



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

2023



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Hong Kong Property Review

本报告回顾 2022 年香港物业市场的活动，
并预测 2023 及 2024 年的楼宇落成量。

A review of the Hong Kong property market for the year 2022 with
forecast of completions for 2023 and 2024.

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2023 年 4 月

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April 2023



差饷物业估价署
Rating and Valuation Department

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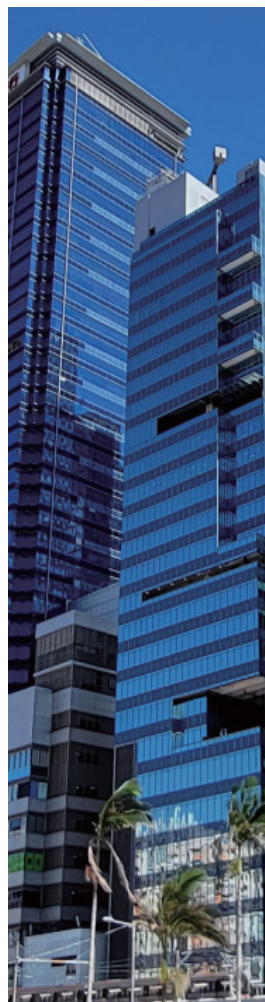
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序言

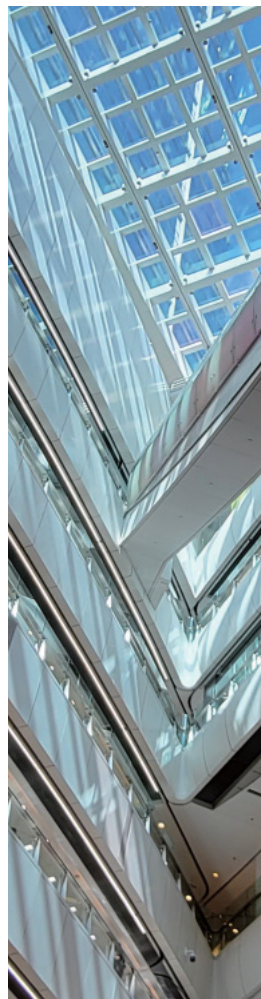
FOREWORD



私人住宅
Private Domestic



私人写字楼
Private
Office



私人商业楼宇
Private
Commercial



私人工业楼宇
Private Industrial

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

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。

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

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.

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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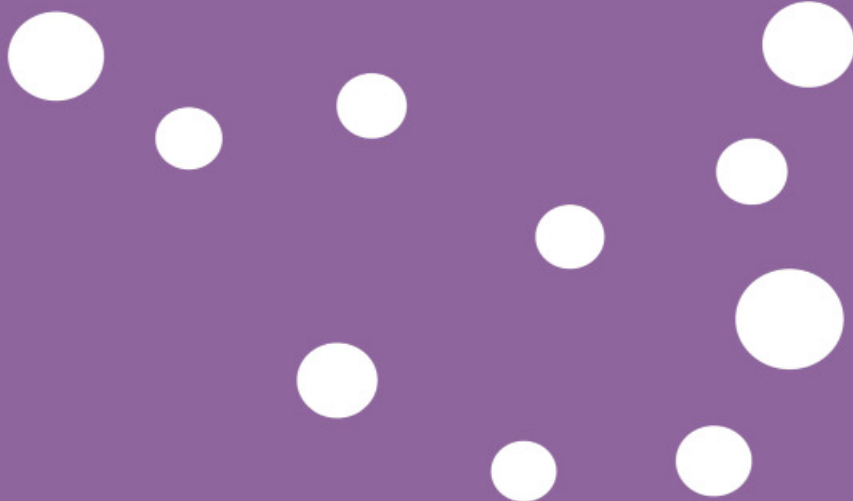
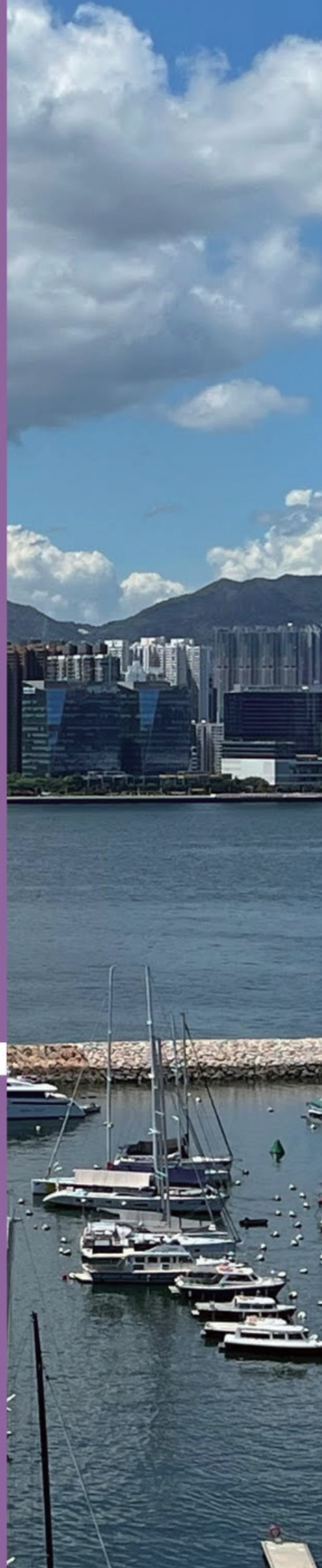
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综 观

OVERVIEW





受到第五波新冠病毒疫情肆虐、俄乌战争爆发与地缘政治紧张局势升温、流动资金收紧及全球经济不明朗所导致的本地需求疲弱等因素所影响，2022年香港经济在2021年经历复苏后显著转弱，实质本地生产总值按年收缩3.5%。

在加息及市场信心减弱的情况下，私人住宅物业市场在2022年有所调整。2022年12月住宅楼价较前一年同期大幅下挫15.2%，是自2009年以来连续13年增长后，首次录得跌幅。一手和二手市场的交投量亦较去年下降39%。由于对租住物业的需求疲弱，2022年住宅租金亦偏软，2022年12月按年下跌4.2%，但跌幅相对温和。

政府已采用多管齐下的措施来维持物业市场稳健发展。在《2022年施政报告》中，行政长官公布政府将在造地和公营房屋供应方面提量、提速、提效、提质，以确保私营房屋的供应稳定和解决短期公营房屋供应不足的问题。造地措施包括物色更多土地和发展棕地以增加土地储备、精简规划与发展的法定和行政程序以压缩造地及楼宇建造的所需时间，以及透过放宽高楼龄私人楼宇的申请强拍门槛来加快市区重建等。此外，随着「简约公屋」等措施推出，未来五年的公营房屋供应量将大幅增加。

Dampened by the fifth wave of the COVID-19 epidemic, outbreak of the Russian-Ukrainian war and escalating geopolitical tensions, tightened liquidity and sluggish local demand brought about by uncertain global economic conditions, the Hong Kong economy weakened notably in 2022 after a year of recovery in 2021. The real Gross Domestic Product contracted by 3.5% in 2022.

Amidst rising interest rates and weakened market confidence, the private residential property market underwent a correction in 2022. Domestic prices in December 2022 declined significantly by 15.2% over the same period in the preceding year, the first fall recorded after 13 consecutive yearly increases since 2009. Trading volume of the primary and secondary markets also dropped by 39% over the past year. Due to lacklustre demand for rental premises, domestic rents in 2022 also softened, yet at a milder year-on-year rate of 4.2% by December 2022.

The Government has adopted a multi-pronged approach to maintaining the steady and healthy development of the property market. The Chief Executive announced in his 2022 Policy Address that the Government will enhance quantity, speed, efficiency and quality in land production and public housing supply to ensure a steady private housing supply and address the short-term public housing shortage respectively. The land production measures include identifying more land and redeveloping brownfield sites to build up land reserve, streamlining statutory and administrative procedures relating to planning and development to compress the time for land production and building construction, and expediting urban renewal by lowering the ownership thresholds for applying compulsory sale of old private buildings, etc. Besides, public housing supply will be increased significantly in the next five years with the introduction of Light Public Housing and other measures.

为纾解民困及支援企业渡过第五波疫情，财政司司长在《2022-23 年度财政预算案》中公布一系列措施，例如自 2022 年 4 月起向每名合资格申请人发放新一轮金额 10 000 元的消费券、由 2022-23 课税年度起向并没持有任何住宅物业的纳税人提供上限为 100 000 元的住宅租金开支扣除，以及为指明处所的租户实施为期三个月的暂缓追讨欠租安排。展望未来，随着所有防疫措施和旅游限制解除，预期 2023 年香港将在疫后全速复苏。虽然 2023 年香港和中国内地的经济前景乐观，但通胀高企、地缘政治局势动荡及跨国银行业危机等全球发展的最新情况为本地经济增添不确定性。政府会继续密切监察不断演变的环境，以确保物业市场健康发展。

住宅物业

2022 年 12 月住宅售价以按年下跌 15.2% 作结，尽管同年 4 月曾短暂回升不足 1%。一手和二手市场在 2022 年仅合共录得 45 050 宗交投，较 2021 年急挫 39%。鉴于持续加息以及经济情况不明朗和第五波本地疫情爆发导致市场气氛转淡等各种原因，2022 年住宅物业市场失去动力。



To alleviate people's hardship and support enterprises to tide over the fifth wave of the epidemic, the Financial Secretary announced in his 2022-23 Budget a host of measures such as issuing a new round of consumption vouchers of \$10 000 to each eligible applicant from April 2022, introducing a tax deduction for domestic rental expenses incurred by taxpayers who are not owners, capped at a ceiling of \$100 000 from year of assessment 2022-23, as well as rolling out a 3-month rental enforcement moratorium for tenants of specified premises. Looking ahead, Hong Kong's post-epidemic recovery is expected to be speedy in 2023 after the lifting of all anti-epidemic measures and travel restrictions. While the economic outlook of Hong Kong and the Mainland China is upbeat in 2023, the latest global developments including high inflation, volatile geopolitical situations and international banking crisis, pose uncertainties to the local economy. The Government will continue to close monitor the evolving environment to ensure a healthy development of the property market.

Residential

Domestic prices in December 2022 ended with a year-on-year fall of 15.2%, despite a short-lived rebound of less than 1% in April of the same year. Primary and secondary markets only recorded a total of 45 050 transactions in 2022, representing a plunge of 39% in trading volume compared to 2021. The residential market lost its momentum in 2022 due to various reasons including continuous interest rate hikes and weakened market sentiment due to uncertain economic conditions and the fifth wave of the local epidemic.

由于对租住物业的需求疲弱，2022年12月住宅租金亦按年下跌4.2%，但跌幅相对温和。所有类别住宅物业的市场回报率均轻微上升至2.0%至2.5%之间。

2022年新私人住宅单位落成量为21 168个单位，较2021年多47%，大部分为中/小型单位。入住量为14 012个单位，与2021年的水平相若。年底空置量上升至总存量的4.4%，相当于54 967个单位。在这些空置单位中，有7 875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。2023和2024年的预测落成量分别为19 953个和26 970个单位。

写字楼

2022年，在第五波本地疫情爆发，加上地缘政治紧张局势升温以及全球经济不明朗导致流动资金紧绌和市场气氛减弱的情况下，写字楼售价和交投量均见下跌。企业对购买物业及扩充写字楼持审慎态度，反而积极寻求节省成本的方法，例如迁离商业中心区及缩减写字楼面积。

以2021年第四季与2022年第四季相比，整体写字楼售价录得3.0%的跌幅，2022年的交投量较2021年大跌38%至667宗。企业和公司对出租物业的需求受压，亦导致同期整体写字楼租金下跌2.4%，当中甲级、乙级和丙级写字楼的租金分别下跌2.6%、2.2%和1.8%。

Due to lacklustre demand for rental premises, domestic rents also declined but at a milder year-on-year rate of 4.2% by December 2022. The market yields for all classes of domestic properties edged up to the range from 2.0% to 2.5%.

