



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

2022



2022

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Hong Kong Property Review

本报告回顾 2021 年香港物业市场的活动，
并预测 2022 及 2023 年的楼宇落成量。

A review of the Hong Kong property market for
the year 2021 with forecast of completions for
2022 and 2023.

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2022 年 5 月

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May 2022



差饷物业估价署
Rating and Valuation Department

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序言 Foreword

《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。

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。

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。

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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.

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.

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.

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。

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」。

如有查询，可联络本署技术秘书（物业资料）：

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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.

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





综观 Overview

2022 年年初的第五波本地新冠病毒疫情对香港经济造成沉重打击。在第五波疫情来袭导致本地经济状况严重恶化前，本港经济在 2021 年复苏，香港实质本地生产总值增长 6.4%，基本通胀率由 2020 年的 1.3% 缩减至 0.6%，且失业率下跌至 5.2%。

私人住宅物业市场在 2021 年重拾动力，主要由于本地疫情稳定、香港经济逐步复苏、低利率，以及稳固的用家需求所致。住宅楼价在 2021 年 12 月按年略升 3.6%，一手和二手市场的交投量显着增加 24%。在就业情况改善及殷切的用家需求支持下，2021 年 12 月的住宅租金录得 3.0% 的按年升幅。

政府的首要目标之一，是采用政府主导及多管齐下的措施，加快和增加房屋及土地供应，以维持住宅物业市场稳健发展。在《2021 年施政报告》中，行政长官提出《北部都会区发展策略》，旨在于长远提供超过 900 000 个住宅单位及将香港北部改造成充满活力和吸引力的地区。同时，由发展局推行的「土地共享先导计划」亦将会整合和发展新界土地。为解决未获分配公共租住房屋单位的家庭的迫切住屋需求，政府已额外注资 116 亿元，以支持非政府机构提供更多过渡性房屋项目，并已觅得足够土地在未来数年增加过渡性房屋的供应，数量将增加 5 000 个单位至 20 000 个单位。

The fifth wave of the local COVID-19 epidemic at the beginning of 2022 dealt a serious blow to Hong Kong economy. Prior to the onslaught of the fifth wave giving rise to a severe deterioration in the local economic conditions, Hong Kong experienced an economic recovery in 2021, with the real Gross Domestic Product in Hong Kong expanding by 6.4%; the underlying inflation rate retreating to 0.6% from 1.3% in 2020; and the unemployment rate lowering to 5.2%.

The private residential property market picked up its momentum in 2021, mainly due to the steady local epidemic situation, gradual recovery of the Hong Kong economy, low interest rate and firm end-user demand. Prices registered a moderate year-on-year growth of 3.6% in December 2021, with a marked increase of 24% in trading activity of both primary and secondary markets. Domestic rents recorded an annual gain of 3.0% by December 2021, underpinned by improving employment situation and strong end-user demand.

The objective to expedite and increase housing and land supply through the adoption of a Government-led and multi-pronged approach remains one of the Government's priorities to maintain healthy and stable development of the residential property market. In the 2021 Policy Address, the Chief Executive mapped out the Northern Metropolis Development Strategy, aiming to provide over 900 000 residential units in the long run and to transform the northern part of Hong Kong into a lively and attractive area. Meanwhile, the Land Sharing Pilot Scheme, as administered by the Development Bureau, will also consolidate and develop the land in the New Territories. To address the pressing housing needs of families yet to be allocated with public rental housing units, the Government has injected an additional funding of \$11.6 billion to support non-Government organisations in providing more transitional housing projects, and has identified sufficient land to increase the provision of transitional housing by 5 000 units to 20 000 units in the coming few years.

为稳定经济及纾缓新冠病毒疫情造成的困境，财政司司长在《2021-22 年度财政预算案》中公布一系列总额逾 1 200 亿元的逆周期措施，以撑企业、纾民困、保就业。政府亦自 2021 年 8 月起分批向每名合资格申请人发放合共 5 000 元的消费券，以鼓励本地消费及支援受疫情影响的企业。2022 年年初的第五波本地疫情严重威胁香港民生经济，但随着政府继续推出不同的纾困措施，以及疫情持续缓和，本地经济在年内可望保存元气并能迅速复苏。惟近期内地疫情状况、环球通胀飞升，再加上俄乌冲突及地缘局势升温，全球经济的增长变得不确定。在前景不明朗下，政府会致力密切监察物业市场发展和不断演变的外围环境，并竭力维持物业市场的健康发展。

To stabilise the economy and alleviate the hardship caused by the COVID-19 epidemic, the Financial Secretary announced in the 2021-22 Budget a series of counter-cyclical measures amounting over \$120 billion to support businesses, relieve people's financial hardship and support employment. The Government also distributed consumption vouchers of \$5 000 in total by batches to each eligible applicant from August 2021 to encourage local consumption and support businesses affected by the epidemic. Although the fifth wave of local epidemic situation in early 2022 seriously threatened people's livelihood and the economy of Hong Kong, the Government has continued to roll out various relief measures and as the epidemic continues to subside, the local economy is expected to conserve its vitality for rapid recovery. However, the recent epidemic developments in the Mainland, escalating global inflation, and coupled with the Russian-Ukrainian conflict and increasing geopolitical tensions, have cast doubts to global economic growth. Amid the uncertain outlook, the Government is committed to closely monitoring the property market development as well as the evolving external environment and endeavoring to maintain a healthy development of the property market.

住宅物业

2021 年，由于本地疫情稳定、本港经济逐步复苏、低利率，以及稳固的用家需求，住宅物业市场重拾发展动力。住宅售价自 2020 年年底稳步上升，于 2021 年 9 月到达高峯，并于 2021 年 12 月以按年略升 3.6% 作结。受乐观的市场气氛带动，一手和二手市场合共录得 74 297 宗的交投量，较 2020 年大增 24%。



Residential

In 2021, the residential property market picked up its momentum under the steady local epidemic situation, gradual recovery of the Hong Kong economy, low interest rate and firm end-user demand. Domestic prices rose steadily since the end of 2020 and peaked in September, ending with a moderate year-on-year growth of 3.6% by December 2021. Trading activities of primary and secondary markets registered a total of 74 297 transactions, representing a significant increase of 24% from 2020 as stimulated by the positive market sentiment.

综观 Overview

在就业情况改善及殷切的用家需求支持下，2021年12月的住宅租金录得3.0%的温和按年升幅。市场回报率维持在1.9%至2.4%，与2020年相若。

2021年私人住宅落成量为14 386个单位，较2020年少31%。入住量为14 111个单位，较去年高12%。年底空置量轻微下降至总存量的4.1%，相当于50 164个单位。在这些空置单位中，有5 176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。2022和2023年预测落成量分别为22 851个单位和21 848个单位。

Domestic rents recorded a 3.0% year-on-year moderate gain by December 2021, underpinned by the improving employment situation and strong end-user demand. The market yields remained at 1.9% to 2.4%, similar to those of 2020.

Completions in 2021 were 14 386 units, 31% fewer than those in 2020. Take-up at 14 111 units was 12% greater than that of the last year. Vacancy at the year-end slightly dropped to 4.1% of the total stock, equivalent to 50 164 units. Among these vacant units, 5 176 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. Forecast completions in 2022 and 2023 are 22 851 units and 21 848 units respectively.

写字楼

从2020年的低谷中复苏后，写字楼市场于2021年收复部分失地。在2020年年底非住宅物业交易的双倍印花税撤销后，写字楼交投量由2020年激增57%至2021年的1 077宗。2021年，商业地带持续分散，写字楼落成量主要来自深水埗、南区和荃湾等非传统商业区。随着市场气氛有所改善且经济前景乐观，以2020年第四季与2021年第四季相比，整体写字楼售价和租金均录得轻微升幅。

Office

Recovering from a downturn in 2020, office market made up some lost ground in 2021. Following the abolition of the Doubled Ad Valorem Stamp Duty on non-residential property transactions in end-2020, sales transaction volume in 2021 soared by 57% from 2020 to 1 077 cases. 2021 saw the continuation of the decentralisation trend, with completion mainly coming from non-traditional business districts like Sham Shui Po, the Southern district and Tsuen Wan. With the improved market sentiments and positive economic outlook, the overall prices and rentals registered mild increases between the fourth quarters of 2020 and 2021.



2021 年写字楼落成量微升至 69 600 平方米。甲级写字楼落成量为 48 200 平方米，全部来自深水埗和荃湾。乙级写字楼落成量为 21 200 平方米，分布于南区和湾仔。丙级写字楼落成量极少，全部位于油尖旺。年内，写字楼的整体使用量为负数 39 700 平方米。甲级和乙级写字楼的使用量录得负数水平，分别为 18 200 平方米和 21 900 平方米，而丙级写字楼的使用量则录得正数 400 平方米。年底整体空置量上升至总存量的 12.3%，相当于 1 541 000 平方米。甲级、乙级和丙级写字楼的空置率分别为 12.5%、13.1% 和 9.3%。除中区和北角 / 鲗鱼涌分区外，其余分区的甲级写字楼均录得双位数的空置率。

预计 2022 年的新供应将攀升至 350 200 平方米，然后在 2023 年回落至 256 600 平方米。2022 年甲级写字楼的新落成量将有 282 300 平方米，当中九龙城、观塘和东区分别占预计供应量的 27%、24% 和 21%。2023 年甲级写字楼落成量将有 229 500 平方米，当中深水埗占预测落成量的 42%。乙级写字楼在 2022 年的预测落成量将有 66 800 平方米，但在 2023 年将下降至 25 400 平方米。丙级写字楼在 2022 年的落成量将有 1 100 平方米，并会在 2023 年上升至 1 700 平方米。

以 2020 年第四季与 2021 年第四季相比，整体写字楼售价录得 1.3% 的温和升幅，主要由于 2021 年市场气氛有所改善且经济前景乐观。同期，整体写字楼租金录得 0.6% 的变幅。乙级和丙级写字楼租金分别录得 2.1% 和 1.9% 的轻微增长，而甲级写字楼租金则下跌 0.4%，反映对甲级写字楼的需求相对较弱，以及跨国企业和大型公司在全球经济不明朗的情况下对承租甲级写字楼持审慎态度。

Office completions in 2021 slightly rose to 69 600 m². Grade A completions were 48 200 m², all coming from Sham Shui Po and Tsuen Wan. Grade B completions of 21 200 m² were distributed among the Southern district and Wan Chai. There were insignificant amount of Grade C completions, which were all located in Yau Tsim Mong. The overall take-up was negative at 39 700 m² in the year. Grade A and Grade B offices had negative take-ups of 18 200 m² and 21 900 m² respectively while Grade C had a positive take-up of 400 m². The overall year-end vacancy increased to 12.3% of the total stock, amounting to 1 541 000 m². The vacancy rates of Grade A, Grade B and Grade C offices were 12.5%, 13.1% and 9.3% respectively. Except for the sub-districts of Central and North Point/Quarry Bay, Grade A offices in the remaining sub-districts recorded double-digit vacancy rates.

Forecast completions in 2022 will climb up to 350 200 m² and then retreat to 256 600 m² in 2023. In 2022, new Grade A completions will account for 282 300 m², with Kowloon City, Kwun Tong and the Eastern district contributing respectively 27%, 24% and 21% of the anticipated supply. Grade A completions in 2023 will be 229 500 m², with Sham Shui Po accounting for 42% of the forecast completions. Grade B forecast completions will provide 66 800 m² in 2022 but decline to 25 400 m² in 2023. For Grade C offices, there will be 1 100 m² of completions in 2022 and completions will rise to 1 700 m² in 2023.

Between the fourth quarters of 2020 and 2021, the overall office prices registered a mild increase of 1.3%, mainly due to the improved market sentiment and positive economic outlook in 2021. During the corresponding period, overall office rentals recorded a change of 0.6%. Grades B and C office rents showed a moderate growth of 2.1% and 1.9% respectively while Grade A office rents fell by 0.4%, demonstrating a relatively weaker demand and reflecting the cautiousness of multinational business and large corporations in committing leases for Grade A offices amid the uncertain global economic conditions.

综观 Overview

商业楼宇

2021 年商业楼宇的落成量下跌至 41 500 平方米，当中港岛和九龙合共占 75%。年内录得正数 144 600 平方米的使用量。年底空置率下跌至总存量的 10.2%，相当于 1 181 600 平方米。预计 2022 年落成量将回升至 178 900 平方米，但在 2023 年将减少至 142 600 平方米。九龙城在这两年将为主要供应地区，分别占预计供应量的 25% 和 48%。

Commercial

Completions in 2021 dropped to 41 500 m², with Hong Kong Island and Kowloon altogether accounting for 75% of the completions. A positive take-up of 144 600 m² was recorded in the year. Year-end vacancy rate slid to 10.2% of the total stock, amounting to 1 181 600 m². Completions are expected to rebound to 178 900 m² in 2022 but reduce to 142 600 m² in 2023. Kowloon City will become the major supplier in these two years, providing respectively 25% and 48% of the anticipated supply.

零售业楼宇

零售市道普遍好转，主要由于本地消费上升。随着 2021 年失业率回落及消费券计划推出，2021 年第四季零售业楼宇的售价及租金与 2020 年第四季相比分别急升 6.8% 及 4.6%，使市场回报率由 2020 年的 2.6% 下跌至 2.5%。在 2020 年年底非住宅物业交易的双倍印花税撤销后，年内交投量急剧增加 73% 至 2 189 宗。

Retail

The retail market generally improved, mainly due to a rise in local consumption. With a lower unemployment rate and the rollout of the Consumption Voucher Scheme in 2021, retail prices and rents soared by 6.8% and 4.6% respectively between the fourth quarters of 2020 and 2021, resulting in a lower market yield of 2.5%, down from 2.6% in 2020. Following the abolition of the Doubled Ad Valorem Stamp Duty on non-residential property transactions in end-2020, trading volume surged sharply by 73% to 2 189 transactions in the year.



工业楼宇

工业楼宇市场显著改善，2021年分层工厂大厦交投量较前一年激增72%，主要由于政府推行活化工厦计划，以及新冠病毒疫情带来的工作、生活与消费模式的转变，令设立数据和物流中心的用地需求强劲。

2021年分层工厂大厦的落成量缩减至29 500平方米，全部来自北区、荃湾和观塘等传统工业地区。使用量达到正数77 100平方米。年底空置量下降至总存量的5.7%，相当于919 500平方米。预计落成量在2022年将上升至161 500平方米，然后于2023年回落至70 300平方米。

在对数据和物流用地的殷切需求下，加上市场对活化工厦计划反应正面，2021年第四季分层工厂大厦售价和租金分别较去年同期上升10.0%和6.1%。年底市场回报率轻微下跌至2.9%。

2021年并无工贸大厦落成。使用量录得负数7 100平方米，而空置率则从总存量的10.2%微升至11.5%，相当于62 800平方米。预计未来两年均不会有新供应。

虽然2021年并无新货仓落成，但年底总存量增至3 751 500平方米。预计2022和2023年将分别有75 800平方米和2 300平方米的新货仓楼面落成。

Industrial

The industrial market improved markedly with sales activities for flat factories soaring by 72% in 2021 from the previous year, mainly attributable to the implementation of Government's revitalisation scheme of industrial buildings and strong demand for space to set up data and logistics centres following the changes in work pattern, lifestyle and consumption triggered by the COVID-19 pandemic.

Completions of **flat factories** in 2021 contracted to 29 500 m², all coming from the traditional industrial districts such as the North, Tsuen Wan and Kwun Tong. Take-up reached a positive 77 100 m². Vacancy at the year-end fell to 5.7% of total stock at 919 500 m². Completions in 2022 are anticipated to increase to 161 500 m² and then retreat to 70 300 m² in 2023.

Against the backdrop of strong demand for data and logistics space, coupled with the market's positive response to the revitalisation scheme of industrial buildings, prices and rentals rose by 10.0% and 6.1% respectively in the fourth quarter in 2021 over the same period of last year. The market yield slightly fell to 2.9% at the end of the year.

There were no **industrial/office** completions in 2021. A negative take-up of 7 100 m² was recorded while the vacancy rate edged up from 10.2% to 11.5% of the stock at 62 800 m². No new supply is expected in the next two years.

Although no new **storage** spaces were completed in 2021, the total year-end stock increased to 3 751 500 m². It is anticipated that there will be 75 800 m² and 2 300 m² new storage supply coming on stream in 2022 and 2023 respectively.

私人住宅

Private
Domestic



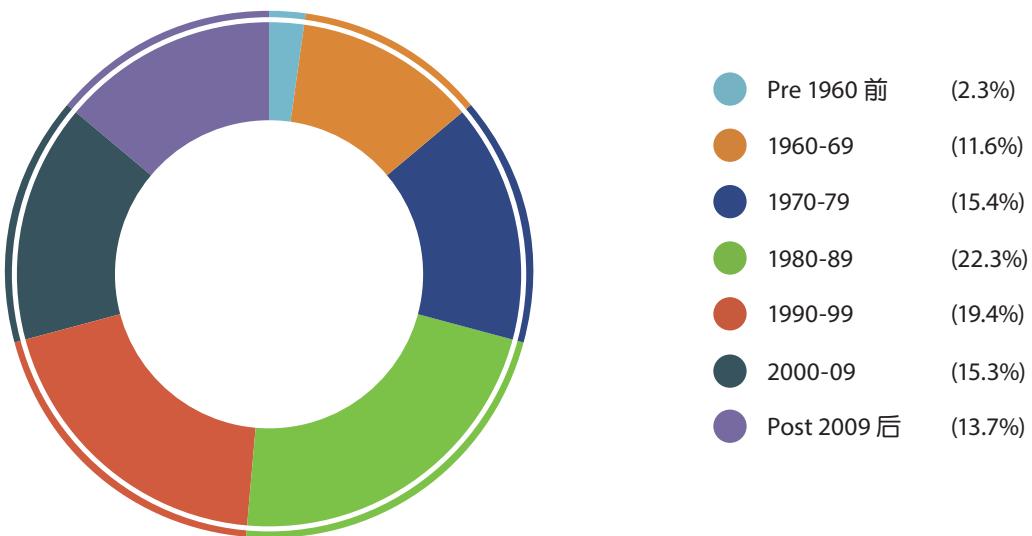


私人住宅（整体） Private Domestic (Overall)

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。2021年年底的整体总存量为 1 237 995 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 2021, the overall stock was 1 237 995 units. The chart shows stock distribution by age.

按楼龄分类的总存量
Stock Distribution by Age



2021 年私人住宅落成量为 14 386 个单位，较前一年下跌 31%。九龙和新界分别占落成量的 48% 和 46%，而港岛占总数的 6%。在年内落成单位中，西贡供应最多新单位，占整体落成量的 29%，其次是九龙城和深水埗，分别占 25% 和 12%。

Completions in 2021 were 14 386 units, down by 31% from the previous year. Kowloon and the New Territories contributed 48% and 46% of the completions respectively, while Hong Kong Island accounted for 6% of the total. Of these completed units, Sai Kung contributed the largest share of the new units, at 29% of the overall completions, followed by Kowloon City at 25% and Sham Shui Po at 12%.

私人住宅（整体） Private Domestic (Overall)

2021 年的入住量增加 12% 至 14 111 个单位，相当于年内落成量的 98%。年底空置量微跌至 50 164 个单位，占总存量的 4.1%。空置单位中，有 5 176 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 2021 increased by 12% to 14 111 units, amounting to 98% of the completions in the year. Vacancy at the year-end fell slightly to 50 164 units, or 4.1% of the total stock. Among these vacant units, 5 176 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



预计 2022 和 2023 年落成量将分别上升至 22 851 个和 21 848 个单位。在 2022 年，64% 的新供应将来自新界，其余有 23% 来自九龙和 13% 来自港岛。按地区计，沙田的供应量占新落成单位的 19%，其次是九龙城和元朗，分别占 14% 和 13%。在 2023 年，新界将占新供应量的 49%。按地区计，九龙城和元朗将合共提供落成量的 49%。

Completions in 2022 and 2023 are expected to rise to 22 851 units and 21 848 units respectively. In 2022, 64% of the new supply will come from the New Territories whereas the remainder will be from Kowloon at 23% and Hong Kong Island at 13%. On district basis, Sha Tin will account for 19% of the new units, followed by Kowloon City and Yuen Long at 14% and 13% respectively. In 2023, the New Territories will account for 49% of the new supply. District-wise, Kowloon City and Yuen Long together will provide 49% of the completions.

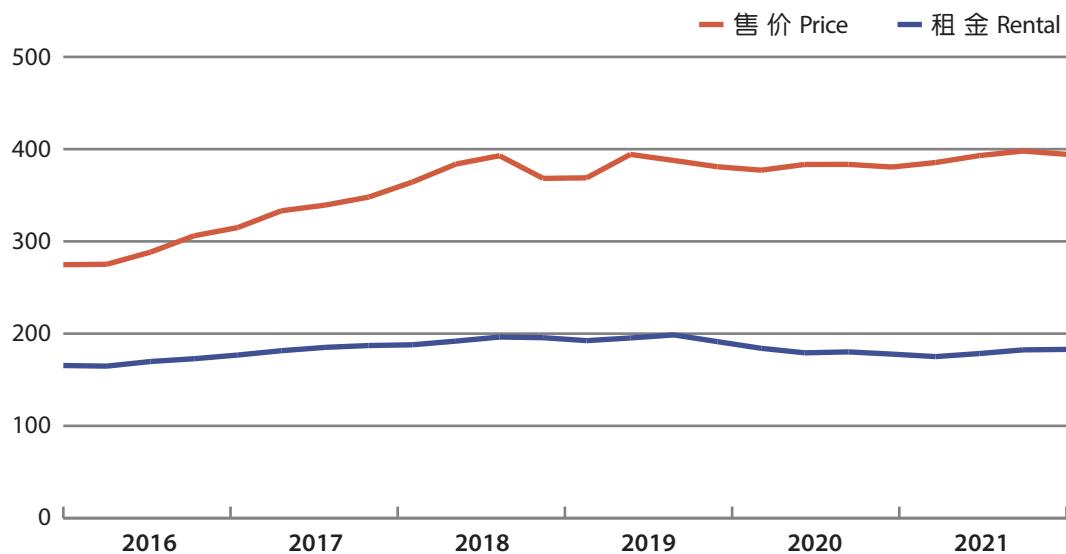
私人住宅（整体） Private Domestic (Overall)

二手市场的售价于首三季稳步上升，到第三季达到高位，其后在第四季稍为回落。整体而言，住宅售价在 2021 年第四季较前年同期录得 3.6% 的升幅。租金的升幅与售价相若，在 2021 年最后一季较前年同季上升 2.9%。

Prices in the secondary market rose steadily during the first three quarters. Reaching a peak in the third quarter, prices then declined moderately during the fourth quarter. Overall, prices in the fourth quarter of 2021 registered a 3.6% growth over the same period of the previous year. Rents saw a similar rise as prices, with an increase of 2.9% in the final quarter of 2021 over the corresponding quarter of the preceding year.

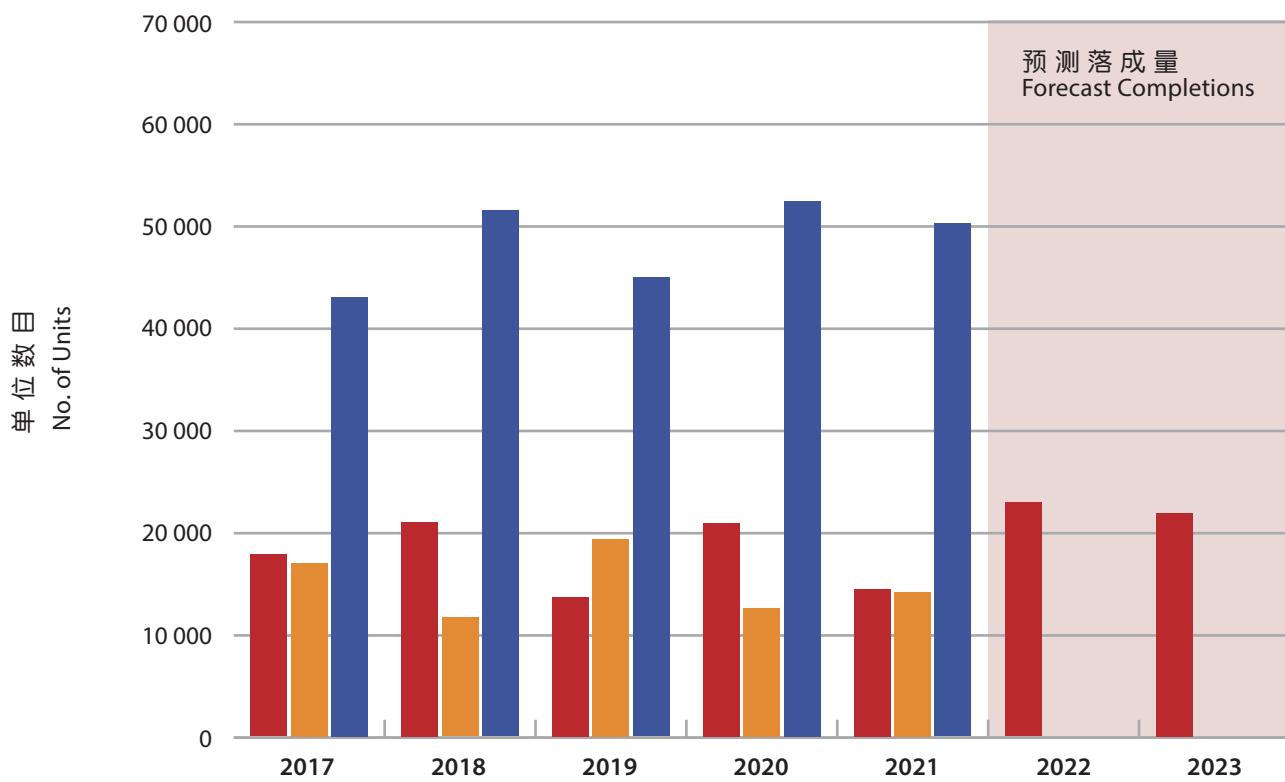


售价及租金指数 Price and Rental Indices



私人住宅（整体） Private Domestic (Overall)

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



	单位数目 No. of Units						
	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	17 791	20 968	13 643*	20 888	14 386	22 851#	21 848#
入住量 Take-up	16 954	11 623	19 278	12 545	14 111		
空置量 Vacancy	42 942	51 426	44 892	52 366	50 164		
% ⁺	3.7	4.3	3.7	4.3	4.1		

* 2019年落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的43个住宅单位。

Completions of 2019 include 43 units completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

+ 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.

