，最后一季下跌 1.0%，而租金于最后一季则较 2018 年同期录得 0.9% 的温和增长。

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.

售价及租金指数
Price and Rental Indices



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



楼面面积（千平方米）
Floor Area ('000m²)

	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		

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

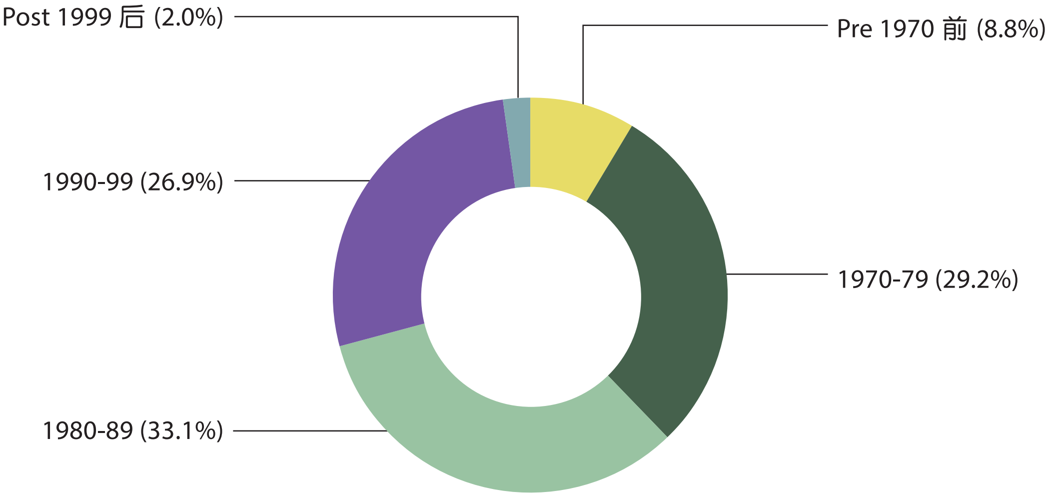
\# 预测数字
Forecast figures

私人写字楼（丙级）
PRIVATE OFFICE (GRADE C)

2019 年年底，丙级写字楼的总存量为 1 480 400 平方米，占写字楼总存量的 12%。图表显示按楼龄划分的丙级写字楼总存量。

Stock of Grade C offices was 1 480 400 m² at the end of 2019, representing 12% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量
Stock Distribution by Age



港岛占总存量的 66%，而九龙与新界则分别占 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 平方米的丙级写字楼落成。所有新发展项目均来自中西区和九龙城。

There were 4 800 m² Grade C offices completed in 2019. All new developments came from Central and Western district and Kowloon City.

丙级写字楼的使用量录得负数 1 600 平方米，年底空置量则增至 110 800 平方米，相等于丙级写字楼总存量的 7.5%，当中 70% 的空置面积位于核心地区。

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.

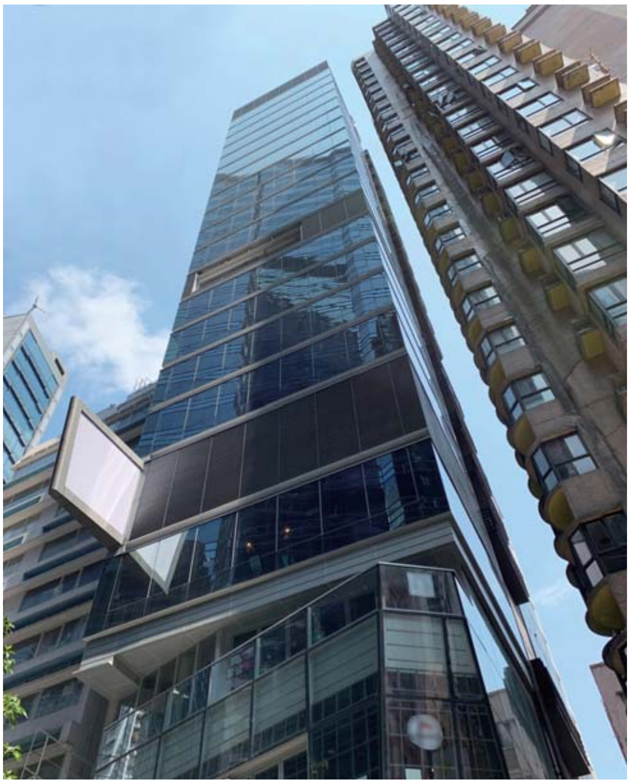
预计 2020 和 2021 年仅有少量丙级写字楼落成，分别为 400 平方米和 4 600 平方米。预计 2020 年的落成量将来自湾仔和油尖旺，而 2021 年的新供应则全部位于湾仔。

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.

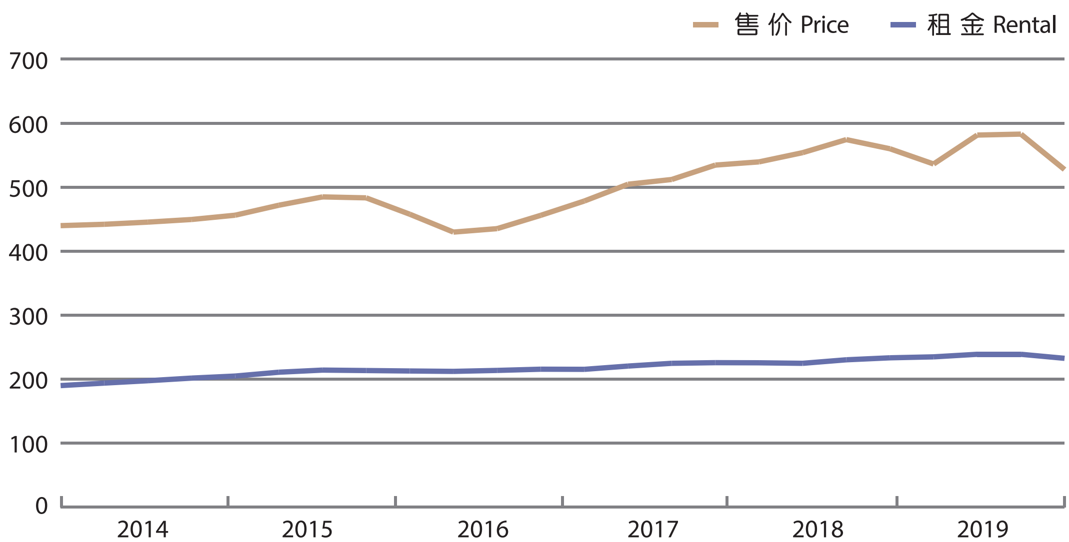
私人写字楼(丙级)
PRIVATE OFFICE (GRADE C)

丙级写字楼售价全年有升有跌。与2018年第四季相比，2019年第四季录得5.8%的跌幅，而租金走势则较平稳，录得0.3%的轻微跌幅。

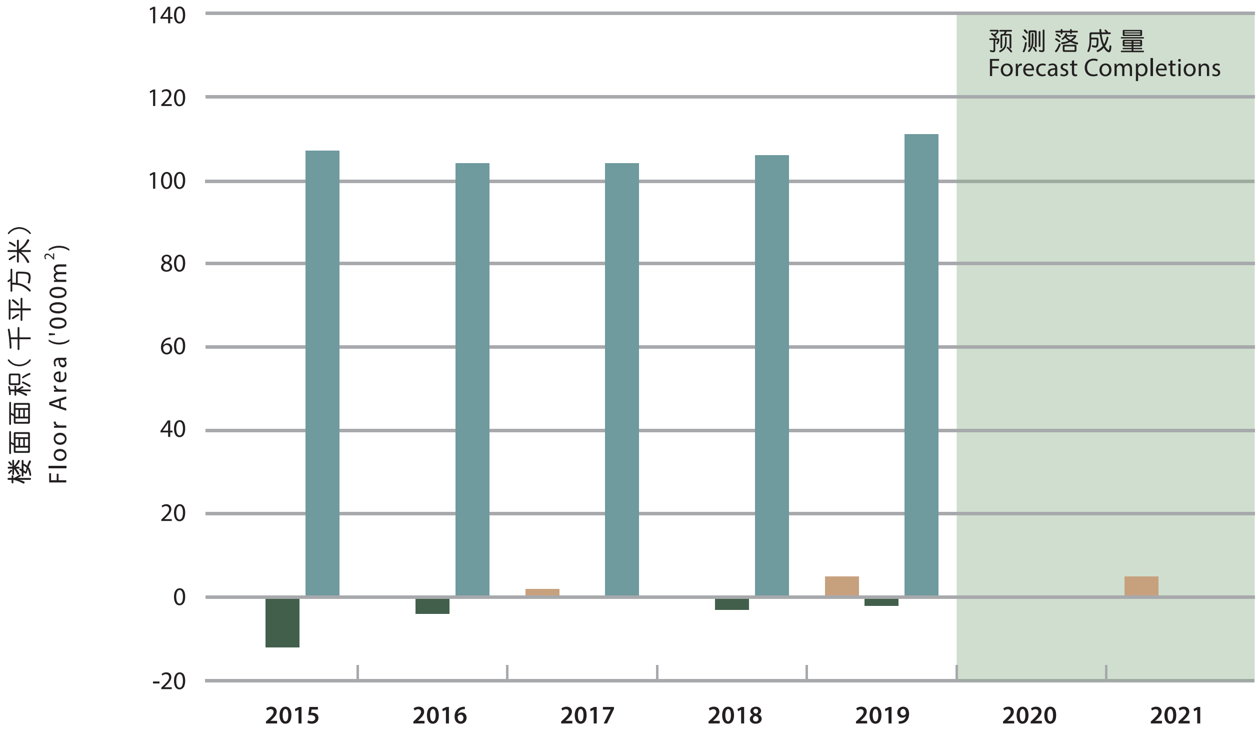
Prices of Grade C offices experienced ups and downs throughout the year, and a decrease of 5.8% between the fourth quarters of 2018 and 2019 was recorded. Rents were relatively more stable and registered a slight fall of 0.3%.



售价及租金指数
Price and Rental Indices



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



楼面面积（千平方米）
Floor Area ('000m^2)

	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		

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

\# 预测数字
Forecast figures

私人商业楼宇
Private Commercial


RESTAURANT 4
MORE SHOPS
更多商店

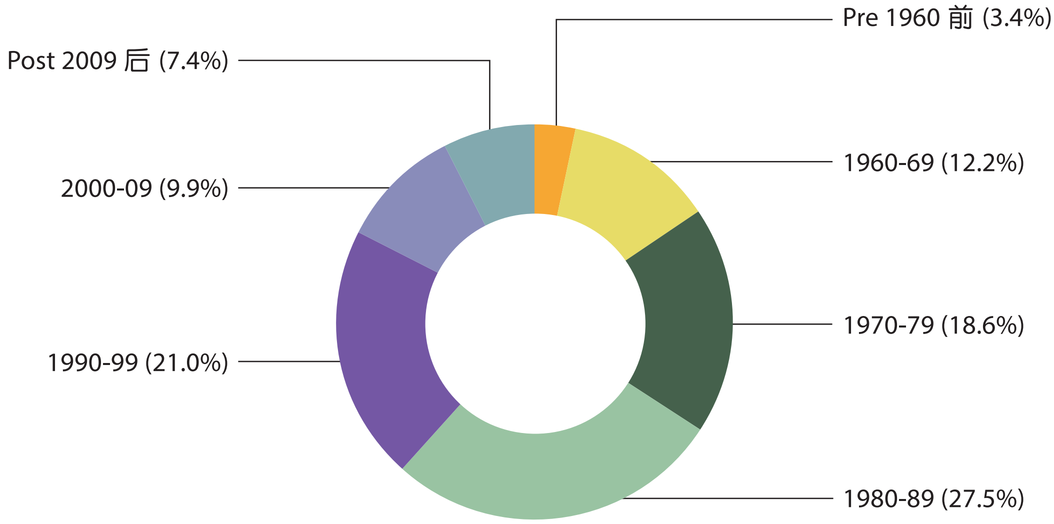
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

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

这类物业在2019年年底的总存量为11 519 700平方米，其中港岛占29%，九龙占40%，新界占31%。按楼龄划分的总存量详见图表。

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.