Completions of new private domestic units in 2022 were 21 168 units, 47% more than those in 2021, most of which were small/medium units. Take-up, at 14 012 units, remained at a similar level as that of 2021. Vacancy at the year-end rose to 4.4% of the total stock, equivalent to 54 967 units. Among these vacant units, 7 875 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. Forecast completions in 2023 and 2024 are 19 953 units and 26 970 units respectively.

Office

2022 saw a reduction in both price and sales transaction volume amid the fifth wave of the local epidemic, tightened liquidity and weakened market sentiment due to escalating geopolitical tensions and uncertain global economic conditions. Businesses were cautious in purchasing premises and expanding office space. Instead, they actively pursued cost-saving options such as decentralisation and downsizing of their offices.

Between the fourth quarters of 2021 and 2022, the overall office prices registered a drop of 3.0%. In 2022, sales transaction volume plummeted by 38% to 667 transactions compared to 2021. Subdued demand from businesses and corporations for rental premises also led to a fall of 2.4% in overall office rents during the corresponding period, with Grade A, B and C office rents declining by 2.6%, 2.2% and 1.8% respectively.

2022年写字楼落成量大幅上升至351 300平方米。甲级写字楼落成量为299 300平方米，大部分来自非核心地区，如九龙城、观塘和东区。乙级写字楼落成量为50 300平方米，主要分布于观塘和荃湾。丙级写字楼落成量极少，仅1 700平方米，其中大部分由湾仔供应，有1 000平方米。年内，写字楼的整体使用量转为正数19 300平方米。甲级和丙级写字楼的使用量录得正数，分别为42 000平方米和9 000平方米，而乙级写字楼的使用量则为负数31 700平方米。年底整体空置量为总存量的14.4%，相当于1 859 600平方米。甲级和乙级写字楼的空置率均为15.1%，而丙级写字楼为8.8%。除中区录得8.7%的较低空置率外，所有分区的甲级写字楼均录得双位数字的空置率。

Office completions in 2022 soared significantly to 351 300 m². Grade A completions were 299 300 m², mostly coming from the non-core districts such as Kowloon City, Kwun Tong and the Eastern district. Grade B completions of 50 300 m² were mainly distributed among Kwun Tong and Tsuen Wan. There were insignificant amount of 1 700 m² for Grade C completions, with Wan Chai contributing the most at 1 000 m². The overall take-up reverted to a positive level at 19 300 m² in the year. Grade A and Grade C offices had positive take-ups of 42 000 m² and 9 000 m² respectively while Grade B had a negative take-up of 31 700 m². The overall year-end vacancy was 14.4% of the total stock, amounting to 1 859 600 m². The vacancy rates of Grade A and Grade B offices were 15.1% each, while that of Grade C offices was 8.8%. Grade A offices in all sub-districts recorded double-digit vacancy rates, except for Central where a lower rate of 8.7% was recorded.



预计2023年的落成量将下跌至267 200平方米，并在2024年进一步跌至105 700平方米。2023年甲级写字楼的落成量将为250 700平方米，当中深水埗和中西区分别占预计供应量的38%和25%。2024年甲级写字楼落成量将有86 600平方米，而观塘将提供近半的预测落成量。乙级写字楼在2023年的预测落成量将有15 100平方米，并在2024年轻微回升至17 800平方米。丙级写字楼在2023和2024年的落成量将分别有1 400平方米和1 300平方米。

Forecast completions in 2023 will drop to 267 200 m² and further to 105 700 m² in 2024. In 2023, Grade A completions will be 250 700 m², with Sham Shui Po and the Central and Western district contributing 38% and 25% of the anticipated supply respectively. Grade A completions in 2024 will account for 86 600 m² as Kwun Tong will contribute almost half of the forecast completions. Grade B forecast completions will provide 15 100 m² in 2023 and slightly rebound to 17 800 m² in 2024. For Grade C offices, there will be 1 400 m² of completions in 2023 and 1 300 m² in 2024.

商业楼宇

2022年商业楼宇的落成量急升至117 700平方米，当中九龙和新界合共占落成量的88%。年内使用量录得正数52 200平方米。年底空置率仍高企于总存量的10.5%，相当于1 223 700平方米。预计2023年落成量将进一步升至146 500平方米，而九龙城将占预计供应量的47%。2024年的总供应量为76 200平方米，湾仔将成为主要供应区，占总供应量的30%。

零售业楼宇

尽管2022年派发电子消费券发挥刺激作用，防疫措施及跨境旅游限制仍对零售市道带来负面影响。2022年第四季零售业楼宇的售价及租金与2021年第四季相比，分别回落7.1%及5.0%，而市场回报率在年底时维持于2.5%。

Commercial

Completions of commercial premises in 2022 soared to 117 700 m², with Kowloon and the New Territories altogether accounting for 88% of the completions. A positive take-up of 52 200 m² was recorded in the year. Year-end vacancy rate remained high at 10.5% of the total stock, amounting to 1 223 700 m². Completions are expected to further rise to 146 500 m² in 2023, with Kowloon City contributing 47% of the anticipated supply. In 2024, Wan Chai will become the major supplier in providing 30% of the 76 200 m² total supply.

Retail

The anti-epidemic measures and cross-border travel restrictions posed an adverse impact on the retail market in 2022, despite the stimulus from the distribution of electronic consumption vouchers. Prices and rents of retail premises retreated by 7.1% and 5.0% respectively between the fourth quarters of 2021 and 2022, with market yield maintaining at 2.5% at the end of the year.



工业楼宇

在政府推行措施以发展香港成为数字经济下的智慧城市，以及市民消费习惯转变和电子商贸增长所带动货仓需求增加的情况下，工业楼宇市场近年大为受益。未来两年将有更多数据中心落成。然而，工业楼宇市场在2022年仍然受疫情窒碍。分层工厂大厦交投量受压，成交量比2021年下跌45%。

2022年**分层工厂大厦**的落成量上升至105 000平方米，愈一半的供应来自荃湾等传统工业区。年底空置量下降至总存量的5.3%，相当于851 600平方米。使用量达到正数148 700平方米。预计在2023年，落成量将跌至102 700平方米，并于2024年进一步下跌至41 100平方米。

以2021年第四季与2022年第四季相比，分层工厂大厦售价下跌5.3%，而租金则微跌0.2%。2022年年底时市场回报率维持稳定于2.9%。

2022年并无**工贸大厦**落成。使用量录得正数2 500平方米，而空置率则微跌至总存量的11.3%，相当于60 300平方米。预计未来两年均不会有新供应。

2022年有74 600平方米的新**货仓**楼面落成，使用量录得正数100 200平方米，而空置率则跌至总存量的6.2%，相当于237 300平方米。预计2023和2024年均不会有新货仓楼面供应。

Industrial

The industrial market benefited considerably in recent years from the Government's initiative to develop Hong Kong into a smart city of digital economy, together with the increased demand for storage space arising from a change in consumer spending habits and e-commerce growth. More data centres will come on stream in the coming two years. Nonetheless, the industrial market was still hampered by the epidemic in 2022. Sales activities for flatted factories were subdued, with trading volume declining by 45% from 2021.

Completions of **flatted factories** in 2022 increased to 105 000 m², with over half of the supply coming from the traditional industrial districts such as Tsuen Wan. Vacancy at the year-end fell to 5.3% of total stock at 851 600 m². Take-up reached a positive 148 700 m². Completions are anticipated to fall to 102 700 m² in 2023 and then drop further to 41 100 m² in 2024.

Prices of flatted factories decreased by 5.3% while rents edged down by 0.2% between the fourth quarters in 2021 and 2022. The market yield remained stable at 2.9% at the end of 2022.

There were no **industrial/office** completions in 2022. A positive take-up of 2 500 m² was recorded and the vacancy rate edged down to 11.3% of the stock at 60 300 m². No new supply is expected in the next two years.

New **storage** spaces of 74 600 m² were completed in 2022. Positive take-up of 100 200 m² was registered, while vacancy rate dropped to 6.2% of the total stock at 237 300 m². There will not be any new storage supply in 2023 and 2024.

私人住宅

PRIVATE
DOMESTIC

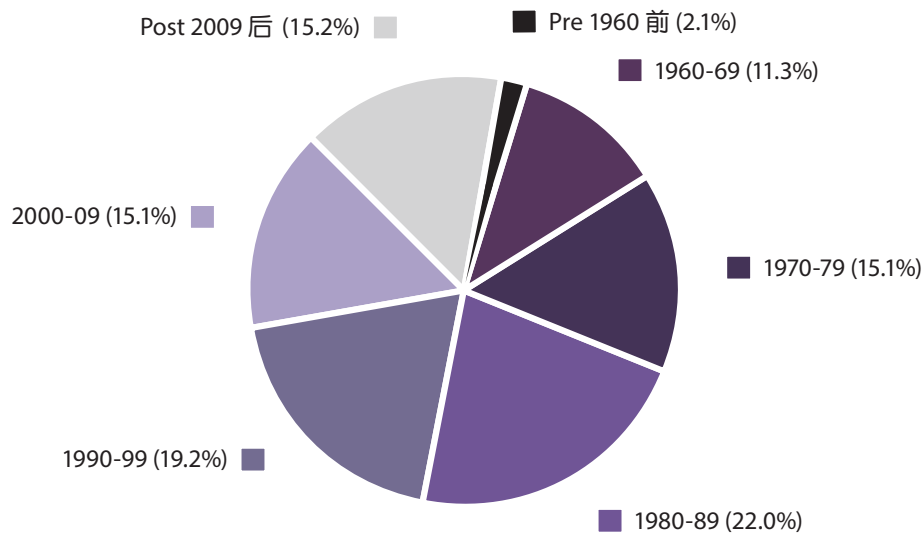




这类别包括设有专用煮食设施、浴室和厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍（包括教育院校的学生宿舍）、医院管理局辖下的宿舍，以及酒店和旅舍。2022年年底的整体总存量为1 256 722个单位。图表显示按楼龄划分的总存量。

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 2022, the overall stock was 1 256 722 units. The chart shows stock distribution by age.

按楼龄分类的总存量 Stock Distribution by Age



2022年私人住宅落成量为21 168个单位，较前一年上升47%。新界和九龙分别占落成量的61%和27%，而港岛占总数的12%。在年内落成单位中，九龙城供应最多新单位，占整体落成量的20%，其次是元朗和沙田，各占14%。

Completions in 2022 were 21 168 units, up by 47% from the previous year. The New Territories and Kowloon contributed 61% and 27% of the completions respectively, while Hong Kong Island accounted for 12% of the total. Of these completed units, Kowloon City contributed the largest share of the new units, at 20% of the overall completions, followed by Yuen Long and Sha Tin at 14% each.