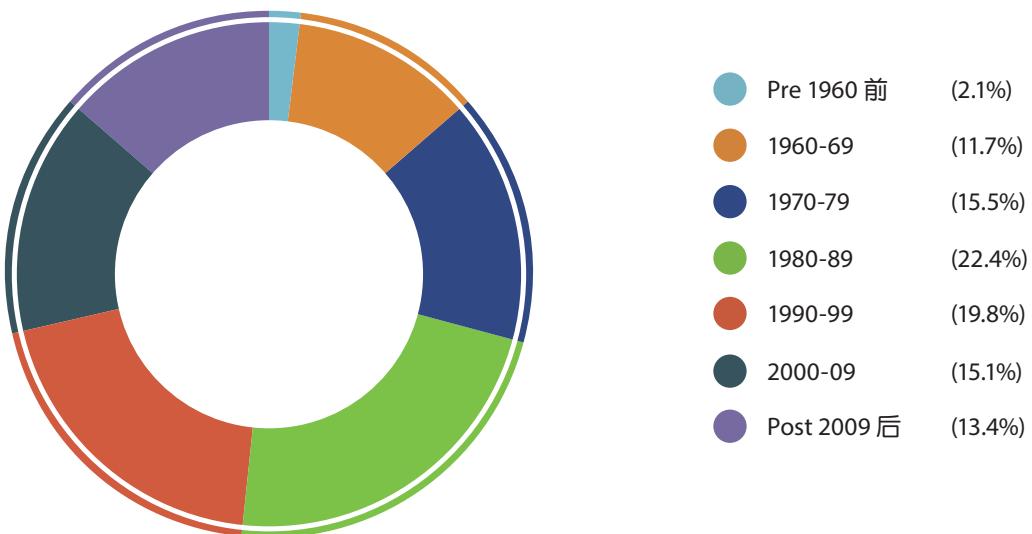
预测数字
Forecast figures

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

此分类包括实用面积为 100 平方米以下的单位。2021 年年底的总存量为 1 141 006 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 m². Stock at the end of 2021 was 1 141 006 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



2021 年有 14 016 个单位落成，其中 48% 位于九龙，47% 位于新界，5% 位于港岛。供应主要来自西贡和九龙城，合共占比此分类总落成量的 55%。以单位面积计，A 类和 B 类单位分别占新供应的 37% 和 48%，而 C 类单位则占 15%。

There were 14 016 units completed in 2021, of which 48% were located in Kowloon, 47% in the New Territories and 5% on Hong Kong Island. Supply mainly came from Sai Kung and Kowloon City, together contributing 55% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units accounted for 37% and 48% of the new supply respectively, while the share for Class C units was 15%.

2021 年的入住量上升 31% 至 14 101 个单位。年底空置量稍微下跌至 42 860 个单位，相当于此分类总存量的 3.8%。

Take-up in 2021 rose by 31% to 14 101 units. Vacancy at the year-end edged down to 42 860 units, or 3.8% of the stock in this sub-sector.



预计 2022 和 2023 年 将 分别 有 21 098 个 和 20 487 个单位落成，未来两年的新供应将主要来自新界。按地区计，在 2022 年的新落成量中，沙田、九龙城和元朗共占 47%。在 2023 年，九龙城占新落成单位的比例最高，占 28%，其次是元朗，占 20%，以及屯门，占 15%。

Completions in 2022 and 2023 are estimated to be 21 098 units and 20 487 units respectively. New supply in the coming two years will mainly come from the New Territories. On district basis, Sha Tin, Kowloon City and Yuen Long together will provide 47% of the new completions in 2022. In 2023, Kowloon City will contribute the largest share of 28% of the new units, followed by Yuen Long at 20% and Tuen Mun at 15%.

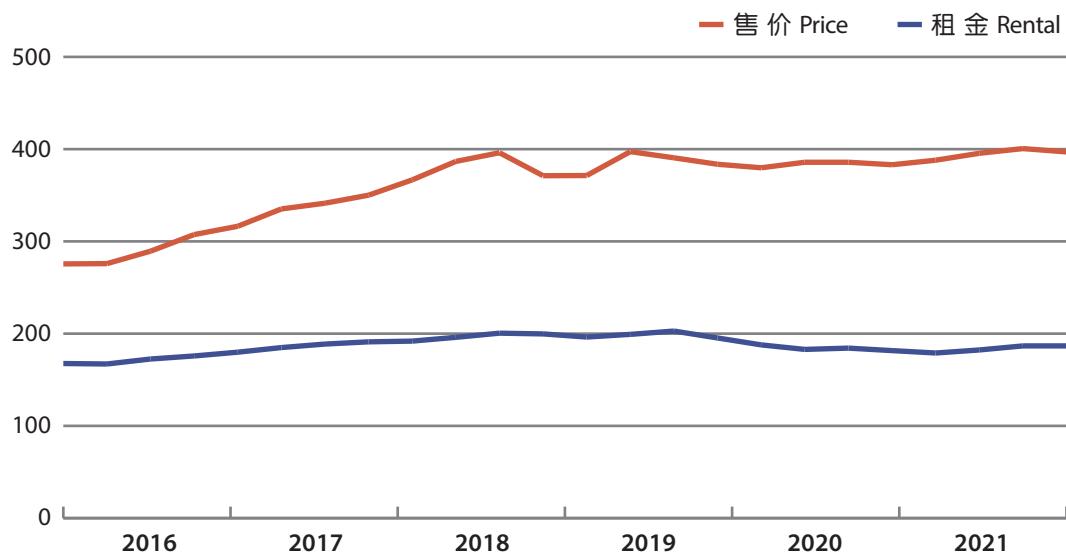
私人住宅（中 / 小型单位） Private Domestic (Small/Medium Units)

此分类的售价在 2021 年首三季上升，在第三季达到顶峯，其后在最后一季回落。售价在最后一季较前一年同季上升 3.6%。租金全年升势持续，在第四季与 2020 年同期相比，录得 2.8% 的增长。

Prices in this sub-sector rose in the first three quarters of 2021, peaked in the third quarter and then retreated in the last quarter. Price exhibited an increase of 3.6% in the final quarter over a year earlier. Rents ascended throughout the year, registering an increase of 2.8% in the fourth quarter compared with the corresponding quarter in 2020.



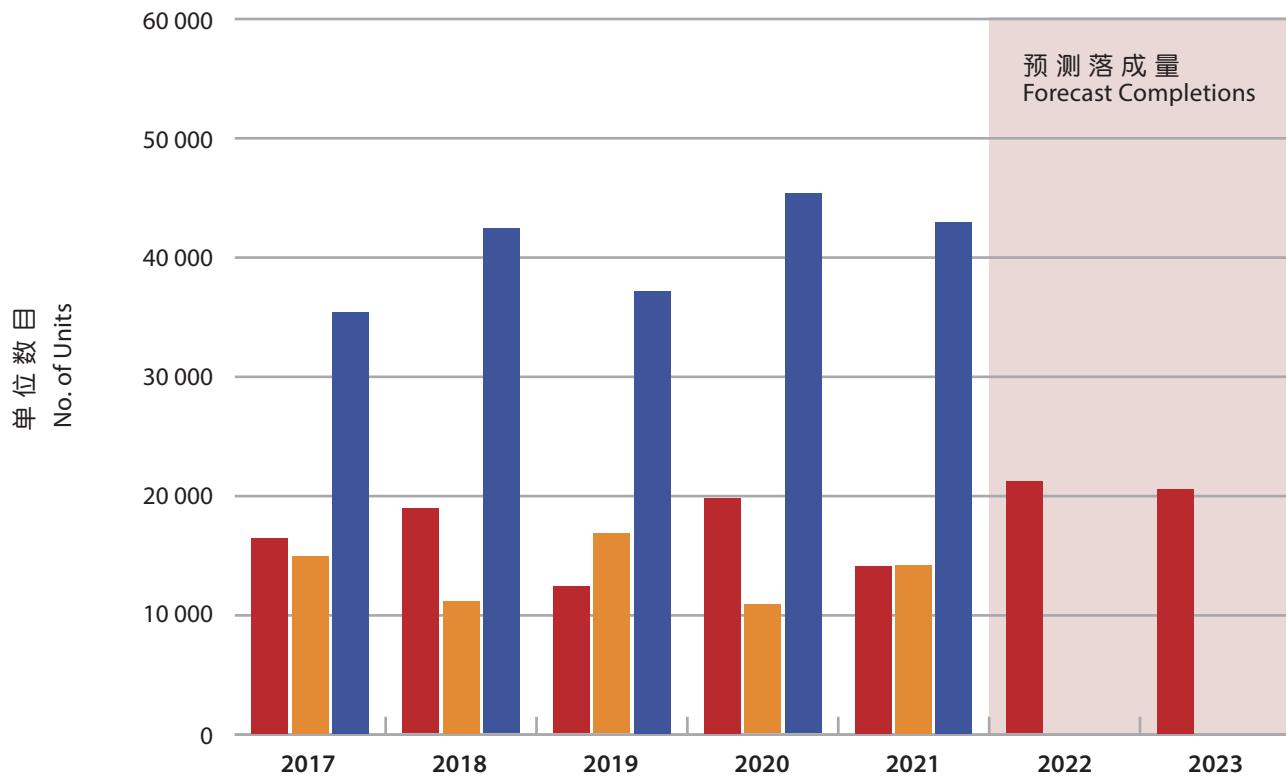
售价及租金指数 Price and Rental Indices



私人住宅（中 / 小型单位）

Private Domestic (Small/Medium Units)

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



	单位数目 No. of Units						
	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	16 350	18 863	12 302*	19 751	14 016	21 098#	20 487#
入住量 Take-up	14 867	11 083	16 751	10 787	14 101		
空置量 Vacancy	35 314	42 336	37 091	45 260	42 860		
% ⁺	3.3	3.9	3.3	4.0	3.8		

* 2019年落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的43个住宅单位。

Completions of 2019 include 43 units completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

+ 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

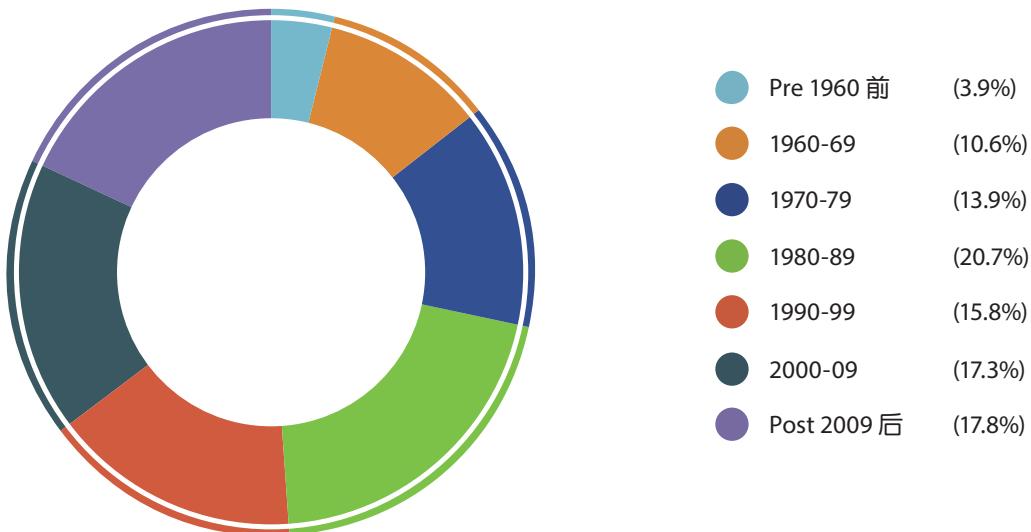
Forecast figures

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

此分类包括实用面积为 100 平方米或以上的单位。2021年年底的总存量为 96 989 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 m² or above. Stock at the end of 2021 was 96 989 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



2021年落成的 370 个单位中，36% 位于九龙，33% 位于新界及 31% 位于港岛。按地区计，九龙城占落成量的 24%，其次是东区，占 22%。

There were 370 units completed in 2021, of which 36% were located in Kowloon, 33% in the New Territories and 31% on Hong Kong Island. On district level, Kowloon City accounted for 24% of the completions, followed by the Eastern district at 22%.

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

与入住量上升的中 / 小型单位不同，此分类在 2021 年的入住量大跌至 10 个单位。年底空置量上升至 7 304 个单位，相当于此分类单位总存量的 7.5%。

In contrast to an increase in take-up of small/medium units, take-up in this sub-sector plummeted to 10 units in 2021. Vacancy at the year-end increased to 7 304 units, representing 7.5% of the stock in this sub-sector.



预计此分类的落成量在 2022 年将急升至 1 753 个单位，然后在 2023 年回落至 1 361 个。在 2022 年，此分类的新供应将主要来自新界。按地区计，南区、沙田和大埔合共将提供落成量的 56%。在 2023 年，新供应将集中在九龙，而九龙城将提供新落成单位的 57%。

Completions in this sub-sector are expected to surge to 1 753 units in 2022 and then retreat to 1 361 units in 2023. In 2022, new supply in this sub-sector will mainly come from the New Territories. On district basis, the Southern district, Sha Tin and Tai Po will provide 56% of the completions in total. In 2023, new supply will be concentrated in Kowloon, with Kowloon City providing 57% of the new completions.

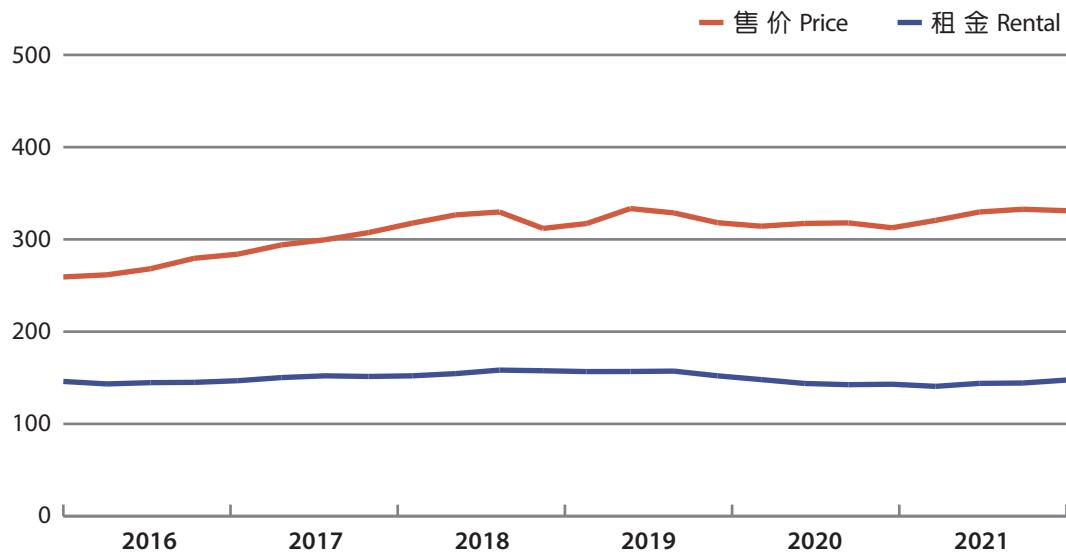
私人住宅（大型单位） Private Domestic (Large Units)

此分类物业在销售和租赁市场的表现均较中/小型单位为佳。大型单位的售价在2021年首三季持续上行，并在最后一季整固。最后一季的售价较2020年同期上升5.9%。租金则于首季下跌，但随后回升，在第四季较2020年同期录得3.1%的升幅。

Both the sales and leasing markets in this sub-sector outperformed those of the small/medium units. Prices of large units continued to rise throughout the first three quarters of 2021, and consolidated in the final quarter, registering an increase of 5.9% in the final quarter over the same period in 2020. Rents dropped in the first quarter but rose thereafter, recording an increase of 3.1% in the fourth quarter compared with the corresponding quarter in 2020.

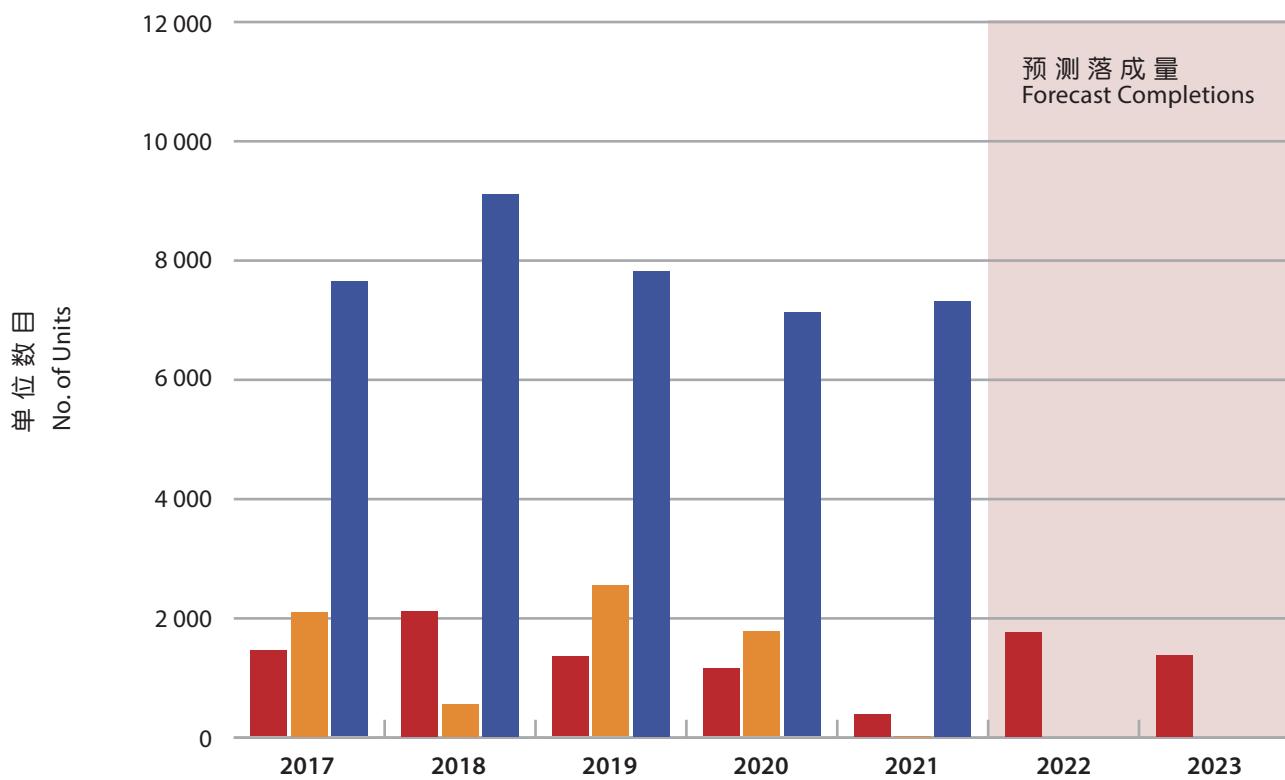


售价及租金指数 Price and Rental Indices



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

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



	单位数目 No. of Units						
	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	1 441	2 105	1 341	1 137	370	1 753 [#]	1 361 [#]
入住量 Take-up	2 087	540	2 527	1 758	10		
空置量 Vacancy	7 628	9 090	7 801	7 106	7 304		
% ⁺	8.2	9.6	8.1	7.3	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

私人写字楼

△ Private
● Office



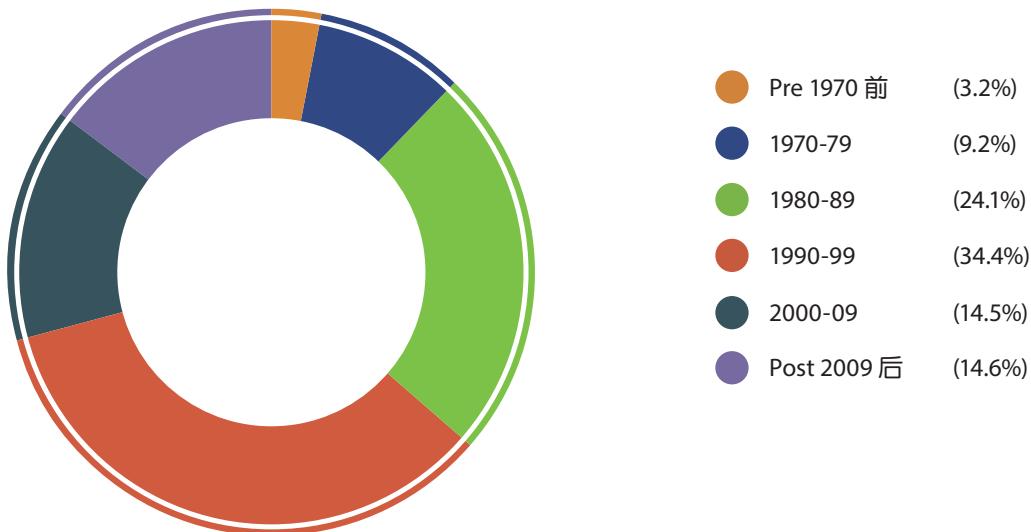


私人写字楼（整体） Private Office (Overall)

2021年年底，私人写字楼的总存量为12 539 800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2021年年底共占总存量的50%。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 2021 amounted to 12 539 800 m², 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 50% of the total stock at the end of 2021. The chart shows the total stock of all offices by age.

按楼龄分类的总存量
Stock Distribution by Age



2021年私人写字楼的落成量为69 600平方米，较2020年轻微增加，有88%的落成量位于非核心地区。甲级写字楼的落成量为48 200平方米，相当于总供应量的69%。

Office completions in 2021 were 69 600 m², representing a slight increase from 2020. 88% of the completions were in the non-core districts. Completions of Grade A space amounted to 48 200 m², equivalent to 69% of the total supply.

私人写字楼（整体） Private Office (Overall)

年内整体使用量录得负数 39 700 平方米。年底空置量上升 7% 至 1 541 000 平方米，相当于总存量的 12.3%。

A negative overall take-up of 39 700 m² was recorded for the year. Vacancy at the year-end increased by 7% to 1 541 000 m², which was equivalent to 12.3% of the total stock.



预计 2022 和 2023 年的落成量将分别急升至 350 200 平方米和 256 600 平方米。2022 年的新供应主要来自九龙，占总落成量的 50%，当中观塘和九龙城合共占总落成量的 46%。在 2023 年，新供应将集中在深水埗、中西区和观塘，分别占预计落成量的 38%、25% 和 17%。

Completions are expected to soar to 350 200 m² and 256 600 m² in 2022 and 2023 respectively. New supply in 2022 will mainly come from Kowloon at 50% of total completions, with Kwun Tong and Kowloon City together providing 46% of the total completions. In 2023, new supply will be concentrated in Sham Shui Po, the Central and Western district and Kwun Tong, accounting for 38%, 25% and 17% of the estimated completions respectively.

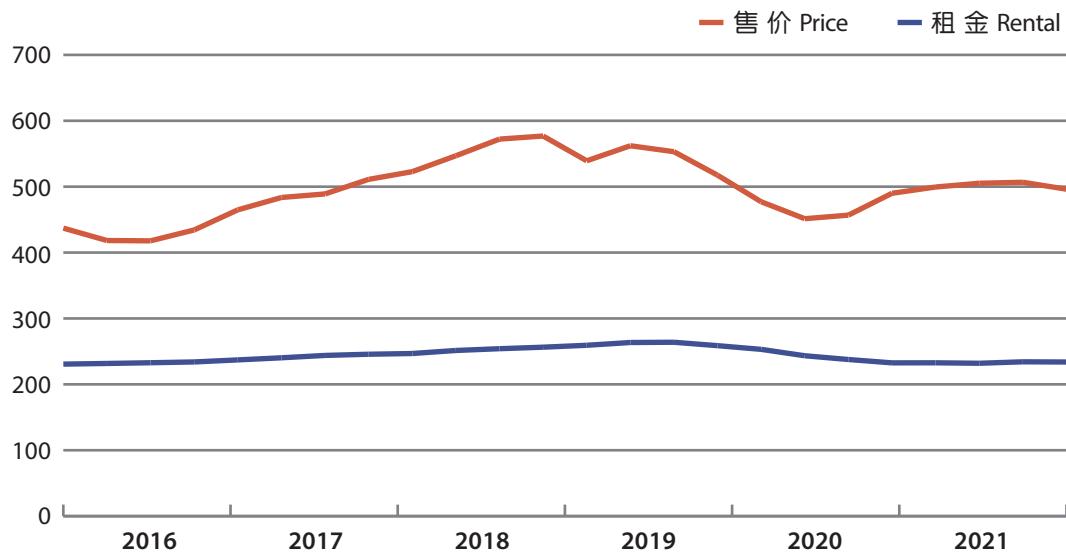
私人写字楼（整体） Private Office (Overall)

写字楼售价在 2021 年首三季稍微增长，到第四季下跌，但 2021 年最后一季仍较 2020 年同期增长 1.3%。写字楼租金全年持续整固，2021 年最后一季与前一年相比，仅录得 0.6% 的些微变动。

Office prices registered a mild increase in the first three quarters but declined in the fourth quarter of 2021, but still recording an increase of 1.3% in the last quarter of 2021 over the same period in 2020. Office rents consolidated throughout the year, with an insignificant change of 0.6% in the last quarter of 2021 over a year ago.