按楼龄分类的总存量
Stock Distribution by Age



2019年的落成量轻微下跌至117 500平方米，当中新界占总落成量的47%。按地区计，西贡的落成量最多，占29%，其次为油尖旺，占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，商业楼宇的使用量维持正数水平，但显着下降至 8 300 平方米。另一方面，年底空置量上升至 1 164 000 平方米，相当于总存量的 10.1%。商场铺位和楼上商业单位占总空置量的 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.

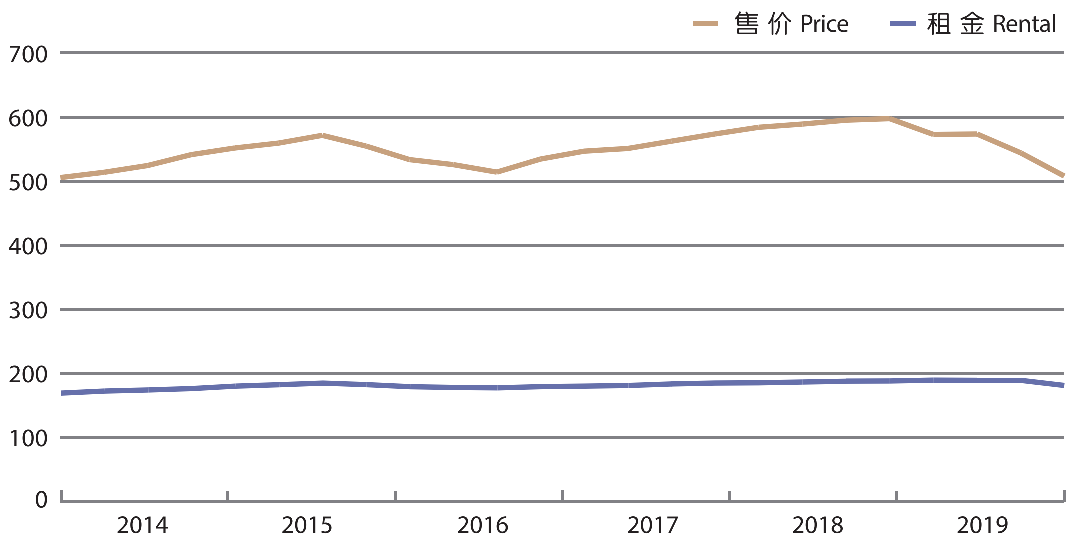
预计未来两年的落成量将分别跌至 2020 年的 105 300 平方米和 2021 年的 98 200 平方米。2020 年的供应主要集中于沙田和荃湾，分别为 29% 和 21%。预计 2021 年的新供应中，有 50% 将位于九龙城。

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.

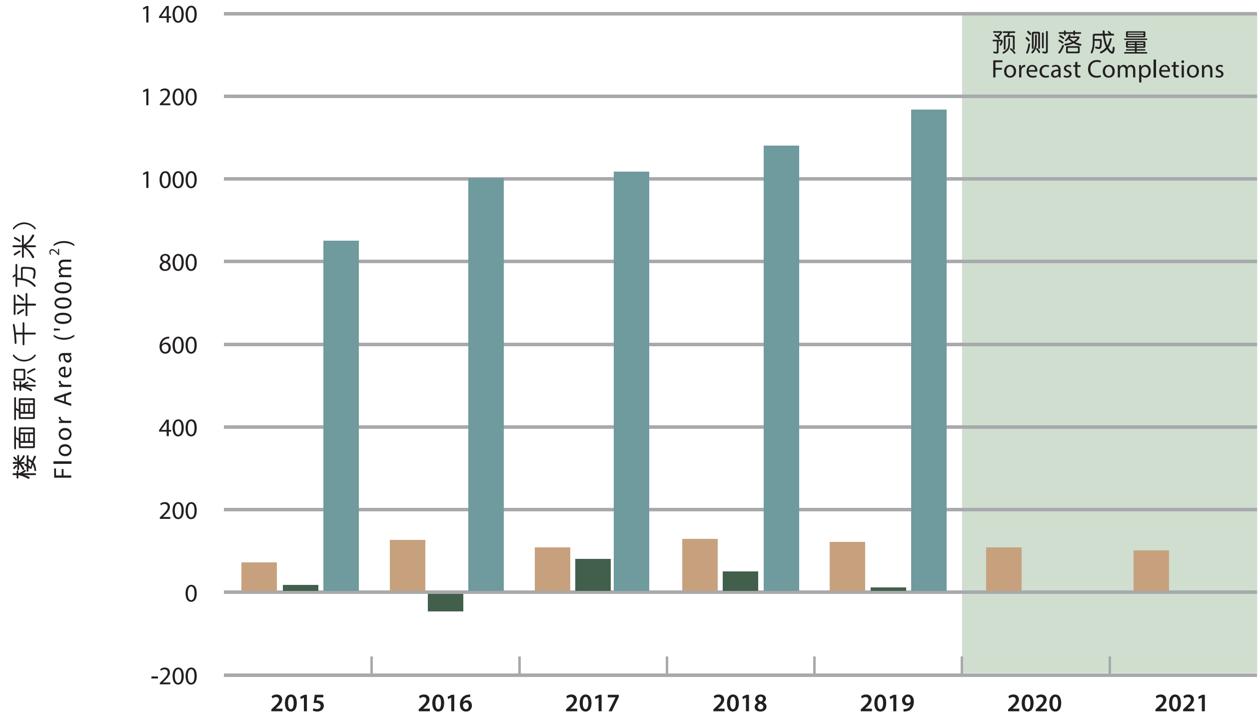
零售业楼宇方面，年内售价和租金均有所缩减。2019年第四季的售价和租金，较2018年同期分别下跌15.0%和3.7%。

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.

私人零售业楼宇售价及租金指数
Private Retail Price and Rental Indices



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



楼面面积（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		

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

\# 预测数字
Forecast figures

私人工业楼宇
Private Industrial

私人分层工厂大厦
PRIVATE FLATTED FACTORIES

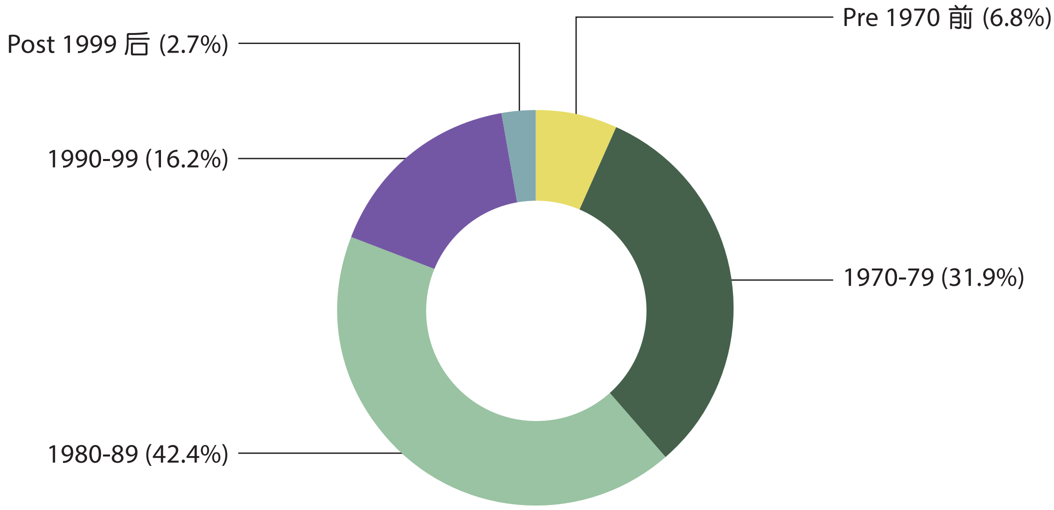
这类别包括分层工厂大厦及其附属写字楼。

This sector comprises flatted factories and their ancillary office accommodation.

这类物业于 2019 年年底的总存量为 16 342 300 平方米，平均分布于市区和新界。按楼龄划分的总存量详见图表。

At the end of 2019, the stock in this sector was 16 342 300 m^2 evenly spread between the urban areas and the New Territories. Distribution of total stock by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2019 年的落成量为 56 200 平方米。葵青和荃湾为主要供应来源，合共占总落成量的 94%。

Completions in 2019 amounted to 56 200 m^2. Kwai Tsing and Tsuen Wan, being the main source of supply, contributed 94% of the total.

2019 年的使用量录得正数 60 300 平方米。年底空置量下降至 971 900 平方米，相当于总存量的 5.9%。近半空置面积位于观塘、葵青和荃湾。

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.

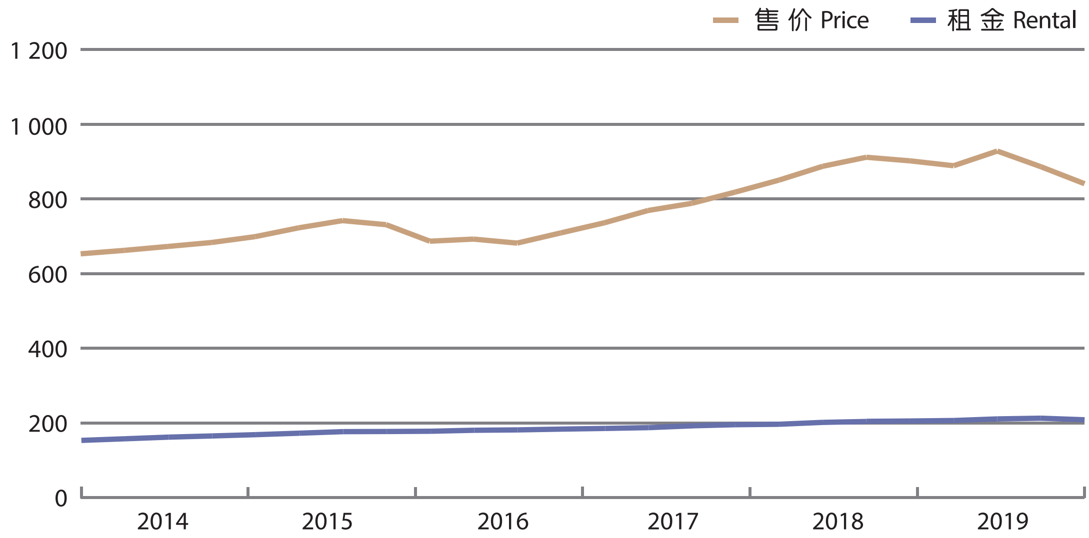
预计 2020 年的落成量将维持 53 800 平方米。新面积主要来自观塘，占总落成量的 38%。南区和屯门将各占预测落成量的 22%。2021 年将有 66 800 平方米的新面积供应，主要来自荃湾，占新供应量的 37%，另有 23% 的新面积来自北区。

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.