2022 年的入住量为 14 012 个单位，与 2021 年的水平相若。年底空置量上升至 54 967 个单位，占总存量的 4.4%。空置单位中，有 7 875 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 2022 at 14 012 units remained at a similar level as that of 2021. Vacancy at the year-end increased to 54 967 units, or 4.4% of the total stock. Among these vacant units, 7 875 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



预计 2023 年落成量将放缓至 19 953 个单位，至 2024 年升至 26 970 个单位。在 2023 年，52% 的新供应将来自九龙，其余有 42% 来自新界和 6% 来自港岛。按地区计，九龙城的供应量占新落成单位的 24%，其次是屯门和观塘，各占 14%。在 2024 年，九龙和新界将分别占新供应量的 47% 和 46%。按地区计，九龙城将提供落成量的 33%。

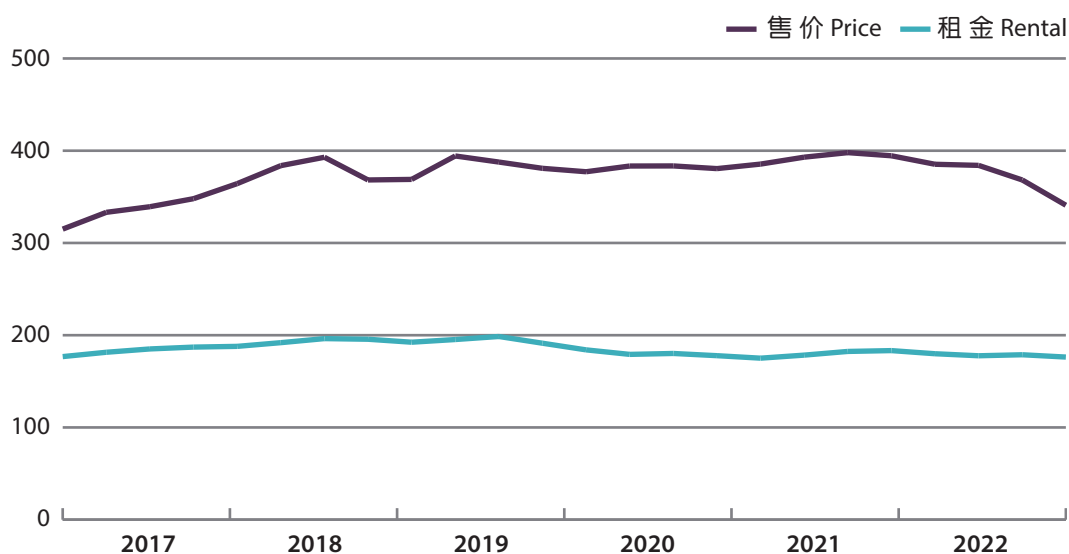
Completions are expected to ease to 19 953 units in 2023 and then surge to 26 970 units in 2024. In 2023, 52% of the new supply will come from Kowloon whereas the remainder will be from the New Territories at 42% and Hong Kong Island at 6%. On district basis, Kowloon City will account for 24% of the new units, followed by Tuen Mun and Kwun Tong at 14% each. In 2024, Kowloon and the New Territories will account for 47% and 46% of the new supply respectively. District-wise, Kowloon City will provide 33% of the completions.

在年内持续加息、本地需求疲软及市场信心减弱的情况下，2022年二手住宅市场售价呈急剧跌势。年初售价轻微下滑，但接近下半年时跌幅加剧。整体而言，2022年最后一季的住宅售价较2021年同期显著下跌13.6%。租金在2022年上半年下跌，至第三季回稳，但在第四季再现跌势，第四季的整体租金按年下跌3.8%。

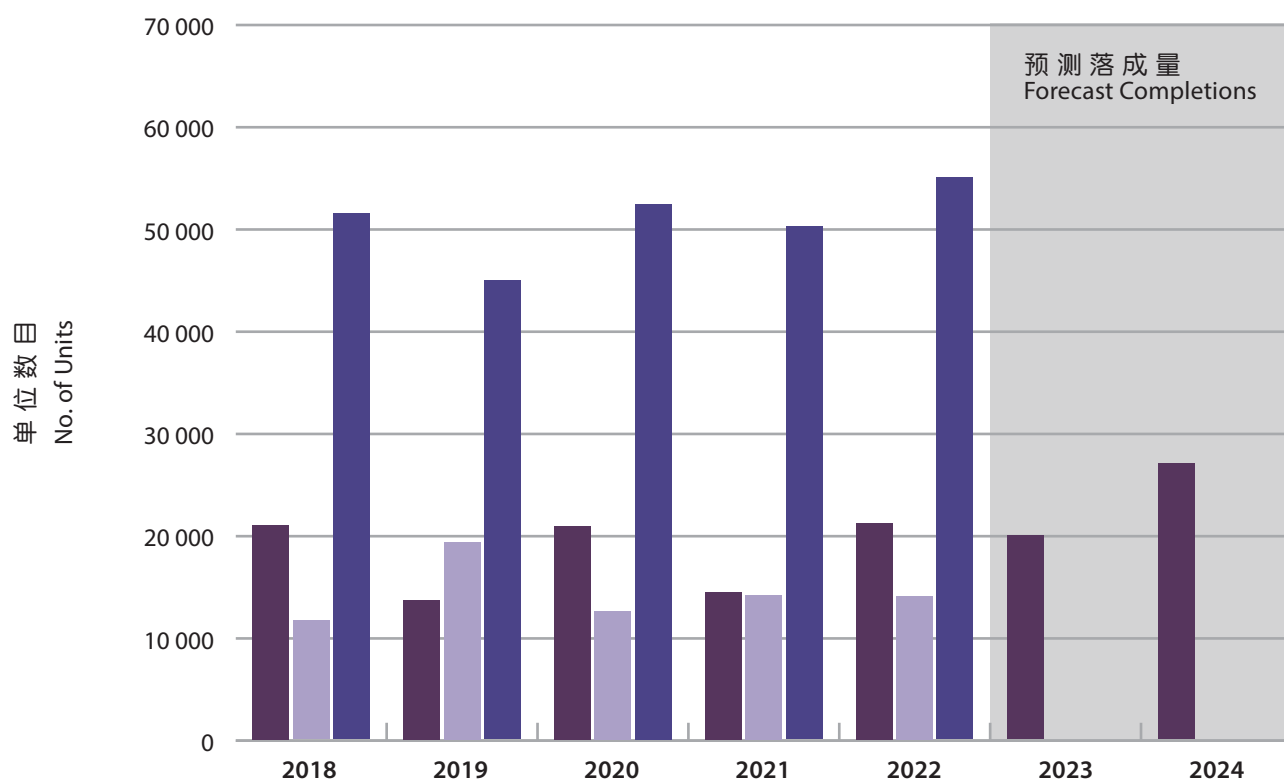
Amid a continuous rise in interest rates, sluggish local demand and weakened market confidence during the year, domestic prices in the secondary market exhibited a sharp downward trend in 2022. Prices slid moderately in the beginning of the year, but the fall accelerated towards the second half of the year. Overall, prices in the last quarter of 2022 declined significantly by 13.6% over the same period in 2021. Rents fell in the first half in 2022 and stabilised in the third quarter, but declined again in the fourth quarter. Overall rents in the fourth quarter registered a fall of 3.8% compared to a year earlier.



售价及租金指数 Price and Rental Indices



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



	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	20 968	13 643*	20 888	14 386	21 168	19 953#	26 970#
入住量 Take-up	11 623	19 278	12 545	14 111	14 012		
空置量 Vacancy	51 426	44 892	52 366	50 164	54 967		
% ⁺	4.3	3.7	4.3	4.1	4.4		

* 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.

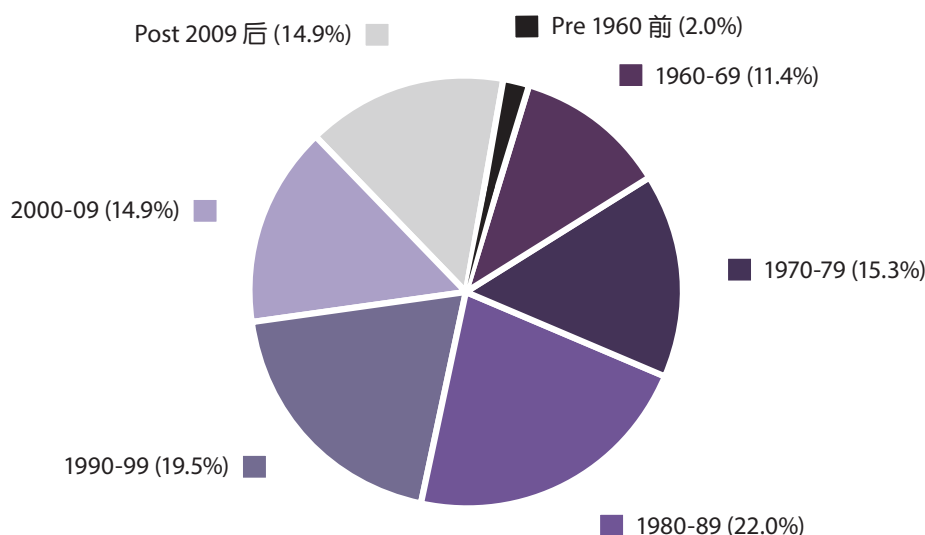
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

此分类包括实用面积为 100 平方米以下的单位。2022 年年底的总存量为 1 158 273 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 2022 was 1 158 273 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



2022 年有 19 595 个单位落成，其中 62% 位于新界，28% 位于九龙，10% 位于港岛。供应主要来自九龙城、元朗和沙田，合共占此分类总落成量的 49%。以单位面积计，A 类和 B 类单位分别占新供应的 51% 和 39%，而 C 类单位则占 10%。

There were 19 595 units completed in 2022, of which 62% were located in the New Territories, 28% in Kowloon and 10% on Hong Kong Island. Supply mainly came from Kowloon City, Yuen Long and Sha Tin, together contributing 49% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units accounted for 51% and 39% of the new supply respectively, while the share for Class C units was 10%.

2022年的入住量下跌7%至13 100个单位。年底空置量上升至47 081个单位，相当于此分类总存量的4.1%。

Take-up in 2022 dropped by 7% to 13 100 units. Vacancy at the year-end rose to 47 081 units, or 4.1% of the stock in this sub-sector.



预计2023和2024年将分别有18 522个和25 967个单位落成。在2023年，九龙将为主要供应区域，占51%的供应量。按地区计，新供应将主要位于九龙城，占22%，其次是屯门和观塘，各占15%。在2024年，九龙和新界将分别占新供应的47%和46%，其中九龙城占新落成单位的比例最高，为33%。

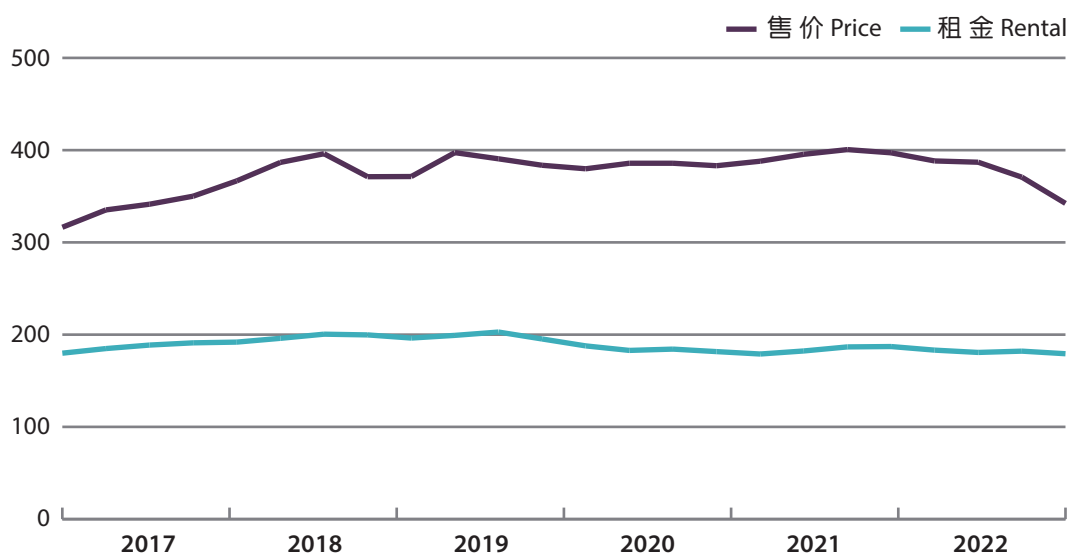
Completions in 2023 and 2024 are estimated to be 18 522 units and 25 967 units respectively. In 2023, Kowloon will be the major supplier, contributing 51% of the supply. On district basis, the new supply will mainly be located in Kowloon City at 22%, followed by Tuen Mun and Kwun Tong at 15% each. In 2024, Kowloon and the New Territories will provide 47% and 46% of the new supply respectively, with Kowloon City contributing the largest share of 33% of the new units.