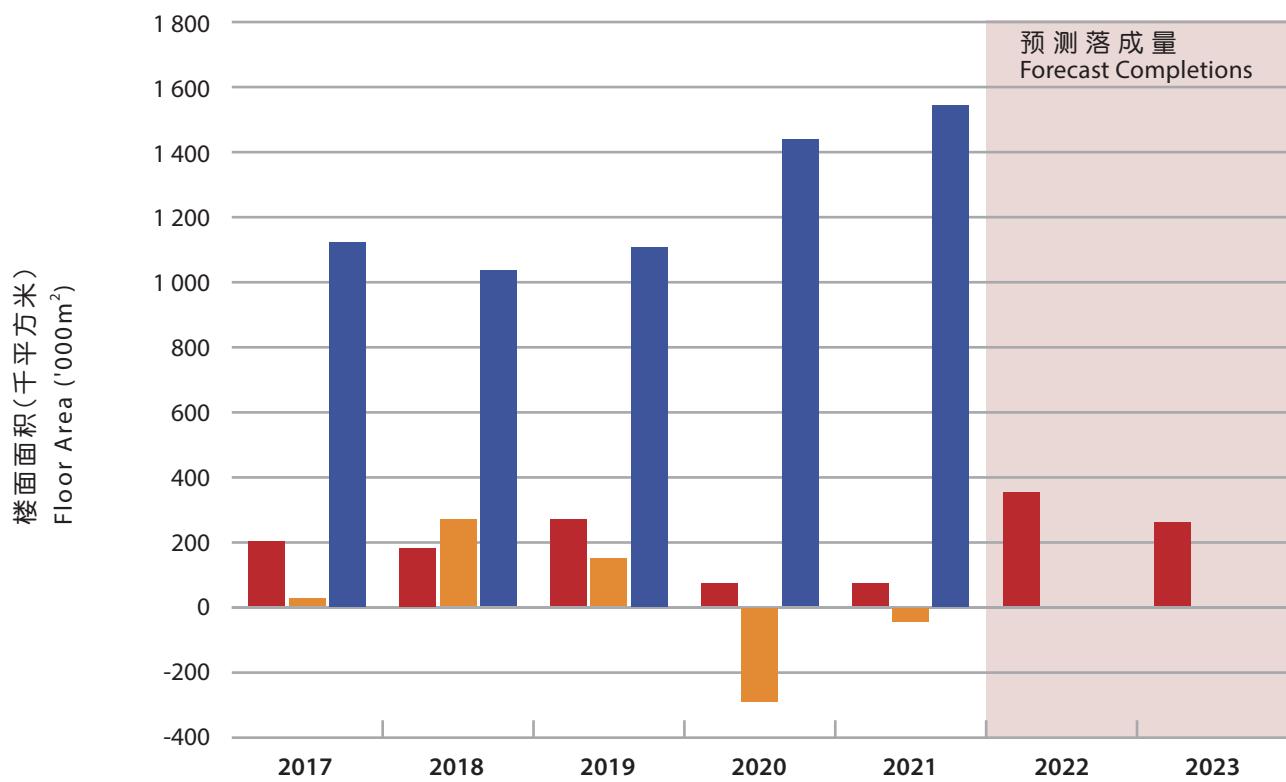


售价及租金指数 Price and Rental Indices



私人写字楼（整体） Private Office (Overall)

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)						
	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	198	179	267	69	70	350 [#]	257 [#]
使用量 Take-up	23	266	147	-286	-40		
空置量 Vacancy	1 120	1 032	1 104	1 434	1 541		
% ⁺	9.5	8.6	9.0	11.5	12.3		

+ 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.

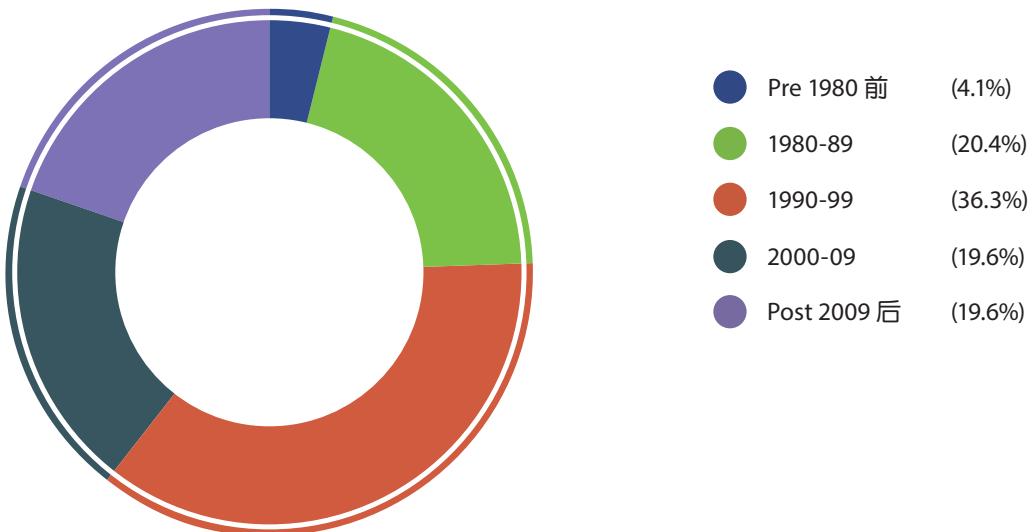
预测数字
Forecast figures

私人写字楼（甲级） Private Office (Grade A)

2021年年底，甲级写字楼的总存量达8 159 900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。

Stock of Grade A office space at the end of 2021 stood at 8 159 900 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48%，而九龙与新界则分别占39%和13%。

Hong Kong Island accounted for 48% of the stock, while the shares for Kowloon and the New Territories were 39% and 13% respectively.

甲级写字楼的落成量为48 200平方米，较2020年上升4%。新发展项目全部位于非核心地区如深水埗和荃湾。

Completions of Grade A offices were 48 200 m², a rise of 4% from 2020. All of the new developments were located in the non-core districts such as Sham Shui Po and Tsuen Wan.

私人写字楼（甲级） Private Office (Grade A)

2021 年录得负数 18 200 平方米的使用量。年底空置量上升至 1 022 300 平方米，相当于甲级写字楼总存量的 12.5%，其中 42% 的空置面积位于核心地区。

A negative take-up of 18 200 m² was recorded in 2021. The year-end vacancy rose to 1 022 300 m², representing 12.5% of Grade A stock. 42% of the vacant spaces was found in the core districts.



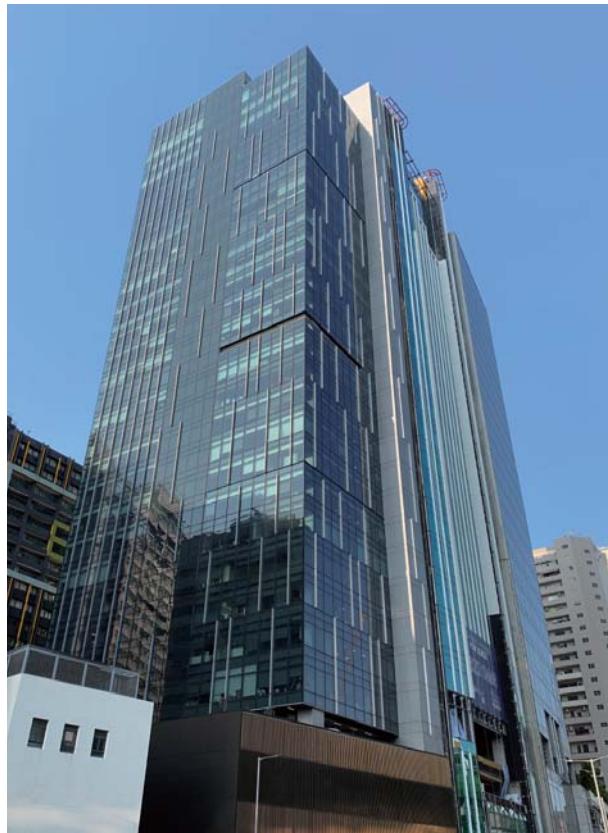
预计甲级写字楼的落成量在 2022 及 2023 年将分别上升至 282 300 和 229 500 平方米。2022 年的新供应将大部分来自九龙城、观塘和东区，分别占新落成量的 27%、24% 和 21%。预计 2023 年的主要供应将来自深水埗和中西区，分别占新落成量的 42% 和 28%。

It is anticipated that completions will rise to 282 300 m² in 2022 and 229 500 m² in 2023. Most of the new supply in 2022 will come from Kowloon City, Kwun Tong and the Eastern district, accounting for 27%, 24% and 21% of the new completions respectively. In 2023, it is expected that Sham Shui Po and the Central and Western district will provide the major supply, accounting for 42% and 28% of the new completions respectively.

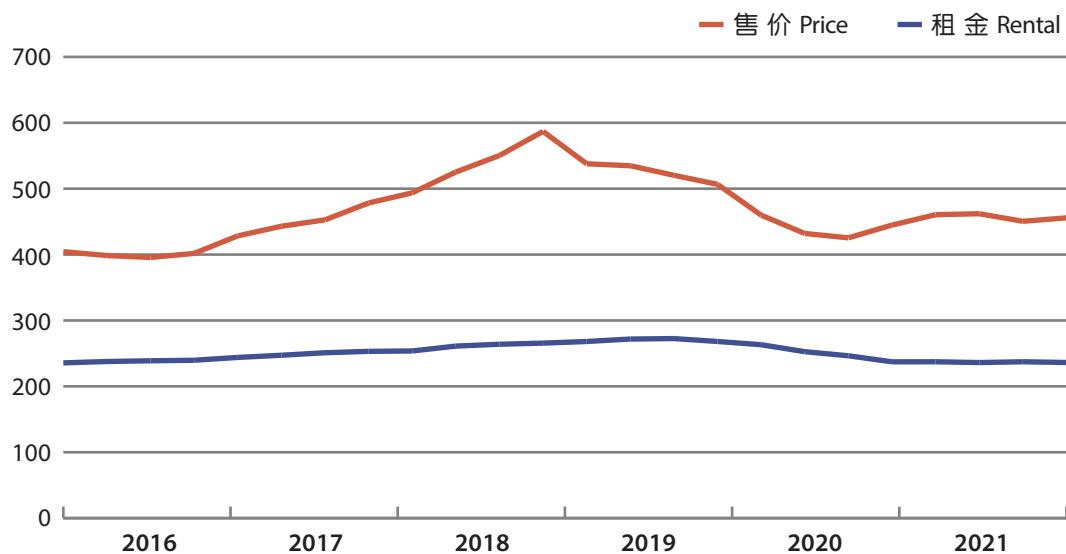
私人写字楼（甲级） Private Office (Grade A)

甲级写字楼售价在年内有升有跌，以第四季与2020年同期相比，售价微升2.5%作结。租金年内相对平稳，同期仅录得0.4%的些微跌幅。

Prices of Grade A offices experienced ups and downs throughout the year, ending with a moderate increase of 2.5% in the fourth quarter over the same period in 2020. Rents were relatively steady during the year, recording a slight decrease of 0.4% over the corresponding period.

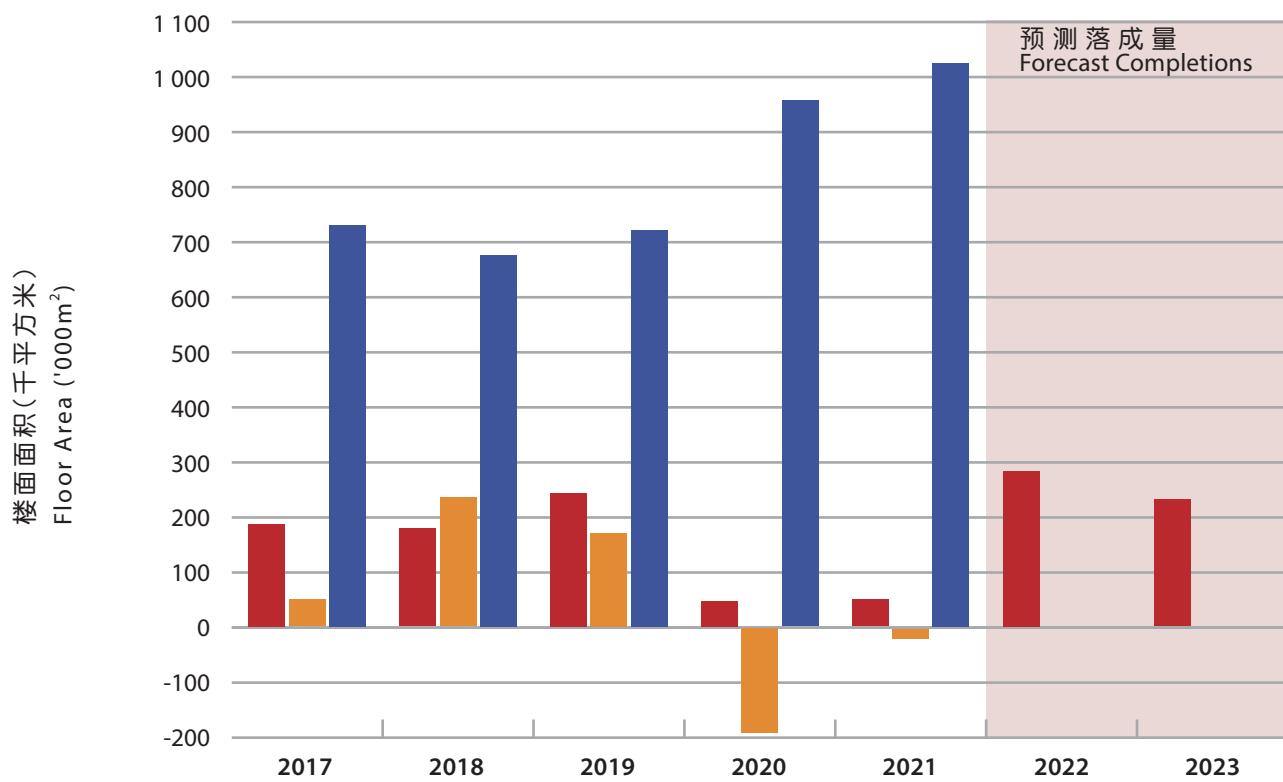


售价及租金指数 Price and Rental Indices



私人写字楼（甲级） Private Office (Grade A)

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)						
	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	186	178	242	46	49	282 [#]	230 [#]
使用量 Take-up	49	234	169	-189	-18		
空置量 Vacancy	729	674	720	955	1 023		
% ⁺	9.6	8.7	9.0	11.8	12.5		

+ 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.

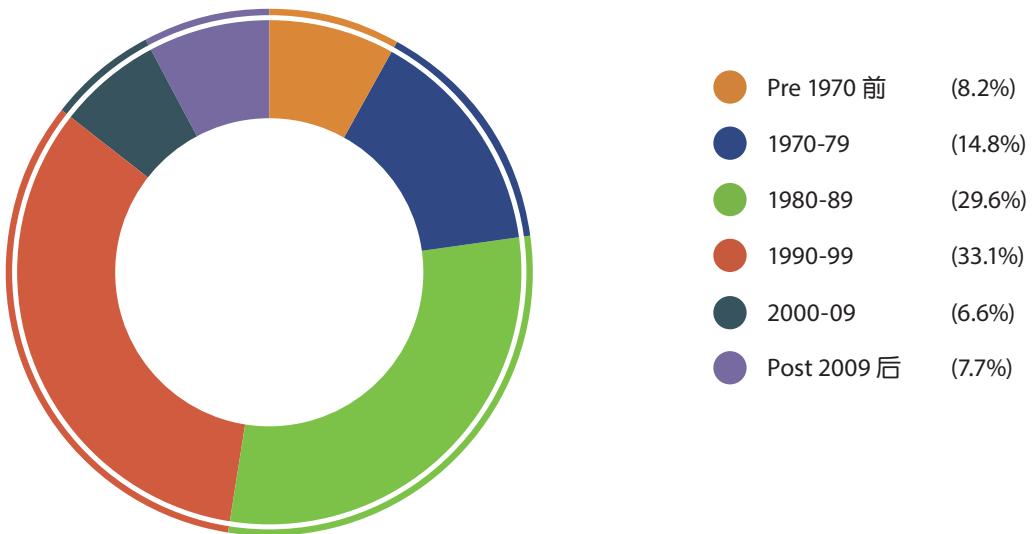
预测数字
Forecast figures

私人写字楼（乙级） Private Office (Grade B)

2021年年底，乙级写字楼的总存量为 2 896 100 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 was 2 896 100 m² at the end of 2021, 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 57%，而九龙与新界则分别占 36% 和 7%。

Hong Kong Island accounted for 57%, while Kowloon and the New Territories contributed 36% and 7% respectively.

2021 年乙级写字楼落成量为 21 200 平方米，比 2020 年减少 6%。全部落成量均位于南区和湾仔。

Grade B office completions in 2021 were 21 200 m², a decrease of 6% from 2020. All completions were located in the Southern district and Wan Chai.

私人写字楼（乙级） Private Office (Grade B)

乙级写字楼在 2021 年的使用量维持于负数 21 900 平方米。年底空置量为 380 400 平方米，增至乙级写字楼总存量的 13.1%，其中 48% 的空置面积位于核心地区。

Take-up of Grade B offices in 2021 remained negative at 21 900 m². The year-end vacancy, amounting to 380 400 m², recorded a rise to 13.1% of the Grade B stock. 48% of the vacant spaces was found in the core districts.



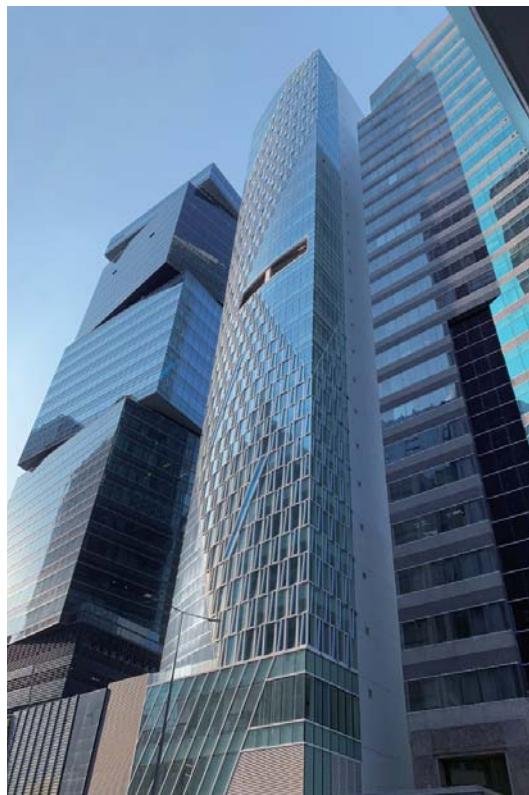
预计落成量在 2022 和 2023 年将分别攀升至 66 800 和 25 400 平方米。2022 年的主要供应将来自观塘和湾仔，分别占预计落成量的 24% 和 17%。2023 年的新供应将全部来自观塘和中西区。

It is estimated that completions will climb to 66 800 m² and 25 400 m² in 2022 and 2023 respectively. In 2022, major supply will be contributed from Kwun Tong and Wan Chai providing 24% and 17% of the estimated completions respectively. In 2023, all new supply will come from Kwun Tong and the Central and Western district.

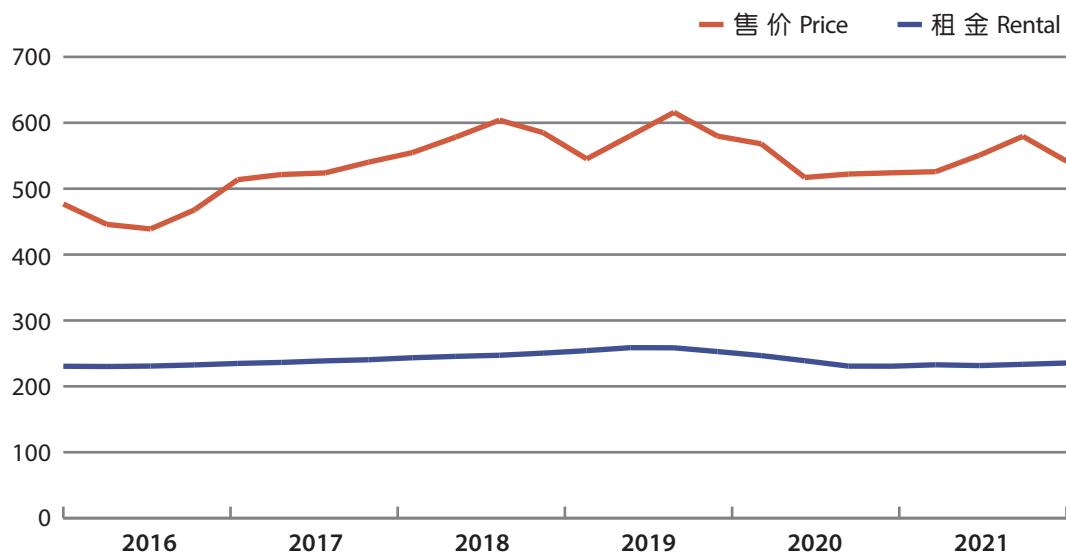
私人写字楼（乙级） Private Office (Grade B)

乙级写字楼售价在首三季持续上升，但在第四季回落，而租金全年轻微上升。整体而言，与2020年同期相比，售价和租金于2021年最后一季分别录得3.4%和2.1%的升幅。

Prices of Grade B offices continued to leap in the first three quarters but retreated in the fourth quarter whereas rents rose gently throughout the year. Overall, prices and rents recorded a gain of 3.4% and 2.1% respectively in the last quarter of 2021 over the same period in 2020.

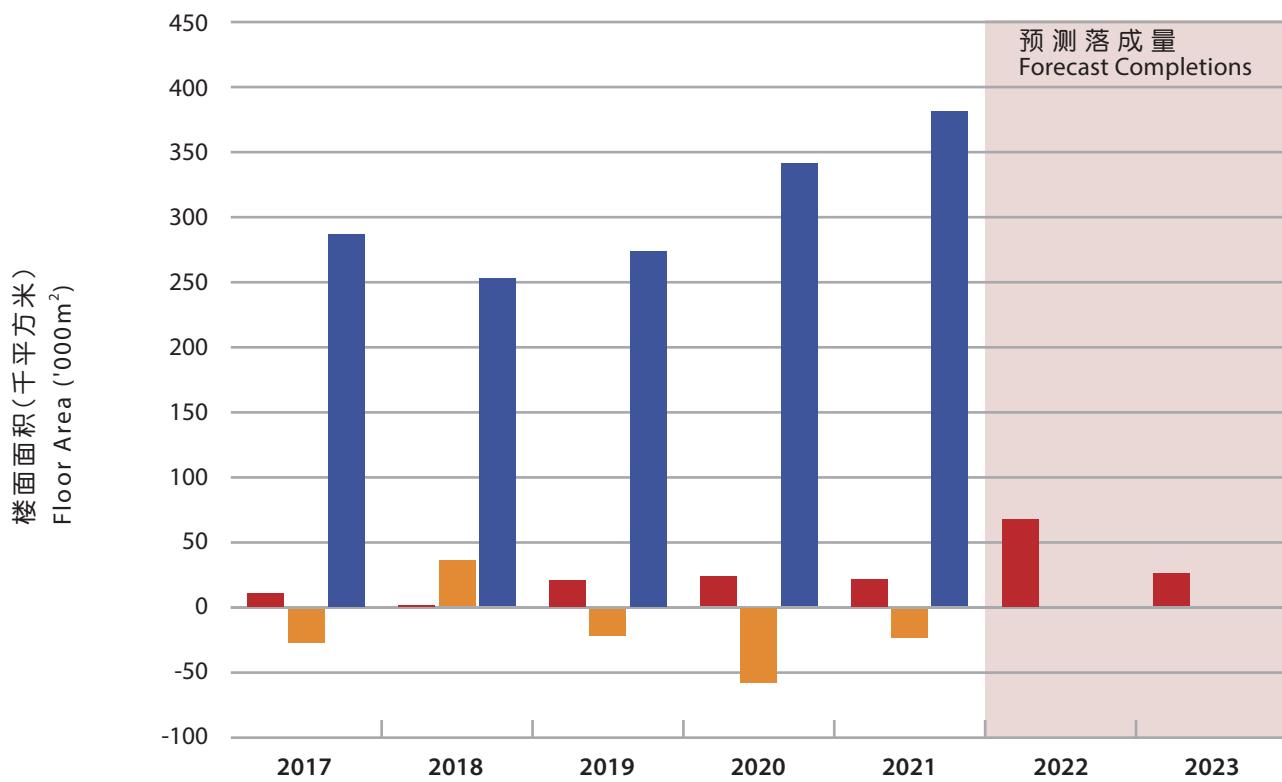


售价及租金指数 Price and Rental Indices



私人写字楼（乙级） Private Office (Grade B)

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)						
	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	10	1	20	23	21	67 [#]	25 [#]
使用量 Take-up	-26	35	-20	-57	-22		
空置量 Vacancy	286	252	273	340	380		
% ⁺	10.4	9.0	9.7	11.9	13.1		

+ 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.

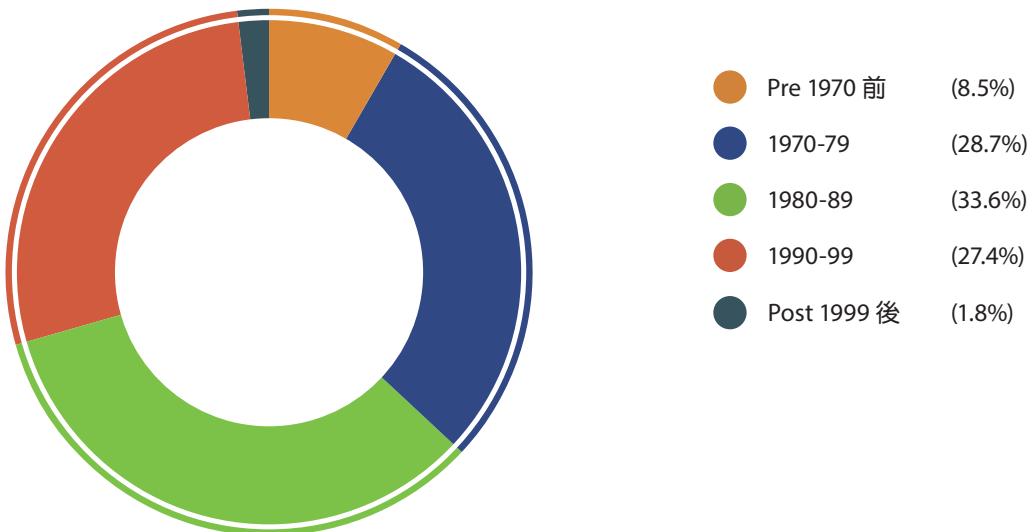
预测数字
Forecast figures

私人写字楼（丙级） Private Office (Grade C)

2021年年底，丙级写字楼的总存量为1 483 800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 1 483 800 m² at the end of 2021, 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64%，而九龙与新界则分别占32%和4%。

Hong Kong Island accounted for 64% of stock, while the shares for Kowloon and the New Territories were 32% and 4% respectively.