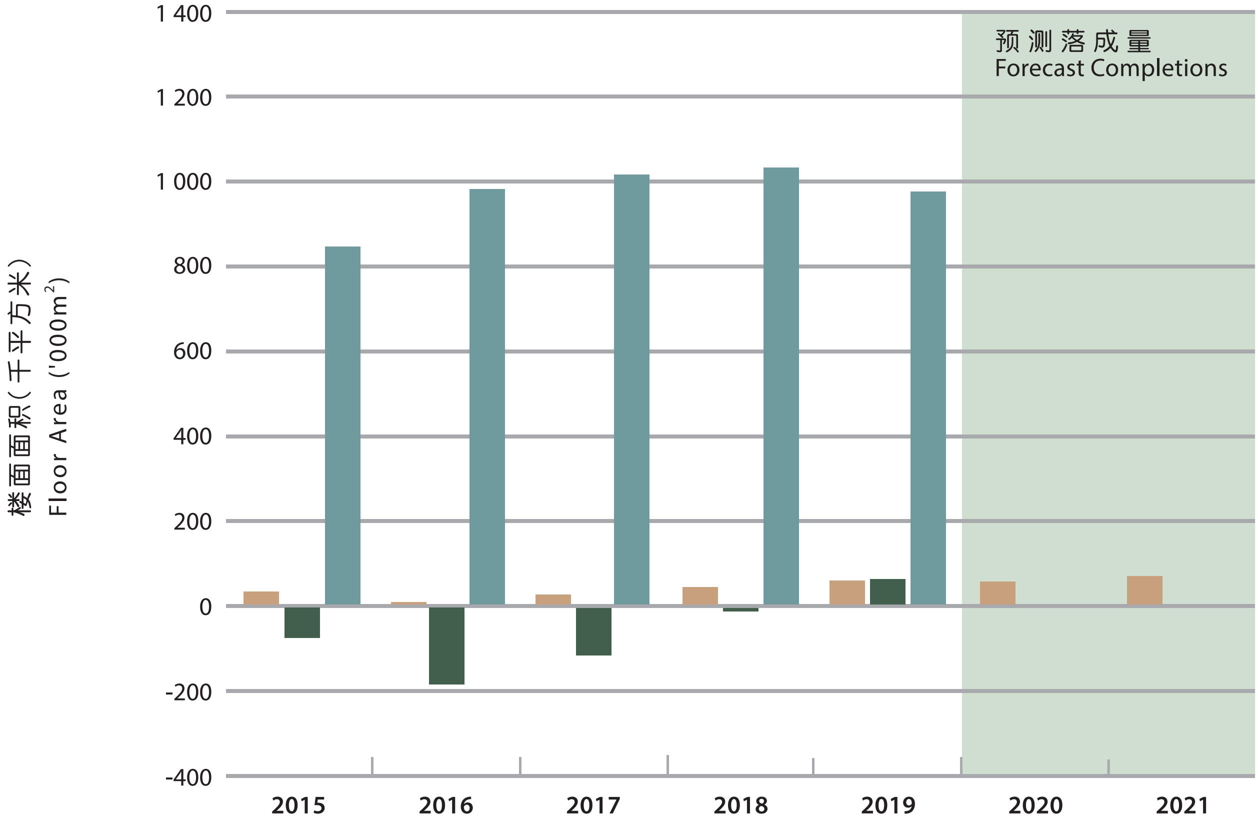
售价在2019年上半年上升，但至下半年回落。2019年第四季的售价较2018年同季低6.8%。租金较前一年同期略升1.6%。

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.

售价及租金指数
Price and Rental Indices



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



楼面面积（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		

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

预测数字
  Forecast figures

这类别指设计作工贸用途，并为此取得占用许可证的楼宇。

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

2019 年并无新供应，亦无楼宇拆卸。年底的总存量为 550 500 平方米。大部分面积位于市区，其中观塘和深水埗共占总面积的 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.

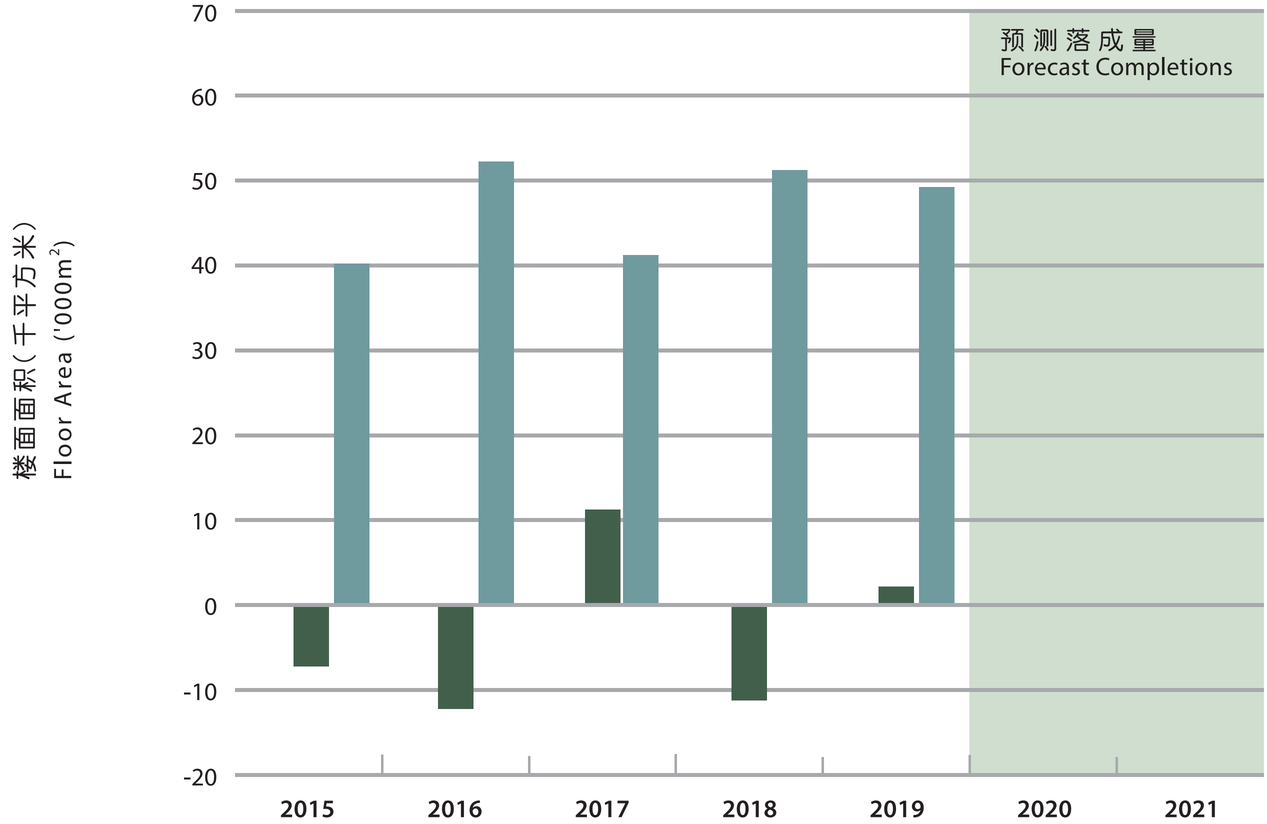
使用量转为正数 2 000 平方米。空置率轻微下跌至年底总存量的 9.0%，相当于 49 400 平方米，近三分之二的空置面积位于观塘。

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.

预测此类楼宇在 2020 和 2021 年均不会有新供应。

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



楼面面积（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		

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

\# 预测数字
Forecast figures

这类别包括所有其他厂房，主要是专为特殊制造业而建，每间厂房通常由一名厂东使用。

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，这类物业的总存量为 3 236 500 平方米，其中 89% 来自新界。

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 平方米的楼面面积落成，大部分位于元朗，占新落成面积的 54%，其余 46% 则来自西贡和大埔。

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.

预计 2020 年新落成面积将有 42 200 平方米，当中 74% 和 23% 分别来自西贡和葵青。预计 2021 年的新供应将急升至 95 800 平方米，主要来自西贡，占预测落成量的 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.

这类别包括设计或改建作仓库或冷藏库的楼宇，以及其附属写字楼，货柜码头内的楼宇亦包括在内。

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 年年底的总存量为 3 759 400 平方米，其中超过 80% 来自新界，以葵青、沙田和荃湾为主导，合共占总面积的 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 年并无新供应，亦无楼宇拆卸。年底空置量增加至 239 200 平方米，相当于总存量的 6.4%，使用量则为负数 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.

预测此类楼宇在 2020 年不会有新供应，而 2021 年于屯门将有 75 800 平方米的新面积落成。

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.

技术附注
TECHNICAL NOTES

技术附注
TECHNICAL NOTES

1.	报告年度 Review Period	65
2.	范围 Scope of the Review	65
3.	区域及地区 Areas and Districts	65
4.	物业类别 Property Types	65
5.	楼面面积 Floor Areas	68
6.	楼宇总存量 Stock	68
7.	落成量 Completions	68
8.	拆卸量 Demolition	69
9.	预测数量 Forecast	69
10.	空置量 Vacancies	69
11.	入住量/使用量 Take-up	70
12.	平均租金和售价 Average Rents and Prices	70
13.	租金和售价指数 Rental and Price Indices	72
14.	较受欢迎屋苑的售价指数 Price Indices for Selected Popular Residential Developments	74
15.	落成后使用方式 Mode of Occupation after Completion	75
16.	物业市场回报率 Property Market Yields	75
17.	楼宇买卖 Sales Transactions	75
18.	四舍五入 Rounding of Figures	75

1. 报告年度

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

2. 范围

本报告的调查范围涵盖全港私人楼宇。

3. 区域及地区

港岛、九龙及新界区域是按区议会2019年的选区分界划分为18个地区，详情请见附录及分区图。写字楼类别加插了分区，以便就主要的写字楼区进行更详细分析。

4. 物业类别

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

4.2 私人住宅单位，是指设有专用煮食设施、浴室和厕所的独立居住单位，并按楼面面积分类如下：

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

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 Private Domestic 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 统计数字并不包括公共房屋发展项目，即私人机构参建居屋、居者有其屋、可租可买、重建置业、夹心阶层住屋、市区改善和住宅发售等计划兴建的住宅单位。此外，香港房屋委员会与香港房屋协会兴建的出租屋邨、租者置其屋计划下售出的单位，以及政府所拥有的宿舍，亦不包括在内。解放军及医院管理局辖下的宿舍、公用事业机构物业的附设宿舍、私营机构宿舍（包括教育院校的学生宿舍）、酒店和旅舍也不包括在内。自 2002 年起，楼宇总存量、落成量、拆卸量、入住量及空置量不包括村屋的统计数字。

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个住宅物业的独立式、半独立式或排屋式建筑物。村屋并不包括在内。

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

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

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

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.

乙级 - 设计一般但装修质素良好；间隔具弹性；整层楼面面积中等；大堂面积适中；设有中央或独立空气调节系统；升降机设备足够；管理妥善；不一定有泊车设施。

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

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

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.

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

4.6　私人商业楼宇包括零售业楼宇及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇，亦不包括车位。香港房屋委员会和香港房屋协会所持有的商业楼宇并不包括在内。自香港房屋委员会于 2005 年年底把旗下部分商业楼宇分拆出售予领展房地产投资信托基金（领展）后，这些分拆出售的物业已归入私人物业类别。2006 年及之后的统计数字已包括这类别物业的数据在内。读者把报告年度内的统计数字跟 2005 年及之前的统计数字作比较时，要特别留意有关转变。

4.7　私人分层工厂大厦包括为一般制造业工序及与该等工序有直接关系的用途（包括写字楼）而建设的楼宇。此类物业并不包括下述的私人特殊厂房。香港房屋委员会兴建的工厂楼宇也不包括在内。

4.8　私人工贸大厦包括设计或获证明作工贸用途的物业。

4.9　私人特殊厂房包括所有其他厂房，主要是为特殊制造业而建的厂房，每间厂房通常由一名厂东使用。

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

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

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

5. 楼面面积

5.1 住宅单位的楼面面积是以「实用面积」来计算。「实用面积」是指个别单位独立使用的楼面面积，包括露台、阳台、工作平台及其他类似设施，但不包括公用地方，如楼梯、升降机槽、入墙暗渠、大堂及公用洗手间。实用面积是量度至外墙的表面或共用墙的中线所包括的面积。窗台、平台、天台、梯屋、阁楼、花园、前庭、天井、冷气机房、冷气机平台、花槽及车位并不包括在内。

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

5. Floor Areas

5.1 A domestic unit is measured on the basis of “saleable area” which is defined as the floor area exclusively allocated to the unit including balconies, 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. 楼宇总存量

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

6.2 各类物业的总存量并不包括上文第4段所述的公营房屋数字。私人商业楼宇的总存量亦包括私人机构参建居屋计划的商业楼宇面积。

6. Stock

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

6.2 Public sector figures as mentioned in paragraph 4 above for each property type are excluded. The Private Commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme.