此分类的售价在 2022 年全年均下跌。最后一季的售价较前一年大跌 13.8%。而第四季租金较 2021 年同期下跌 4.2%。

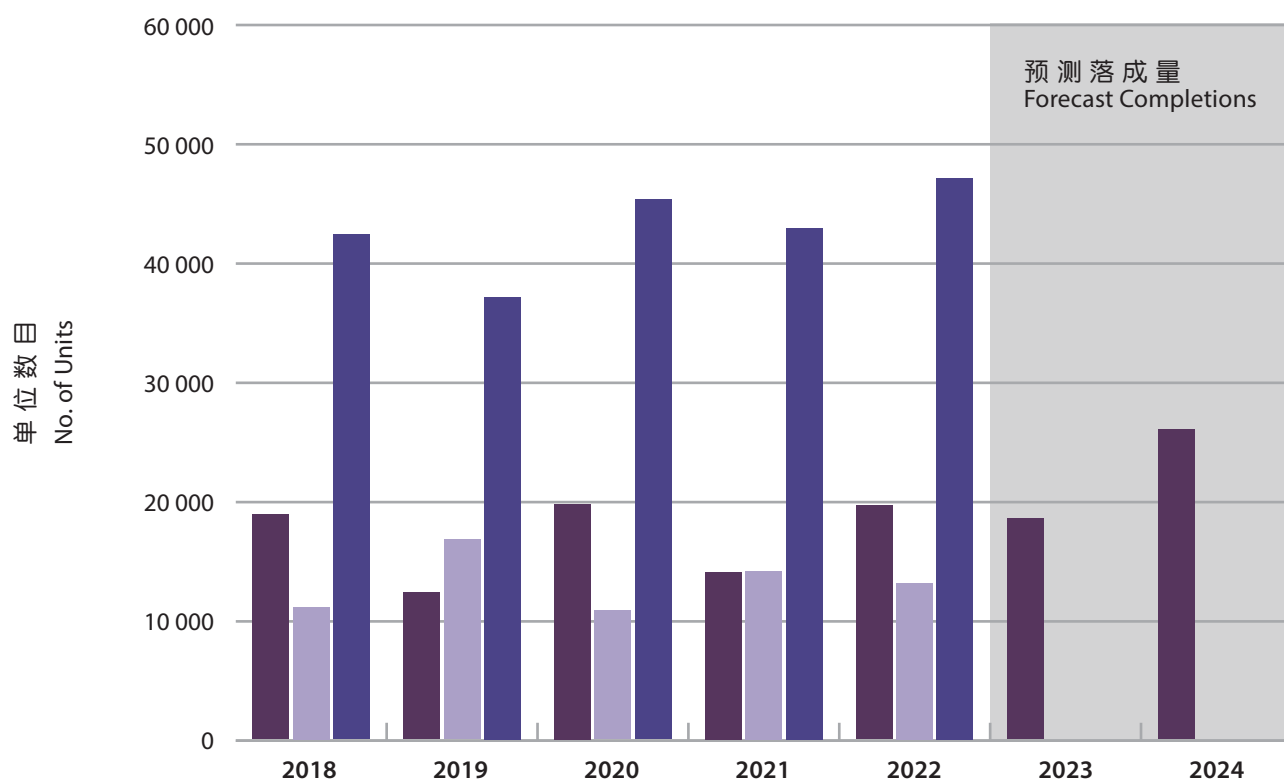
Prices in this sub-sector declined throughout 2022. Prices in the last quarter plunged by 13.8% from that of the preceding year. Meanwhile, rents slid by 4.2% in the fourth quarter over the corresponding quarter in 2021.



售价及租金指数 Price and Rental Indices



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



单位数目
No. of Units

2018 2019 2020 2021 2022 2023 2024

	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	18 863	12 302*	19 751	14 016	19 595	18 522#	25 967#
入住量 Take-up	11 083	16 751	10 787	14 101	13 100		
空置量 Vacancy	42 336	37 091	45 260	42 860	47 081		
% ⁺	3.9	3.3	4.0	3.8	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.

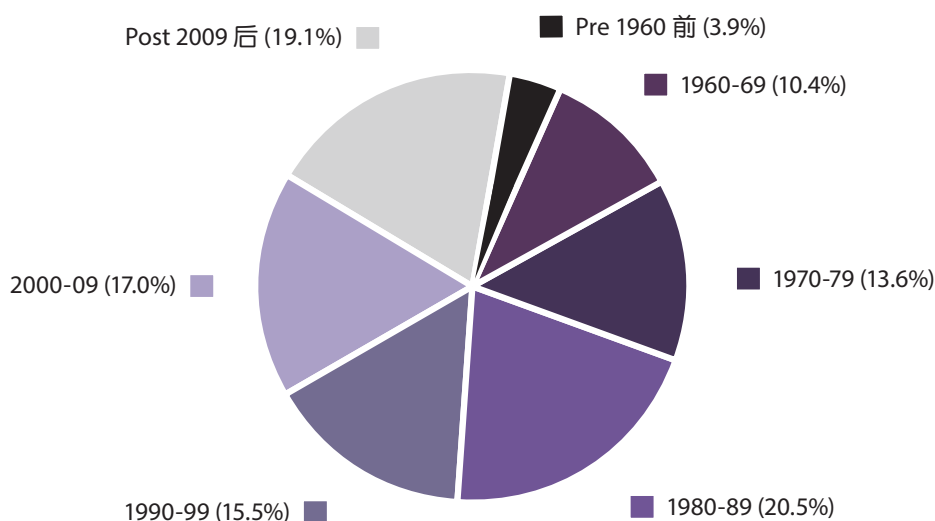
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

此分类包括实用面积为100平方米或以上的单位。2022年年底的总存量为98 449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 2022 was 98 449 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



2022年落成的1 573个单位中，56%位于新界，30%位于港岛及14%位于九龙。按地区计，南区占落成量的28%，其次是沙田和大埔，各占17%。

There were 1 573 units completed in 2022, of which 56% were located in the New Territories, 30% on Hong Kong Island and 14% in Kowloon. On district level, the Southern district accounted for 28% of the completions, followed by Sha Tin and Tai Po at 17% each.

此分类的入住量在 2022 年急升至 912 个单位。年底空置量上升至 7 886 个单位，相当于此分类单位总存量的 8.0%。

Take-up in this sub-sector soared to 912 units in 2022. Vacancy at the year-end increased to 7 886 units, representing 8.0% of the stock in this sub-sector.



预计此分类的落成量在 2023 年将回落至 1 431 个单位，并在 2024 年进一步下降至 1 003 个单位。该两年的新供应将主要来自九龙，分别占 2023 和 2024 年预测落成量的 69% 和 55%。按地区计，九龙城的供应最多，在 2023 和 2024 年将分别占新落成量的 46% 和 52%。

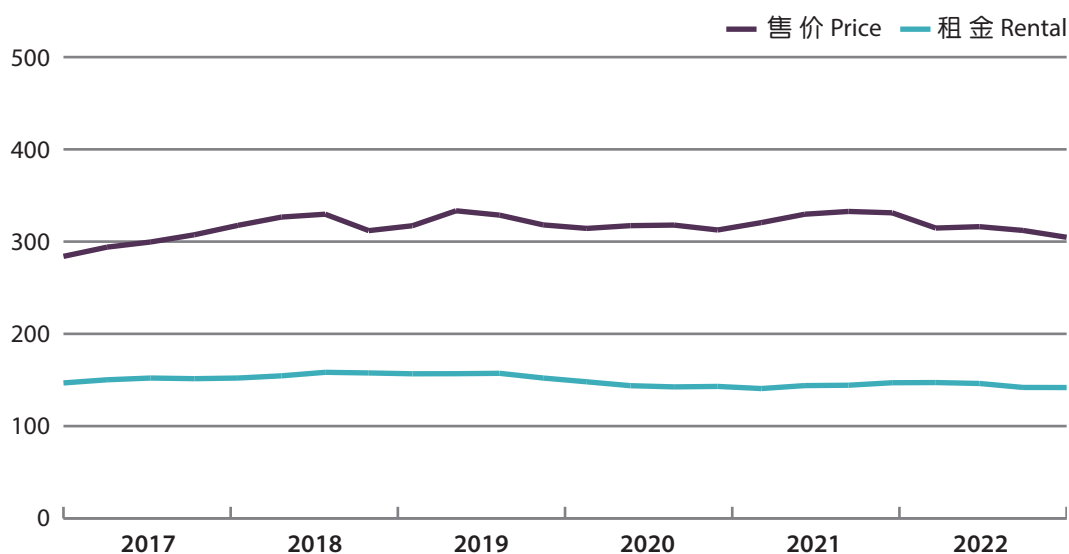
Completions in this sub-sector are expected to retreat to 1 431 units in 2023 and drop further to 1 003 units in 2024. New supply will mainly come from Kowloon in both years, accounting for 69% and 55% of the forecast completions in 2023 and 2024 respectively. On district basis, Kowloon City will contribute the most supply, providing 46% and 52% of the new completions in 2023 and 2024 respectively.

此分类物业在销售和租赁市场均表现逊色，但较中 / 小型单位为佳。售价在 2022 年第一季轻微下滑，至第二季回升，但在下半年再度下跌，最后一季的售价较 2021 年同期下跌 8.0%。第四季租金较 2021 年同季录得 3.5% 的跌幅。

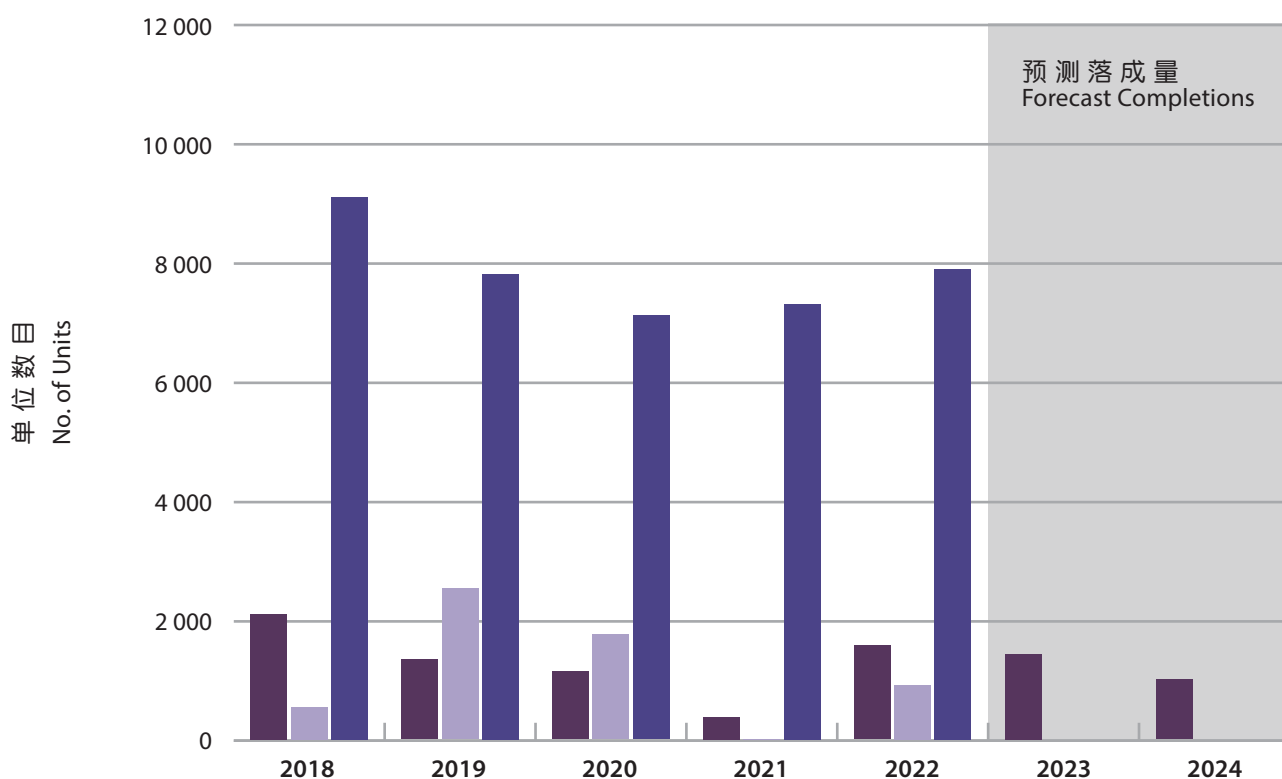
Both the sales and leasing markets in this sub-sector performed poorly, yet comparatively better than those of the small/medium units. After a slight decline in the first quarter of 2022, prices rebounded in the second quarter but fell again in the second half of the year, registering a decrease of 8.0% in the final quarter over the same period in 2021. Rents recorded a decrease of 3.5% in the fourth quarter compared with the corresponding quarter in 2021.