在2021年，丙级写字楼仅录得来自油尖旺的200平方米落成量。

Only 200 m² of completions for Grade C offices from Yau Tsim Mong were recorded in 2021.

私人写字楼（丙级） Private Office (Grade C)

与其他写字楼级别的负数使用量不同，丙级写字楼的使用量录得正数 400 平方米。年底空置量为 138 300 平方米，相等于丙级写字楼总存量的 9.3%，当中 57% 的空置面积位于核心地区。

In contrast to a negative take-up for other office sub-sectors, Grade C offices registered a positive take-up of 400 m². The year-end vacancy, amounting to 138 300 m², was equivalent to 9.3% of its stock. 57% of the vacant spaces was found in the core districts.



预计 2022 和 2023 年将分别有 1 100 和 1 700 平方米的丙级写字楼落成，2022 年的供应将全部来自湾仔，而 2023 年则全部来自东区。

Grade C office space of 1 100 m² and 1 700 m² will be expected in 2022 and 2023 respectively. Wan Chai and the Eastern district will contribute the entire supply in 2022 and 2023 respectively.

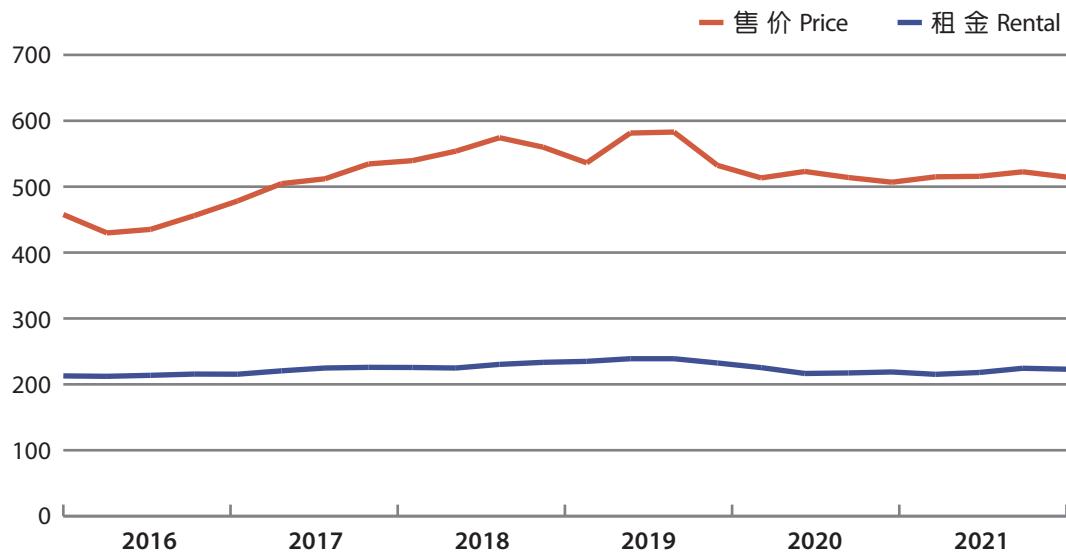
私人写字楼（丙级） Private Office (Grade C)

丙级写字楼售价在首三季稳步上升，到第四季回软。以 2020 年和 2021 年第四季比较，售价录得 1.5% 的温和升幅。租金在第一季下跌，其后稍为回升，并在第四季整固，以 2021 年第四季与 2020 年同期相比，微升 1.9%。

Prices of Grade C offices grew steadily in the first three quarters but softened in the fourth quarter, registering a mild increase of 1.5% between the fourth quarters of 2020 and 2021. Following a drop in the first quarter, rents rose moderately and then consolidated in the fourth quarter, recording a slight increase of 1.9% in the fourth quarter of 2021 over the same period in 2020.

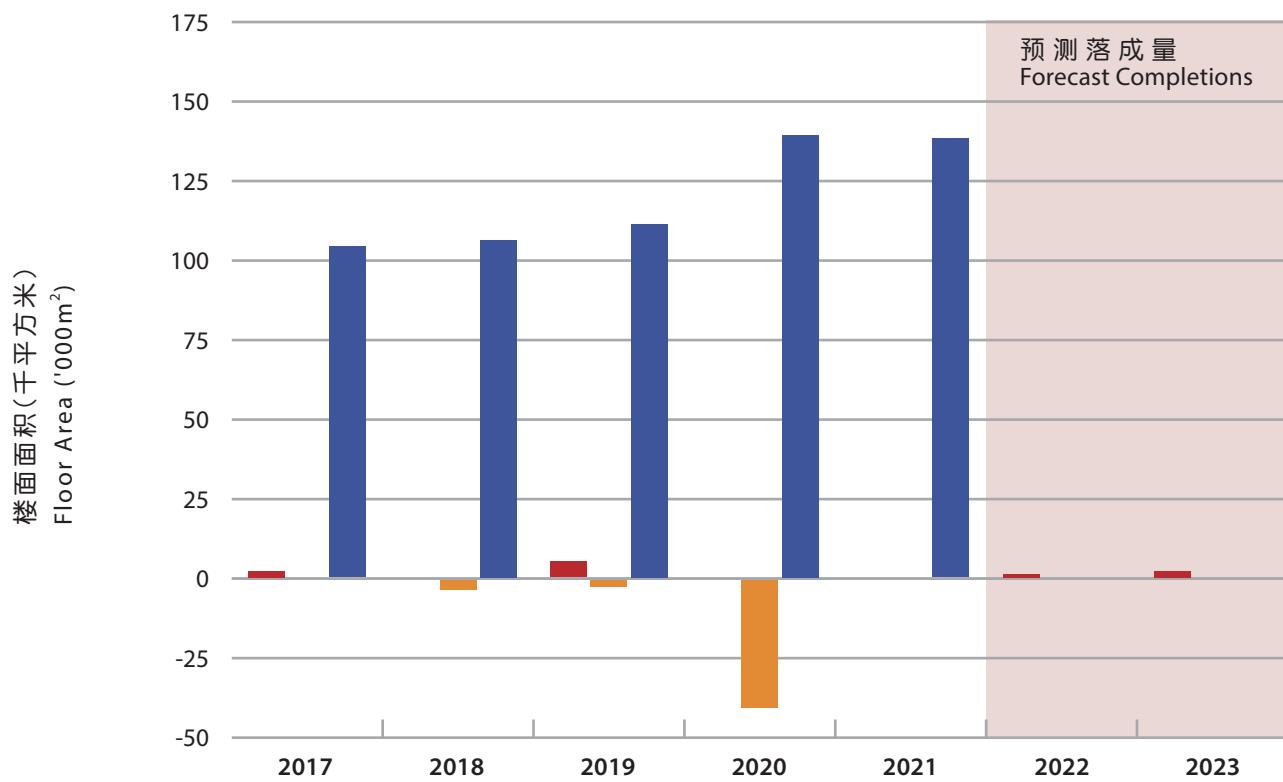


售价及租金指数 Price and Rental Indices



私人写字楼（丙级） Private Office (Grade C)

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



	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	2	0	5	0	0	1 [#]	2 [#]
使用量 Take-up	0	-3	-2	-40	0		
空置量 Vacancy	104	106	111	139	138		
% ⁺	7.0	7.2	7.5	9.4	9.3		

+ 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





私人商业楼宇 Private Commercial

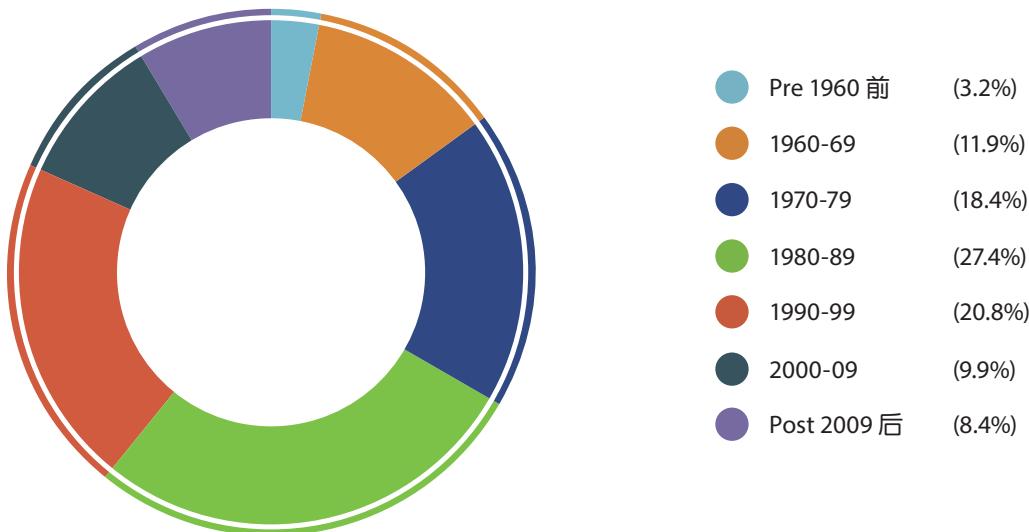
这类别包括零售业楼宇，以及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

这类物业在 2021 年年底的总存量为 11 609 700 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。

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

Stock in this sector at the end of 2021 was 11 609 700 m², 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



2021 年的落成量下跌至 41 500 平方米，按三大区域划分，港岛和九龙分别占总落成量的 37% 和 38%，其余 25% 则坐落新界。按地区计，北区的落成量最多，占 24%，其次为中西区，占 17%。

Completions in 2021 decreased to 41 500 m². Among the three geographical areas, Hong Kong Island and Kowloon contributed 37% and 38% of the total completions respectively while the remaining 25% was attributable to the New Territories. On district basis, the North provided the largest completions at 24%, followed by the Central and Western district at 17%.

私人商业楼宇 Private Commercial

2021 年，商业楼宇的使用量录得正数 144 600 平方米。年底空置量下跌至 1 181 600 平方米，相当于总存量的 10.2%。商场铺位和楼上商业单位占总空置量的 63%。

The commercial sector recorded a positive take-up of 144 600 m² in 2021. The vacancy at the year-end decreased to 1 181 600 m², representing 10.2% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 63% of the total vacancy.



预计 2022 和 2023 年的落成量将分别大幅上升至 178 900 和 142 600 平方米。2022 年的供应主要来自九龙城和湾仔，分别占总落成量的 25% 和 20%。2023 年的供应主要位于九龙城和南区，分别提供总落成量的 48% 和 25%。

Completions are forecast to rise significantly to 178 900 m² and 142 600 m² in 2022 and 2023 respectively. Supply in 2022 will mainly come from Kowloon City at 25% and Wan Chai at 20% of the total completions. Supply in 2023 will be largely from Kowloon City and the Southern district, providing 48% and 25% of the total completions respectively.

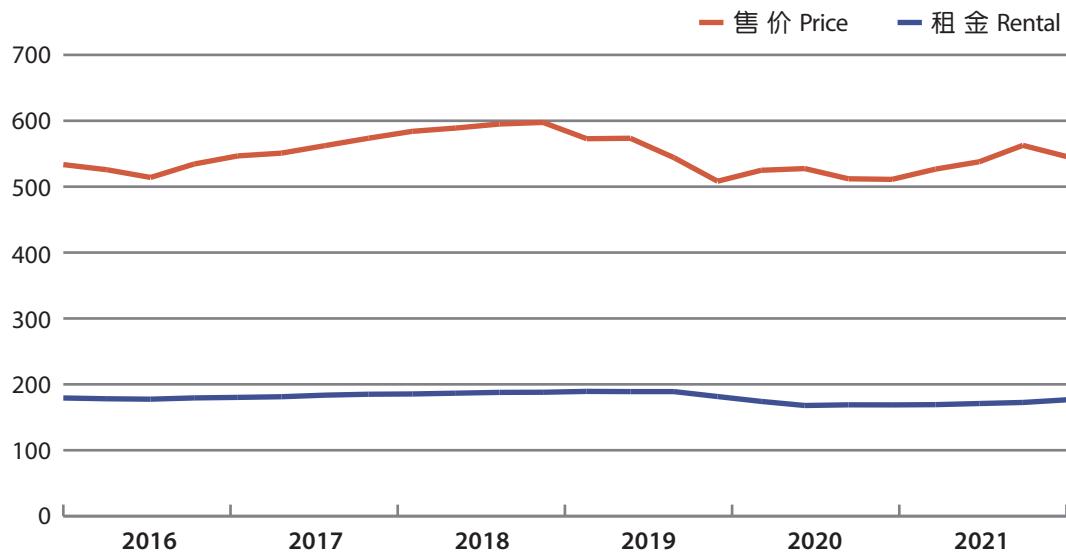
私人商业楼宇 Private Commercial

零售业楼宇售价在首三季连续上升后，最后一季有所回落，但与去年同期相比仍显著上升6.8%。租金在年内持续上行，2021年第四季较2020年同期录得4.6%的升幅。

After rising consecutively for the first three quarters, prices of retail properties retreated in the last quarter, yet still finishing with a significant increase of 6.8% as compared with the corresponding period of last year. Rents moved up continuously throughout the year, recording a growth of 4.6% in the fourth quarter of 2021 over the same period in 2020.

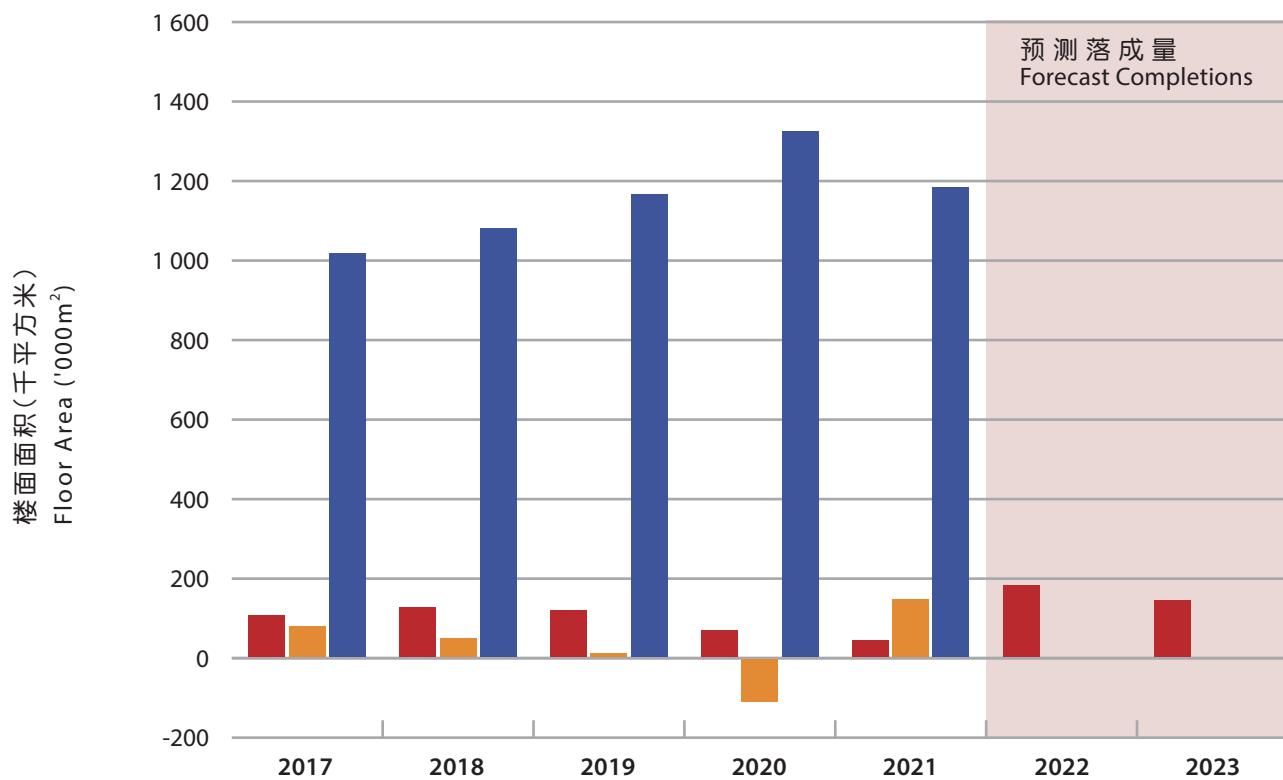


私人零售业楼宇售价及租金指数 Private Retail Price and Rental Indices



私人商业楼宇 Private Commercial

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)						
	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	105	125	118	67	42	179 [#]	143 [#]
使用量 Take-up	77	46	8	-108	145		
空置量 Vacancy	1 014	1 077	1 164	1 321	1 182		
% ⁺	9.0	9.4	10.1	11.4	10.2		

+ 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

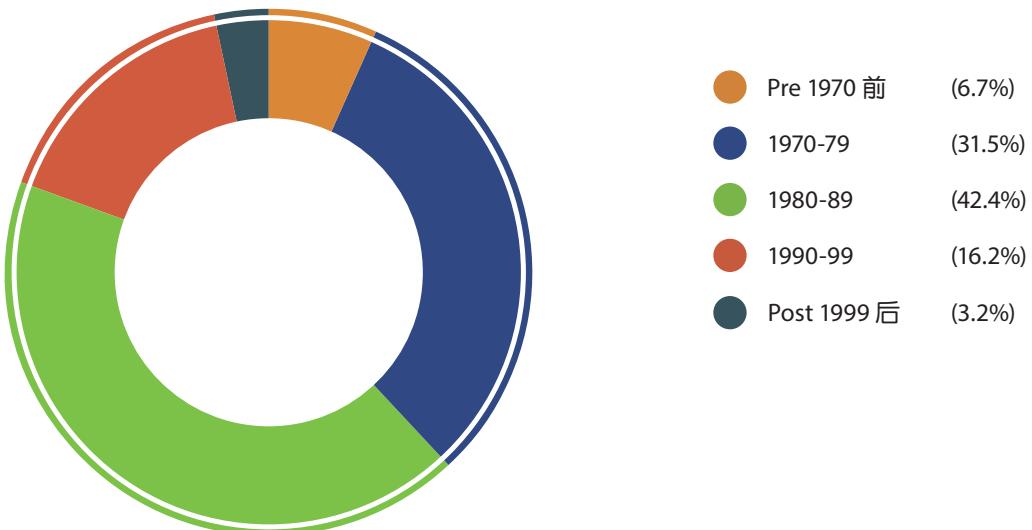
这类别包括分层工厂大厦及其附属写字楼。

这类物业于 2021 年年底的总存量为 16 172 800 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。

This sector comprises flatted factories and their ancillary office accommodation.

At the end of 2021, the stock in this sector was 16 172 800 m², which was evenly distributed 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



2021 年的落成量为 29 500 平方米。新供应之中约一半来自北区，其余则来自荃湾和观塘。

Completions in 2021 amounted to 29 500 m². About half of the new supply came from the North whereas the remaining was from Tsuen Wan and Kwun Tong.

私人分层工厂大厦 Private Flatted Factories

2021 年的使用量录得正数 77 100 平方米。年底空置量下跌至 919 500 平方米，相当于总存量的 5.7%。近半空置面积位于观塘、葵青和东区。

A positive take-up of 77 100 m² was recorded in 2021. Vacancy at the year-end decreased to 919 500 m², representing 5.7% of the total stock. Nearly half of the vacant spaces was located in Kwun Tong, Kwai Tsing and the Eastern district.



预计 2022 年的落成量将大幅上升至 161 500 平方米。荃湾所占的比例最高，为总落成量的 61%，其次是黄大仙，占 14%，以及葵青，占 13%。2023 年将有 70 300 平方米的新面积供应，主要来自西贡，占新供应量的 60%。另有 19% 新面积将来自葵青。

Completions in 2022 are expected to rise substantially to 161 500 m². Tsuen Wan will provide the largest share at 61% of the total, followed by Wong Tai Sin at 14% and Kwai Tsing at 13%. New spaces of 70 300 m² will come on stream in 2023, largely from Sai Kung accounting for 60% of the new supply. Another 19% of new spaces will come from Kwai Tsing.

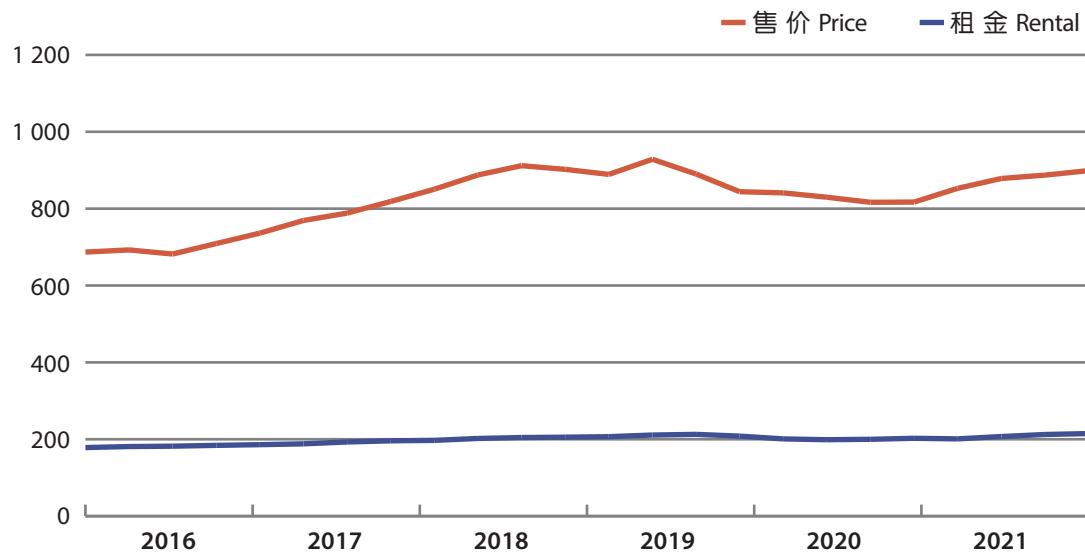
私人分层工厂大厦 Private Flatted Factories

售价全年均呈升势，2021年第四季的售价较前一年同期录得10.0%的升幅。租金虽在第一季微跌，但年内仍与售价呈相似的上扬趋势，唯升势较慢。以2020和2021年最后一季相比，租金上升6.1%。

Prices rose throughout the year, recording an increase of 10.0% in the fourth quarter of 2021 over the same period of the year earlier. Rents followed a similar upward trend but at a slower pace in the year, despite a slight fall in the first quarter. They rose by 6.1% between the final quarters of 2020 and 2021.

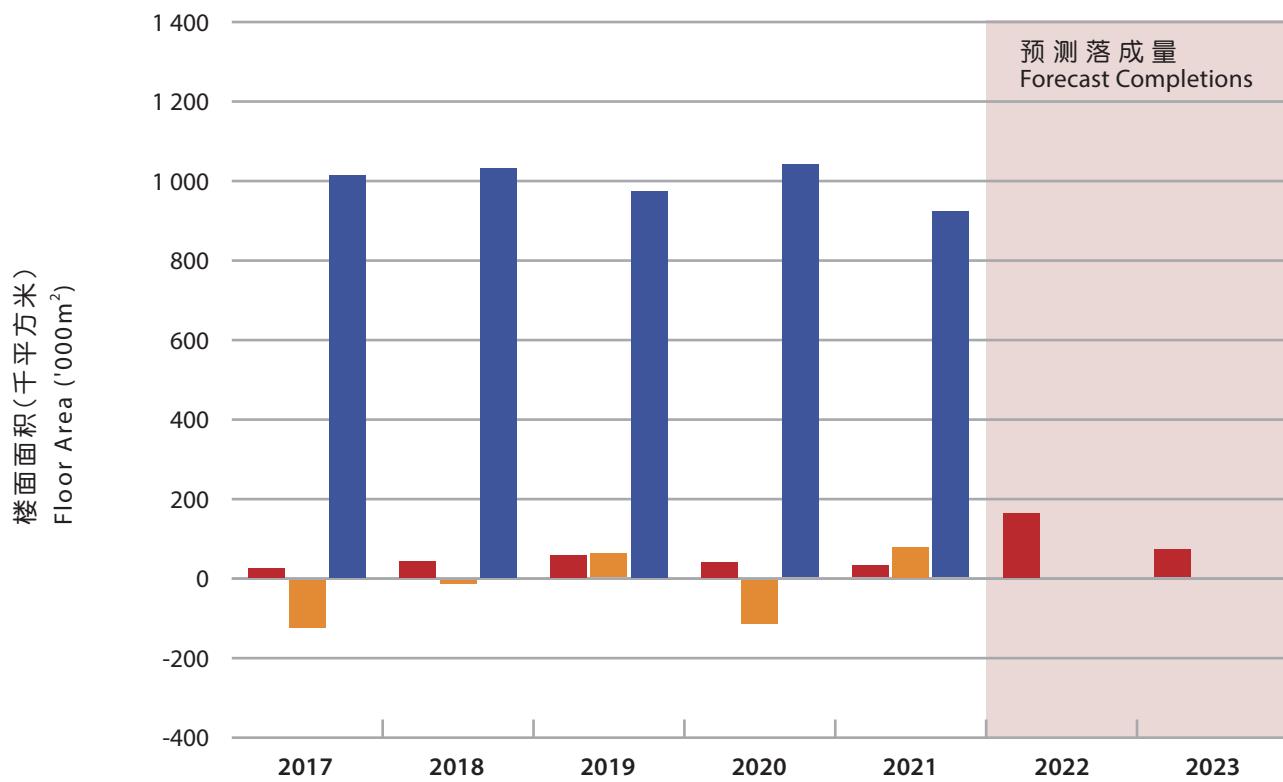


售价及租金指数 Price and Rental Indices



私人分层工厂大厦 Private Flatted Factories

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



	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	23	41	56	38	30	162 [#]	70 [#]
使用量 Take-up	-120	-8	60	-110	77		
空置量 Vacancy	1 012	1 029	972	1 038	920		
% ⁺	6.1	6.3	5.9	6.4	5.7		

+ 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

私人工贸大厦 Private Industrial/Office

这类别指设计作工贸用途，并为此取得占用许可证的楼宇。

2021 年并无新供应或拆卸的工贸大厦。2021 年年底的总存量维持在 544 000 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 57%。

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

There was no new supply or demolition in 2021. Stock at the end of 2021 maintained at 544 000 m². The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 57% of the total spaces.