7. 落成量

7.1 私人楼宇落成量是指获发占用许可证的楼宇数量。

7.2 各类物业的落成量并不包括上文第 4 段所述的公营房屋落成量。

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

这是指在报告年度内因拆卸而从差饷估价册记录中删除的私人楼宇数量。

9. 预测数量

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

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

9.3 上文第4段所述的公营房屋发展项目并不包括在内。

10. 空置量

10.1 空置量是指在年底进行普查时，实际上未被占用的单位数目（在非住宅物业而言是楼面面积）。正在装修的物业均界定为空置。此外，有些单位在占用许可证发出后，因未获发满意纸或转让同意书而空置。读者应注意，**空置量与物业是否由发展商持有无关**。即使是已售出的物业也可能仍然空置，有待业主或租客日后占用。空置量数字涵盖总存量，并非单指新发展项目。

8. Demolition

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

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. 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 所有楼宇的空置量，都是在年底进行楼宇普查后计算出来的，但在2017年前落成并已评估差饷的住宅楼宇则另有处理方法。空置物业数据是向大厦管理处、业主和占用人搜集，或本署派员视察而获得的。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 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年前落成并已评估差饷的住宅楼宇，其空置量是根据抽样调查该等楼宇3%的单位所得结果来推算的。

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

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

11.2 有关数字的计算方法是将年内落成量和年初的空置量相加，然后减去该年的拆卸量和年底空置量。负数显示入住单位数目／使用楼面面积出现减少的情况。

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 **与空置量一样，入住量／使用量与发展商已售出的单位数目或楼面面积（即一手市场交易数字）无关，故不应与新建物业的销售混为一谈。**

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

12. 平均租金和售价

12. Average Rents and Prices

12.1 本署会分析新订租约的租金资料，以计算在租金生效月份的平均租金。就非住宅楼宇而言，分析资料包括续租时议定的租金，而生效日期即为租赁协议的生效日期。不过，租金一般是在较早的日期议定（新订租约是在半至一个月前，续订租约是在一至三个月前）。由2006年年中起，零售业楼宇的租金资料包括由领展所持有的物业（详情可参考上文第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 本署从多个不同的来源获得租金资料，包括按照《业主与租客（综合）条例》的规定所递交的新租约通知书、按照《差饷条例》与《地租（评估及征收）条例》的规定而发出的物业详情申报表、业主和租客的来信，以及本署职员进行实地视察时所得的资料。

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

12.3 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

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

12.4 计算平均售价时，本署会分析经过审查以厘定印花税的楼宇交易资料。惟下列类别楼宇交易并不会用作分析：不被接纳用作厘定印花税的楼宇买卖、涉及不同类别物业的买卖、未获评估差饷的楼宇、并非交吉出售的住宅楼宇，以及住宅楼宇的首次买卖。买卖日期以签署买卖合约的日期为准。如没有买卖合约，买卖日期则根据转让契约的签署日期。一般而言，买卖合约日期是在达成临时协议后二至三周。

12.4 Average prices are based on an analysis of transactions scrutinised by the Department for stamp duty purposes. The following types of transactions are excluded: those considered to be unacceptable for stamp duty purposes, those involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies, and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed, 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 有关平均租金和售价的分析，只供一般参考用途。该些平均租金和售价并非旨在应用于某特定物业上。某段时期的水平，主要取决于期内出租或出售物业的特点，包括楼宇质素及位置。因此，在不同时期内出现的变化，可能是因为在两个时段所分析的不同物业的质素有所差异，而<u>不应</u>一概而论视之为该时段中在价值方面的整体变化。相对而言，租金与售价指数能较准确地反映价值的转变。再者，括号中的数字乃由有限的交易宗数推算而来，使用这些数字时应特别小心。

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 **<u>not</u>** be taken as necessarily indicating a general change in value over the period. Rental and price indices are a better reflection of change in value. Further, figures in brackets are derived from limited number of transactions, and should be used with caution.

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

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

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

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

13. 租金和售价指数

13. Rental and Price Indices

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

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

13.2 计算租金和售价指数所根据的资料，跟用以计算平均租金和售价的数据相同。以指数衡量价值转变时，是根据租金或售价除以有关物业的应课差饷租值所得的「因数」，而非根据每平方米楼面面积的租金或售价计算。物业的应课差饷租值是假设物业在指定日期空置出租时，估计全年可得的市值租金。实际上，利用应课差饷租值，不但考虑到楼面面积，也顾及到不同物业在质素上的其他差别。

13.2 The rental and price indices are derived from the same data that are used to compile average rents and prices. The indices measure value changes by reference to the “factor” of rent or price divided by rateable value of the subject properties rather than by reference to the rent or price per square metre of floor area. 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 如应课差饷租值在全面重估后有所变更，新应课差饷租值会调算至旧应课差饷租值的水平，以便指数数列得以连贯。

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

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

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

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

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

13.6 指数（尤其是租金指数）未必能充分显示出市场转变的幅度。虽然所有租金都是按净额分析（参考上文第 12.3 段），但本署无法得知的其他「等同租值」租约条件，是不会相应地调算在内的。例如在租赁市场受压时，业主通常都会给予租客一些优惠，包括整修楼宇或延长免租期等。如果为反映标准租约条件而调算租金，在指数下降时，经调算的租金很可能低于所报的租金。在指数上升时，情况则相反。

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. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合约所载的售价来分析计算。在2018年及之后获选作分析的屋苑与以往所选的略有不同，包括：

港岛 - 碧瑶湾、比华利山、赛西湖大厦、置富花园、会景阁、帝景园、嘉亨湾、杏花邨、阳明山庄、光明台、港运城、蓝湾半岛、康怡花园、逸涛湾、浪琴园、帝后华庭、贝沙湾及贝沙湾南湾、雍景台、深湾轩、海怡半岛、太古城、宝翠园、渣甸山名门、礼顿山、泓都、逸桦园、红山半岛、地利根德阁、乐陶苑；

九龙 - 淘大花园、泓景台、半山壹号、星河明居、翔龙湾、君汇港、海滨南岸、维港湾、丽港城、海逸豪园、升悦居、曼克顿山、美孚新邨、港湾豪庭、毕架山一号、又一居、柏景湾、半岛豪庭、汇景花园、擎天半岛、德福花园、凯旋门、帝峯•皇殿、誉•港湾、漾日居、黄埔新邨、黄埔花园；

新界 - 爱琴海岸、星堤、碧堤半岛、丽城花园、映湾园、帝堡城、栢慧豪园、珑门、爵悦庭、沙田第一城、蓝天海岸、涤涛山、牵晴间、愉景湾、愉景新城、粉岭中心、名城、花都广场、香港黄金海岸、康乐园、嘉湖山庄、银湖•天峰、日出康城-领都、日出康城-首都、匡湖居、新都城、都会駅、维景湾畔、天宇海、加州花园、将军澳中心、珀丽湾、叠茵庭、蓝澄湾、海滨花园、骏景园、御皇庭、加州豪园、浪翠园、太湖花园、新港城、帝琴湾、大埔中心、比华利山别墅、御龙山、采叶庭、豫丰花园、盈翠半岛、屯门市广场、雅典居、灏景湾、新时代中城、新时代广场。

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 楼宇样本中每个物业组别的成分指数，是根据物业的售价除以有关物业的应课差饷租值所得的结果计算出来。每个物业组别的综合指数是成分指数的加权平均数，而2019年的权数是根据2018 年内的交易宗数而厘定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2019, the weights are based on the number of transactions effected in 2018.

15. 落成后使用方式

此项分析只包括在报告年度内评定差饷估价，并且在估价时申报整间已被占用的新落成住宅单位。

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. 物业市场回报率

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

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. 楼宇买卖

住宅楼宇买卖的统计数字来自土地注册处，是根据在有关时期内送交土地注册处作**登记**的住宅楼宇买卖合约而编制。至于非住宅楼宇的买卖统计数字，本署是根据土地注册处的交易记录及税务局用以厘定印花税的交易资料加以分析。与土地注册处的住宅楼宇买卖统计数字不同，每段有关时期的非住宅楼宇买卖统计数字，是根据**买卖合约的签署日期**（如没有买卖合约，则根据转让契约的签署日期），而并非送交土地注册处登记的日期。

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. 四舍五入

由于数字四舍五入，所以表内个别项目的总和与所示的总数可能有些微差别。

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.

图表 · 附录 · 分区图

TABLES · APPENDIX · PLANS


AIA

私人住宅 Private Domestic

1.	各类单位总存量及空置量	Stock and Vacancy by Class
2.	各区总存量、落成量及空置量	Stock, Completions and Vacancy by District
3.	拆卸量、落成量及各类单位总存量	Demolition, Completions and Stock by Class
4.	各类单位拆卸量及落成量	Demolition and Completions by Class
5.	各类单位落成量	Completions by Class
6.	不同面积单位落成量	Completions by Size
7.	各区落成量及预测落成量	Completions and Forecast Completions by District
8.	各区不同类别单位预测落成量	Forecast Completions by Class and District
9.	各区洋房总存量及落成量	Stock and Completions of Houses by District
10.	整体空置趋势	Overall Vacancy Trends
11.	各类单位落成后使用方式	Mode of Occupation after Completion by Class
12.	各类单位平均租金	Average Rents by Class
13.	各类单位平均售价	Average Prices by Class
14.	各类单位租金指数（全港）	Rental Indices by Class (Territory-wide)
15.	各类单位售价指数（全港）	Price Indices by Class (Territory-wide)
16.	较受欢迎屋苑的售价指数	Price Indices for Selected Popular Developments

私人写字楼 Private Offices

17.	各区不同级别总存量及空置量	Stock and Vacancy by Grade and District
18.	各区总存量、落成量及空置量	Stock, Completions and Vacancy by District
19.	各级别拆卸量、落成量及总存量	Demolition, Completions and Stock by Grade
20.	各区落成量及预测落成量	Completions and Forecast Completions by District
21.	各区不同级别预测落成量	Forecast Completions by Grade and District
22.	整体空置趋势	Overall Vacancy Trends
23.	各区不同级别平均租金	Average Rents by Grade and District
24.	各区不同级别平均售价	Average Prices by Grade and District
25.	各级别租金及售价指数（所有地区）	Rental and Price Indices by Grade (All Districts)
26.	核心地区甲级写字楼的租金及售价指数	Rental and Price Indices for Grade A Offices in Core Districts

私人商业楼宇 Private Commercial

27.	各区总存量、落成量及空置量	Stock, Completions and Vacancy by District
28.	拆卸量、落成量及总存量	Demolition, Completions and Stock
29.	各区落成量及预测落成量	Completions and Forecast Completions by District
30.	整体空置趋势	Overall Vacancy Trends
31.	私人零售业楼宇－平均租金及售价	Private Retail – Average Rents and Prices
32.	私人零售业楼宇－租金及售价指数	Private Retail – Rental and Price Indices

私人分层工厂大厦 Private Flatted Factories

33.	各区总存量、落成量及空置量	Stock, Completions and Vacancy by District
34.	拆卸量、落成量及总存量	Demolition, Completions and Stock
35.	各区落成量及预测落成量	Completions and Forecast Completions by District
36.	整体空置趋势	Overall Vacancy Trends
37.	平均租金及售价	Average Rents and Prices
38.	租金及售价指数	Rental and Price Indices
39.	在选定地区的平均售价	Average Prices in Selected Districts

私人工贸大厦 Private Industrial/Office

40.	各区总存量、落成量及空置量	Stock, Completions and Vacancy by District
41.	各区落成量及预测落成量	Completions and Forecast Completions by District
42.	整体空置趋势	Overall Vacancy Trends

私人特殊厂房 Private Specialised Factories

43.	各区总存量及落成量	Stock and Completions by District
44.	各区落成量及预测落成量	Completions and Forecast Completions by District

私人货仓 / Private Storage

45. 各区总存量、落成量及空置量 — Stock, Completions and Vacancy by District
46. 各区落成量及预测落成量 — Completions and Forecast Completions by District
47. 整体空置趋势 — Overall Vacancy Trends

私人物业市场回报率 / Private Property Market Yields

48. 住宅楼宇 — Domestic
49. 写字楼、分层工厂大厦及零售业楼宇 — Offices, Flatted Factories and Retail

物业买卖 / Sales Transactions

50. 住宅买卖－楼宇买卖合约数目及总值 — Domestic Sales – Number of Sale and Purchase Agreements and Total Consideration
51. 住宅买卖－按成交金额分类的买卖合约数目 — Domestic Sales – Number of Sale and Purchase Agreements by Consideration Range
52. 住宅一手及二手市场－买卖合约数目及总值 — Domestic Primary and Secondary Sales – Number of Sale and Purchase Agreements and Total Consideration
53. 非住宅买卖－主要类别物业买卖宗数及总值 — Non-Domestic Sales – Number of Transactions and Consideration by Property Type