售价及租金指数 Price and Rental Indices



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



	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	2 105	1 341	1 137	370	1 573	1 431 [#]	1 003 [#]
入住量 Take-up	540	2 527	1 758	10	912		
空置量 Vacancy	9 090	7 801	7 106	7 304	7 886		
% ⁺	9.6	8.1	7.3	7.5	8.0		

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

预测数字
Forecast figures



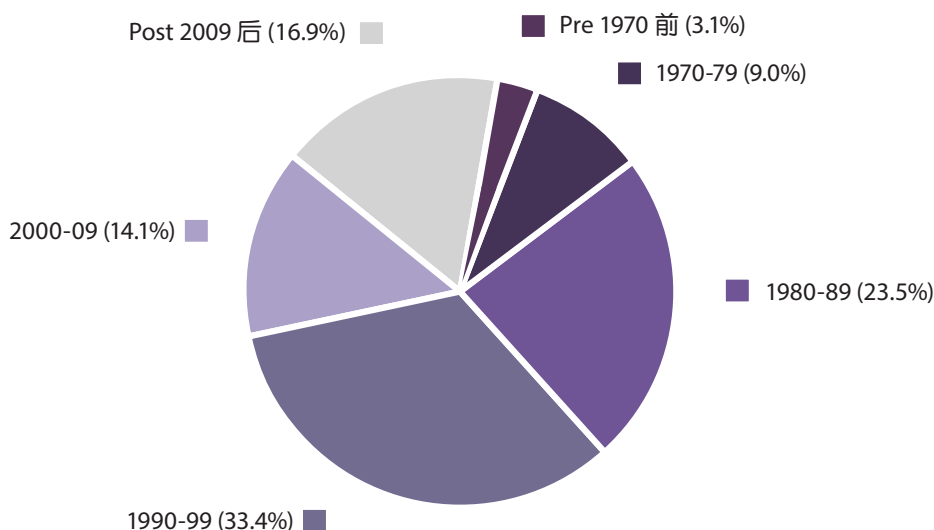
私人写字楼
PRIVATE OFFICE



2022年年底，私人写字楼的总存量为12 912 400平方米，当中甲级写字楼占66%，乙级写字楼占23%，丙级写字楼占11%。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2022年年底共占总存量的49%。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 2022 amounted to 12 912 400 m², comprising 66% Grade A, 23% Grade B and 11% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 49% of the total stock at the end of 2022. The chart shows the total stock of all offices by age.

按楼龄分类的总存量 Stock Distribution by Age



2022年私人写字楼的落成量大幅上升至351 300平方米，有97%的落成量位于非核心地区。甲级写字楼的落成量为299 300平方米，相当于总供应量的85%。

Office completions in 2022 rose significantly to 351 300 m². 97% of the completions were in the non-core districts. Completions of Grade A space amounted to 299 300 m², equivalent to 85% of the total supply.

年内整体使用量录得正数 19 300 平方米。年底空置量上升至 1 859 600 平方米，相当于总存量的 14.4%。

A positive overall take-up of 19 300 m² was recorded for the year. Vacancy at the year-end increased to 1 859 600 m², which was equivalent to 14.4% of the total stock.



预计 2023 和 2024 年的落成量将分别下降至 267 200 平方米和 105 700 平方米。2023 年的新供应将全部来自九龙和港岛，分别占总落成量的 58% 和 42%，当中深水埗和中西区合共占总落成量的 60%。在 2024 年，新供应将集中在观塘、中西区和湾仔，分别占预计落成量的 45%、18% 和 14%。

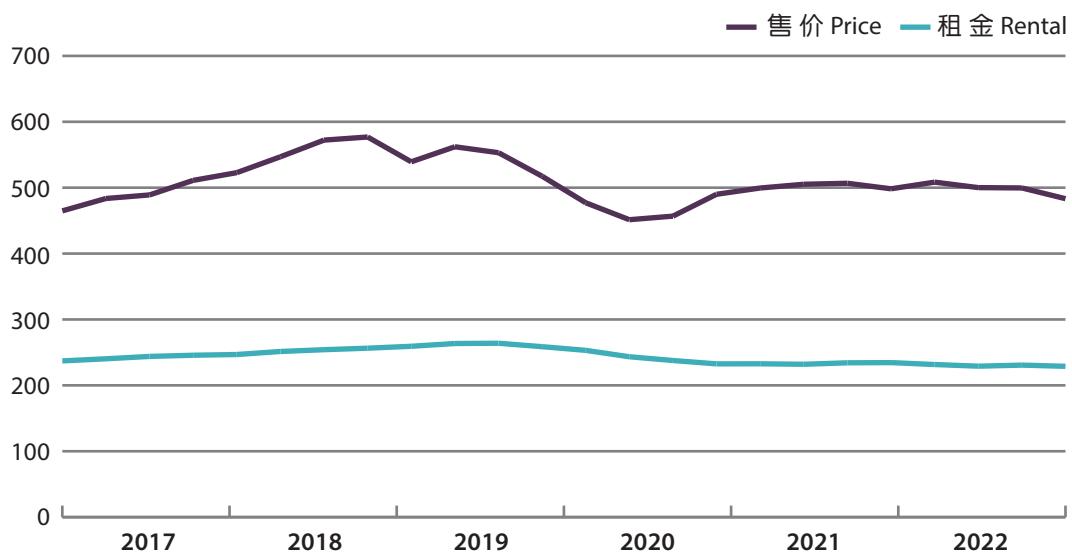
Completions are expected to drop to 267 200 m² and 105 700 m² in 2023 and 2024 respectively. New supply in 2023 will all come from Kowloon and Hong Kong Island at 58% and 42% of total completions respectively, with Sham Shui Po and the Central and Western district together providing 60% of the total completions. In 2024, new supply will be concentrated in Kwun Tong, the Central and Western district and Wan Chai, accounting for 45%, 18% and 14% of the estimated completions respectively.

随着 2022 年第一季的温和升幅，写字楼售价在余下季度回软，2022 年最后一季较 2021 年同期下跌 3.0%。虽然写字楼租金在第三季略为回升，但全年持续微跌，2022 年最后一季与前一年相比，录得 2.4% 的跌幅。

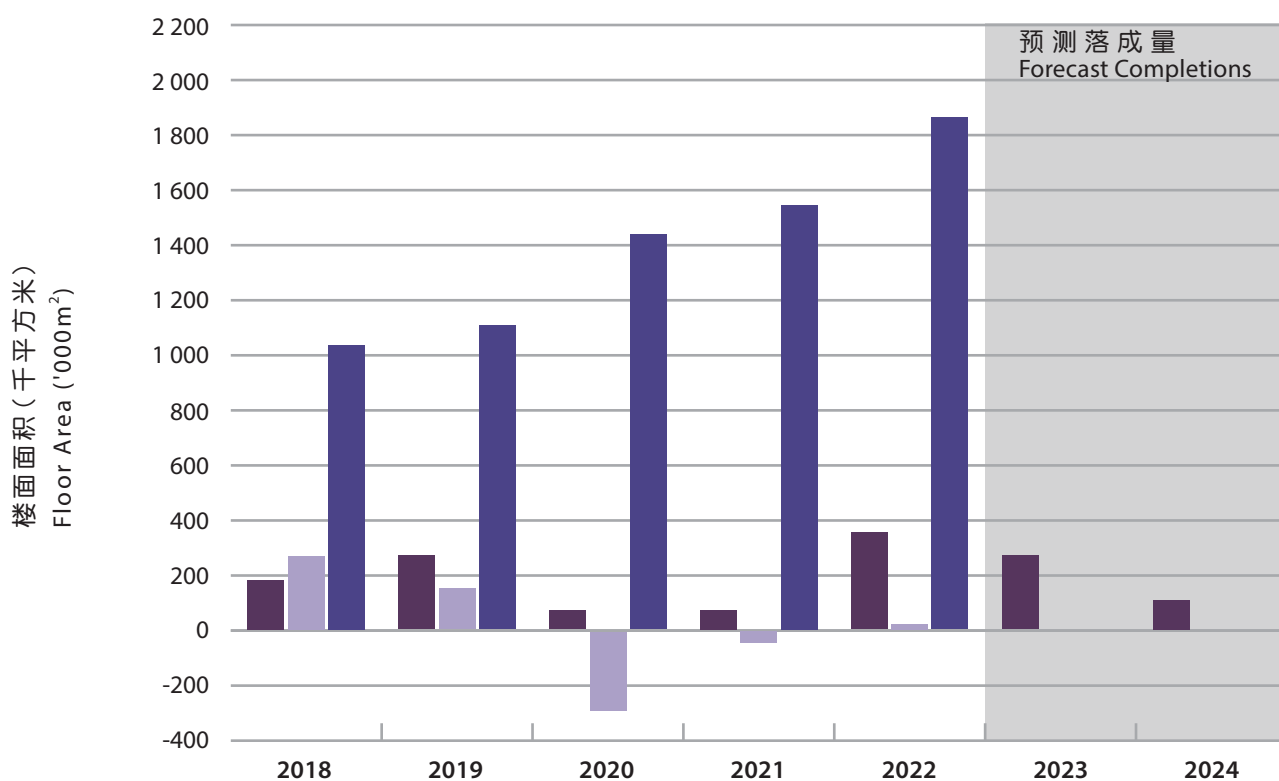
Following a mild increase in the first quarter of 2022, office prices softened for the remaining quarters, registering a decrease of 3.0% in the last quarter of 2022 over the same period in 2021. Office rents edged down throughout the year, despite a slight rebound in the third quarter, with a decrease of 2.4% in the last quarter of 2022 over a year ago.



售价及租金指数 Price and Rental Indices



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



	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	179	267	69	70	351	267 [#]	106 [#]
使用量 Take-up	266	147	-286	-40	19		
空置量 Vacancy	1 032	1 104	1 434	1 541	1 860		
% ⁺	8.6	9.0	11.5	12.3	14.4		

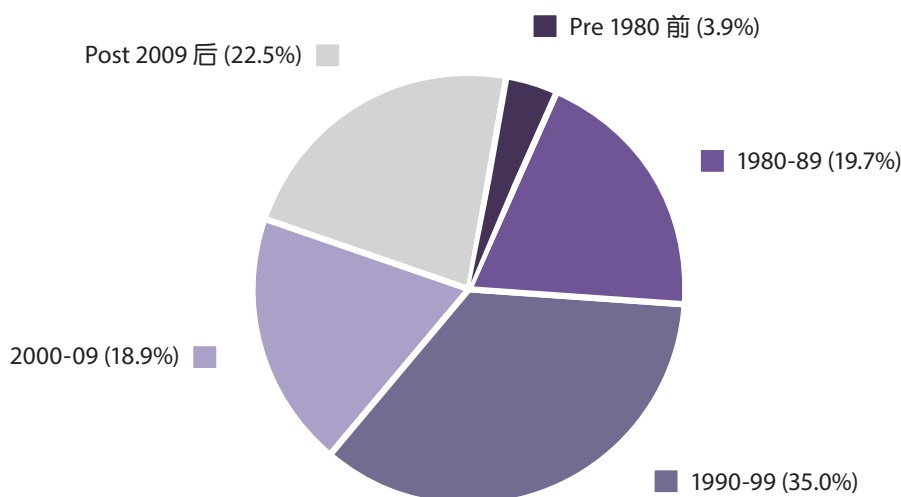
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

2022 年年底，甲级写字楼的总存量达 8 455 500 平方米，占写字楼总存量的 66%。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 2022 stood at 8 455 500 m², representing 66% 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飙升至 299 300 平方米。新发展项目主要位于非核心地区，如九龙城、观塘和东区。

Completions of Grade A offices soared to 299 300 m². New developments were mainly located in the non-core districts such as Kowloon City, Kwun Tong and the Eastern district.