使用量为负数 7 100 平方米。空置率由 2020 年的 10.2% 微升至年底总存量的 11.5%，相当于 62 800 平方米，超过一半空置面积位于观塘。

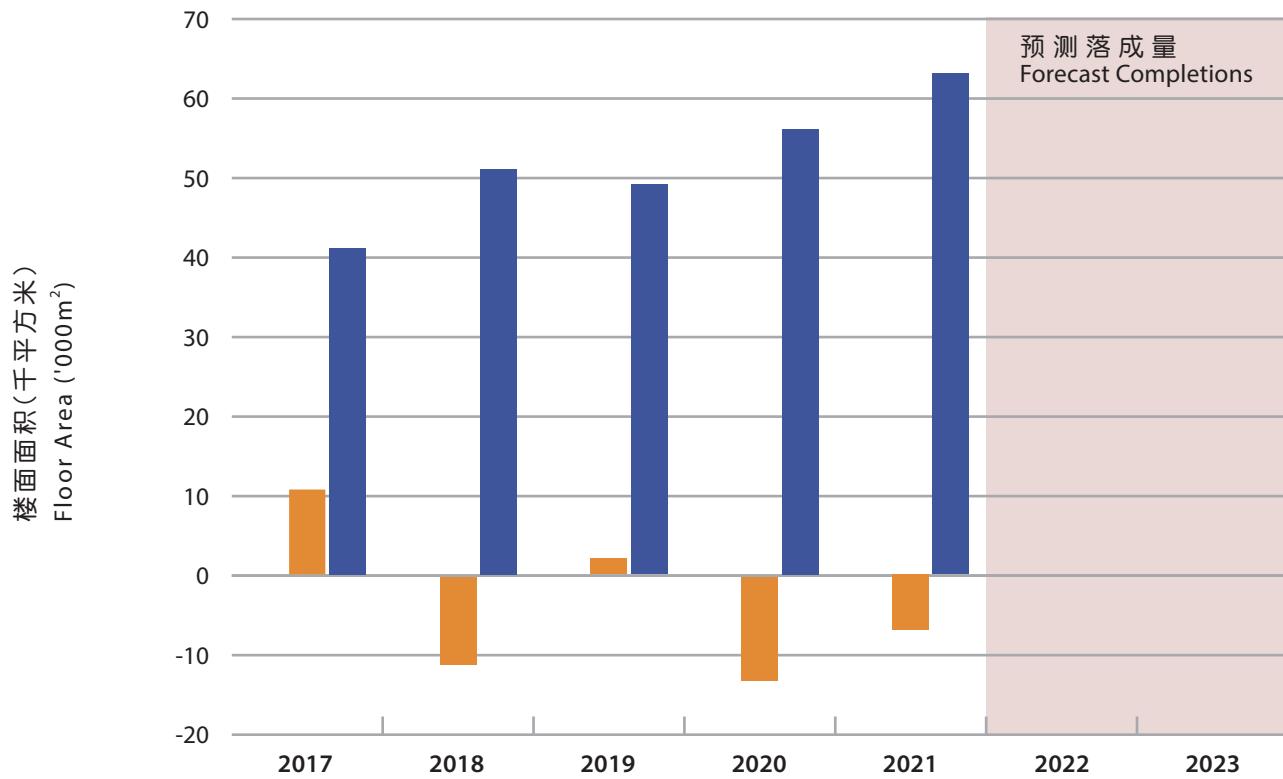
预测此类楼宇在 2022 和 2023 年均不会有新供应。

Take-up was negative at 7 100 m². Vacancy rate rose slightly from 10.2% in 2020 to 11.5% of the year-end stock at 62 800 m². More than half of the vacant spaces was found in Kwun Tong.

No new supply in this sector is anticipated in both 2022 and 2023.

私人工贸大厦 Private Industrial/Office

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



	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	0	0	0	0	0	0 [#]	0 [#]
使用量 Take-up	11	-11	2	-13	-7		
空置量 Vacancy	41	51	49	56	63		
% ⁺	7.4	9.3	9.0	10.2	11.5		

+ 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

私人特殊厂房 Private Specialised Factories

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。

2021 年年底，这类物业的总存量为 3 159 400 平方米，其中 89% 来自新界。

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

The stock in this sector was 3 159 400 m² at the end of 2021, of which 89% came from the New Territories.



在 2021 年，只有一个位于元朗的新发展项目落成，提供 1 500 平方米的面积。

预计 2022 年的落成面积将激增至 99 100 平方米，然后在 2023 年下降至 52 300 平方米。2022 和 2023 年的主要供应将分别来自西贡和元朗，各占年内新供应面积的 88% 和 85%。

Only one new development in Yuen Long was completed in 2021, providing 1 500 m² of space.

Completions are expected to surge to 99 100 m² in 2022 and then drop to 52 300 m² in 2023. The major supplier in 2022 and 2023 will be Sai Kung and Yuen Long respectively, each contributing 88% and 85% to the new supply in the year.

私人货仓 Private Storage

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。

2021年年底的总存量为3 751 500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%。

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.

The stock amounted to 3 751 500 m² at the end of 2021. 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.



2021年并无新供应。年底空置量增至269 200平方米，相当于总存量的7.2%，使用量则为负数68 600平方米。

预测2022年将有75 800平方米的新面积落成，全部来自屯门。预计2023年的新供应将下降至2 300平方米，全部来自元朗。

There was no new supply in 2021. Vacancy at the year-end increased to 269 200 m², representing 7.2% of the stock. Take up was negative at 68 600 m².

New spaces of 75 800 m² are forecast to be available in 2022, all coming from Tuen Mun. New supply in 2023 is expected to drop to 2 300 m² which will entirely come from Yuen Long.

技术附注

Technical Notes







技术附注 Technical Notes

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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 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

技术附注 Technical Notes

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。

4.4 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。

4.5 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：

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；中央空调系统完善；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。

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。

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。

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

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:

Grade A - modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.

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

Grade C - plain with basic finishes; less flexible layout; small floor plates; basic lobbies; generally without central air-conditioning; barely adequate or inadequate lift services; minimal to average management; no parking facilities.

技术附注 Technical Notes

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.

技术附注 Technical Notes

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。

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。

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。

5. Floor Areas

5.1 A domestic unit is measured on the basis of "saleable area" which is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

5.2 Non-domestic accommodation is measured on the basis of "internal floor area" which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

6. Stock

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

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

7. Completions

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

7.2 Public sector completion figures, as mentioned in paragraph 4 above for each property type, are not included.

8. 拆卸量

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，而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.

技术附注 Technical Notes

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 2019 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。

10.3 在 2019 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。

11. 入住量 / 使用量

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。

11.2 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。

11.3 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。

12. 平均租金和售价

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）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2019, 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 For rated domestic premises completed prior to 2019, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

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 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 **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. Average Rents and Prices

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).

技术附注 Technical Notes

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。

12.3 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。

12.4 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。

12.5 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，而不应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。

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

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

12.4 Average prices are based on an analysis of transactions scrutinised by the Department for stamp duty purposes. The following types of transactions are excluded: those considered to be unacceptable for stamp duty purposes, those involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies, and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed, or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier than an Agreement for Sale and Purchase.

12.5 Average rents and prices are analysed for general reference only. They are not intended for applying to a particular property. Their levels at a certain period depend to a large extent on the special characteristics, including quality and location, of the premises which are leased or sold during the period. Thus, changes between different periods may be due to variations in the characteristics of different properties being analysed, and should not be taken as necessarily indicating a general change in value over the period. Rental and price indices are a better reflection of change in value. Further, figures in brackets are derived from limited number of transactions, and should be used with caution.

技术附注 Technical Notes

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。

12.7 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。

13. 租金和售价指数

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。

13.2 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。

13.3 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。

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 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. Rental and Price Indices

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 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 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.

技术附注 Technical Notes

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。

13.5 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。

13.6 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。

13.4 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 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 The indices, especially the rental indices, will tend to underestimate 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 2020 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、深湾 9 号、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、红山半岛、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、帝庭园、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、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、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、金狮花园、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、新屯门中心、新港城、帝琴湾、大兴花园、大埔中心、峻滢、比华利山别墅、御龙山、采叶庭、尚悦、臻岸 8 号、豫丰花园、盈翠半岛、荃湾中心、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 2020 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, Marinella, 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 Redhill Peninsula, Villa Lotto;

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

New Territories - Aegean Coast, Avignon, Bellagio, Belvedere Garden, Caribbean Coast, Central Park Towers, Century Gateway, Chelsea Court, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Festival City, Flora Plaza, Golden Lion Garden, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lake Silver, Lohas Park - Le Prestige, Lohas Park - The Capitol, Marina Cove, Metro City, Metro Town, Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea Crest Villa, Serenity Park, Sun Tuen Mun Centre, Sunshine City, Symphony Bay, Tai Hing Gardens, Tai Po Centre, The Beaumont, The Beverly Hills, The Palazzo, The Parcville, The Reach, The Riverpark, The Sherwood, Tierra Verde, Tsuen Wan Centre, 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2021年的权数是根据2020年内的交易宗数而厘定。

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。

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。

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。

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。

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 2021, the weights are based on the number of transactions effected in 2020.

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. 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. 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. 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.

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表 Table 1

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]	2021 年年底总存量 Stock at year-end	2021 年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	12 788		
	20 - 39.9	392 356	15 023	3.8
B	40 - 69.9	596 779	596 779	20 917
C	70 - 99.9	151 871	151 871	6 920
D	100 - 159.9	69 040	69 040	5 121
E	160 - 199.9	13 474		
	200 - 279.9	10 686	27 949	2 183
	> 279.9	3 789		7.8
所有类别 All Classes		1 237 995	1 237 995	50 164
				4.1

表 Table 2

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

地区 District	District	单位数目 No. of units					
		2020 年年底总存量 Stock at year-end	2021 年落成量 Completions	落成量占 2020 年总存量的百分率 Completions as a % of 2020 Stock	2021 年年底总存量 Stock at year-end	2021 年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	95 491	462	0.5	95 749	3 800	4.0
湾仔	Wan Chai	72 523	26	0.0 ⁺	72 391	4 251	5.9
东区	Eastern	122 578	351	0.3	122 551	2 829	2.3
南区	Southern	42 411	7	0.0 ⁺	42 410	1 015	2.4
港岛	HONG KONG	333 003	846	0.3	333 101	11 895	3.6
油尖旺	Yau Tsim Mong	113 272	946	0.8	114 007	3 713	3.3
深水埗	Sham Shui Po	78 958	1 798	2.3	80 616	3 110	3.9
九龙城	Kowloon City	112 970	3 622	3.2	115 487	8 512	7.4
黄大仙	Wong Tai Sin	19 240	-	-	19 241	173	0.9
观塘	Kwun Tong	50 010	495	1.0	50 286	1 591	3.2
九龙	KOWLOON	374 450	6 861	1.8	379 637	17 099	4.5
葵青	Kwai Tsing	35 620	776	2.2	36 389	1 633	4.5
荃湾	Tsuen Wan	82 518	1	0.0 ⁺	82 523	905	1.1
屯门	Tuen Mun	65 680	874	1.3	66 550	3 374	5.1
元朗	Yuen Long	84 646	227	0.3	84 867	2 155	2.5
北区	North	28 712	-	-	28 697	533	1.9
大埔	Tai Po	39 143	528	1.3	39 924	3 529	8.8
沙田	Sha Tin	83 898	66	0.1	83 944	2 342	2.8
西贡	Sai Kung	71 259	4 207	5.9	75 455	5 661	7.5
离岛	Islands	26 919	-	-	26 908	1 038	3.9
新界	NEW TERRITORIES	518 395	6 679	1.3	525 257	21 170	4.0
全港	OVERALL	1 225 848	14 386	1.2	1 237 995	50 164	4.1

+ 少于 0.05%

2021 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 2020 年年底总存量计算。

+ Below 0.05%

2021 Year-end Stock figures are derived from the latest rating record,
and not from the 2020 Year-end Stock figures shown here.

表 Table 3

私人住宅 - 各区不同类别单位总存量
PRIVATE DOMESTIC - STOCK BY CLASS AND DISTRICT

单位数目 No. of units

地区	District	2021 年年底各类单位总存量 Stock by Class at year-end					总数 Total
		A	B	C	D	E	
中西区	Central and Western	43 862	27 994	9 849	8 130	5 914	95 749
湾仔	Wan Chai	24 755	26 179	8 994	8 948	3 515	72 391
东区	Eastern	36 590	63 579	16 779	5 013	590	122 551
南区	Southern	6 489	19 953	4 026	5 579	6 363	42 410
港岛	HONG KONG	111 696	137 705	39 648	27 670	16 382	333 101
油尖旺	Yau Tsim Mong	46 574	47 743	14 712	4 388	590	114 007
深水埗	Sham Shui Po	29 343	40 541	6 665	3 492	575	80 616
九龙城	Kowloon City	38 655	45 212	18 828	10 717	2 075	115 487
黄大仙	Wong Tai Sin	7 910	9 393	1 439	470	29	19 241
观塘	Kwun Tong	18 323	30 002	1 716	226	19	50 286
九龙	KOWLOON	140 805	172 891	43 360	19 293	3 288	379 637
葵青	Kwai Tsing	14 624	18 239	2 934	556	36	36 389
荃湾	Tsuen Wan	17 495	54 681	8 501	1 495	351	82 523
屯门	Tuen Mun	24 032	35 897	3 974	1 894	753	66 550
元朗	Yuen Long	20 181	49 300	11 697	3 160	529	84 867
北区	North	11 625	13 834	1 843	724	671	28 697
大埔	Tai Po	12 434	14 738	6 341	4 479	1 932	39 924
沙田	Sha Tin	26 450	33 555	17 181	5 152	1 606	83 944
西贡	Sai Kung	10 821	51 599	8 960	2 278	1 797	75 455
离岛	Islands	2 193	14 340	7 432	2 339	604	26 908
新界	NEW TERRITORIES	139 855	286 183	68 863	22 077	8 279	525 257
全港	OVERALL	392 356	596 779	151 871	69 040	27 949	1 237 995

表 Table 4

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					落成量 Completions					总数 Total	
			A	B	C	D	E	总数 Total	A	B	C	D	E	
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 *
2020	港岛	Hong Kong	55	148	49	10	46	308	1 238	146	8	6	8	1 406
	九龙	Kowloon	136	288	95	10	8	537	1 143	1 627	790	305	93	3 958
	新界	New Territories	-	-	24	-	-	24	6 849	5 969	1 981	448	277	15 524
	全港	OVERALL	191	436	168	20	54	869	9 230	7 742	2 779	759	378	20 888
2021	港岛	Hong Kong	234	394	54	82	25	789	663	65	3	77	38	846
	九龙	Kowloon	472	1 076	85	26	3	1 662	3 178	2 822	729	92	40	6 861
	新界	New Territories	-	-	-	25	1	26	1 410	3 737	1 409	80	43	6 679
	全港	OVERALL	706	1 470	139	133	29	2 477	5 251	6 624	2 141	249	121	14 386

* 2019年九龙区落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的9个A类及34个B类住宅单位，合共43个。

* Completions of 2019 in Kowloon include 9 Class A units and 34 Class B units (totally 43 units) completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

表 Table 5

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
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 *
2020	9 230	7 742	2 779	759	378	20 888
2021	5 251	6 624	2 141	249	121	14 386

* 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 B 类住宅单位。

2019 年落成量包括在年内落成并预计以市价在公开市场发售，但其后于 2020 年转为资助出售房屋的 9 个 A 类及 34 个 B 类住宅单位，合共 43 个。

* Completions of 2015 include 16 Class B units 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. Completions of 2019 include 9 Class A units and 34 Class B units (totally 43 units) completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

表 Table 6

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]					2021			总数 Total
		2017	2018	2019	2020	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	
A	< 20.0	691	571	982	799	110	448	-	558
	20 - 39.9	6 200	6 641	5 640	8 431	553	2 730	1 410	4 693
B	40 - 69.9	7 665	8 237	4 174	7 742	65	2 822	3 737	6 624
C	70 - 99.9	1 794	3 414	1 506	2 779	3	729	1 409	2 141
D	100 - 159.9	1 058	1 541	1 025	759	77	92	80	249
	160 - 199.9	221	274	102	123	7	23	6	36
	200 - 279.9	97	180	108	122	8	9	24	41
	> 279.9	65	110	106	133	23	8	13	44
所有类别	ALL CLASSES	17 791	20 968	13 643 *	20 888	846	6 861	6 679	14 386

* 2019年落成量包括在年内落成并预计以市价在公开市场发售，但其后于2020年转为资助出售房屋的9个A类及34个B类住宅单位，合共43个。

* Completions of 2019 include 9 Class A units and 34 Class B units (totally 43 units) completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

表 Table 7

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	2021年各类单位落成量 Completions by Class					总数 Total	预测落成量 Forecast Completions	
		A	B	C	D	E		[2022]	[2023]
中西区	Central and Western	439	20	-	-	3	462	1 014	409
湾仔	Wan Chai	3	1	-	-	22	26	80	167
东区	Eastern	221	44	3	77	6	351	-	420
南区	Southern	-	-	-	-	7	7	1 839	183
港岛	HONG KONG	663	65	3	77	38	846	2 933	1 179
油尖旺	Yau Tsim Mong	853	93	-	-	-	946	-	1 197
深水埗	Sham Shui Po	594	1 039	164	1	-	1 798	1 974	1 060
九龙城	Kowloon City	1 689	1 392	453	56	32	3 622	3 183	6 533
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	42	298	112	35	8	495	7	1 138
九龙	KOWLOON	3 178	2 822	729	92	40	6 861	5 164	9 928
葵青	Kwai Tsing	519	167	84	-	6	776	320	-
荃湾	Tsuen Wan	-	-	-	-	1	1	-	-
屯门	Tuen Mun	343	498	24	8	1	874	2 379	3 225
元朗	Yuen Long	109	92	-	4	22	227	3 052	4 158
北区	North	-	-	-	-	-	-	1 577	-
大埔	Tai Po	-	394	115	18	1	528	283	2 006
沙田	Sha Tin	-	-	39	23	4	66	4 294	-
西贡	Sai Kung	439	2 586	1 147	27	8	4 207	2 785	1 278
离岛	Islands	-	-	-	-	-	-	64	74
新界	NEW TERRITORIES	1 410	3 737	1 409	80	43	6 679	14 754	10 741
全港	OVERALL	5 251	6 624	2 141	249	121	14 386	22 851	21 848

表 Table 8

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

地区	District	[2022]					[2023]					总数 Total	
		A	B	C	D	E	A	B	C	D	E		
中西区	Central and Western	824	69	14	4	103	1 014	208	120	46	20	15	409
湾仔	Wan Chai	-	67	9	3	1	80	146	21	-	-	-	167
东区	Eastern	-	-	-	-	-	-	394	26	-	-	-	420
南区	Southern	399	674	333	234	199	1 839	101	4	12	14	52	183
港岛	HONG KONG	1 223	810	356	241	303	2 933	849	171	58	34	67	1 179
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	1 153	43	1	-	-	1 197
深水埗	Sham Shui Po	779	761	358	73	3	1 974	712	47	85	163	53	1 060
九龙城	Kowloon City	1 290	1 440	246	80	127	3 183	3 814	1 719	220	692	88	6 533
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
观塘	Kwun Tong	7	-	-	-	-	7	432	470	190	40	6	1 138
九龙	KOWLOON	2 076	2 201	604	153	130	5 164	6 111	2 279	496	895	147	9 928
葵青	Kwai Tsing	320	-	-	-	-	320	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	-	-	-	-	-	-
屯门	Tuen Mun	1 793	418	76	12	80	2 379	1 684	1 385	71	74	11	3 225
元朗	Yuen Long	1 098	1 401	389	155	9	3 052	2 178	1 733	245	2	-	4 158
北区	North	1 299	262	15	1	-	1 577	-	-	-	-	-	-
大埔	Tai Po	20	-	-	188	75	283	1 244	629	42	32	59	2 006
沙田	Sha Tin	1 018	2 394	599	275	8	4 294	-	-	-	-	-	-
西贡	Sai Kung	1 590	636	442	93	24	2 785	559	675	12	19	13	1 278
离岛	Islands	8	48	2	3	3	64	48	18	-	-	8	74
新界	NEW TERRITORIES	7 146	5 159	1 523	727	199	14 754	5 713	4 440	370	127	91	10 741
全港	OVERALL	10 445	8 170	2 483	1 121	632	22 851	12 673	6 890	924	1 056	305	21 848

表 Table 9

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	2020 年年底总存量 Stock at year-end	2021 年落成量 Completions	落成量占 2020 年总存量的百分率 Completions as a % of 2020 Stock	2021 年年底总存量 Stock at year-end
中西区	Central and Western	532	3	0.6	536
湾仔	Wan Chai	332	20	6.0	348
东区	Eastern	-	-	-	-
南区	Southern	1 772	7	0.4	1 779
港岛	HONG KONG	2 636	30	1.1	2 663
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	105	-	-	105
九龙城	Kowloon City	504	6	1.2	504
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	KOWLOON	653	6	0.9	653
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	132	1	0.8	133
屯门	Tuen Mun	668	2	0.3	670
元朗	Yuen Long	8 159	24	0.3	8 182
北区	North	870	-	-	865
大埔	Tai Po	2 448	-	-	2 448
沙田	Sha Tin	960	4	0.4	963
西贡	Sai Kung	2 022	6	0.3	2 028
离岛	Islands	901	-	-	901
新界	NEW TERRITORIES	16 162	37	0.2	16 192
全港	OVERALL	19 451	73	0.4	19 508

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。
2021 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 2020 年年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2021 Year-end Stock figures are derived from the latest rating record,
and not from the 2020 Year-end Stock figures shown here.

表 Table 10

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
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
2020	20 888	16 668	79.8	1 204 960	35 698	3.0	52 366	4.3
2021	14 386	13 326	92.6	1 223 609	36 838	3.0	50 164	4.1

* 2019 年落成量包括在年内落成并预计以市价在公开市场发售，但其后于 2020 年转为资助出售房屋的 43 个住宅单位。

* Completions of 2019 include 43 units completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

表 Table 11

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 2021 年评估差饷时申报为已入住的单位数目		业主自住 Owner Occupied		出租	Let
				No. of Units Valued in 2021 and Reported as Wholly Occupied	单位数目	No. of Units	%		
A	港岛	Hong Kong		693	247	35.6	446	64.4	
	九龙	Kowloon		1 677	1 007	60.0	670	40.0	
	新界	New Territories		4 265	3 198	75.0	1 067	25.0	
	全港	OVERALL		6 635	4 452	67.1	2 183	32.9	
B	港岛	Hong Kong		68	3	4.4	65	95.6	
	九龙	Kowloon		474	368	77.6	106	22.4	
	新界	New Territories		6 517	5 098	78.2	1 419	21.8	
	全港	OVERALL		7 059	5 469	77.5	1 590	22.5	
C	港岛	Hong Kong		-	-	-	-	-	
	九龙	Kowloon		7	5	71.4	2	28.6	
	新界	New Territories		1 396	1 155	82.7	241	17.3	
	全港	OVERALL		1 403	1 160	82.7	243	17.3	
D	港岛	Hong Kong		9	-	-	9	100.0	
	九龙	Kowloon		69	37	53.6	32	46.4	
	新界	New Territories		175	149	85.1	26	14.9	
	全港	OVERALL		253	186	73.5	67	26.5	
E	港岛	Hong Kong		23	3	13.0	20	87.0	
	九龙	Kowloon		14	2	14.3	12	85.7	
	新界	New Territories		34	19	55.9	15	44.1	
	全港	OVERALL		71	24	33.8	47	66.2	
所有类别	港岛	Hong Kong		793	253	31.9	540	68.1	
All Classes	九龙	Kowloon		2 241	1 419	63.3	822	36.7	
	新界	New Territories		12 387	9 619	77.7	2 768	22.3	
	全港	OVERALL		15 421	11 291	73.2	4 130	26.8	

表 Table 12

私人住宅 - 各类单位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 \$ / m² per month

类别 Class		A		B		C		D		E						
年 / 月 Year / Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories													
2020	445	370	299	394	330	254	409	347	256	417	340	254	423	351	230	
2021 *	445	377	307	391	331	260	408	350	263	418	349	259	422	374	241	
2020	10	443	365	305	387	328	260	400	345	259	411	332	258	416	(350)	226
	11	431	368	301	391	326	257	406	336	257	412	336	252	428	(346)	(250)
	12	427	362	303	389	327	258	383	342	261	413	349	277	436	(406)	220
2021	1	433	360	292	379	325	252	387	346	252	413	325	272	401	(397)	249
	2	442	355	293	382	324	256	402	350	258	398	329	250	396	(453)	246
	3	435	367	293	385	327	254	417	348	259	405	359	253	397	(283)	238
	4	430	364	300	378	322	256	397	345	258	412	334	257	452	(422)	207
	5	446	378	306	398	335	257	413	359	262	420	352	264	432	(391)	236
	6	440	366	300	391	329	254	415	350	264	434	357	245	431	(330)	252
	7	449	371	310	392	328	258	412	337	262	418	348	265	426	(346)	234
	8	449	389	319	390	345	266	411	347	268	425	346	256	416	(350)	229
	9	463	397	312	398	334	261	417	357	272	412	336	262	430	(384)	251
	10	460	390	311	410	331	266	409	349	271	428	364	272	432	(370)	243
	11 *	437	382	314	400	332	267	400	349	261	428	383	244	413	(436)	298
	12 *	432	388	317	387	341	263	406	381	261	419	354	263	419	-	(261)

* 临时数字
() 表示少于 20 宗交易。
- 本署没有收到成交个案。

* Provisional figures
() Indicates fewer than 20 transactions.
- No transaction record received by this Department.