私 人 住 宅 - 各 类 单 位 总 存 量 及 空 置 量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m^2]	2019 年年底总存量 Stock at year-end		2019 年年底空置数目 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			
所有类别	**ALL CLASSES**	**1 206 444**	**1 206 444**	**44 892**	**3.7**

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

单位数目 No. of units

地区	District	2018年年底总存量 Stock at year-end	2019年落成量 Completions	落成量占2018年总存量的百分率 Completions as a % of 2018 Stock	2019年年底总存量 Stock at year-end	2019年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	93 823	1 215	1.3	94 811	4 023	4.2
湾仔	Wan Chai	72 647	3	-	72 342	3 524	4.9
东区	Eastern	121 309	986	0.8	122 287	4 767	3.9
南区	Southern	42 351	190	0.4	42 505	3 300	7.8
港岛	***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
九龙城	Kowloon City	111 633	567	0.5	112 031	3 765	3.4
黄大仙	Wong Tai Sin	19 230	-	-	19 230	158	0.8
观塘	Kwun Tong	47 102	646	1.4	47 747	663	1.4
九龙	***KOWLOON***	***368 557***	***3 270***	***0.9***	***371 287***	***9 474***	***2.6***
葵青	Kwai Tsing	35 618	-	-	35 532	238	0.7
荃湾	Tsuen Wan	81 479	-	-	81 475	1 633	2.0
屯门	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
北区	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
西贡	Sai Kung	67 229	1 606	2.4	68 834	5 060	7.4
离岛	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年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2018年年底总存量计算。

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 类 单 位 总 存 量
PRIVATE DOMESTIC - DEMOLITION, COMPLETIONS AND STOCK BY CLASS

单位数目 No. of units

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底各类单位总存量 Stock by Class at year-end A	B	C	D	E	总数 Total
2015	港岛	Hong Kong	1 182	2 459	105 998	137 159	38 791	27 007	15 952	324 907
	九龙	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	港岛	Hong Kong	428	2 249	106 736	137 583	39 003	27 172	16 105	326 599
	九龙	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	港岛	Hong Kong	437	1 453	107 609	137 611	38 916	27 083	16 239	327 458
	九龙	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	港岛	Hong Kong	507	3 430	108 493	138 149	39 604	27 539	16 345	330 130
	九龙	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	港岛	Hong Kong	533	2 394	110 201	137 985	39 747	27 683	16 329	331 945
	九龙	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 年九龙区落成量包括在年内落成并预留为资助出售房屋，但其后于 2017 年以市价在公开市场发售的 16 个住宅单位。相关总存量的数字并没有修正。

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

单位数目 No. of units

年 Year	区域	Area	拆卸量 Demolition A	B	C	D	E	总数 Total	落成量 Completions A	B	C	D	E	总数 Total
2015	港岛	Hong Kong	724	387	49	-	22	1 182	669	1 115	316	257	102	2 459
	九龙	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	港岛	Hong Kong	131	229	49	6	13	428	848	793	262	126	220	2 249
	九龙	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	港岛	Hong Kong	154	80	101	96	6	437	1 023	279	22	30	99	1 453
	九龙	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	港岛	Hong Kong	164	293	17	15	18	507	1 142	906	804	329	249	3 430
	九龙	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	港岛	Hong Kong	181	261	31	28	32	533	1 767	194	178	225	30	2 394
	九龙	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 年九龙区 B 类单位落成量包括在年内落成并预留为资助出售房屋，但其后于 2017 年以市价在公开市场发售的 16 个住宅单位。

* 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 类 单 位 落 成 量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

单位数目 No. of units

年 Year	A	B	C	D	E	总数 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 类单位落成量包括在年内落成并预留为资助出售房屋，但其后于 2017 年以市价在公开市场发售的 16 个住宅单位。

* 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 积 单 位 落 成 量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m^2]	2015	2016	2017	2018	2019 港岛 Hong Kong	2019 九龙 Kowloon	2019 新界 New Territories	2019 总数 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
所有类别	**ALL CLASSES**	**11 296 ***	**14 595**	**17 791**	**20 968**	**2 394**	**3 270**	**7 979**	**13 643**

* 2015 年 B 类单位落成量包括在年内落成并预留为资助出售房屋，但其后于 2017 年以市价在公开市场发售的 16 个住宅单位。

* 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 区 落 成 量 及 预 测 落 成 量
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

单位数目 No. of units

地区	District	2019年各类单位落成量 Completions by Class A	B	C	D	E	总数 Total	预测落成量 Forecast Completions [2020]	[2021]
中西区	Central and Western	1 046	86	48	27	8	1 215	834	825
湾仔	Wan Chai	-	1	-	-	2	3	237	3
东区	Eastern	580	106	130	170	-	986	709	-
南区	Southern	141	1	-	28	20	190	9	301
港岛	***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
九龙城	Kowloon City	492	56	14	3	2	567	948	2 884
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	644	2	-	-	-	646	2 332	688
九龙	***KOWLOON***	***2 848***	***218***	***59***	***135***	***10***	***3 270***	***5 136***	***5 024***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	1 044	-
屯门	Tuen Mun	632	44	12	22	36	746	4 830	952
元朗	Yuen Long	225	532	26	-	19	802	1 063	3 401
北区	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
西贡	Sai Kung	162	1 122	257	59	6	1 606	2 430	4 588
离岛	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 - 各区不同类别单位预测落成量
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

单位数目 No. of units

		[2020]						[2021]					
地区	District	A	B	C	D	E	总数 Total	A	B	C	D	E	总数 Total
中西区	Central and Western	594	138	6	4	92	834	774	20	14	2	15	825
湾仔	Wan Chai	216	-	-	-	21	237	-	-	-	-	3	3
东区	Eastern	578	45	2	78	6	709	-	-	-	-	-	-
南区	Southern	-	-	-	-	9	9	-	-	-	106	195	301
港岛	***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
九龙城	Kowloon City	512	12	124	270	30	948	1 304	1 074	315	118	73	2 884
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
观塘	Kwun Tong	100	1 529	654	47	2	2 332	192	292	139	57	8	688
九龙	***KOWLOON***	***1 368***	***2 508***	***910***	***318***	***32***	***5 136***	***2 584***	***1 663***	***457***	***175***	***145***	***5 024***
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	493	423	114	8	6	1 044	-	-	-	-	-	-
屯门	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
北区	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
西贡	Sai Kung	965	1 146	207	90	22	2 430	441	2 933	1 094	95	25	4 588
离岛	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 - 各区洋房总存量及落成量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

单位数目 No. of units

地区	District	2018 年年底总存量 Stock at year-end	2019 年落成量 Completions	落成量占 2018 年总存量的百分率 Completions as a % of 2018 Stock	2019 年年底总存量 Stock at year-end
中西区	Central and Western	527	5	0.9	530
湾仔	Wan Chai	332	3	0.9	332
东区	Eastern	-	-	-	-
南区	Southern	1 745	16	0.9	1 774
港岛	***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
九龙城	Kowloon City	496	2	0.4	499
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	***KOWLOON***	***642***	***2***	***0.3***	***645***
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	128	-	-	127
屯门	Tuen Mun	538	56	10.4	593
元朗	Yuen Long	8 109	19	0.2	8 120
北区	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
西贡	Sai Kung	2 009	6	0.3	2 015
离岛	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***

村屋并不包括在内。以上数字均已包括在私人住宅的其他有关列表内。
2019 年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2018 年年底总存量计算。

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 体 空 置 趋 势
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	空置数目 No. Vacant	占总存量的百分率 % of Total Stock
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 年落成量包括在年内落成并预留为资助出售房屋，但其后于 2017 年以市价在公开市场发售的 16 个住宅单位。相关空置量的数字并没有修正。

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

类别 Class	区域	Area	于2019年评估差饷时申报为已入住的单位数目 No. of Units Valued in 2019 and Reported as Wholly Occupied	业主自住 Owner Occupied 单位数目 No. of Units	百分率 %	出租 Let 单位数目 No. of Units	百分率 %
A	港岛	Hong Kong	765	281	36.7	484	63.3
	九龙	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	港岛	Hong Kong	276	112	40.6	164	59.4
	九龙	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	港岛	Hong Kong	203	139	68.5	64	31.5
	九龙	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	港岛	Hong Kong	38	31	81.6	7	18.4
	九龙	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	港岛	Hong Kong	23	5	21.7	18	78.3
	九龙	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***
所有类别	港岛	Hong Kong	1 305	568	43.5	737	56.5
All Classes	九龙	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 - 各类单位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 $/m^2 per month

类别 Class		A			B			C			D			E		
年 / Year /	月 Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
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)

* 临时数字
( ) 表示少于 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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

每平方米售价 $/m^2$

类别 Class	A			B			C			D			E		
年 / 月 Year / Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
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)

* 临时数字
( ) 表示少于 20 宗交易。
\- 本署没有收到成交个案。
住宅楼宇的首次买卖并不会用作分析。

* 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 类 单 位 租 金 指 数 (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	所有类别 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

* 临时数字

* Provisional figures

私人住宅 - 各类单位售价指数（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	所有类别 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

* 临时数字
( ) 表示少于 20 宗交易。
住宅楼宇的首次买卖并不会用作分析。

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

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

年 / 月 Year / Month		A, B & C 市区 Urban	A, B & C 新界 N.T.	A, B & C 合计 All	D & E 市区 Urban	D & E 新界 N.T.	D & E 合计 All	所有类别 Overall 市区 Urban	所有类别 Overall 新界 N.T.	所有类别 Overall 合计 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

* 临时数字
技术附注第 14 段对「较受欢迎屋苑」有详细说明。
住宅楼宇的首次买卖并不会用作分析。

* 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.

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

平方米 m^2

地区	District	2019年年底总存量 Stock at year-end 甲级 A	乙级 B	丙级 C	总数 Total	2019年年底空置量 Amount Vacant at year-end 甲级 A	乙级 B	丙级 C	总数 Total	空置百分率 % Vacant 甲级 A	乙级 B	丙级 C	总数 Total
中西区	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
湾仔	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
东区	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
南区	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
港岛	***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
九龙城	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
黄大仙	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
观塘	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
九龙	***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
荃湾	Tsuen Wan	113 200	64 300	800	178 300	8 100	11 200	-	19 300	7.2	17.4	-	10.8
屯门	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
北区	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
西贡	Sai Kung	9 000	3 400	-	12 400	9 000	-	-	9 000	100.0	-	-	72.6
离岛	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***
分区	**Sub-districts**												
上环	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
中区	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
湾仔 / 铜锣湾	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 / 鲗鱼涌	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

分区数字已包括在地区数字内。

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

私 人 写 字 楼 - 各 区 总 存 量 、 落 成 量 及 空 置 量
PRIVATE OFFICES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地区	District	2018 年年底总存量 Stock at year-end	2019 年落成量 Completions	落成量占 2018 年总存量的百分率 Completions as a % of 2018 Stock	2019 年年底总存量 Stock at year-end	2019 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	3 278 800	6 000	0.2	3 251 300	169 600	5.2
湾仔	Wan Chai	1 902 700	20 500	1.1	1 904 600	138 600	7.3
东区	Eastern	1 000 600	43 500	4.3	1 044 100	91 700	8.8
南区	Southern	312 500	2 000	0.6	314 700	35 700	11.3
港岛	***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
九龙城	Kowloon City	193 000	100	0.1	218 100	24 300	11.1
黄大仙	Wong Tai Sin	80 000	-	-	82 000	19 900	24.3
观塘	Kwun Tong	1 643 400	130 700	8.0	1 786 900	300 700	16.8
九龙	***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
荃湾	Tsuen Wan	182 500	-	-	178 300	19 300	10.8
屯门	Tuen Mun	38 800	-	-	49 700	11 800	23.7
元朗	Yuen Long	37 000	-	-	37 000	700	1.9
北区	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
西贡	Sai Kung	12 400	-	-	12 400	9 000	72.6
离岛	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***
分区	**Sub-districts**						
上环	Sheung Wan	975 700	2 800	0.3	977 200	72 800	7.4
中区	Central	2 194 000	3 200	0.1	2 165 000	94 300	4.4
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 805 200	20 500	1.1	1 806 900	134 300	7.4
北角 / 鲗鱼涌	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 年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2018 年年底总存量计算。
分区数字已包括在地区数字内。

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.