2022 年录得正数 42 000 平方米的使用量。年底空置量上升至 1 279 600 平方米，相当于甲级写字楼总存量的 15.1%，其中 33% 的空置面积位于核心地区。

A positive take-up of 42 000 m² was recorded in 2022. The year-end vacancy rose to 1 279 600 m², representing 15.1% of Grade A stock. 33% of the vacant spaces was found in the core districts.



预计甲级写字楼的落成量在 2023 及 2024 年将分别下跌至 250 700 平方米和 86 600 平方米。2023 年的新供应将集中在深水埗和中西区，分别占新落成量的 38% 和 25%。在 2024 年，预计观塘将成为主要供应区，占新落成量的 49%。

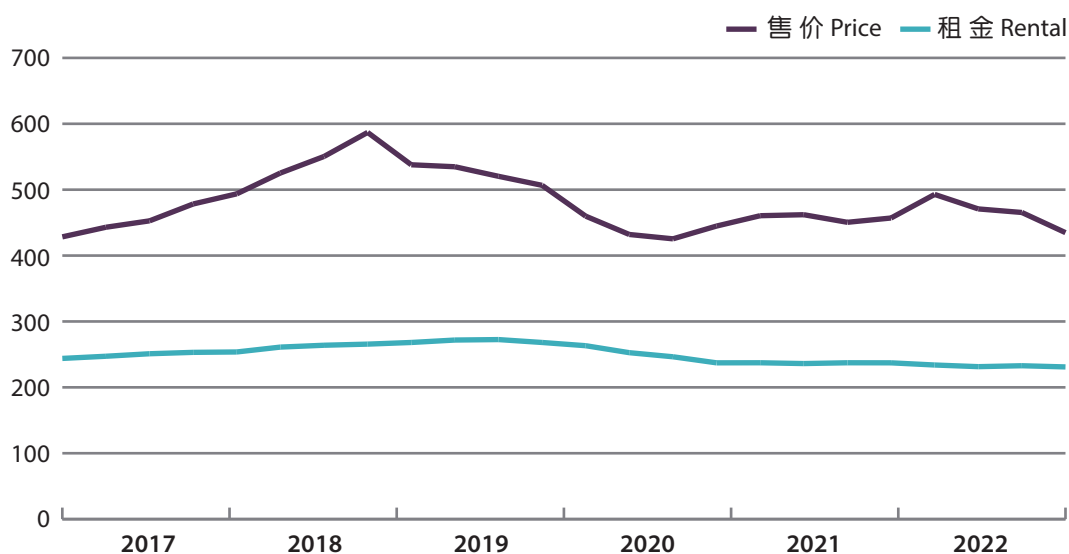
It is anticipated that completions will fall to 250 700 m² in 2023 and 86 600 m² in 2024. New supply in 2023 will be concentrated in Sham Shui Po and the Central and Western district, providing 38% and 25% of the new completions respectively. In 2024, it is expected that Kwun Tong will be the major supplier, accounting for 49% of the new completions.

甲级写字楼售价在 2022 年第一季度录得显著升幅，但接近年底时回落，以第四季与 2021 年同期相比，售价下跌 4.9% 作结。租金在首两季连续下跌，至第三季回稳，但接近年底时重拾跌势，与 2021 年第四季相比，2022 年第四季录得 2.6% 的跌幅。

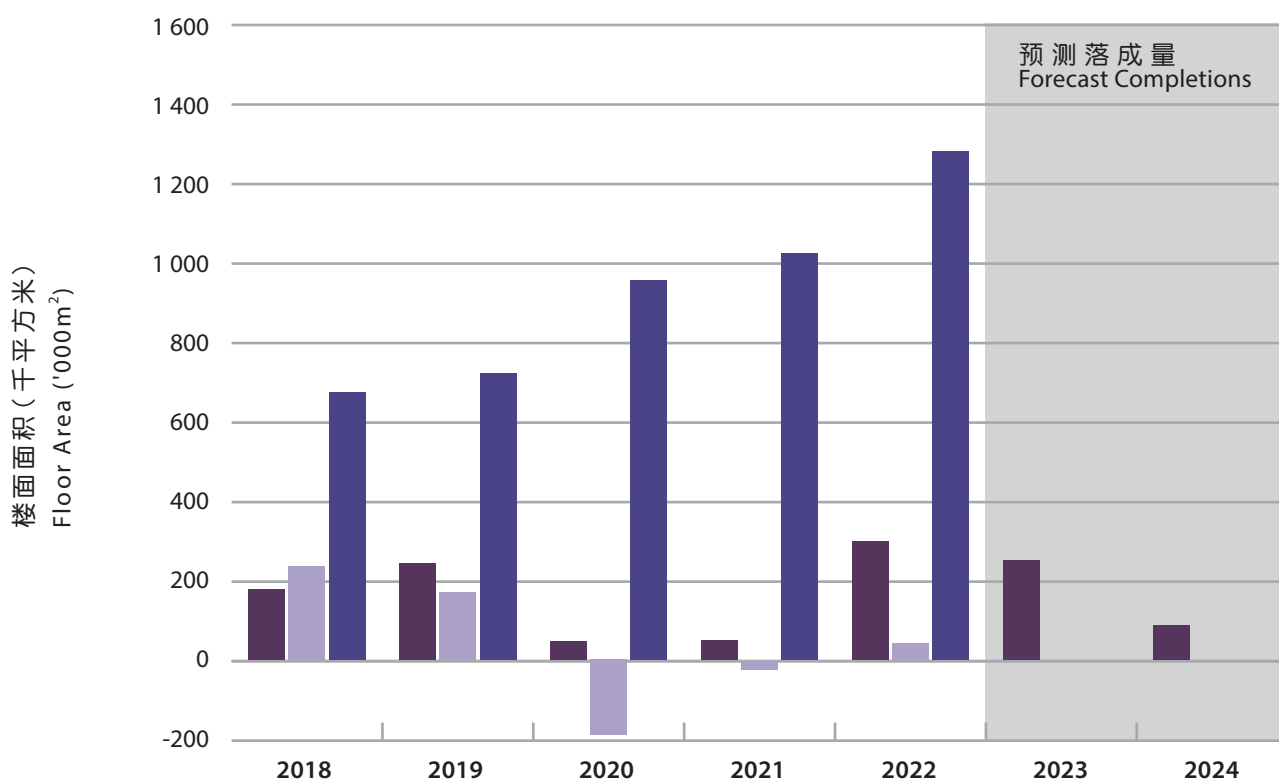
Prices of Grade A offices registered a significant growth in the first quarter but retreated towards the end of 2022, ending with a fall of 4.9% in the fourth quarter over the same period in 2021. Rents dropped consecutively in the first two quarters, then stabilised in the third quarter, but resumed the downward trend towards the year-end, posting a decrease of 2.6% between the fourth quarters of 2021 and 2022.



售价及租金指数 Price and Rental Indices



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



	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	178	242	46	49	299	251 [#]	87 [#]
使用量 Take-up	234	169	-189	-18	42		
空置量 Vacancy	674	720	955	1 023	1 280		
% ⁺	8.7	9.0	11.8	12.5	15.1		

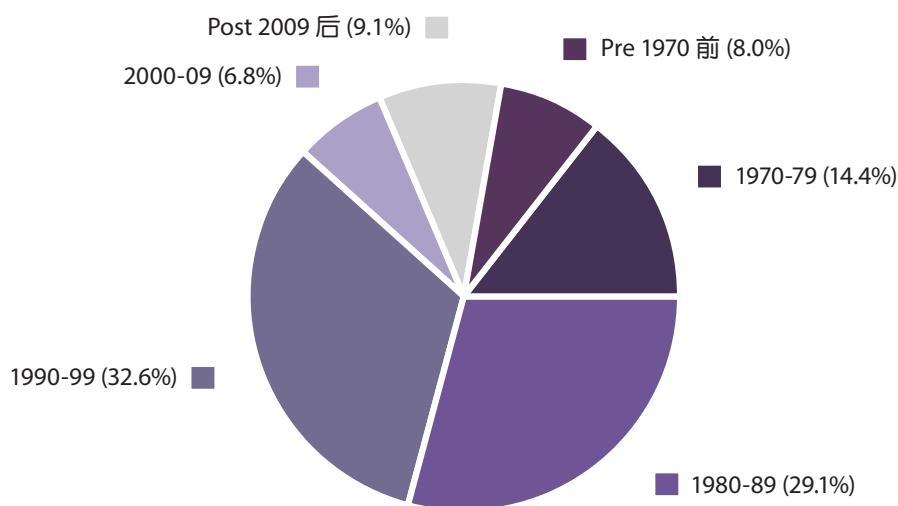
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

2022 年年底，乙级写字楼的总存量为 2 986 400 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 2 986 400 m² at the end of 2022, 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 56%，而九龙与新界则分别占 36% 和 8%。

Hong Kong Island accounted for 56%, while Kowloon and the New Territories contributed 36% and 8% respectively.

2022 年乙级写字楼落成量急升至 50 300 平方米，主要来自观塘和荃湾。

Grade B office completions in 2022 surged to 50 300 m². Completions mainly came from Kwun Tong and Tsuen Wan.

乙级写字楼在 2022 年的使用量维持负数，为 31 700 平方米。年底空置量为 450 400 平方米，增至乙级写字楼总存量的 15.1%，其中 46% 的空置面积位于核心地区。

Take-up of Grade B offices in 2022 remained negative at 31 700 m². The year-end vacancy, amounting to 450 400 m², recorded a rise to 15.1% of the Grade B stock. 46% of the vacant spaces was found in the core districts.



预计落成量在 2023 和 2024 年将分别下跌至 15 100 平方米和 17 800 平方米。2023 年的主要供应将来自观塘和湾仔，分别占预计落成量的 48% 和 29%。2024 年的新供应大部分会来自中西区和观塘。

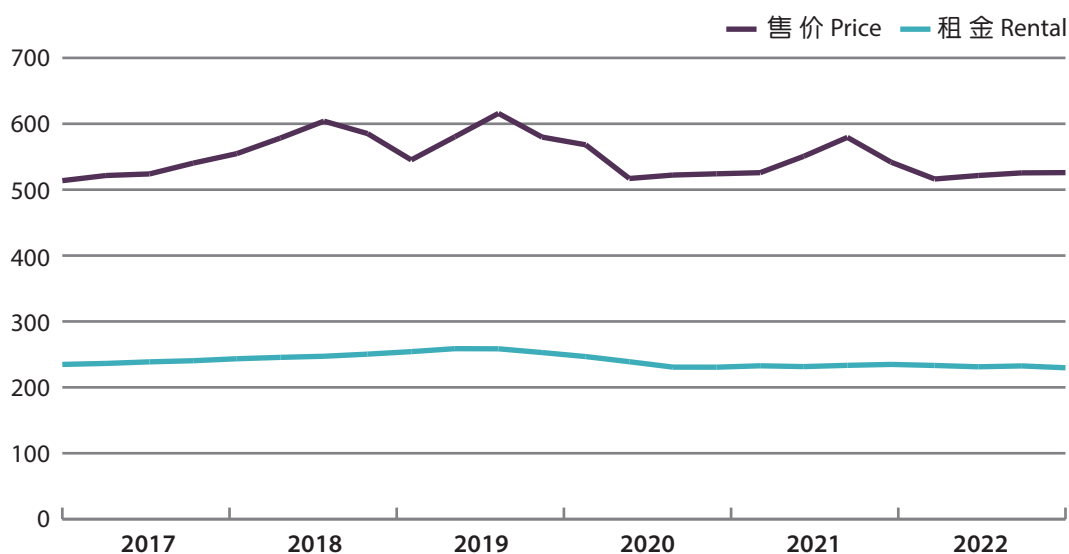
It is estimated that completions will drop to 15 100 m² and 17 800 m² in 2023 and 2024 respectively. In 2023, major supply will be contributed from Kwun Tong and Wan Chai providing 48% and 29% of the estimated completions respectively. Most of the new supply in 2024 will come from the Central and Western district and Kwun Tong.