表 Table 13

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

每平方米售价 \$ / m²

类别 Class		A		B		C		D		E						
年 / 月 Year / Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories													
2020	187 016	163 262	149 776	182 458	160 379	132 070	211 410	187 737	129 358	235 949	196 482	120 542	273 586	253 027	101 667	
2021 *	189 659	165 801	152 775	184 570	161 215	136 450	214 779	188 819	137 380	246 482	210 434	126 081	285 814	(228 699)	115 778	
2020	10	186 028	160 966	147 211	183 471	161 530	132 406	216 517	181 797	132 990	217 454	(192 513)	102 747	(285 639)	(279 394)	92 961
	11	187 056	164 892	150 776	181 836	155 957	134 218	216 007	172 377	129 560	241 755	191 323	125 658	(265 365)	(181 810)	(92 259)
	12	182 175	162 943	146 960	180 803	161 331	132 295	199 347	179 630	132 696	240 048	(224 146)	121 482	(272 529)	(276 247)	90 088
2021	1	186 334	161 519	150 098	182 804	157 182	133 466	203 860	185 691	136 923	(209 916)	(197 157)	121 776	(301 089)	-	114 447
	2	189 786	165 609	152 040	181 785	164 365	135 222	209 623	198 589	134 299	247 821	(223 667)	123 662	(299 952)	(218 671)	122 603
	3	187 117	165 853	153 226	181 911	164 627	137 198	212 374	192 025	137 873	241 478	206 691	123 108	(234 706)	(167 141)	113 472
	4	186 745	164 583	155 560	183 579	160 950	136 828	211 389	181 398	132 257	253 834	194 656	124 249	(274 255)	(203 921)	119 158
	5	193 890	164 964	152 140	186 691	164 700	136 021	221 965	184 829	138 630	261 326	217 745	130 321	(278 760)	(212 290)	121 565
	6	191 786	167 908	155 220	188 970	163 997	139 237	210 166	186 379	143 039	235 146	193 379	128 762	(262 670)	(247 690)	(105 382)
	7	194 797	172 575	151 309	187 900	165 977	140 114	218 195	195 883	139 443	240 242	214 119	128 553	(292 601)	-	(100 376)
	8	196 719	170 002	152 199	185 971	160 572	137 688	212 493	193 601	135 707	257 158	255 928	126 718	(319 911)	(419 368)	119 062
	9	189 721	171 188	152 367	183 417	159 256	134 346	228 079	183 862	141 097	265 624	(188 081)	128 644	(293 324)	(221 061)	123 987
	10	186 889	162 494	153 204	184 600	151 232	133 457	213 691	205 332	138 074	270 143	(210 626)	119 355	(396 782)	-	(117 391)
	11 *	186 009	161 022	154 715	188 406	151 782	135 636	221 452	157 340	137 963	242 231	(208 694)	132 698	(241 116)	(282 516)	112 190
	12 *	182 645	158 345	150 212	179 780	156 327	134 387	220 620	193 688	132 209	229 725	(228 988)	123 660	(266 145)	(266 372)	(99 132)

* 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.

表 Table 14

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
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	215.3	193.3	167.1	159.4	148.3	198.4	155.7	194.4
2020	198.2	181.1	155.4	148.5	136.2	184.2	144.3	180.3
2021 *	196.5	180.8	156.1	148.2	136.6	183.7	144.1	179.7
2020 10 - 12	194.8	179.2	154.1	147.3	134.8	181.6	143.0	177.8
2021 1 - 3	191.7	176.5	152.5	145.2	132.6	179.0	140.7	175.1
4 - 6	195.1	179.6	155.7	147.9	136.8	182.3	143.9	178.4
7 - 9	199.2	184.1	157.9	148.6	136.3	186.7	144.3	182.4
10 - 12 *	199.9	183.1	158.2	151.2	140.8	186.7	147.5	182.9
2020 10	196.2	179.5	153.2	146.7	134.4	182.2	142.4	178.2
11	194.9	180.2	156.0	147.4	134.4	182.4	142.9	178.5
12	193.3	177.9	153.2	147.8	135.7	180.3	143.6	176.6
2021 1	192.6	177.6	152.3	146.6	132.8	179.8	141.7	175.9
2	190.5	175.6	151.9	144.7	132.4	178.0	140.3	174.1
3	192.1	176.3	153.4	144.4	132.7	179.2	140.2	175.2
4	194.2	178.9	154.9	147.1	134.6	181.5	142.6	177.5
5	194.8	179.5	155.2	149.0	139.0	182.1	145.4	178.3
6	196.2	180.3	156.9	147.5	136.7	183.3	143.6	179.3
7	196.3	182.4	157.5	148.5	135.3	184.5	143.8	180.3
8	199.1	184.4	158.5	148.7	134.3	186.9	143.6	182.6
9	202.2	185.5	157.8	148.7	139.4	188.6	145.4	184.4
10	202.1	184.8	158.2	152.1	138.0	188.3	147.1	184.3
11 *	199.5	183.1	157.5	149.5	141.6	186.4	146.7	182.6
12 *	198.2	181.5	158.9	152.0	142.8	185.3	148.7	181.9

* 临时数字

* Provisional figures

表 Table 15

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
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	363.6	336.6	329.5	310.0	385.7	324.4	383.0
2020	423.2	364.3	328.2	317.3	309.5	383.6	315.5	381.2
2021 *	436.2	378.2	344.0	331.6	318.5	395.3	328.5	392.7
2020 10 - 12	423.2	365.0	329.0	314.2	306.8	383.1	312.6	380.6
2021 1 - 3	429.0	369.5	337.2	320.9	319.9	388.0	320.6	385.5
4 - 6	436.2	378.6	345.3	331.3	324.6	395.5	329.7	393.0
7 - 9	441.8	384.0	348.3	336.6	320.2	400.6	332.7	397.9
10 - 12 *	437.6	380.6	345.2	337.8	309.4	397.0	331.1	394.4
2020 10	423.9	365.5	329.8	311.5	300.3	383.9	309.0	381.3
11	423.0	365.4	328.2	311.6	306.4	383.2	310.5	380.6
12	422.6	364.1	329.1	319.5	313.7	382.3	318.2	379.9
2021 1	424.3	366.3	334.0	313.5	311.0	384.5	312.9	381.9
2	427.8	368.9	336.6	323.2	320.7	387.3	322.6	384.9
3	434.9	373.2	340.9	325.9	328.0	392.1	326.4	389.6
4	434.6	376.0	341.8	330.6	326.0	393.4	329.5	391.0
5	439.1	378.7	346.2	330.9	324.6	396.6	329.4	393.9
6	435.0	381.2	347.9	332.4	323.1	396.6	330.2	394.0
7	439.2	385.6	350.7	331.0	322.7	400.8	329.0	398.0
8	442.4	383.7	343.9	336.0	322.3	400.2	332.8	397.5
9	443.8	382.7	350.2	342.7	315.5	400.7	336.2	398.1
10	440.9	381.2	346.5	342.8	317.7	398.5	336.9	396.0
11 *	437.5	379.6	343.9	337.2	311.3	396.3	330.9	393.7
12 *	434.3	380.9	345.1	333.5	(299.2)	396.2	325.4	393.4

* 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.

表 Table 16

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		市区 Urban	A, B & C		D & E		所有类别 Overall			
			新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All	市区 Urban	新界 N.T.	合计 All
2020	1	320.5	306.2	316.9	368.2	261.9	321.4	324.0	307.1	318.7
	2	315.8	303.3	313.4	361.3	264.0	319.5	319.2	304.4	315.2
	3	319.4	305.1	315.8	361.8	265.9	320.9	322.7	306.2	317.6
	4	319.3	304.9	315.6	345.0	271.3	316.3	321.7	306.1	317.2
	5	327.6	313.6	324.3	358.0	264.7	318.4	330.3	314.4	325.8
	6	327.8	315.1	325.4	360.4	273.4	324.6	330.6	316.2	327.0
	7	327.1	314.3	324.7	359.0	272.5	323.4	329.9	315.4	326.2
	8	323.0	311.6	321.4	363.2	267.7	322.6	326.2	312.6	323.1
	9	324.7	312.8	322.8	359.7	263.1	318.3	327.6	313.6	324.2
	10	322.5	312.1	321.6	356.9	262.2	316.5	325.4	312.8	323.0
	11	322.0	311.3	320.9	358.4	265.8	319.2	325.0	312.2	322.5
	12	321.1	310.4	319.9	366.9	270.8	326.1	324.5	311.4	321.8
2021	1	322.5	311.3	321.2	361.0	267.8	321.5	325.5	312.4	322.7
	2	324.6	314.0	323.7	362.7	271.3	324.4	327.6	315.1	325.2
	3	327.1	318.1	327.3	366.7	275.1	328.5	330.2	319.2	328.8
	4	328.3	320.7	329.5	369.2	276.7	330.5	331.5	321.8	331.0
	5	331.5	325.0	333.4	371.1	276.6	331.3	334.6	326.0	334.9
	6	332.1	325.9	334.2	372.5	278.0	332.7	335.2	327.0	335.7
	7	334.8	328.6	337.0	371.9	276.7	331.7	337.9	329.5	338.4
	8	334.8	328.4	336.8	373.9	280.2	334.7	337.9	329.4	338.3
	9	335.0	329.2	337.5	378.4	283.0	338.4	338.3	330.4	339.1
	10	333.1	328.2	336.1	378.5	283.2	338.6	336.4	329.3	337.7
	11 *	330.2	325.6	333.4	373.3	281.1	335.0	333.5	326.7	334.9
	12 *	330.1	324.7	332.7	369.2	280.2	332.7	333.2	325.8	334.2

* 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.

表 Table 17

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 m²

地区	District	2021年年底总存量 Stock at year-end				2021年年底空置量 Amount Vacant at year-end				空置百分率 % Vacant			
		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
中西区	Central and Western	1 900 800	778 800	565 900	3 245 500	192 700	78 500	49 100	320 300	10.1	10.1	8.7	9.9
湾仔	Wan Chai	1 005 600	598 300	308 100	1 912 000	131 800	85 600	25 100	242 500	13.1	14.3	8.1	12.7
东区	Eastern	814 000	183 500	58 200	1 055 700	77 400	27 500	5 900	110 800	9.5	15.0	10.1	10.5
南区	Southern	221 100	85 400	21 700	328 200	19 900	20 800	2 000	42 700	9.0	24.4	9.2	13.0
港岛	HONG KONG	3 941 500	1 646 000	953 900	6 541 400	421 800	212 400	82 100	716 300	10.7	12.9	8.6	11.0
油尖旺	Yau Tsim Mong	1 198 400	618 500	399 600	2 216 500	141 700	55 300	20 200	217 200	11.8	8.9	5.1	9.8
深水埗	Sham Shui Po	243 900	76 600	38 900	359 400	57 300	13 400	2 000	72 700	23.5	17.5	5.1	20.2
九龙城	Kowloon City	155 700	41 900	20 100	217 700	23 900	100	2 000	26 000	15.4	0.2	10.0	11.9
黄大仙	Wong Tai Sin	33 500	47 200	1 200	81 900	11 600	5 200	300	17 100	34.6	11.0	25.0	20.9
观塘	Kwun Tong	1 545 100	256 000	17 600	1 818 700	228 300	50 100	9 300	287 700	14.8	19.6	52.8	15.8
九龙	KOWLOON	3 176 600	1 040 200	477 400	4 694 200	462 800	124 100	33 800	620 700	14.6	11.9	7.1	13.2
葵青	Kwai Tsing	172 600	70 500	16 800	259 900	7 100	14 000	15 000	36 100	4.1	19.9	89.3	13.9
荃湾	Tsuen Wan	149 500	64 300	800	214 600	45 300	13 900	-	59 200	30.3	21.6	-	27.6
屯门	Tuen Mun	32 200	13 200	14 200	59 600	300	9 900	6 700	16 900	0.9	75.0	47.2	28.4
元朗	Yuen Long	9 200	12 900	19 000	41 100	-	1 100	700	1 800	-	8.5	3.7	4.4
北区	North	29 900	700	500	31 100	800	-	-	800	2.7	-	-	2.6
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	491 700	20 800	-	512 500	41 100	800	-	41 900	8.4	3.8	-	8.2
西贡	Sai Kung	25 000	3 400	-	28 400	19 700	-	-	19 700	78.8	-	-	69.4
离岛	Islands	131 700	18 900	-	150 600	23 400	4 200	-	27 600	17.8	22.2	-	18.3
新界	NEW TERRITORIES	1 041 800	209 900	52 500	1 304 200	137 700	43 900	22 400	204 000	13.2	20.9	42.7	15.6
全港	OVERALL	8 159 900	2 896 100	1 483 800	12 539 800	1 022 300	380 400	138 300	1 541 000	12.5	13.1	9.3	12.3
分区	Sub-districts												
上环	Sheung Wan	229 100	349 200	387 300	965 600	37 800	41 200	28 600	107 600	16.5	11.8	7.4	11.1
中区	Central	1 628 600	378 900	163 200	2 170 700	154 000	35 600	20 000	209 600	9.5	9.4	12.3	9.7
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	961 300	566 400	286 700	1 814 400	125 700	82 500	23 400	231 600	13.1	14.6	8.2	12.8
北角 / 鲗鱼涌	North Point / Quarry Bay	858 300	165 400	60 400	1 084 100	83 500	29 500	6 100	119 100	9.7	17.8	10.1	11.0
尖沙咀	Tsim Sha Tsui	878 700	303 200	197 500	1 379 400	110 100	24 900	7 200	142 200	12.5	8.2	3.6	10.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	337 000	315 300	202 100	854 400	35 700	30 300	13 100	79 100	10.6	9.6	6.5	9.3

分区数字已包括在地区数字内。

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

表 Table 18

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

地区	District	2020年年底总存量	2021年落成量	落成量占2020年总存量的百分率	2021年年底总存量	2021年年底空置量	空置百分率
		Stock at year-end	Completions	Completions as a % of 2020 Stock	Stock at year-end	Amount Vacant at year-end	% Vacant
中西区	Central and Western	3 240 400	-	-	3 245 500	320 300	9.9
湾仔	Wan Chai	1 902 800	8 100	0.4	1 912 000	242 500	12.7
东区	Eastern	1 052 800	-	-	1 055 700	110 800	10.5
南区	Southern	315 400	13 100	4.2	328 200	42 700	13.0
港岛	HONG KONG	6 511 400	21 200	0.3	6 541 400	716 300	11.0
油尖旺	Yau Tsim Mong	2 215 700	200	0.0 +	2 216 500	217 200	9.8
深水埗	Sham Shui Po	324 100	35 600	11.0	359 400	72 700	20.2
九龙城	Kowloon City	217 600	-	-	217 700	26 000	11.9
黄大仙	Wong Tai Sin	81 900	-	-	81 900	17 100	20.9
观塘	Kwun Tong	1 792 600	-	-	1 818 700	287 700	15.8
九龙	KOWLOON	4 631 900	35 800	0.8	4 694 200	620 700	13.2
葵青	Kwai Tsing	259 900	-	-	259 900	36 100	13.9
荃湾	Tsuen Wan	202 100	12 600	6.2	214 600	59 200	27.6
屯门	Tuen Mun	52 500	-	-	59 600	16 900	28.4
元朗	Yuen Long	41 200	-	-	41 100	1 800	4.4
北区	North	31 100	-	-	31 100	800	2.6
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	511 600	-	-	512 500	41 900	8.2
西贡	Sai Kung	28 400	-	-	28 400	19 700	69.4
离岛	Islands	150 300	-	-	150 600	27 600	18.3
新界	NEW TERRITORIES	1 283 500	12 600	1.0	1 304 200	204 000	15.6
全港	OVERALL	12 426 800	69 600	0.6	12 539 800	1 541 000	12.3
分区	Sub-districts						
上环	Sheung Wan	965 600	-	-	965 600	107 600	11.1
中区	Central	2 165 900	-	-	2 170 700	209 600	9.7
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 805 100	8 100	0.4	1 814 400	231 600	12.8
北角 / 鲗鱼涌	North Point / Quarry Bay	1 081 400	-	-	1 084 100	119 100	11.0
尖沙咀	Tsim Sha Tsui	1 378 500	-	-	1 379 400	142 200	10.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	854 500	200	0.0 +	854 400	79 100	9.3

+ 少于 0.05%

2021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 2020 年年底总存量计算。

分区数字已包括在地区数字内。

+ Below 0.05%

2021 Year-end Stock figures are derived from the latest rating record,
and not from the 2020 Year-end Stock figures shown here.
Sub-district figures have already been included in District figures.

表 Table 19

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

年 Year	区域 Area		拆卸量 Demolition				落成量 Completions				年底总存量 Stock at year-end			
			甲级	乙级	丙级	总数	甲级	乙级	丙级	总数	甲级	乙级	丙级	总数
			A	B	C	Total	A	B	C	Total	A	B	C	Total
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
2020	港岛	Hong Kong	-	10 800	12 700	23 500	-	7 200	200	7 400	3 939 400	1 618 100	953 900	6 511 400
	九龙	Kowloon	-	1 600	-	1 600	6 500	1 600	-	8 100	3 133 600	1 021 400	476 900	4 631 900
	新界	New Territories	-	-	-	-	39 800	13 700	-	53 500	1 028 200	210 400	44 900	1 283 500
	全港	OVERALL	-	12 400	12 700	25 100	46 300	22 500	200	69 000	8 101 200	2 849 900	1 475 700	12 426 800
2021	港岛	Hong Kong	-	-	-	-	-	21 200	-	21 200	3 941 500	1 646 000	953 900	6 541 400
	九龙	Kowloon	-	2 300	-	2 300	35 600	-	200	35 800	3 176 600	1 040 200	477 400	4 694 200
	新界	New Territories	-	-	-	-	12 600	-	-	12 600	1 041 800	209 900	52 500	1 304 200
	全港	OVERALL	-	2 300	-	2 300	48 200	21 200	200	69 600	8 159 900	2 896 100	1 483 800	12 539 800

表 Table 20

私人写字楼 - 各区落成量及预测落成量
PRIVATE OFFICES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

地区	District	2021年落成量 Completions					预测落成量	
		甲级 A	乙级 B	丙级 C	总数 Total	Forecast Completions		
						[2022]	[2023]	
中西区	Central and Western	-	-	-	-	2 200	64 200	
湾仔	Wan Chai	-	8 100	-	8 100	12 700	26 500	
东区	Eastern	-	-	-	-	61 100	1 700	
南区	Southern	-	13 100	-	13 100	25 400	-	
港岛	HONG KONG	-	21 200	-	21 200	101 400	92 400	
油尖旺	Yau Tsim Mong	-	-	200	200	7 200	5 900	
深水埗	Sham Shui Po	35 600	-	-	35 600	-	96 400	
九龙城	Kowloon City	-	-	-	-	77 000	9 700	
黄大仙	Wong Tai Sin	-	-	-	-	8 500	-	
观塘	Kwun Tong	-	-	-	-	84 100	42 900	
九龙	KOWLOON	35 600	-	200	35 800	176 800	154 900	
葵青	Kwai Tsing	-	-	-	-	-	-	
荃湾	Tsuen Wan	12 600	-	-	12 600	41 700	9 300	
屯门	Tuen Mun	-	-	-	-	-	-	
元朗	Yuen Long	-	-	-	-	30 300	-	
北区	North	-	-	-	-	-	-	
大埔	Tai Po	-	-	-	-	-	-	
沙田	Sha Tin	-	-	-	-	-	-	
西贡	Sai Kung	-	-	-	-	-	-	
离岛	Islands	-	-	-	-	-	-	
新界	NEW TERRITORIES	12 600	-	-	12 600	72 000	9 300	
全港	OVERALL	48 200	21 200	200	69 600	350 200	256 600	
分区	Sub-districts							
上环	Sheung Wan	-	-	-	-	2 200	700	
中区	Central	-	-	-	-	-	63 500	
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	8 100	-	8 100	12 700	26 500	
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	61 100	1 700	
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	5 900	
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	200	200	7 200	-	

分区数字已包括在地区数字内。

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

表 Table 21

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

地区	District	[2022]				[2023]				平方米 m ²
		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	-	2 200	-	2 200	63 500	700	-	64 200	
湾仔	Wan Chai	-	11 600	1 100	12 700	26 500	-	-	26 500	
东区	Eastern	59 800	1 300	-	61 100	-	-	1 700	1 700	
南区	Southern	15 500	9 900	-	25 400	-	-	-	-	
港岛	HONG KONG	75 300	25 000	1 100	101 400	90 000	700	1 700	92 400	
油尖旺	Yau Tsim Mong	-	7 200	-	7 200	5 900	-	-	5 900	
深水埗	Sham Shui Po	-	-	-	-	96 400	-	-	96 400	
九龙城	Kowloon City	77 000	-	-	77 000	9 700	-	-	9 700	
黄大仙	Wong Tai Sin	-	8 500	-	8 500	-	-	-	-	
观塘	Kwun Tong	67 900	16 200	-	84 100	18 200	24 700	-	42 900	
九龙	KOWLOON	144 900	31 900	-	176 800	130 200	24 700	-	154 900	
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	
荃湾	Tsuen Wan	31 800	9 900	-	41 700	9 300	-	-	9 300	
屯门	Tuen Mun	-	-	-	-	-	-	-	-	
元朗	Yuen Long	30 300	-	-	30 300	-	-	-	-	
北区	North	-	-	-	-	-	-	-	-	
大埔	Tai Po	-	-	-	-	-	-	-	-	
沙田	Sha Tin	-	-	-	-	-	-	-	-	
西贡	Sai Kung	-	-	-	-	-	-	-	-	
离岛	Islands	-	-	-	-	-	-	-	-	
新界	NEW TERRITORIES	62 100	9 900	-	72 000	9 300	-	-	9 300	
全港	OVERALL	282 300	66 800	1 100	350 200	229 500	25 400	1 700	256 600	
分区	Sub-districts									
上环	Sheung Wan	-	2 200	-	2 200	-	700	-	700	
中区	Central	-	-	-	-	63 500	-	-	63 500	
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	11 600	1 100	12 700	26 500	-	-	26 500	
北角 / 鲗鱼涌	North Point / Quarry Bay	59 800	1 300	-	61 100	-	-	1 700	1 700	
尖沙咀	Tsim Sha Tsui	-	-	-	-	5 900	-	-	5 900	
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	7 200	-	7 200	-	-	-	-	

分区数字已包括在地区数字内。

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

表 Table 22

私人写字楼 - 整体空置趋势
PRIVATE OFFICES - OVERALL VACANCY TRENDS

平方米 m²

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
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
2020	69 000	66 400	96.2	12 357 800	1 367 600	11.1	1 434 000	11.5
2021	69 600	68 000	97.7	12 470 200	1 473 000	11.8	1 541 000	12.3

表 Table 23

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]				甲级 Grade A								乙级 Grade B								丙级 Grade C							
[Average size]				[262 平方米 m ²]								[92 平方米 m ²]								[45 平方米 m ²]							
年 / 月 Year / Month	Sheung Wan	Causeway Central	Bay	湾仔 /		北角 /		油麻地 /		九龙湾 /		湾仔 /		北角 /		油麻地 /		九龙湾 /		湾仔 /		北角 /		油麻地 /		九龙湾 /	
				上环	中区	铜锣湾 Wan Chai/	鲗鱼涌 North Point/	尖沙咀 Tsim Sha Tsui	旺角 Yau Ma Tei/	观塘# Kowloon Bay/	上环	中区	铜锣湾 Wan Chai/	鲗鱼涌 North Point/	尖沙咀 Tsim Sha Tsui	旺角 Yau Ma Tei/	观塘# Kowloon Bay/	上环	中区	铜锣湾 Wan Chai/	鲗鱼涌 North Point/	尖沙咀 Tsim Sha Tsui	旺角 Yau Ma Tei/	油麻地 Mong Kok Tong#	九龙湾 Kwun Tong#		
2020		917	1 201	774	560	556	762	366	532	820	528	408	466	462	329	416	601	486	442	460	429	429	168				
2021 *		887	1 073	702	549	524	693	348	521	775	514	404	464	455	312	415	583	495	443	470	433	(188)					
2020	7	820	1 212	810	567	588	(677)	367	494	856	502	423	449	464	330	423	599	484	444	459	434	(116)					
	8	1 096	1 177	766	585	552	603	352	554	759	515	418	442	408	284	399	600	452	443	444	422	(288)					
	9	(886)	1 140	763	516	513	820	355	517	743	517	378	489	481	272	407	624	486	448	424	429	429	-				
	10	578	1 065	698	534	520	(692)	350	543	736	508	411	507	422	358	396	595	490	430	467	430	(143)					
	11	888	1 077	655	537	541	-	339	555	757	500	368	476	447	345	385	601	467	421	465	463	(146)					
	12	938	1 176	753	580	480	(625)	336	475	873	523	435	474	455	319	416	573	479	441	462	422	-					
2021	1	942	1 142	738	530	514	(661)	355	488	768	491	382	470	442	315	417	538	487	392	422	397	-					
	2 (816)	1 094	810	496	491	(702)	332	519	838	505	330	477	444	322	418	549	462	439	451	419	-						
	3	806	1 020	703	541	551	(472)	339	577	726	499	431	441	466	311	415	557	494	444	466	430	-					
	4	840	1 060	679	502	475	640	334	501	808	503	476	435	421	283	417	607	482	432	457	418	-					
	5	919	1 082	706	596	521	(638)	350	475	877	525	449	457	488	321	410	582	509	427	486	434	(135)					
	6	1 003	1 124	696	689	517	(577)	338	478	773	495	423	459	466	321	415	562	484	467	465	407	-					
	7	807	945	740	528	555	604	353	465	747	513	368	457	454	281	428	587	493	443	485	441	-					
	8	824	1 078	676	544	555	694	359	543	816	517	390	468	473	306	430	613	511	438	478	450	-					
	9	965	1 064	675	506	507	719	353	589	716	535	381	486	459	315	429	633	492	463	480	469	(207)					
	10 *	869	1 031	664	583	545	761	355	560	773	539	327	492	440	343	388	572	517	462	477	440	-					
	11 *	910	1 103	666	525	547	817	356	567	777	519	416	471	428	335	389	593	504	445	487	447	-					
	12 * (712)	1 148	704	548	512	(694)	340	540	760	524	410	474	479	321	417	589	481	440	482	453	(223)						

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2021 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 区议会选区中的观塘区。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2021.