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

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition				落成量 Completions				年底总存量 Stock at year-end			
			甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
2015	港岛	Hong Kong	-	-	1 900	1 900	22 500	18 000	-	40 500	3 715 200	1 611 700	973 500	6 300 400
	九龙	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	港岛	Hong Kong	-	-	7 200	7 200	-	10 700	200	10 900	3 743 600	1 619 800	964 000	6 327 400
	九龙	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	港岛	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
	九龙	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	港岛	Hong Kong	-	-	800	800	97 200	-	-	97 200	3 903 900	1 622 500	968 200	6 494 600
	九龙	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	港岛	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
	九龙	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 写 字 楼 - 各 区 落 成 量 及 预 测 落 成 量
PRIVATE OFFICES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2019年落成量 Completions 甲级 A	乙级 B	丙级 C	总数 Total	预测落成量 Forecast Completions [2020]	[2021]
中西区	Central and Western	-	1 300	4 700	6 000	5 400	2 200
湾仔	Wan Chai	20 500	-	-	20 500	9 000	13 800
东区	Eastern	34 100	9 400	-	43 500	-	59 800
南区	Southern	-	2 000	-	2 000	500	19 000
港岛	***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
九龙城	Kowloon City	-	-	100	100	-	77 000
黄大仙	Wong Tai Sin	-	-	-	-	-	8 500
观塘	Kwun Tong	130 700	-	-	130 700	-	29 200
九龙	***KOWLOON***	***130 700***	***-***	***100***	***130 800***	***9 900***	***149 800***
葵青	Kwai Tsing	-	7 500	-	7 500	3 300	-
荃湾	Tsuen Wan	-	-	-	-	23 400	20 200
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	27 700
北区	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	56 600	-	-	56 600	10 700	-
西贡	Sai Kung	-	-	-	-	15 500	-
离岛	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***
分区	**Sub-districts**						
上环	Sheung Wan	-	-	2 800	2 800	3 100	2 200
中区	Central	-	1 300	1 900	3 200	2 300	-
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	20 500	-	-	20 500	9 000	13 800
北角 / 鲗鱼涌	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	-

分区数字已包括在地区数字内。

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

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

平方米 m^2

		[2020]				[2021]			
地区	District	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	-	5 400	-	5 400	-	2 200	-	2 200
湾仔	Wan Chai	-	8 800	200	9 000	-	9 200	4 600	13 800
东区	Eastern	-	-	-	-	59 800	-	-	59 800
南区	Southern	-	500	-	500	15 500	3 500	-	19 000
港岛	***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
九龙城	Kowloon City	-	-	-	-	77 000	-	-	77 000
黄大仙	Wong Tai Sin	-	-	-	-	-	8 500	-	8 500
观塘	Kwun Tong	-	-	-	-	29 200	-	-	29 200
九龙	***KOWLOON***	***8 600***	***1 100***	***200***	***9 900***	***141 300***	***8 500***	***-***	***149 800***
葵青	Kwai Tsing	-	3 300	-	3 300	-	-	-	-
荃湾	Tsuen Wan	23 400	-	-	23 400	11 200	9 000	-	20 200
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	27 700	-	27 700
北区	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	10 700	-	10 700	-	-	-	-
西贡	Sai Kung	15 500	-	-	15 500	-	-	-	-
离岛	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***
分区	**Sub-districts**								
上环	Sheung Wan	-	3 100	-	3 100	-	2 200	-	2 200
中区	Central	-	2 300	-	2 300	-	-	-	-
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	8 800	200	9 000	-	9 200	4 600	13 800
北角 / 鲗鱼涌	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	-	-	-	-

分区数字已包括在地区数字内。

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

私 人 写 字 楼 - 整 体 空 置 趋 势
PRIVATE OFFICES - OVERALL VACANCY TRENDS

平方米 m^2

年 **Year**	年内落成楼宇 **In Buildings Completed during the Year**			其余所有楼宇 **In All Other Buildings**			整体空置量 **Overall Vacancy**	
	总楼面面积 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	总楼面面积 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	空置量 **Amount Vacant**	占总存量的百分率 **% of Total Stock**
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 写 字 楼 - 各 区 不 同 级 别 平 均 租 金
PRIVATE OFFICES - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 $ / m² per month

[平均面积] [Average size]		甲级 Grade A [296 平方米 m²]							乙级 Grade B [98 平方米 m²]							丙级 Grade C [47 平方米 m²]						
年 Year	/ 月 / Month	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龙湾/观塘# Kowloon Bay/ Kwun Tong#	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龙湾/观塘# Kowloon Bay/ Kwun Tong#	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龙湾/观塘# 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)

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2019 年内所分析单位的平均面积。
- 本署没有收到成交个案。
九龙湾/观塘的分界等同 18 区区议会选区中的观塘区。

* 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.

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

每平方米售价 $ / m^2

[平均面积] [Average size]		甲级 Grade A [479 平方米 m^2]							乙级 Grade B [56 平方米 m^2]							丙级 Grade C [34 平方米 m^2]						
年 Year	/ 月 / Month	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龙湾/观塘# Kowloon Bay/ Kwun Tong#	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龙湾/观塘# Kowloon Bay/ Kwun Tong#	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	九龙湾/观塘# 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	-	-

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2019 年内所分析单位的平均面积。
\- 本署没有收到成交个案。
\# 九龙湾/观塘的分界等同 18 区区议会选区中的观塘区。

* 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.

私人写字楼 - 各级别租金及售价指数（所有地区）
PRIVATE OFFICES - RENTAL AND PRICE INDICES BY GRADE (ALL DISTRICTS)
(1999 = 100)

年 / 月 Year / Month		租金 Rents 甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	售价 Prices 甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 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

* 临时数字
( ) 表示少于 20 宗交易。

* Provisional figures
( ) Indicates fewer than 20 transactions.

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

年 / 月 Year / Month		租金 Rents 上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售价 Prices 核心地区 # 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)

\# 核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀
* 临时数字
( ) 表示少于 10 宗交易。
@ 表示售价指数的平均数不包括 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 业 楼 宇 - 各 区 总 存 量 、 落 成 量 及 空 置 量
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地区	District	2018 年年底总存量 Stock at year-end	2019 年落成量 Completions	落成量占 2018 年总存量的百分率 Completions as a % of 2018 Stock	2019 年年底总存量 Stock at year-end	2019 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	1 135 800	5 800	0.5	1 133 000	109 200	9.6
湾仔	Wan Chai	1 186 800	1 800	0.2	1 184 100	122 800	10.4
东区	Eastern	716 700	15 000	2.1	727 300	66 300	9.1
南区	Southern	251 800	200	0.1	252 100	25 600	10.2
港岛	***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
九龙城	Kowloon City	765 500	4 500	0.6	743 300	93 700	12.6
黄大仙	Wong Tai Sin	326 400	-	-	325 800	44 100	13.5
观塘	Kwun Tong	703 300	8 300	1.2	711 700	88 700	12.5
九龙	***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
荃湾	Tsuen Wan	548 000	-	-	548 000	81 400	14.9
屯门	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
北区	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
西贡	Sai Kung	342 700	33 800	9.9	375 100	75 600	20.2
离岛	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 年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2018 年年底总存量计算。

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

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

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
2015	港岛	Hong Kong	8 000	16 700	3 242 700
	九龙	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	港岛	Hong Kong	8 200	25 700	3 238 900
	九龙	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	港岛	Hong Kong	3 500	30 500	3 279 800
	九龙	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	港岛	Hong Kong	14 000	17 000	3 291 100
	九龙	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	港岛	Hong Kong	14 000	22 800	3 296 500
	九龙	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 业 楼 宇 - 各 区 落 成 量 及 预 测 落 成 量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2019 年落成量 Completions	预测落成量 Forecast Completions [2020]	预测落成量 Forecast Completions [2021]
中西区	Central and Western	5 800	8 800	6 600
湾仔	Wan Chai	1 800	8 100	12 800
东区	Eastern	15 000	1 200	2 700
南区	Southern	200	200	5 800
港岛	***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
九龙城	Kowloon City	4 500	1 600	49 300
黄大仙	Wong Tai Sin	-	-	1 800
观塘	Kwun Tong	8 300	8 800	1 500
九龙	***KOWLOON***	***38 900***	***25 500***	***60 400***
葵青	Kwai Tsing	-	800	-
荃湾	Tsuen Wan	-	22 100	1 300
屯门	Tuen Mun	3 300	3 500	-
元朗	Yuen Long	400	-	8 400
北区	North	-	-	200
大埔	Tai Po	-	-	-
沙田	Sha Tin	2 500	30 400	-
西贡	Sai Kung	33 800	2 700	-
离岛	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 业 楼 宇 - 整 体 空 置 趋 势
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m^2

年 **Year**	年内落成楼宇 **In Buildings Completed during the Year**			其余所有楼宇 **In All Other Buildings**			整体空置量 **Overall Vacancy**	
	总楼面面积 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	总楼面面积 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	空置量 **Amount Vacant**	占总存量的百分率 **% of Total Stock**
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

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

区域 Area [平均面积] [Average size] 年 / 月 Year / Month		租金 Rents（每平方米月租 $ / m² per month）港岛 Hong Kong [58 平方米 m²]	九龙 Kowloon [57 平方米 m²]	新界 New Territories [49 平方米 m²]	售价 Prices（每平方米售价 $ / m²）港岛 Hong Kong [48 平方米 m²]	九龙 Kowloon [28 平方米 m²]	新界 New Territories [20 平方米 m²]
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)

* 临时数字
( ) 表示少于 20 宗交易。
[ ] 表示 2019 年内所分析单位的平均面积。

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

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

年 / 月 **Year / Month**		租金 **Rents**	售价 **Prices**
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

* 临时数字　　　* Provisional figures

私 人 分 层 工 厂 大 厦 - 各 区 总 存 量 、 落 成 量 及 空 置 量
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地区	District	2018 年年底总存量 Stock at year-end	2019 年落成量 Completions	落成量占 2018 年总存量的百分率 Completions as a % of 2018 Stock	2019 年年底总存量 Stock at year-end	2019 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	66 900	-	-	61 900	3 200	5.2
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 185 200	-	-	1 186 100	113 700	9.6
南区	Southern	656 300	-	-	653 800	90 800	13.9
港岛	***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
九龙城	Kowloon City	848 400	-	-	847 600	74 400	8.8
黄大仙	Wong Tai Sin	747 800	-	-	735 100	30 300	4.1
观塘	Kwun Tong	3 013 600	-	-	2 989 100	186 500	6.2
九龙	***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
荃湾	Tsuen Wan	2 208 600	14 400	0.7	2 225 300	127 800	5.7
屯门	Tuen Mun	1 422 800	-	-	1 409 100	44 700	3.2
元朗	Yuen Long	203 300	-	-	203 300	14 000	6.9
北区	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
西贡	Sai Kung	-	-	-	-	-	-
离岛	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 年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2018 年年底总存量计算。

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

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

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
2015	港岛	Hong Kong	2 300	-	2 025 200
	九龙	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	港岛	Hong Kong	17 500	-	1 998 300
	九龙	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	港岛	Hong Kong	71 600	-	1 926 800
	九龙	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	港岛	Hong Kong	-	7 000	1 908 400
	九龙	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	港岛	Hong Kong	5 000	-	1 901 800
	九龙	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***

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

平方米 m^2

地区	District	2019年落成量 Completions	预测落成量 Forecast Completions [2020]	[2021]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	11 900	11 000
港岛	***HONG KONG***	***-***	***11 900***	***11 000***
油尖旺	Yau Tsim Mong	3 300	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	5 700
观塘	Kwun Tong	-	20 700	-
九龙	***KOWLOON***	***3 300***	***20 700***	***5 700***
葵青	Kwai Tsing	38 500	-	10 400
荃湾	Tsuen Wan	14 400	6 800	24 600
屯门	Tuen Mun	-	11 900	-
元朗	Yuen Long	-	-	-
北区	North	-	2 500	15 100
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	***NEW TERRITORIES***	***52 900***	***21 200***	***50 100***
全港	***OVERALL***	***56 200***	***53 800***	***66 800***