乙级写字楼售价于第一季下跌，但在余下季度整固，以 2022 年最后一季与 2021 年同期相比，下跌 2.9%。租金虽然在 2022 年第三季出现短暂反弹，但年内仍稍微下跌，以 2021 和 2022 年最后一季比较，录得 2.2% 的跌幅。

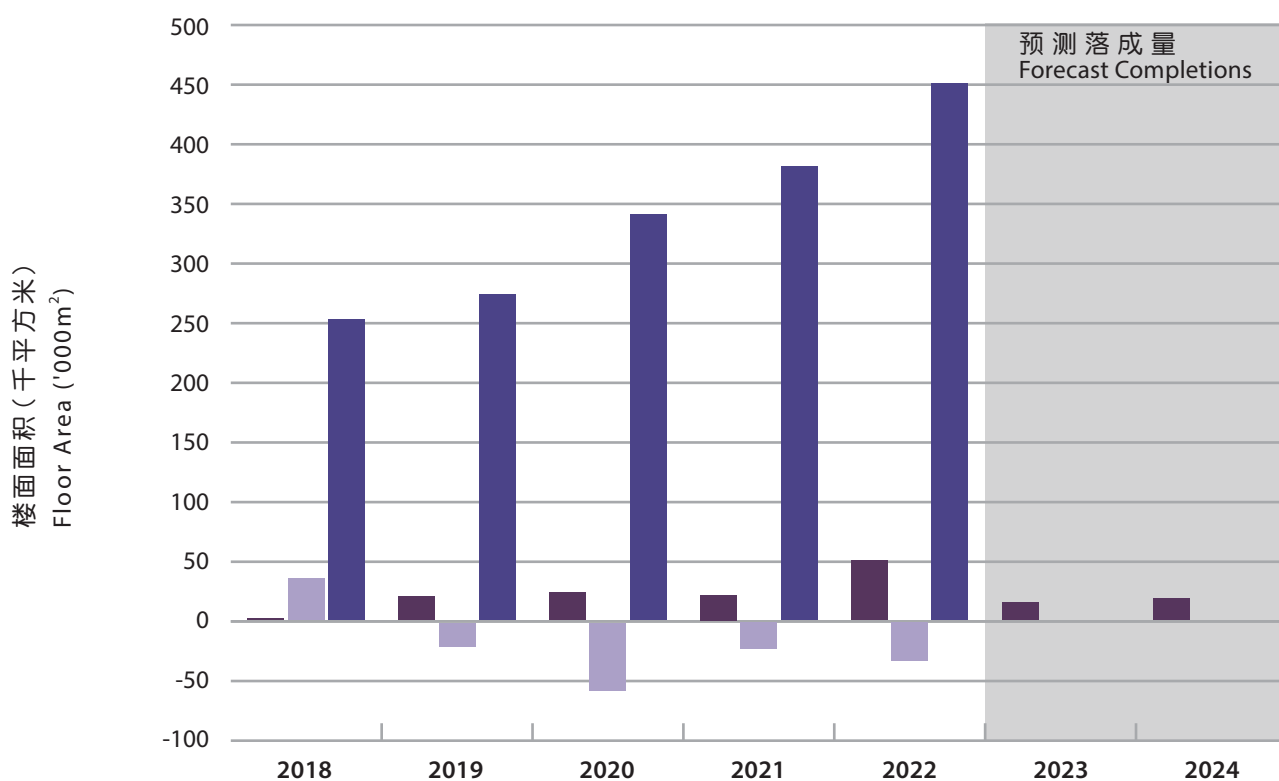
Prices of Grade B offices subsided in the first quarter but consolidated for the remaining quarters, posting a decrease of 2.9% in the last quarter of 2022 over the same period in 2021. Despite a short-lived rebound in the third quarter, rents fell slightly in 2022, registering a decline of 2.2% between the last quarters of 2021 and 2022.



售价及租金指数 Price and Rental Indices



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



	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	1	20	23	21	50	15 [#]	18 [#]
使用量 Take-up	35	-20	-57	-22	-32		
空置量 Vacancy	252	273	340	380	450		
% ⁺	9.0	9.7	11.9	13.1	15.1		

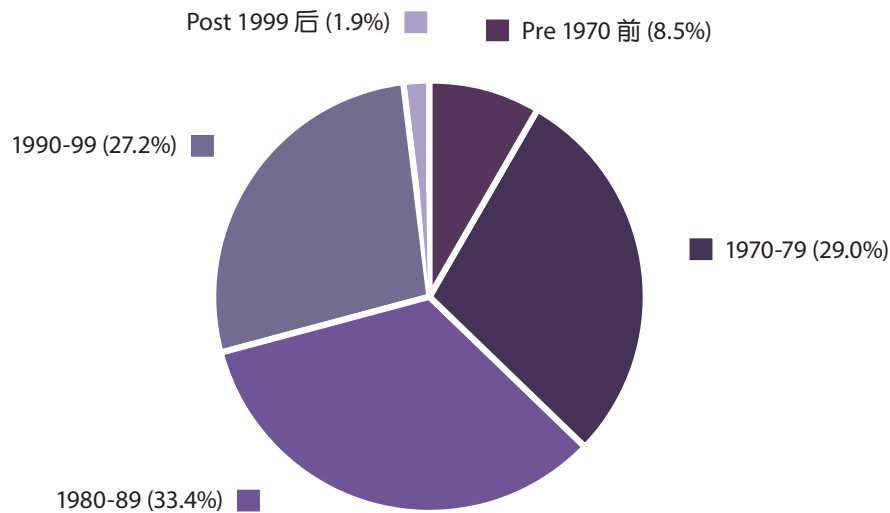
+ 年底空置量占总存量的百分率。
Vacancy at the end of the year as a percentage of stock.

预测数字
Forecast figures

2022 年年底，丙级写字楼的总存量为 1 470 500 平方米，占写字楼总存量的 11%。图表显示按楼龄划分的丙级写字楼总存量。

Stock of Grade C offices was 1 470 500 m² at the end of 2022, representing 11% 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 65%，而九龙与新界则分别占 33% 和 2%。

Hong Kong Island accounted for 65% of stock, while the shares for Kowloon and the New Territories were 33% and 2% respectively.

2022 年丙级写字楼的落成量为 1 700 平方米，主要来自湾仔。

Completions for Grade C offices in 2022 were 1 700 m². They mainly came from Wan Chai.

丙级写字楼的使用量录得正数 9 000 平方米。年底空置量为 129 600 平方米，相等于丙级写字楼总存量的 8.8%，当中 66% 的空置面积位于核心地区。

Grade C offices registered a positive take-up of 9 000 m². The year-end vacancy, amounting to 129 600 m², was equivalent to 8.8% of its stock. 66% of the vacant spaces was found in the core districts.



预计 2023 和 2024 年将分别有 1 400 平方米和 1 300 平方米的丙级写字楼落成，2023 年的供应将全部来自东区，而 2024 年则主要来自湾仔。

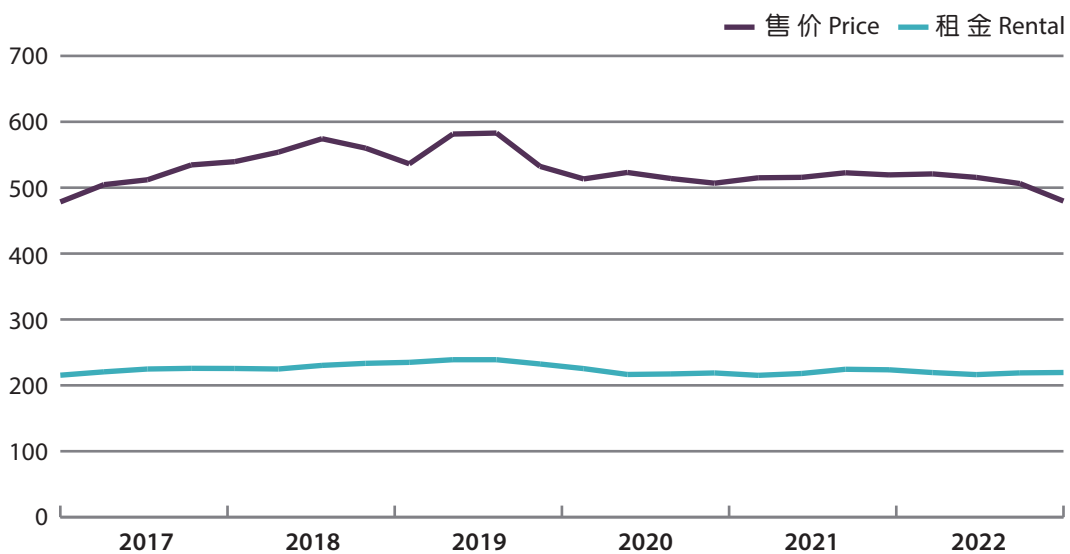
Grade C office space of 1 400 m² and 1 300 m² will be expected in 2023 and 2024 respectively. The Eastern district will contribute the entire supply in 2023. In 2024, the major supply will be located in Wan Chai.

丙级写字楼售价在第一季保持平稳，但其后持续下跌。以 2021 和 2022 年第四季作比较，售价大幅下跌 7.6%。租金在 2022 年上半年下跌，但在下半年稍微上升，2022 年第四季与 2021 年同期相比，以 1.8% 的轻微跌幅作结。

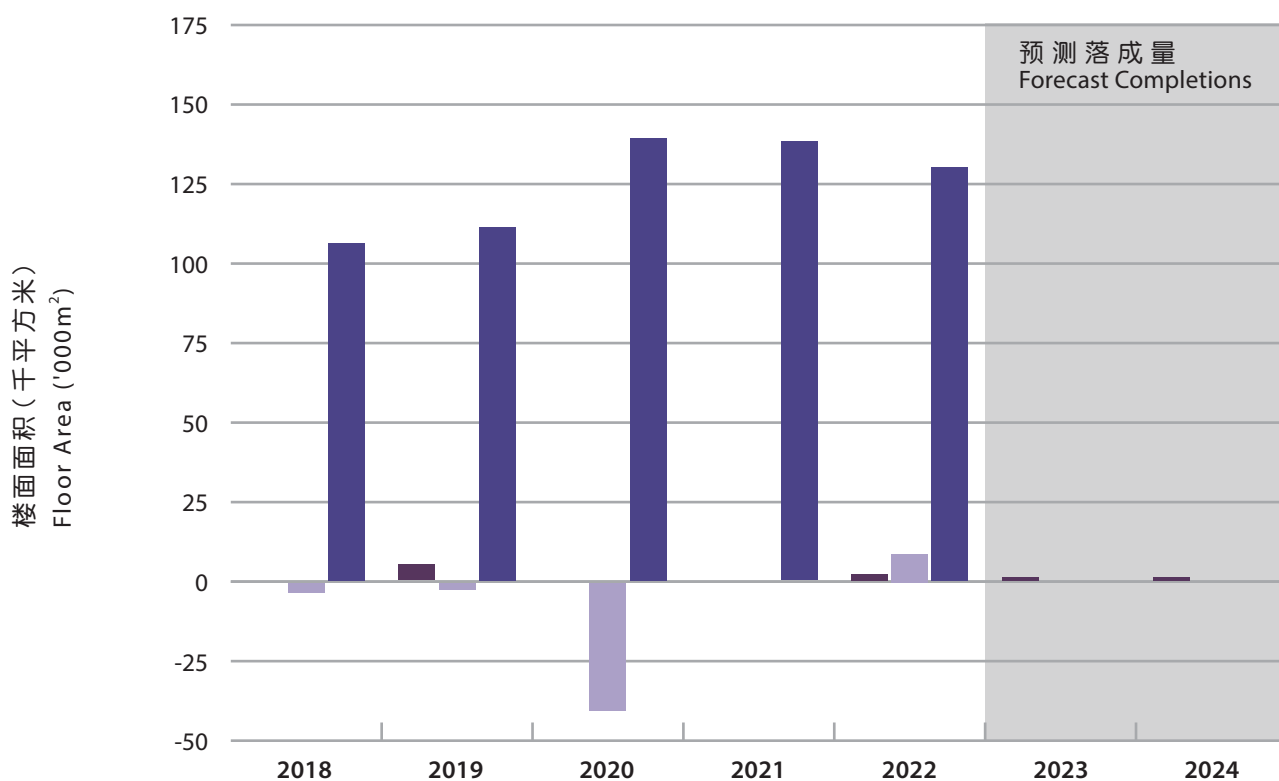
Prices of Grade C offices stabilised in the first quarter but declined continuously thereafter, registering a considerable decrease of 7.6% between the fourth quarters of 2021 and 2022. Rents fell in the first half of 2022 but rose slightly in the second half of the year, ending with a moderate decrease of 1.8% in the fourth quarter of 2022 over the same period in 2021.