- No transaction record received by this Department.

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

表 Table 24

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 \$ / m²

[平均面积] [Average size]		甲级 Grade A [197 平方米 m ²]								乙级 Grade B [59 平方米 m ²]								丙级 Grade C [35 平方米 m ²]													
		上环	中区	铜锣湾	鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 [#]	上环	中区	铜锣湾	鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 [#]	上环	中区	铜锣湾	鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 [#]	上环	中区	铜锣湾	鲗鱼涌	尖沙咀	油麻地 / 旺角	九龙湾 / 观塘 [#]		
年 / 月 Year / Month	Sheung Wan	Central Bay	Causeway Quarry	North Point/ Quarry	Tsim Sha	Yau Ma Tei/ Mong	Kowloon Bay/ Kwun	Sheung Wan	Central Bay	Causeway Quarry	North Point/ Quarry	Tsim Sha	Yau Ma Tei/ Mong	Kowloon Bay/ Kwun	Sheung Wan	Central Bay	Causeway Quarry	North Point/ Quarry	Tsim Sha	Yau Ma Tei/ Mong	Kowloon Bay/ Kwun	Sheung Wan	Central Bay	Causeway Quarry	North Point/ Quarry	Tsim Sha	Yau Ma Tei/ Mong	Kowloon Bay/ Kwun			
2020	-	413 857	(293 046)	(247 059)	181 540	-	144 331	182 298	(276 385)	222 818	(149 933)	189 723	169 079	(162 454)	174 069	259 722	207 741	182 740	153 809	163 951	-										
2021 *	559 780	557 614	318 174	-	180 149	-	155 562	208 422	(312 416)	252 433	177 570	185 793	208 487	(169 488)	182 970	274 110	208 901	189 553	167 067	176 751	-										
2020	7	- (350 263)	-	- (208 479)	-	(85 334)	(268 966)	-	(282 655)	-	(235 491)	181 773	-	(170 274)	(338 542)	-	173 846	165 451	168 293	-											
	8	-	- (187 970)	-	(133 080)	-	(137 553)	-	-	-	(185 935)	140 546	-	173 401	-	(198 454)	(196 759)	158 905	(156 002)	-											
	9	-	-	-	- (215 665)	-	(178 537)	(128 859)	-	(196 505)	(146 105)	(188 204)	172 517	-	(154 137)	(222 143)	219 503	(253 778)	141 839	149 004	-										
	10	-	(400 580)	-	(247 059)	(185 959)	-	(107 166)	(126 342)	-	(151 316)	(153 761)	(196 704)	(147 447)	-	-	(193 727)	-	(160 793)	141 937	165 295	-									
	11	-	-	-	-	(213 958)	-	(94 118)	(172 436)	(422 654)	-	-	(176 176)	153 347	-	(144 943)	(310 924)	-	(154 882)	161 826	150 566	-									
	12	-	(476 654)	(166 447)	-	(124 274)	-	(137 458)	(206 783)	(230 769)	-	-	(119 048)	188 855	-	(173 591)	(254 449)	234 969	175 129	132 904	181 208	-									
2021	1	- (653 747)	-	-	(144 568)	-	(171 062)	-	-	(164 150)	-	(171 078)	(157 178)	-	(191 228)	(234 979)	(171 175)	(187 405)	161 487	165 617	-										
	2	(665 042)	-	(243 943)	-	-	(175 033)	(220 386)	-	(271 332)	-	(183 893)	158 412	-	(180 637)	(269 298)	(242 080)	(163 915)	172 171	179 041	-										
	3	-	(391 845)	-	-	(182 464)	-	(179 865)	(238 397)	-	(252 382)	-	193 275	154 026	-	(168 132)	318 628	219 733	(178 977)	149 432	196 462	-									
	4	(627 326)	(744 681)	-	-	(214 274)	-	(105 981)	-	(512 411)	(209 933)	(185 739)	172 068	315 207	(128 689)	232 646	(183 938)	193 146	173 084	161 368	147 772	-									
	5	(443 680)	(796 964)	(509 823)	-	185 861	-	183 376	(191 362)	-	(286 061)	-	-	(150 078)	-	179 446	-	222 282	(194 698)	160 948	196 569	-									
	6	600 729	(473 089)	-	-	-	-	170 858	(208 778)	(170 136)	(282 594)	-	183 712	166 454	-	(155 535)	(259 358)	207 072	(208 565)	179 329	160 637	-									
	7	(414 422)	-	-	-	(148 935)	-	(130 087)	(194 180)	-	(192 530)	(163 223)	(217 766)	(178 612)	-	205 560	-	208 130	208 248	189 554	183 968	-									
	8	-	-	-	-	184 692	-	(122 753)	(167 328)	-	(225 474)	(191 038)	(198 218)	(155 435)	(181 780)	(144 186)	-	(203 798)	(190 510)	160 494	194 417	-									
	9	-	-	-	(317 245)	-	-	(141 198)	(341 649)	-	(306 415)	(173 926)	(199 964)	159 323	(192 690)	(236 753)	-	(190 923)	(176 515)	190 141	168 522	-									
	10 *	-	(451 128)	-	-	(154 652)	-	153 209	-	-	(337 006)	-	(167 539)	(186 753)	(174 795)	177 809	(278 654)	(223 370)	(187 713)	181 419	(163 003)	-									
	11 *	-	-	-	-	(179 245)	-	(136 981)	(140 094)	(205 128)	(181 347)	-	-	188 818	-	162 401	-	214 479	(190 684)	152 192	171 512	-									
	12 *	-	-	-	(275 919)	-	-	(135 614)	-	(361 991)	-	-	(189 834)	(202 884)	-	(148 168)	-	-	(196 383)	154 008	193 378	-									

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2021 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 区议会选区中的观塘区。

* Provisional figures

() Indicates fewer than 5 transactions.

[] Indicates average size of the units analysed during 2021.

- No transaction record received by this Department.

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

表 Table 25

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			售价 Prices				
	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall
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	270.1	256.0	236.3	261.4	524.8	580.3	558.2	543.0
2020	249.9	236.7	219.5	241.7	440.5	532.9	514.3	468.8
2021 *	236.7	233.2	220.1	233.2	457.2	549.4	517.0	501.9
2020	7 - 9	246.4	230.7	217.3	237.7	(425.4)	522.2	513.9
	10 - 12	237.2	230.6	218.8	232.6	444.8	524.1	506.8
2021	1 - 3	237.3	232.7	215.2	232.7	460.5	525.8	515.0
	4 - 6	236.1	231.5	218.0	232.0	462.0	550.7	515.7
	7 - 9	237.3	233.4	224.4	234.2	450.5	579.4	522.6
	10 - 12 *	236.2	235.4	223.0	233.9	455.7	541.8	514.6
2020	7	249.9	232.1	216.5	239.9	(417.0)	(537.8)	509.2
	8	244.1	230.9	217.4	236.4	(414.4)	(504.1)	539.7
	9	245.2	229.0	217.9	236.7	(444.8)	(524.8)	485.7
	10	235.9	228.7	217.7	231.2	(458.5)	(492.7)	(488.4)
	11	237.1	231.8	218.7	232.9	(419.6)	(533.7)	512.9
	12	238.6	231.4	220.0	233.7	(456.4)	545.8	519.2
2021	1	236.6	230.0	215.0	231.5	(447.2)	(501.3)	495.8
	2	235.3	234.1	212.6	231.6	(487.9)	(528.7)	511.0
	3	240.1	234.1	217.9	235.1	446.4	(547.4)	538.1
	4	232.0	227.6	216.6	228.4	(454.3)	550.1	518.9
	5	239.8	231.9	219.3	234.5	456.7	(563.9)	519.6
	6	236.5	234.9	218.2	233.2	(474.9)	538.1	508.7
	7	239.2	231.0	223.3	234.5	(430.8)	(583.7)	537.0
	8	237.5	234.1	225.3	234.7	(454.7)	(572.2)	522.9
	9	235.1	235.1	224.6	233.5	(466.1)	(582.4)	508.0
	10 *	236.8	233.2	223.0	233.6	(461.5)	(573.0)	535.5
	11 *	236.4	234.0	222.9	233.7	(445.1)	(520.7)	514.2
	12 *	235.4	238.9	223.0	234.5	(460.4)	(531.7)	494.0

* 临时数字

() 表示少于 20 宗交易。

* Provisional figures

() Indicates fewer than 20 transactions.

表 Table 26

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	上环 / 中区 Sheung Wan / Central	租金 Rents		售价 Prices 核心地区 # Core Districts #
		湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	
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	275.1	231.6	495.7 @
2020	313.7	250.3	211.0	413.8 @
2021 *	285.1	226.8	196.2	421.6
2020 7 - 9	302.8	246.0	208.3	(368.6)
10 - 12	291.8	238.4	199.1	(405.7)
2021 1 - 3	284.9	230.9	194.2	417.5
4 - 6	285.2	225.9	193.7	474.5
7 - 9	286.9	229.1	197.9	(412.1)
10 - 12 *	283.4	221.1	198.9	(382.2)
2020 7	306.8	248.6	209.8	(381.2)
8	301.3	250.1	208.3	(356.5)
9	300.4	239.2	206.9	(368.1)
10	286.9	233.2	199.2	(422.5)
11	288.8	237.4	203.9	(380.0)
12	299.8	244.5	194.2	(414.7)
2021 1	287.1	233.4	192.2	(404.8)
2	281.8	230.7	195.4	(471.0)
3	285.9	228.6	195.1	(376.7)
4	278.7	225.1	190.1	(512.6)
5	289.8	224.4	193.1	(438.6)
6	287.2	228.2	198.0	(472.2)
7	290.6	224.4	200.8	(355.8)
8	285.5	232.7	196.7	(396.7)
9	284.7	230.3	196.2	(483.8)
10 *	280.0	225.3	197.3	(456.2)
11 *	286.5	223.4	205.5	(356.8)
12 *	283.8	214.5	193.8	(333.5)

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。

@ 2019 年的售价指数不包括 2019 年 9 月；

2020 年的售价指数不包括 2020 年 2, 3 及 4 月。

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

* Provisional figures

() Indicates fewer than 10 transactions.

@ Price indices for the periods of 2019 excluding Sep 2019;

2020 excluding Feb, Mar and Apr 2020.

表 Table 27

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

地区	District	2020年年底总存量	2021年落成量	落成量占2020年总存量的百分率	2021年年底总存量	2021年年底空置量	空置百分率
		Stock at year-end	Completions	Completions as a % of 2020 Stock	Stock at year-end	Amount Vacant at year-end	% Vacant
中西区	Central and Western	1 142 900	6 900	0.6	1 149 600	126 400	11.0
湾仔	Wan Chai	1 188 600	6 400	0.5	1 192 700	150 400	12.6
东区	Eastern	726 900	100	0.0 ⁺	717 600	47 600	6.6
南区	Southern	251 700	2 200	0.9	253 400	26 900	10.6
港岛	HONG KONG	3 310 100	15 600	0.5	3 313 300	351 300	10.6
油尖旺	Yau Tsim Mong	2 175 800	3 700	0.2	2 191 000	254 100	11.6
深水埗	Sham Shui Po	744 700	6 100	0.8	744 500	59 500	8.0
九龙城	Kowloon City	740 000	5 900	0.8	738 400	83 000	11.2
黄大仙	Wong Tai Sin	326 800	-	-	326 900	27 800	8.5
观塘	Kwun Tong	720 500	-	-	718 500	100 300	14.0
九龙	KOWLOON	4 707 800	15 700	0.3	4 719 300	524 700	11.1
葵青	Kwai Tsing	374 500	-	-	376 300	37 000	9.8
荃湾	Tsuen Wan	569 400	300	0.1	572 200	80 200	14.0
屯门	Tuen Mun	430 800	-	-	432 800	38 200	8.8
元朗	Yuen Long	512 600	-	-	512 800	26 800	5.2
北区	North	231 600	9 900	4.3	241 600	32 100	13.3
大埔	Tai Po	235 000	-	-	235 200	6 100	2.6
沙田	Sha Tin	506 700	-	-	505 000	25 800	5.1
西贡	Sai Kung	374 900	-	-	377 400	27 700	7.3
离岛	Islands	321 900	-	-	323 800	31 700	9.8
新界	NEW TERRITORIES	3 557 400	10 200	0.3	3 577 100	305 600	8.5
全港	OVERALL	11 575 300	41 500	0.4	11 609 700	1 181 600	10.2

+ 少于 0.05%

2021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2020年年底总存量计算。

+ Below 0.05%

2021 Year-end Stock figures are derived from the latest rating record,
and not from the 2020 Year-end Stock figures shown here.

表 Table 28

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

年 Year	区域 Area		拆卸量	落成量	年底总存量
			Demolition	Completions	Stock at year-end
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
2020	港岛	Hong Kong	7 200	19 300	3 310 100
	九龙	Kowloon	11 700	15 700	4 707 800
	新界	New Territories	300	32 300	3 557 400
	全港	OVERALL	19 200	67 300	11 575 300
2021	港岛	Hong Kong	9 500	15 600	3 313 300
	九龙	Kowloon	26 300	15 700	4 719 300
	新界	New Territories	-	10 200	3 577 100
	全港	OVERALL	35 800	41 500	11 609 700

表 Table 29

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 m²

地区 District		2021 年落成量 Completions	预测落成量 Forecast Completions	
			[2022]	[2023]
中西区	Central and Western	6 900	5 700	6 100
湾仔	Wan Chai	6 400	34 900	3 000
东区	Eastern	100	4 900	8 000
南区	Southern	2 200	2 700	35 000
港岛	HONG KONG	15 600	48 200	52 100
油尖旺	Yau Tsim Mong	3 700	600	4 600
深水埗	Sham Shui Po	6 100	3 700	7 000
九龙城	Kowloon City	5 900	45 400	68 800
黄大仙	Wong Tai Sin	-	1 800	-
观塘	Kwun Tong	-	18 800	4 700
九龙	KOWLOON	15 700	70 300	85 100
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	300	6 300	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	22 700	3 600
北区	North	9 900	-	-
大埔	Tai Po	-	200	1 800
沙田	Sha Tin	-	31 200	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	10 200	60 400	5 400
全港	OVERALL	41 500	178 900	142 600

表 Table 30

私人商业楼宇 - 整体空置趋势
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m²

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
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
2020	67 300	65 300	97.0	11 508 000	1 255 200	10.9	1 320 500	11.4
2021	41 500	39 800	95.9	11 568 200	1 141 800	9.9	1 181 600	10.2

表 Table 31

私人零售业楼宇 - 平均租金及售价
PRIVATE RETAIL - 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]	[55 平方米 m ²]	[53 平方米 m ²]	[51 平方米 m ²]	[41 平方米 m ²]	[37 平方米 m ²]
	年 / 月 Year / Month											
2020	1 209	1 129	1 167	433 503	384 677	386 267						
2021 *	1 266	1 116	1 226	553 084	406 755	412 188						
2020	7	1 173	1 117	1 208	(402 504)	389 822						
	8	1 137	1 069	1 129	(405 735)	330 234						
	9	1 318	1 121	1 213	299 516	417 515						
	10	1 149	1 053	1 102	(418 228)	323 553						
	11	1 264	1 160	1 171	(469 377)	378 324						
	12	1 253	1 157	1 180	411 706	378 554						
2021	1	1 219	1 033	1 064	486 679	444 359						
	2	1 135	1 192	1 244	449 493	576 579						
	3	1 340	1 152	1 345	629 964	401 197						
	4	1 272	1 096	1 217	433 956	360 144						
	5	1 194	1 098	1 230	841 004	397 993						
	6	1 358	1 101	1 246	461 994	423 292						
	7	1 208	1 030	1 189	534 866	376 536						
	8	1 282	1 200	1 193	820 819	422 468						
	9	1 339	1 123	1 247	488 126	364 395						
	10 *	1 113	1 105	1 239	(721 320)	374 214						
	11 *	1 352	1 231	1 229	469 362	395 867						
	12 *	1 299	1 092	1 210	(373 694)	379 523						

* 临时数字

() 表示少于 20 宗交易。

[] 表示 2021 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 2021.

表 Table 32

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
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	187.2	549.7
2020	169.9	518.9
2021 *	172.3	543.2
2020 7 - 9	168.9	512.0
10 - 12	168.8	511.1
2021 1 - 3	169.2	526.7
4 - 6	170.9	537.8
7 - 9	172.5	562.7
10 - 12 *	176.5	545.8
2020 7	168.8	525.7
8	169.1	512.4
9	168.8	497.8
10	165.6	501.0
11	168.5	511.0
12	172.4	521.3
2021 1	170.1	516.4
2	168.8	531.0
3	168.8	532.6
4	167.8	527.8
5	171.2	542.3
6	173.7	543.3
7	172.5	561.3
8	172.2	571.7
9	172.7	555.0
10 *	173.9	535.0
11 *	177.9	550.6
12 *	177.7	551.9

* 临时数字

* Provisional figures

表 Table 33

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

地区 District		2020 年年底总存量 Stock at year-end	2021 年落成量 Completions	落成量占 2020 年总存量的百分率 Completions as a % of 2020 Stock	2021 年年底总存量 Stock at year-end	2021 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant	平方米 m ²
中西区	Central and Western	62 000	-	-	62 000	2 500	4.0	
湾仔	Wan Chai	-	-	-	-	-	-	
东区	Eastern	1 184 200	-	-	1 184 500	120 700	10.2	
南区	Southern	654 300	-	-	654 200	101 200	15.5	
港岛	HONG KONG	1 900 500	-	-	1 900 700	224 400	11.8	
油尖旺	Yau Tsim Mong	277 000	-	-	275 500	11 900	4.3	
深水埗	Sham Shui Po	984 100	-	-	971 700	47 900	4.9	
九龙城	Kowloon City	821 600	-	-	821 600	30 400	3.7	
黄大仙	Wong Tai Sin	739 400	-	-	739 300	25 200	3.4	
观塘	Kwun Tong	2 961 200	7 100	0.2	2 926 400	189 100	6.5	
九龙	KOWLOON	5 783 300	7 100	0.1	5 734 500	304 500	5.3	
葵青	Kwai Tsing	3 212 300	-	-	3 178 200	142 100	4.5	
荃湾	Tsuen Wan	2 227 100	7 400	0.3	2 184 100	85 800	3.9	
屯门	Tuen Mun	1 422 000	-	-	1 422 100	61 200	4.3	
元朗	Yuen Long	228 200	-	-	228 200	20 600	9.0	
北区	North	274 100	15 000	5.5	289 100	44 700	15.5	
大埔	Tai Po	153 100	-	-	153 100	8 500	5.6	
沙田	Sha Tin	1 081 900	-	-	1 081 900	27 700	2.6	
西贡	Sai Kung	-	-	-	-	-	-	
离岛	Islands	900	-	-	900	-	-	
新界	NEW TERRITORIES	8 599 600	22 400	0.3	8 537 600	390 600	4.6	
全港	OVERALL	16 283 400	29 500	0.2	16 172 800	919 500	5.7	

2021 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 2020 年年底总存量计算。

2021 Year-end Stock figures are derived from the latest rating record,
and not from the 2020 Year-end Stock figures shown here.

表 Table 34

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 m²

年 Year	区域 Area		拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
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
2020	港岛	Hong Kong	11 000	11 400	1 900 500
	九龙	Kowloon	70 500	11 500	5 783 300
	新界	New Territories	-	14 800	8 599 600
	全港	OVERALL	81 500	37 700	16 283 400
2021	港岛	Hong Kong	-	-	1 900 700
	九龙	Kowloon	24 400	7 100	5 734 500
	新界	New Territories	46 100	22 400	8 537 600
	全港	OVERALL	70 500	29 500	16 172 800

表 Table 35

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 m²

地区 District		2021年落成量 Completions	预测落成量 Forecast Completions	
			[2022]	[2023]
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	-	3 600	-
深水埗	Sham Shui Po	-	11 500	5 600
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	22 700	-
观塘	Kwun Tong	7 100	2 900	9 000
九龙 KOWLOON		7 100	40 700	14 600
葵青	Kwai Tsing	-	21 800	13 200
荃湾	Tsuen Wan	7 400	99 000	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	15 000	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	42 500
离岛	Islands	-	-	-
新界 NEW TERRITORIES		22 400	120 800	55 700
全港 OVERALL		29 500	161 500	70 300

表 Table 36

私人分层工厂大厦 - 整体空置趋势
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m²

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
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
2020	37 700	31 500	83.6	16 245 700	1 006 100	6.2	1 037 600	6.4
2021	29 500	29 300	99.3	16 143 300	890 200	5.5	919 500	5.7

表 Table 37

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	港岛 Hong Kong	租金 Rents (每平方米月租 \$ / m ² per month)			售价 Prices (每平方米售价 \$ / m ²)		
		九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	
[平均面积] [Average size]	[153 平方米 m ²]	[126 平方米 m ²]	[138 平方米 m ²]	[112 平方米 m ²]	[101 平方米 m ²]	[105 平方米 m ²]	
年 / 月 Year / Month							
2020	192	208	151	80 151	86 377	60 296	
2021 *	197	215	156	96 317	89 327	63 641	
2020	7 8 9 10 11 12	184 187 187 192 200 196	218 210 208 206 211 207	154 165 160 148 150 151	(77 395) (78 621) (89 114) (71 443) (76 789) (90 177)	85 721 91 368 88 283 81 454 81 811 87 823	61 232 60 621 56 128 66 201 61 651 59 525
2021	1 2 3 4 5 6 7 8 9 10 * 11 * 12 *	195 178 185 197 204 193 208 199 190 211 198 205	196 207 210 205 218 222 221 221 219 224 228 203	143 157 156 149 151 158 154 166 164 162 151 159	(77 574) (97 181) 85 694 84 862 95 623 109 313 104 008 (98 103) (111 644) (100 152) 94 590 (93 775)	90 597 83 684 92 090 84 718 89 039 88 684 90 784 91 900 98 330 84 333 85 447 91 246	60 475 58 893 64 560 62 504 65 213 63 653 67 589 60 290 65 636 62 580 64 421 64 883

* 临时数字

() 表示少于 20 宗交易。

[] 表示 2021 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 2021.

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

表 Table 38

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
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	209.7	887.9
2020	200.5	826.1
2021 *	208.8	879.4
2020 7 - 9	199.9	816.5
10 - 12	202.5	817.1
2021 1 - 3	201.0	852.9
4 - 6	207.1	878.5
7 - 9	212.4	887.2
10 - 12 *	214.8	898.9
2020 7	201.2	837.8
8	199.7	807.7
9	198.8	803.9
10	202.5	805.5
11	202.1	824.9
12	202.9	820.8
2021 1	199.9	829.3
2	201.6	860.3
3	201.5	869.2
4	203.4	861.4
5	208.2	882.8
6	209.8	891.2
7	211.1	884.2
8	213.8	892.1
9	212.3	885.2
10 *	216.4	890.8
11 *	212.9	905.6
12 *	215.2	900.4

* 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.

表 Table 39

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	东区 Eastern	深水埗 Sham Shui Po	观塘 Kwun Tong	葵青 Kwai Tsing	荃湾 Tsuen Wan	沙田 Sha Tin	
[平均面积] [Average size]	[92 平方米 m ²]	[73 平方米 m ²]	[75 平方米 m ²]	[61 平方米 m ²]	[77 平方米 m ²]	[69 平方米 m ²]	
年 / 月 Year / Month							
2020		117 407	125 280	115 974	76 565	74 703	81 625
2021 *		123 145	134 367	113 168	81 028	81 052	87 507
2020	7	(21 463)	-	(130 012)	65 996	79 608	(72 605)
	8	-	-	128 639	80 471	67 079	(52 681)
	9	(110 615)	(138 660)	112 221	(52 325)	63 644	(79 393)
	10	-	(138 416)	101 711	103 491	88 068	(92 402)
	11	-	(114 903)	127 168	78 343	83 691	(82 638)
	12	(116 369)	(127 853)	120 589	68 949	86 651	(76 923)
2021	1	-	156 542	104 485	72 041	67 505	(83 628)
	2	(105 063)	(139 319)	109 898	69 856	93 505	(99 279)
	3	(149 721)	139 073	111 125	68 481	91 692	87 600
	4	(65 944)	(120 556)	(124 184)	82 226	83 851	90 509
	5	(109 478)	124 871	119 134	93 906	75 869	(92 121)
	6	(126 577)	133 752	117 794	90 917	79 713	(94 254)
	7	125 149	142 335	103 110	85 918	79 909	79 566
	8	(152 863)	(143 339)	113 438	86 199	64 684	(94 610)
	9	(135 081)	154 258	126 513	85 121	77 699	(95 273)
	10 *	(151 685)	(90 430)	(117 592)	(69 760)	76 919	(107 117)
	11 *	(133 783)	(101 919)	103 461	67 622	81 697	69 785
	12 *	116 529	(115 977)	114 359	74 060	102 172	88 644

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2021 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 2021.

- No transaction record received by this Department.

Premises analysed are those built since 1992.

Average prices are in respect of upper floor units only.

表 Table 40

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

地区	District	2020年年底总存量 Stock at year-end	2021年落成量 Completions	落成量占 2020 年总存量的百分率 Completions as a % of 2020 Stock	2021年年底总存量 Stock at year-end	2021年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant	平方米 m ²
东区	Eastern	47 100	-	-	47 100	5 600	11.9	
南区	Southern	5 900	-	-	5 900	100	1.7	
港岛	HONG KONG	53 000	-	-	53 000	5 700	10.8	
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	-	-	
深水埗	Sham Shui Po	120 100	-	-	120 100	8 300	6.9	
九龙城	Kowloon City	5 200	-	-	5 300	-	-	
黄大仙	Wong Tai Sin	28 300	-	-	28 300	3 200	11.3	
观塘	Kwun Tong	191 700	-	-	190 300	31 800	16.7	
九龙	KOWLOON	354 600	-	-	353 300	43 300	12.3	
葵青	Kwai Tsing	92 800	-	-	93 200	10 900	11.7	
荃湾	Tsuen Wan	21 300	-	-	21 300	300	1.4	
北区	North	6 600	-	-	6 600	2 300	34.8	
沙田	Sha Tin	16 600	-	-	16 600	300	1.8	
新界	NEW TERRITORIES	137 300	-	-	137 700	13 800	10.0	
全港	OVERALL	544 900	-	-	544 000	62 800	11.5	

2021 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 2020 年年底总存量计算。

2021 Year-end Stock figures are derived from the latest rating record,
and not from the 2020 Year-end Stock figures shown here.