私 人 分 层 工 厂 大 厦 - 整 体 空 置 趋 势
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m^2

年 **Year**	年内落成楼宇 **In Buildings Completed during the Year**			其余所有楼宇 **In All Other Buildings**			整体空置量 **Overall Vacancy**	
	总楼面面积 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	总楼面面积 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	空置量 **Amount Vacant**	占总存量的百分率 **% of Total Stock**
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 层 工 厂 大 厦 - 平 均 租 金 及 售 价
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

区域 Area	租金 Rents （每平方米月租 $ / m^2 per month）			售价 Prices （每平方米售价 $ / m^2）		
	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
[平均面积] [Average size]	[155 平方米 m^2]	[131 平方米 m^2]	[142 平方米 m^2]	[103 平方米 m^2]	[107 平方米 m^2]	[102 平方米 m^2]
年 / 月 Year / 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

* 临时数字
( ) 表示少于 20 宗交易。
[ ] 表示 2019 年内所分析单位的平均面积。
平均租金及售价只以楼上单位的租金及售价计算。

* Provisional 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 层 工 厂 大 厦 - 租 金 及 售 价 指 数
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 **Year / Month**		租金 **Rents**	售价 **Prices**
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

* 临时数字
上述指数只就楼上单位计算。

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

私人分层工厂大厦 - 在选定地区的平均售价
PRIVATE FLATTED FACTORIES - AVERAGE PRICES IN SELECTED DISTRICTS

每平方米售价 $ / m^2

地区 District [平均面积] [Average size] 年 / 月 Year / Month		东区 Eastern [46 平方米 m^2]	深水埗 Sham Shui Po [58 平方米 m^2]	观塘 Kwun Tong [56 平方米 m^2]	葵青 Kwai Tsing [55 平方米 m^2]	荃湾 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)

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2019 年内所分析单位的平均面积。
\- 本署没有收到成交个案。
所分析的楼宇是于 1992 年或之后建成。
平均售价只以楼上单位的售价计算。

* Provisional 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.

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

平方米 m^2

地区	District	2018 年年底总存量 Stock at year-end	2019 年落成量 Completions	落成量占 2018 年总存量的百分率 Completions as a % of 2018 Stock	2019 年年底总存量 Stock at year-end	2019 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
东区	Eastern	47 000	-	-	46 900	3 500	7.5
南区	Southern	5 900	-	-	5 900	300	5.1
港岛	***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
九龙城	Kowloon City	5 200	-	-	5 200	2 600	50.0
黄大仙	Wong Tai Sin	28 300	-	-	28 300	1 500	5.3
观塘	Kwun Tong	197 600	-	-	197 900	32 600	16.5
九龙	***KOWLOON***	***360 400***	**-**	**-**	***360 800***	***42 100***	***11.7***
葵青	Kwai Tsing	92 300	-	-	92 500	3 000	3.2
荃湾	Tsuen Wan	21 300	-	-	21 300	300	1.4
北区	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 年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2018 年年底总存量计算。

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

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

平方米 m^2

地区	District	2019 年落成量 Completions	预测落成量 Forecast Completions [2020]	[2021]
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
北区	North	-	-	-
沙田	Sha Tin	-	-	-
新界	***NEW TERRITORIES***	**-**	**-**	**-**
全港	***OVERALL***	**-**	**-**	**-**

私 人 工 贸 大 厦 - 整 体 空 置 趋 势
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 **In Buildings Completed during the Year**			其余所有楼宇 **In All Other Buildings**			整体空置量 **Overall Vacancy**	
	总楼面面积 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	总楼面面积 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	空置量 **Amount Vacant**	占总存量的百分率 **% of Total Stock**
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

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

平方米 m^2

地区	District	2018 年年底总存量 Stock at year-end	2019 年落成量 Completions	落成量占 2018 年总存量的百分率 Completions as a % of 2018 Stock	2019 年年底总存量 Stock at year-end
中西区	Central and Western	-	-	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	500	-	-	500
南区	Southern	79 300	-	-	74 800
港岛	***HONG KONG***	***79 800***	***-***	***-***	***75 300***
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	21 600	-	-	21 600
九龙城	Kowloon City	30 500	-	-	30 500
黄大仙	Wong Tai Sin	44 100	-	-	44 100
观塘	Kwun Tong	180 300	-	-	180 300
九龙	***KOWLOON***	***276 500***	***-***	***-***	***276 500***
葵青	Kwai Tsing	123 700	-	-	123 700
荃湾	Tsuen Wan	140 600	-	-	140 600
屯门	Tuen Mun	177 200	-	-	175 800
元朗	Yuen Long	635 100	24 800	3.9	669 900
北区	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
西贡	Sai Kung	623 700	10 700	1.7	650 900
离岛	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 年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2018 年年底总存量计算。

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 厂 房 - 各 区 落 成 量 及 预 测 落 成 量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2019 年落成量 Completions	预测落成量 Forecast Completions [2020]	[2021]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	9 800	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	24 800	1 100	-
北区	North	-	-	-
大埔	Tai Po	10 500	-	8 300
沙田	Sha Tin	-	-	-
西贡	Sai Kung	10 700	31 300	87 500
离岛	Islands	-	-	-
新界	***NEW TERRITORIES***	***46 000***	***42 200***	***95 800***
全港	***OVERALL***	***46 000***	***42 200***	***95 800***

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

平方米 m²

地区	District	2018 年年底总存量 Stock at year-end	2019 年落成量 Completions	落成量占 2018 年总存量的百分率 Completions as a % of 2018 Stock	2019 年年底总存量 Stock at year-end	2019 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	43 700	-	-	43 700	-	-
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	94 600	-	-	94 600	5 700	6.0
南区	Southern	28 600	-	-	28 600	200	0.7
港岛	***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
九龙城	Kowloon City	103 600	-	-	103 600	14 900	14.4
黄大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
观塘	Kwun Tong	256 800	-	-	256 800	18 600	7.2
九龙	***KOWLOON***	***504 100***	***-***	***-***	***504 100***	***76 300***	***15.1***
葵青	Kwai Tsing	1 767 900	-	-	1 754 200	34 800	2.0
荃湾	Tsuen Wan	394 800	-	-	395 000	49 100	12.4
屯门	Tuen Mun	142 400	-	-	142 400	10 500	7.4
元朗	Yuen Long	126 000	-	-	126 000	1 400	1.1
北区	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
西贡	Sai Kung	7 400	-	-	7 400	4 500	60.8
离岛	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 年年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2018 年年底总存量计算。

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 货 仓 - 各 区 落 成 量 及 预 测 落 成 量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2019 年落成量 Completions	预测落成量 Forecast Completions [2020]	[2021]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	***HONG KONG***	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	***KOWLOON***	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	75 800
元朗	Yuen Long	-	-	-
北区	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	***NEW TERRITORIES***	**-**	**-**	***75 800***
全港	***OVERALL***	**-**	**-**	***75 800***

私 人 货 仓 - 整 体 空 置 趋 势
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m^2

年 **Year**	年内落成楼宇 **In Buildings Completed during the Year**			其余所有楼宇 **In All Other Buildings**			整体空置量 **Overall Vacancy**	
	总楼面面积 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	总楼面面积 **Total Floor Space**	空置量 **Amount Vacant**	空置百分率 **% Vacant**	空置量 **Amount Vacant**	占总存量的百分率 **% of Total Stock**
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

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

回报百分率 % return

年 / 月 **Year / Month**		类别 **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

* 临时数字

* Provisional figures

私 人 物 业 市 场 回 报 率 - 写 字 楼 、 分 层 工 厂 大 厦 及 零 售 业 楼 宇
PRIVATE PROPERTY MARKET YIELDS - OFFICES, FLATTED FACTORIES AND RETAIL

回报百分率 % return

年 / 月 Year / Month		写字楼 **Offices** 甲级 **Grade A**	乙级 **Grade B**	分层工厂大厦 **Flatted Factories ****	零售业楼宇 **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

* 临时数字
** 此栏数字只就楼上单位计算。

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

住 宅 买 卖 - 楼 宇 买 卖 合 约 数 目 及 总 值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 **Year / Month**		数目 **No.**	总值（百万元） **Consideration ($ million)**
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

资料来源 ： 土地注册处

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

Source：The Land Registry

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

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

买卖合约数目 No. of Agreements

成交金额（百万元）
Range of Consideration ($ million)

年 / 月 Year / Month		少于 1 Less than 1 数目 No.	%	1 至少于 2 1 to less than 2 数目 No.	%	2 至少于 3 2 to less than 3 数目 No.	%	3 至少于 5 3 to less than 5 数目 No.	%	5 至少于 10 5 to less than 10 数目 No.	%	10 或以上 10 or over 数目 No.	%	总数 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

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

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

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

年 / 月 Year / Month		一手买卖 Primary Sales 数目 No.	%	总值（百万元） Consideration ($ million)	二手买卖 Secondary Sales 数目 No.	%	总值（百万元） Consideration ($ million)	总数 Total No.
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

资料来源 ： 土地注册处

有关数字来自图表 50。请参阅该图表有关「住宅买卖」的定义。一手买卖一般指由发展商出售的单位，二手买卖指非由发展商出售的单位。

由于四舍五入关系，一手和二手买卖的总值加起来可能不等于图表 50 的总值。

Source : The Land Registry

Figures are derived from Table 50. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers.

Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in Table 50.

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

年 / 月 Year / Month		写字楼 Offices 宗数 No.	写字楼 Offices 总值（百万元） Consideration ($ million)	商业楼宇 Commercial 宗数 No.	商业楼宇 Commercial 总值（百万元） Consideration ($ million)	分层工厂大厦 Flatted Factories 宗数 No.	分层工厂大厦 Flatted Factories 总值（百万元） 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

* 临时数字

这些数字是根据买卖合约的签署**日期**（如没有买卖合约，则根据转让契约签署日期），而**并非**送交土地注册处登记的日期，应与土地注册处编制的住宅买卖数据有所区别。

数字并不反映所有非住宅买卖。其他类别如工贸大厦、货仓、车位等并不包括在内。整座楼宇的买卖，或包含超过一种物业类别的买卖，亦未有包括在内。故此，列表的数字，特别是总值方面，可能会较实际的数字为低。

* 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.

各区域及地区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
港岛 HONG KONG	中西区 Central and Western	坚尼地城、石塘咀、西营盘、上环、中环、金钟、半山区、山顶	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111, 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 181, 182
	湾仔 Wan Chai	湾仔、铜锣湾、天后、跑马地、大坑、扫杆埔、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
	东区 Eastern	宝马山、北角、鲗鱼涌、西湾河、筲箕湾、柴湾、小西湾	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
	南区 Southern	薄扶林、香港仔、鸭脷洲、黄竹坑、寿臣山、浅水湾、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
九龙 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、西九文化区、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

各区域及地区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
九龙 KOWLOON	深水埗 Sham Shui Po	美孚、荔枝角、长沙湾、深水埗、石硖尾、又一村、大窝坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
	九龙城 Kowloon City	红磡、土瓜湾、马头角、马头围、启德、九龙城、何文田、九龙塘、笔架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286(p)
	黄大仙 Wong Tai Sin	新蒲岗、黄大仙、东头、横头磡、乐富、钻石山、慈云山、牛池湾	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282, 283, 284, 287, 288, 289
	观塘 Kwun Tong	坪石、九龙湾、牛头角、佐敦谷、观塘、秀茂坪、蓝田、油塘	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
	荃湾 Tsuen Wan	荃湾、上葵涌、汀九、深井、青龙头、马湾、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

各区域及地区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
新界 NEW TERRITORIES	屯门 Tuen Mun	大榄涌、 扫管笏、 屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	411, 412, 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442
	元朗 Yuen Long	洪水桥、厦村、 流浮山、 天水围、元朗、 新田、落马洲、 锦田、石岗、 八乡	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	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
	北区 North	粉岭、联和墟、 上水、 石湖墟、 沙头角、鹿颈、 乌蛟腾	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	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、 船湾、 樟木头、 企岭下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	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	大围、沙田、 火炭、马料水、 乌溪沙、 马鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762