表 Table 41

私人工贸大厦 - 整体空置趋势
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m²

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
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
2020	-	-	-	544 900	55 700	10.2	55 700	10.2
2021	-	-	-	544 000	62 800	11.5	62 800	11.5

表 Table 42

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 m²

地区	District	2020 年年底总存量 Stock at year-end	2021 年落成量 Completions	落成量占 2020 年总存量的百分率 Completions as a % of 2020 Stock	2021 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	74 800	-	-	74 800
港岛	HONG KONG	75 300	-	-	75 300
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	11 700	-	-	11 700
九龙城	Kowloon City	30 500	-	-	30 500
黄大仙	Wong Tai Sin	44 100	-	-	44 100
观塘	Kwun Tong	171 800	-	-	171 800
九龙	KOWLOON	258 100	-	-	258 100
葵青	Kwai Tsing	131 800	-	-	131 700
荃湾	Tsuen Wan	126 200	-	-	126 200
屯门	Tuen Mun	175 800	-	-	175 800
元朗	Yuen Long	615 400	1 500	0.2	585 200
北区	North	136 600	-	-	136 600
大埔	Tai Po	756 600	-	-	756 500
沙田	Sha Tin	137 200	-	-	137 200
西贡	Sai Kung	682 000	-	-	683 000
离岛	Islands	93 800	-	-	93 800
新界	NEW TERRITORIES	2 855 400	1 500	0.1	2 826 000
全港	OVERALL	3 188 800	1 500	0.0 +	3 159 400

+ 少于 0.05%

2021 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 2020 年年底总存量计算。

+ Below 0.05%

2021 Year-end Stock figures are derived from the latest rating record,
and not from the 2020 Year-end Stock figures shown here.

表 Table 43

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		2021 年落成量 Completions	预测落成量 Forecast Completions	
			[2022]	[2023]
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	-	-	200
元朗	Yuen Long	1 500	-	44 500
北区	North	-	-	-
大埔	Tai Po	-	11 600	7 600
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	87 500	-
离岛	Islands	-	-	-
新界 NEW TERRITORIES		1 500	99 100	52 300
全港 OVERALL		1 500	99 100	52 300

表 Table 44

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

地区	District	2020年年底总存量 Stock at year-end	2021年落成量 Completions	落成量占2020年总存量的百分率 Completions as a % of 2020 Stock	2021年年底总存量 Stock at year-end	2021年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant	平方米 m ²
中西区	Central and Western	43 700	-	-	43 700	-	-	-
湾仔	Wan Chai	-	-	-	-	-	-	-
东区	Eastern	92 200	-	-	92 200	3 300	3.6	
南区	Southern	28 600	-	-	28 600	-	-	
港岛	HONG KONG	164 500	-	-	164 500	3 300	2.0	
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	
深水埗	Sham Shui Po	142 200	-	-	142 200	47 800	33.6	
九龙城	Kowloon City	89 300	-	-	89 300	1 400	1.6	
黄大仙	Wong Tai Sin	1 500	-	-	1 500	-	-	
观塘	Kwun Tong	252 300	-	-	250 700	73 800	29.4	
九龙	KOWLOON	485 300	-	-	483 700	123 000	25.4	
葵青	Kwai Tsing	1 751 100	-	-	1 768 500	48 200	2.7	
荃湾	Tsuen Wan	395 000	-	-	395 500	41 600	10.5	
屯门	Tuen Mun	142 400	-	-	142 400	13 400	9.4	
元朗	Yuen Long	126 000	-	-	126 000	1 600	1.3	
北区	North	126 100	-	-	126 100	2 700	2.1	
大埔	Tai Po	600	-	-	600	-	-	
沙田	Sha Tin	442 300	-	-	442 400	25 000	5.7	
西贡	Sai Kung	7 400	-	-	7 400	4 500	60.8	
离岛	Islands	94 400	-	-	94 400	5 900	6.3	
新界	NEW TERRITORIES	3 085 300	-	-	3 103 300	142 900	4.6	
全港	OVERALL	3 735 100	-	-	3 751 500	269 200	7.2	

2021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2020年年底总存量计算。

2021 Year-end Stock figures are derived from the latest rating record,
and not from the 2020 Year-end Stock figures shown here.

表 Table 45

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 m²

地区 District		2021 年落成量 Completions	预测落成量 Forecast Completions	
			[2022]	[2023]
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	-	-	2 300
北区	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	-	75 800	2 300
全港	OVERALL	-	75 800	2 300

表 Table 46

私人货仓 - 整体空置趋势
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m²

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
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
2020	-	-	-	3 735 100	202 100	5.4	202 100	5.4
2021	-	-	-	3 751 500	269 200	7.2	269 200	7.2

表 Table 47

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
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
2020	2.4	2.2	2.1	2.0	1.9
2021 *	2.4	2.2	2.1	2.0	1.9
2020 7 - 9	2.4	2.2	2.1	2.0	1.9
10 - 12	2.4	2.2	2.1	2.1	2.0
2021 1 - 3	2.3	2.1	2.1	2.0	1.8
4 - 6	2.3	2.1	2.1	2.0	1.9
7 - 9	2.4	2.2	2.1	2.0	1.9
10 - 12 *	2.4	2.2	2.1	2.0	2.0
2020 7	2.4	2.2	2.1	2.0	1.9
8	2.4	2.2	2.2	2.0	1.9
9	2.4	2.2	2.1	2.0	1.9
10	2.4	2.2	2.1	2.1	2.0
11	2.4	2.2	2.2	2.1	2.0
12	2.4	2.2	2.1	2.0	1.9
2021 1	2.3	2.2	2.1	2.1	1.9
2	2.3	2.1	2.1	2.0	1.8
3	2.3	2.1	2.0	1.9	1.8
4	2.3	2.1	2.1	2.0	1.9
5	2.3	2.1	2.1	2.0	1.9
6	2.4	2.1	2.1	2.0	1.9
7	2.3	2.1	2.1	2.0	1.9
8	2.4	2.2	2.1	2.0	1.9
9	2.4	2.2	2.1	1.9	2.0
10	2.4	2.2	2.1	2.0	2.0
11 *	2.4	2.2	2.1	2.0	2.1
12 *	2.4	2.2	2.1	2.0	2.2

* 临时数字

* Provisional figures

表 Table 48

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		分层工厂大厦 Flattened Factories **	零售业楼宇 Retail
	甲级 Grade A	乙级 Grade B		
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
2020	2.7	2.7	2.9	2.6
2021 *	2.5	2.5	2.9	2.5
2020 7 - 9	2.9	2.7	3.0	2.6
10 - 12	2.5	2.6	3.0	2.6
2021 1 - 3	2.5	2.6	2.8	2.5
4 - 6	2.5	2.5	2.9	2.5
7 - 9	2.6	2.4	2.9	2.4
10 - 12 *	2.5	2.6	2.9	2.5
2020 7	2.9	2.6	2.9	2.6
8	2.9	2.7	3.0	2.6
9	2.7	2.6	3.0	2.7
10	2.5	2.8	3.1	2.6
11	2.7	2.6	3.0	2.6
12	2.5	2.5	3.0	2.6
2021 1	2.6	2.8	2.9	2.6
2	2.3	2.7	2.8	2.5
3	2.6	2.6	2.8	2.5
4	2.5	2.5	2.9	2.5
5	2.5	2.4	2.9	2.5
6	2.4	2.6	2.9	2.5
7	2.7	2.4	2.9	2.4
8	2.5	2.4	2.9	2.4
9	2.4	2.4	2.9	2.4
10 *	2.5	2.4	2.9	2.5
11 *	2.6	2.7	2.9	2.5
12 *	2.5	2.7	2.9	2.6

* 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.

表 Table 49

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)
2019	59 797	548 795
2020	59 880	548 233
2021	74 297	733 904
2020 1 - 3	10 204	86 944
4 - 6	17 073	151 273
7 - 9	15 515	143 107
10 - 12	17 088	166 909
2021 1 - 3	18 131	166 024
4 - 6	22 000	229 253
7 - 9	18 969	189 156
10 - 12	15 197	149 471
2021 1	4 562	39 742
2	6 125	56 934
3	7 444	69 348
4	7 325	71 550
5	7 084	76 830
6	7 591	80 873
7	7 579	78 604
8	5 546	54 497
9	5 844	56 055
10	4 643	49 680
11	5 409	51 283
12	5 145	48 508

资料来源：土地注册处

数字源自于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.

表 Table 50

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

年 / 月 Year / Month	成交金额 (百万元) Range of Consideration (\$ million)										总数 Total	
	少于 2 Less than 2		2 至少于 3 2 to less than 3		3 至少于 5 3 to less than 5		5 至少于 10 5 to less than 10		10 或以上 10 or over			
	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%		
2019	1 018	2	1 594	3	11 242	19	33 266	56	12 677	21	59 797	
2020	892	1	1 200	2	10 297	17	34 949	58	12 542	21	59 880	
2021	1 053	1	1 414	2	11 303	15	41 893	56	18 634	25	74 297	
2020	1 - 3	218	2	233	2	1 901	19	6 148	60	1 704	17	10 204
	4 - 6	211	1	289	2	3 030	18	10 505	62	3 038	18	17 073
	7 - 9	210	1	353	2	2 740	18	8 774	57	3 438	22	15 515
	10 - 12	253	1	325	2	2 626	15	9 522	56	4 362	26	17 088
2021	1 - 3	253	1	338	2	3 097	17	10 402	57	4 041	22	18 131
	4 - 6	254	1	368	2	3 077	14	12 452	57	5 849	27	22 000
	7 - 9	248	1	383	2	2 641	14	10 672	56	5 025	26	18 969
	10 - 12	298	2	325	2	2 488	16	8 367	55	3 719	24	15 197
2021	1	84	2	113	2	846	19	2 577	56	942	21	4 562
	2	68	1	115	2	994	16	3 563	58	1 385	23	6 125
	3	101	1	110	1	1 257	17	4 262	57	1 714	23	7 444
	4	78	1	114	2	1 142	16	4 339	59	1 652	23	7 325
	5	91	1	133	2	965	14	3 938	56	1 957	28	7 084
	6	85	1	121	2	970	13	4 175	55	2 240	30	7 591
	7	75	1	124	2	955	13	4 025	53	2 400	32	7 579
	8	89	2	148	3	841	15	3 150	57	1 318	24	5 546
	9	84	1	111	2	845	14	3 497	60	1 307	22	5 844
	10	94	2	96	2	741	16	2 437	52	1 275	27	4 643
	11	95	2	117	2	897	17	3 036	56	1 264	23	5 409
	12	109	2	112	2	850	17	2 894	56	1 180	23	5 145

资料来源：土地注册处
有关数字来自图表 49。
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 49.
Figures in percentage for individual items may not add up to 100% due to rounding.

表 Table 51

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			二手买卖 Secondary Sales			总数 Total No.
	数目 No.	%	总值 (百万元) Consideration (\$ million)	数目 No.	%	总值 (百万元) Consideration (\$ million)	
2019	21 108	35	227 603	38 689	65	321 190	59 797
2020	15 317	26	169 774	44 563	74	378 459	59 880
2021	17 650	24	230 888	56 647	76	503 017	74 297
2020	1 - 3	2261	24 891	7 943	78	62 053	10 204
	4 - 6	4 149	44 638	12 924	76	106 635	17 073
	7 - 9	3 549	43 740	11 966	77	99 367	15 515
	10 - 12	5 358	56 505	11 730	69	110 404	17 088
2021	1 - 3	3 692	44 708	14 439	80	121 317	18 131
	4 - 6	4 593	69 396	17 407	79	159 857	22 000
	7 - 9	4 686	61 133	14 283	75	128 023	18 969
	10 - 12	4 679	55 651	10 518	69	93 820	15 197
2021	1	586	7 269	3 976	87	32 474	4 562
	2	1 553	17 229	4 572	75	39 705	6 125
	3	1 553	20 210	5 891	79	49 138	7 444
	4	1 067	16 275	6 258	85	55 275	7 325
	5	1 572	24 951	5 512	78	51 879	7 084
	6	1 954	28 170	5 637	74	52 703	7 591
	7	2 052	28 567	5 527	73	50 037	7 579
	8	708	11 305	4 838	87	43 192	5 546
	9	1 926	21 261	3 918	67	34 794	5 844
	10	1 297	19 479	3 346	72	30 201	4 643
	11	1 868	19 014	3 541	65	32 269	5 409
	12	1 514	17 158	3 631	71	31 350	5 145

资料来源：土地注册处

有关数字来自图表 49。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 49 的总值。

Source : The Land Registry

Figures are derived from Table 49. 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 49.

表 Table 52

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		商业楼宇 Commercial		分层工厂大厦 Flatted Factories	
	宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)	宗数 No.	总值 (百万元) Consideration (\$ million)
2019	861	27 960	1 300	21 472	2 426	18 028
2020	686	8 287	1 269	18 291	2 117	13 686
2021 *	1 077	14 860	2 189	42 055	3 642	27 676
2020 7 - 9	186	1 713	375	4 448	630	4 154
10 - 12	226	3 119	410	7 489	695	4 164
2021 1 - 3	245	3 440	539	8 989	885	6 046
4 - 6	332	4 415	611	10 523	1 035	7 078
7 - 9	283	4 305	546	11 064	903	7 947
10 - 12 *	217	2 699	493	11 478	819	6 605
2020 7	58	471	102	1 258	206	1 465
8	57	640	113	1 182	190	1 225
9	71	602	160	2 008	234	1 464
10	50	873	121	1 539	197	1 081
11	63	1 197	118	3 738	201	1 252
12	113	1 049	171	2 211	297	1 831
2021 1	64	632	156	2 681	235	1 620
2	72	785	160	2 661	256	1 702
3	109	2 024	223	3 647	394	2 724
4	119	1 511	195	2 833	301	2 039
5	109	1 427	209	3 252	341	2 285
6	104	1 478	207	4 438	393	2 755
7	111	2 090	179	2 931	322	2 564
8	92	964	186	4 514	286	2 210
9	80	1 252	181	3 620	295	3 174
10 *	59	800	128	4 070	205	1 449
11 *	88	920	190	3 873	309	2 373
12 *	70	979	175	3 536	305	2 783

* 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

(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	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
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

(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	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
	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)

(p) = part 部分

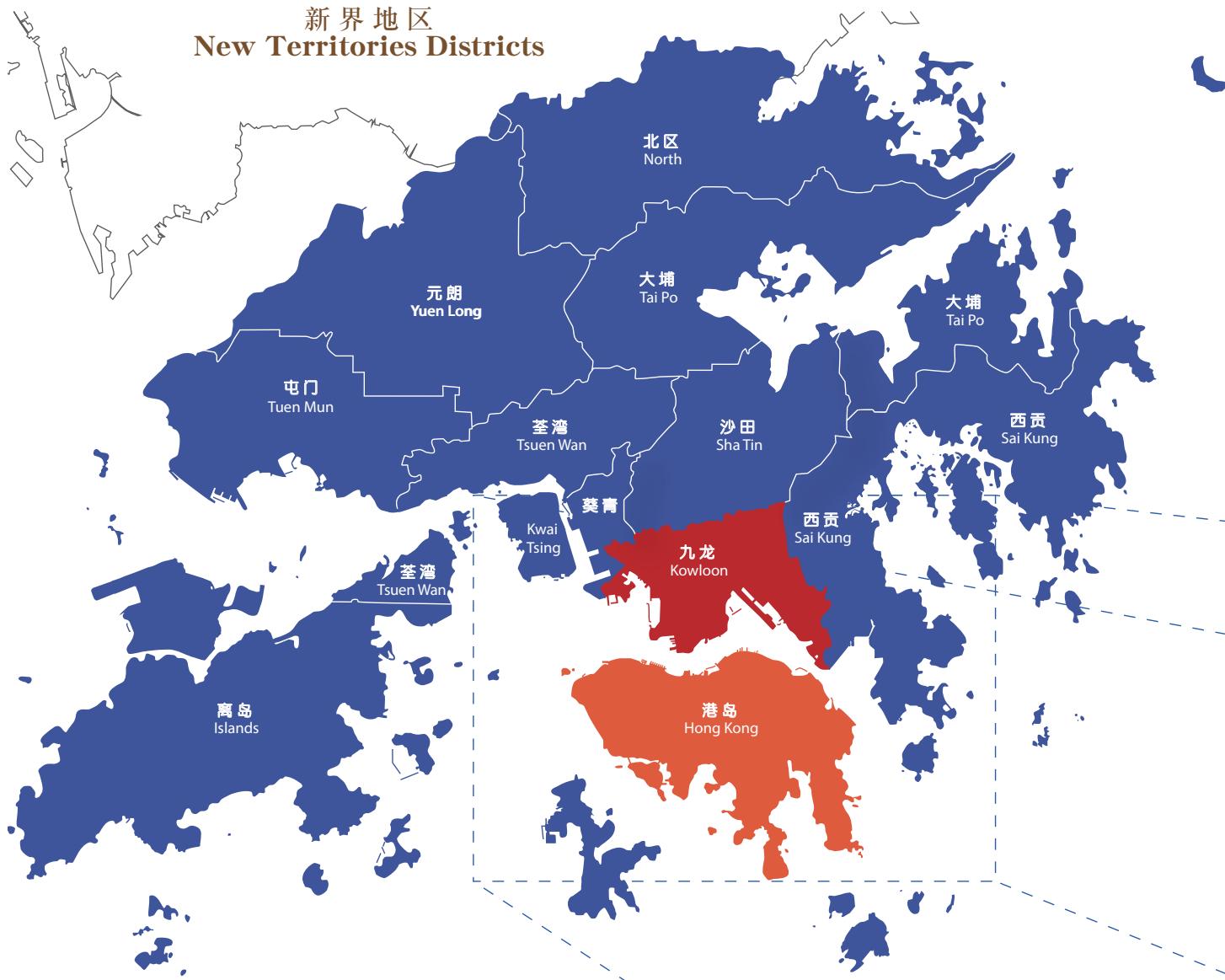
各区域及地区
AREAS AND DISTRICTS

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	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
	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

(p) = part 部分

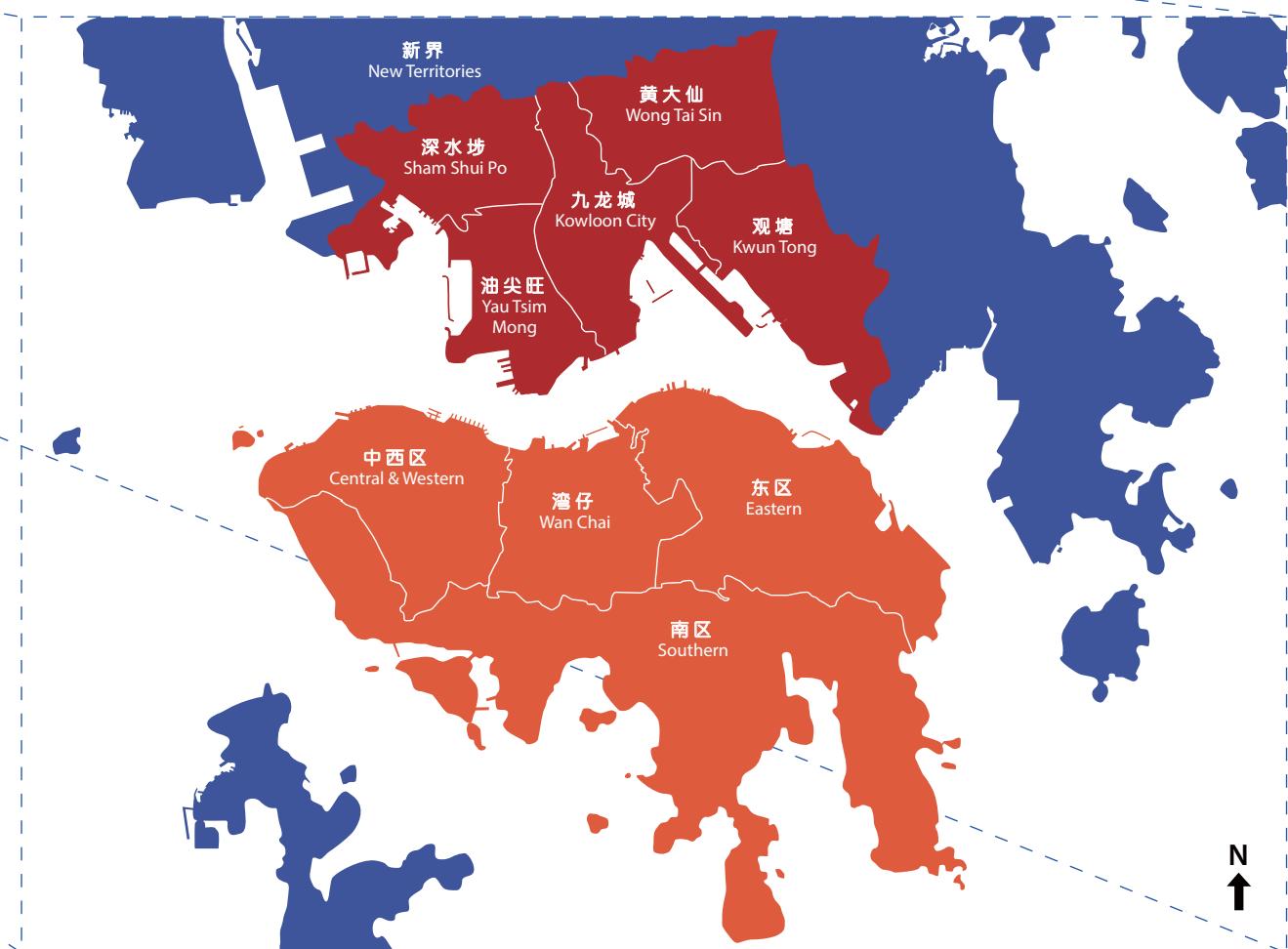
写 字 楼 分 区
OFFICE SUB-DISTRICTS

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

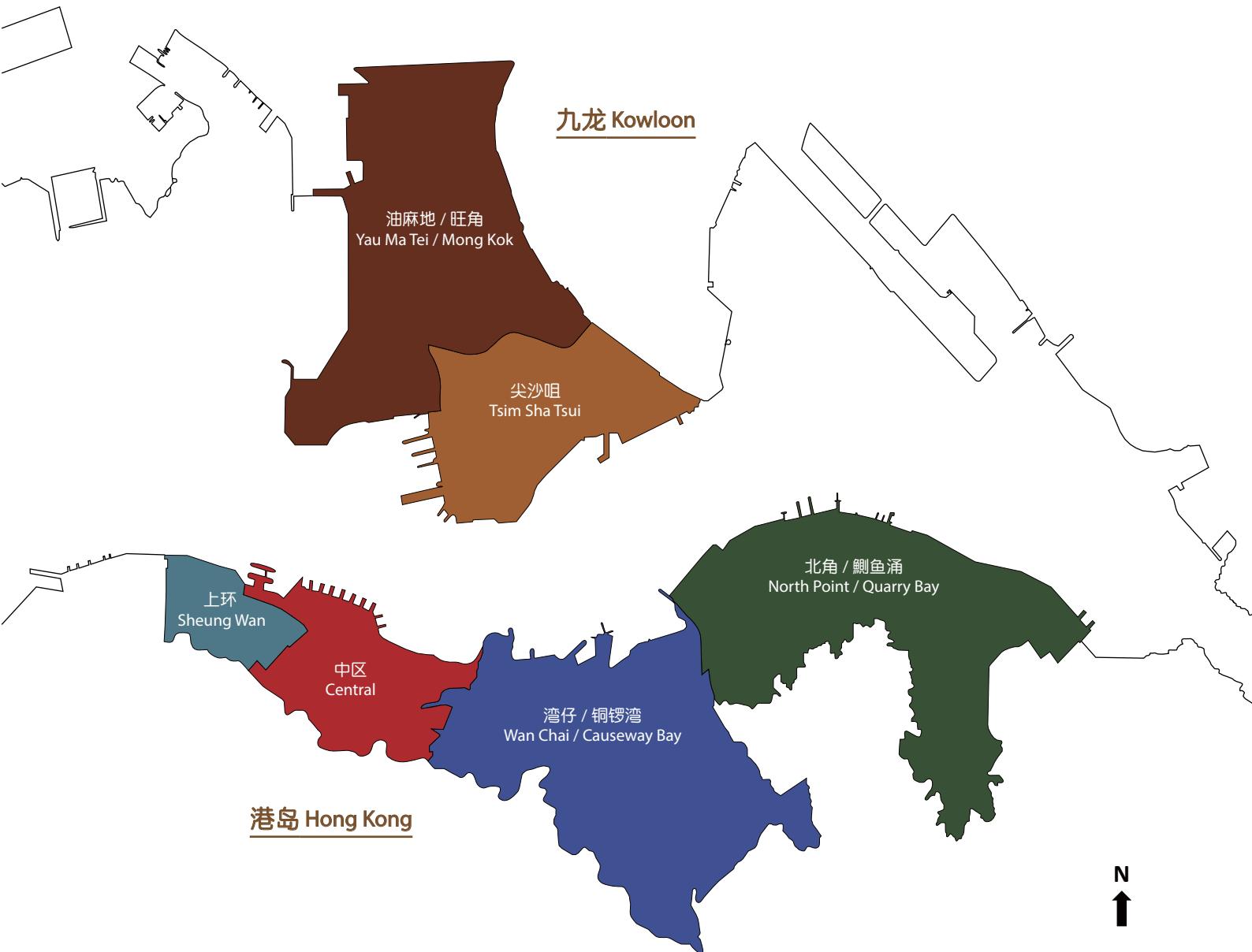


分区图
Plans

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