(p) = part 部分

各区域及地区
AREAS AND DISTRICTS

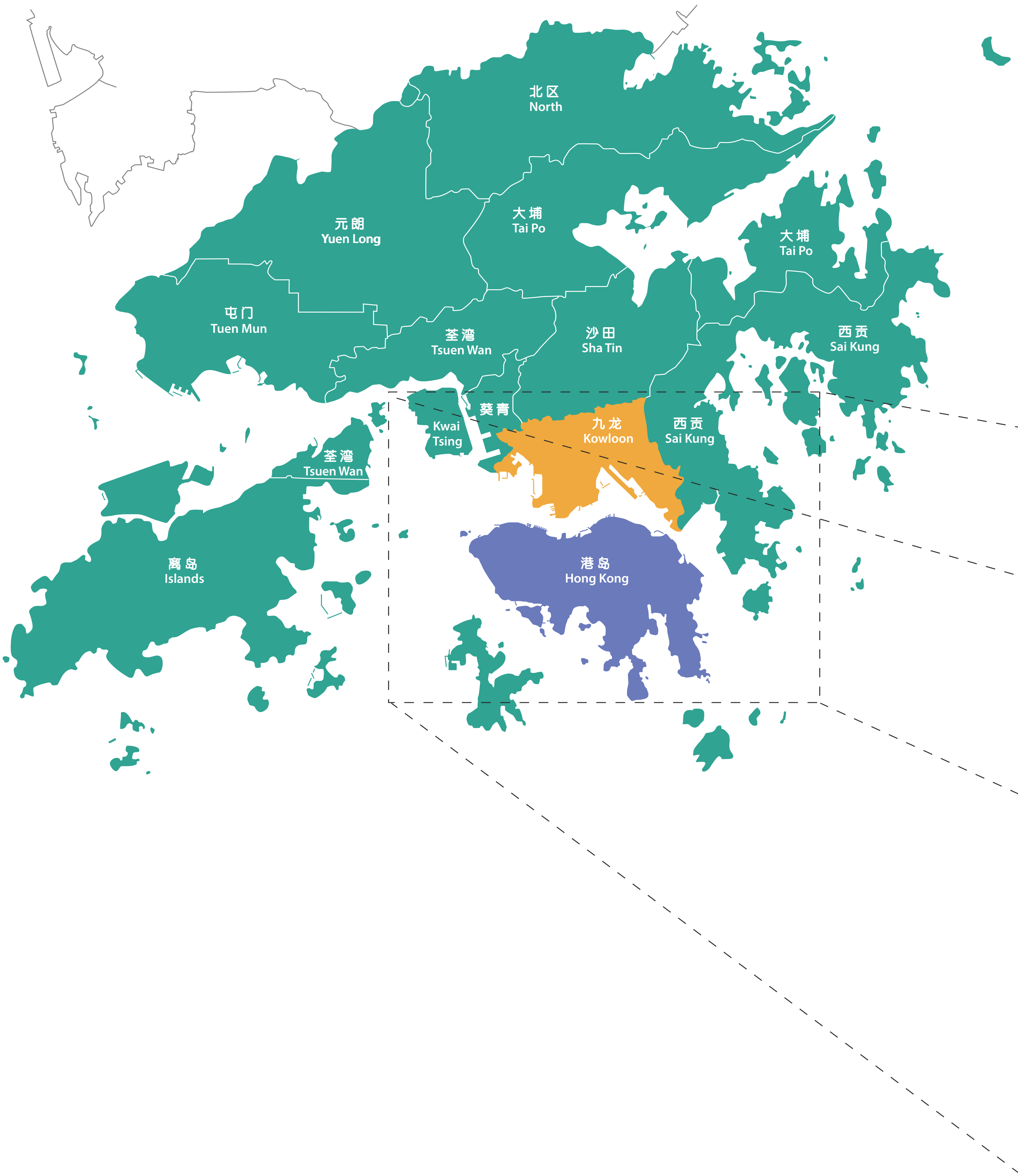
区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
新界 NEW TERRITORIES	西贡 Sai Kung	清水湾、西贡、大网仔、将军澳、坑口、调景岭、马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	离岛 Islands	长洲、坪洲、大屿山（包括东涌、愉景湾）、南丫岛	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

写字楼分区
OFFICE SUB-DISTRICTS

写字楼的分区	Sub-districts for Offices	小规划统计区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124
湾仔/铜锣湾	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角/鲗鱼涌	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

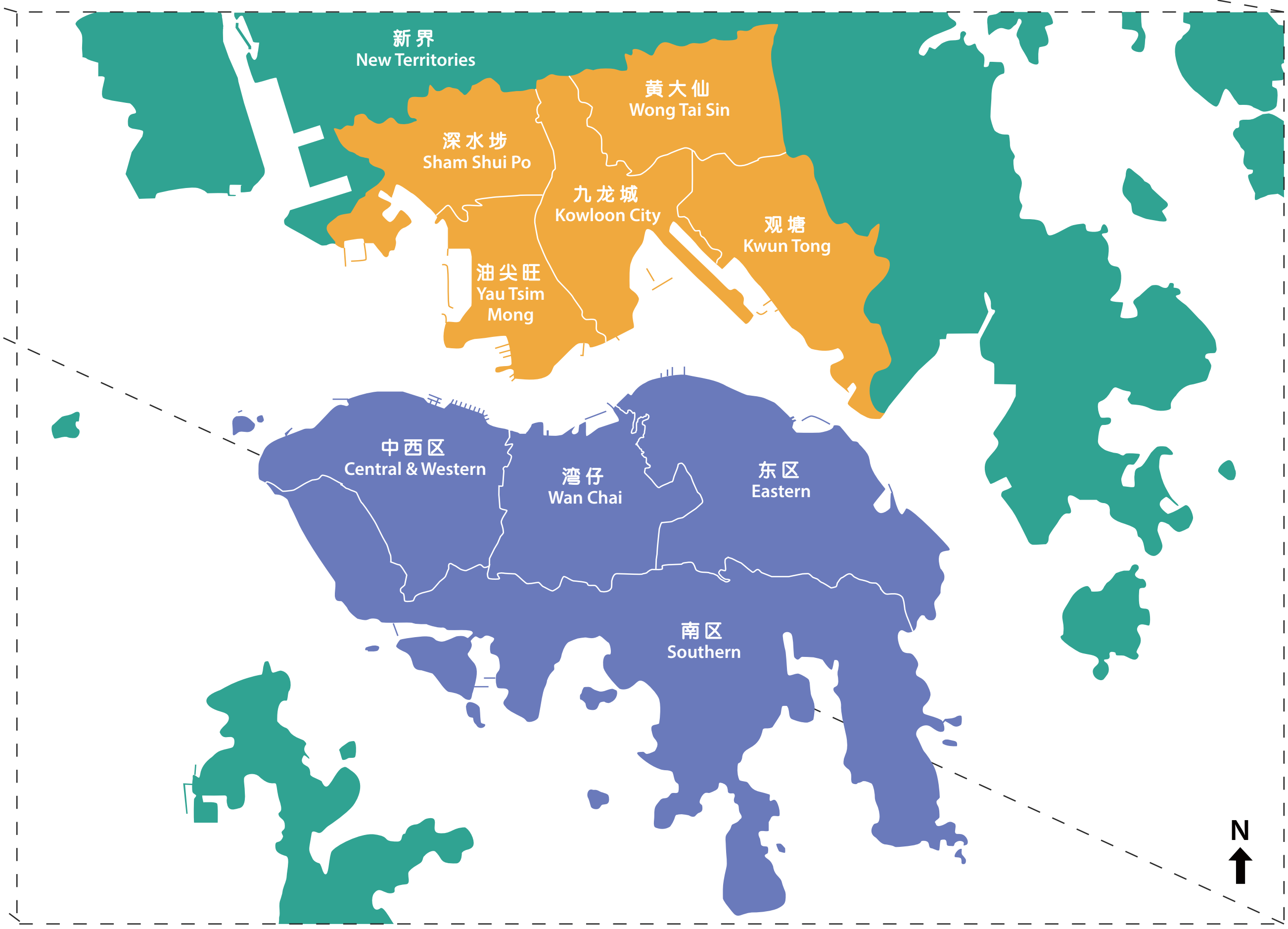
新界地区 New Territories Districts



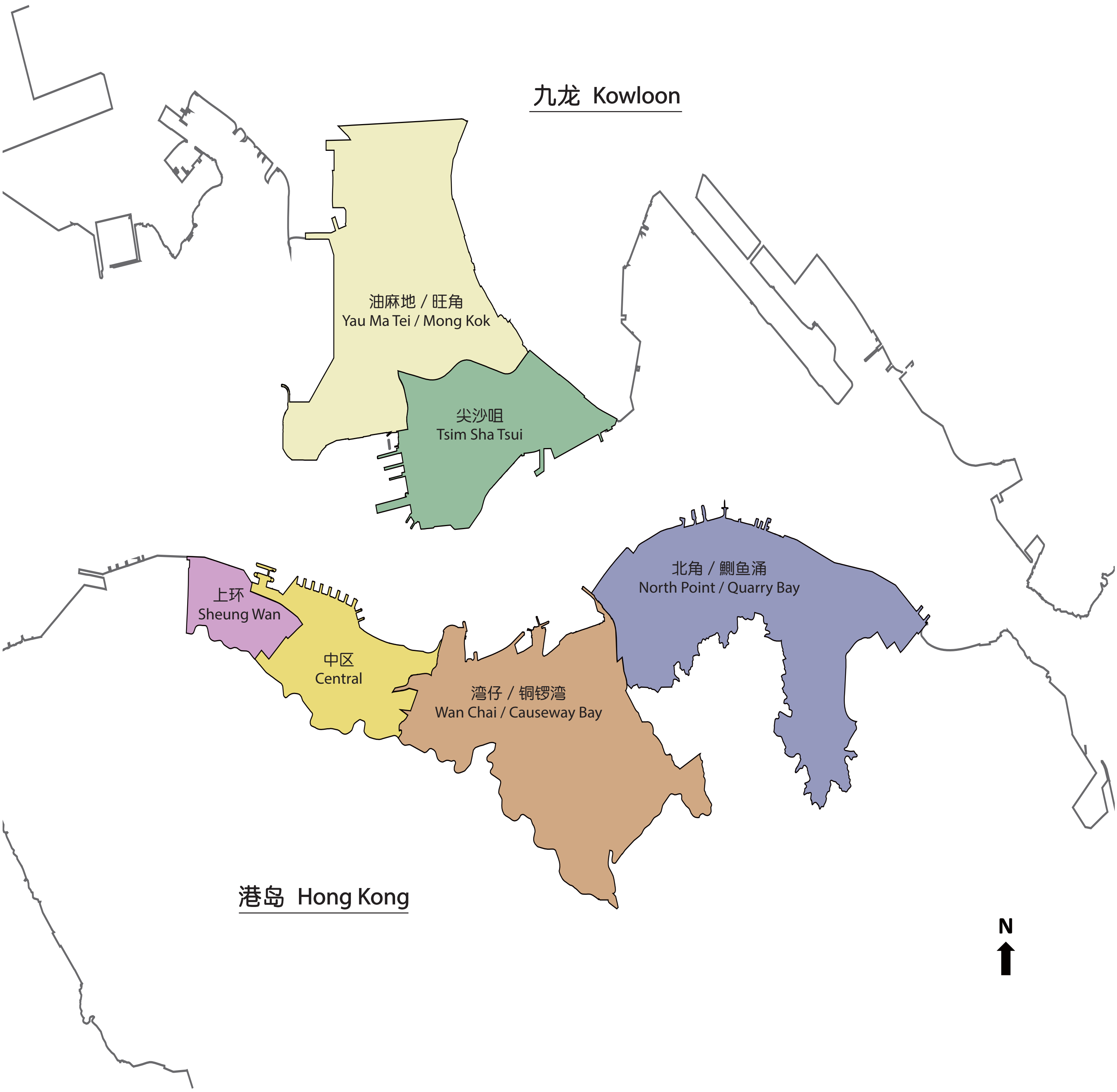
分区图
Plans

差饷物业估价署
Rating and Valuation Department

港岛及九龙地区 HONG KONG AND KOWLOON DISTRICTS



分区图
PLANS



写字楼分区图 OFFICE SUB-DISTRICTS PLAN

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