售价及租金指数 Price and Rental Indices



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



	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	0	5	0	0	2	1 [#]	1 [#]
使用量 Take-up	-3	-2	-40	0	9		
空置量 Vacancy	106	111	139	138	130		
% ⁺	7.2	7.5	9.4	9.3	8.8		

+ 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

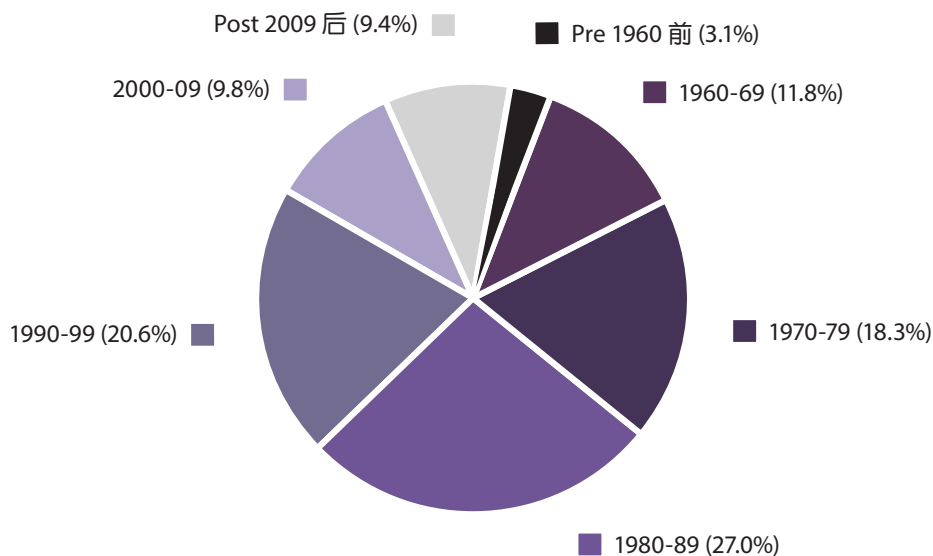
P R I V A T E
C O M M E R C I A L



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 2022 年年底的总存量为 11 692 400 平方米，其中港岛占 28%，九龙占 41%，新界占 31%。按楼龄划分的总存量详见图表。

按楼龄分类的总存量 Stock Distribution by Age



2022 年的落成量大幅上升至 117 700 平方米，按三大区域划分，九龙和新界分别占总落成量的 49% 和 39%，其余 12% 则坐落港岛。按地区计，九龙城的落成量最多，占 28%，其次为沙田，占 24%。

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 2022 was 11 692 400 m², with 28% of the total spaces on Hong Kong Island, 41% in Kowloon and 31% in the New Territories. Distribution of total stock by age is shown in the chart.

Completions in 2022 rose significantly to 117 700 m². Among the three geographical areas, Kowloon and the New Territories contributed 49% and 39% of the total completions respectively while the remaining 12% was attributable to Hong Kong Island. On district basis, Kowloon City provided the largest completions at 28%, followed by Sha Tin at 24%.

2022年，商业楼宇的使用量录得正数52 200平方米。年底空置量上升至1 223 700平方米，相当于总存量的10.5%。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 52 200 m² in 2022. The vacancy at the year-end increased to 1 223 700 m², representing 10.5% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 63% of the total vacancy.



预计落成量将在2023年进一步上升至146 500平方米，然后在2024年回落至76 200平方米。2023年的供应将主要来自九龙城和南区，分别占总落成量的47%和21%。2024年的供应将主要位于湾仔和九龙城，分别提供总落成量的30%和27%。

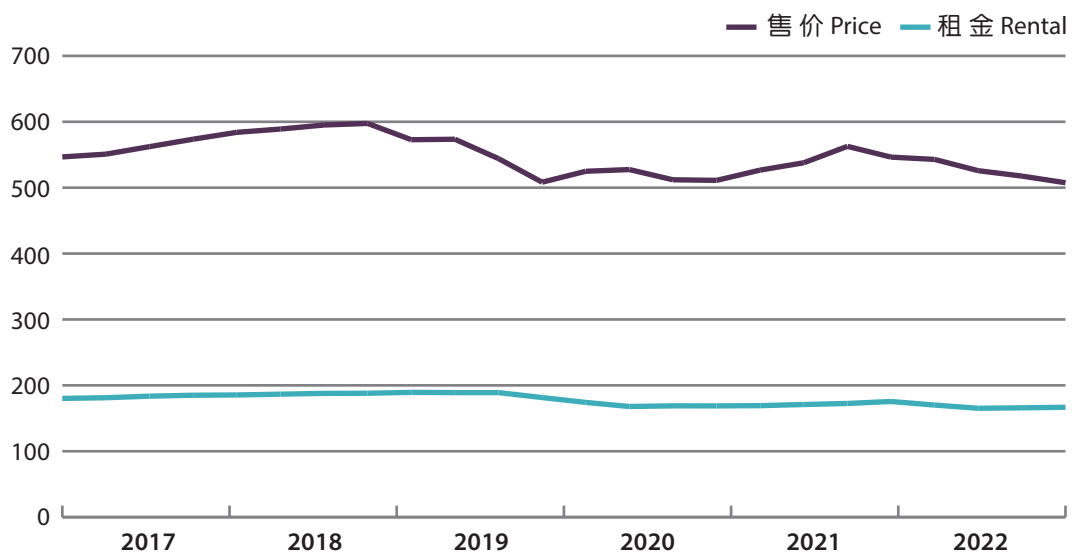
Completions are forecast to rise further to 146 500 m² in 2023 and then retreat to 76 200 m² in 2024. Supply in 2023 will mainly come from Kowloon City at 47% and the Southern district at 21% of the total completions. Supply in 2024 will be largely from Wan Chai and Kowloon City, providing 30% and 27% of the total completions respectively.

零售业楼宇售价在2022年全年均呈跌势，第四季较2021年同期显著下跌7.1%。租金在2022年上半年下跌，至下半年整固，第四季与前一年同期相比，以5.0%的跌幅作结。

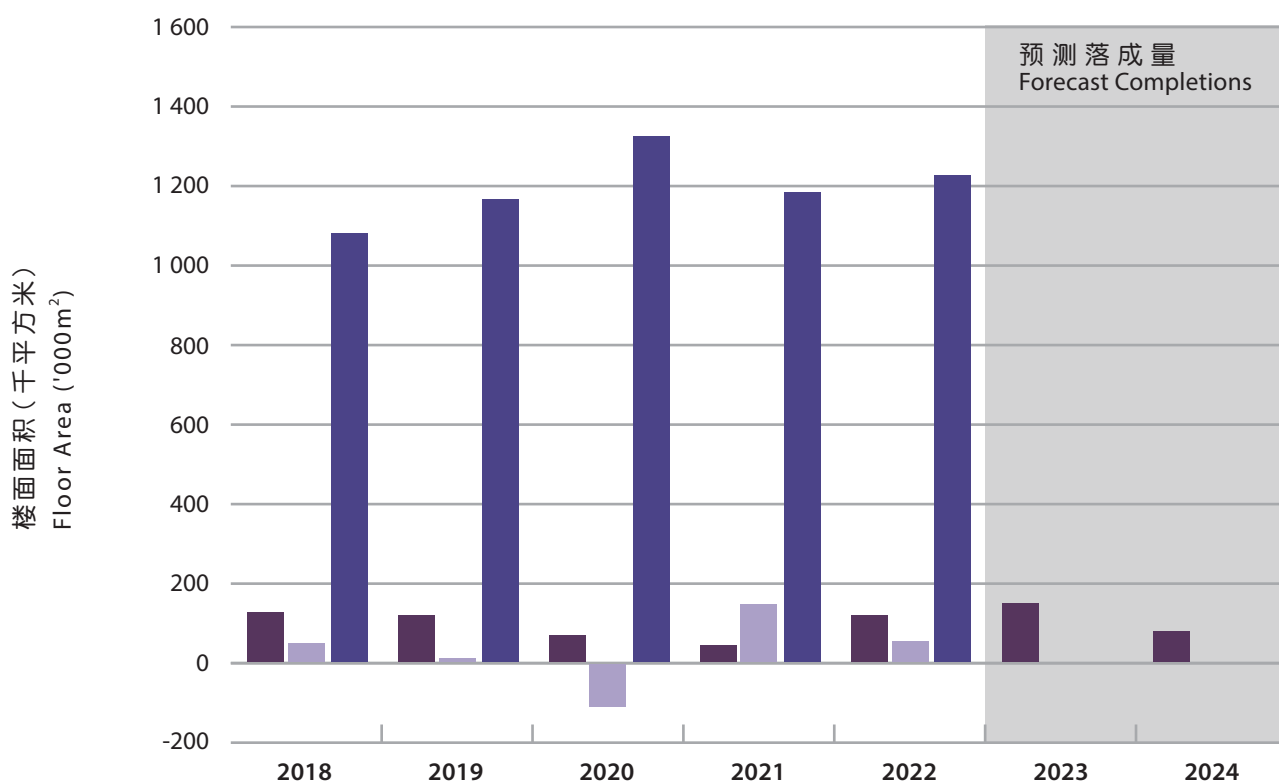
Prices of retail properties were on a downward trend throughout 2022, registering a marked decrease of 7.1% in the fourth quarter of 2022 over the same period of 2021. After declining in the first half of 2022, rents consolidated in the second half, ending the year with a fall of 5.0% in the fourth quarter as compared with the corresponding period of the preceding year.



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



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



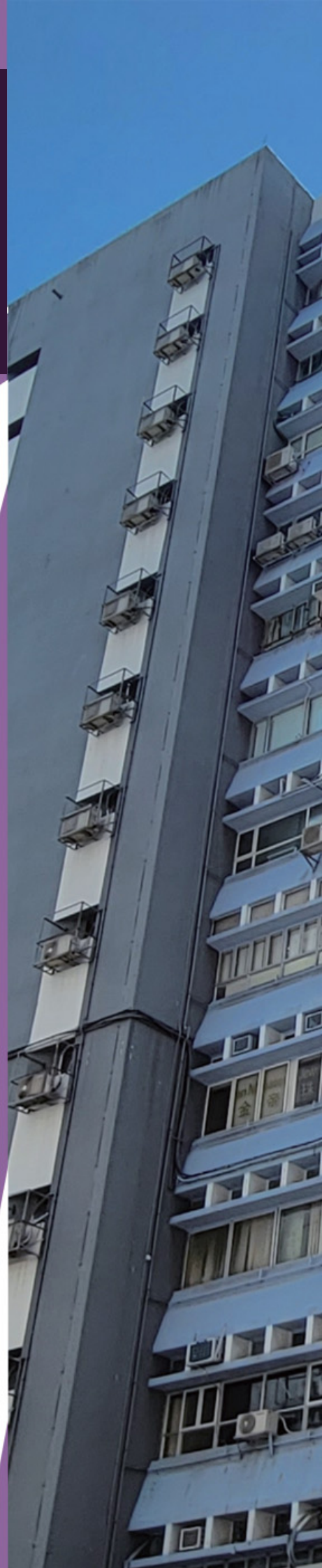
	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	125	118	67	42	118	147 [#]	76 [#]
使用量 Take-up	46	8	-108	145	52		
空置量 Vacancy	1 077	1 164	1 321	1 182	1 224		
% ⁺	9.4	10.1	11.4	10.2	10.5		

+ 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

私人工业楼宇

PRIVATE
INDUSTRIAL





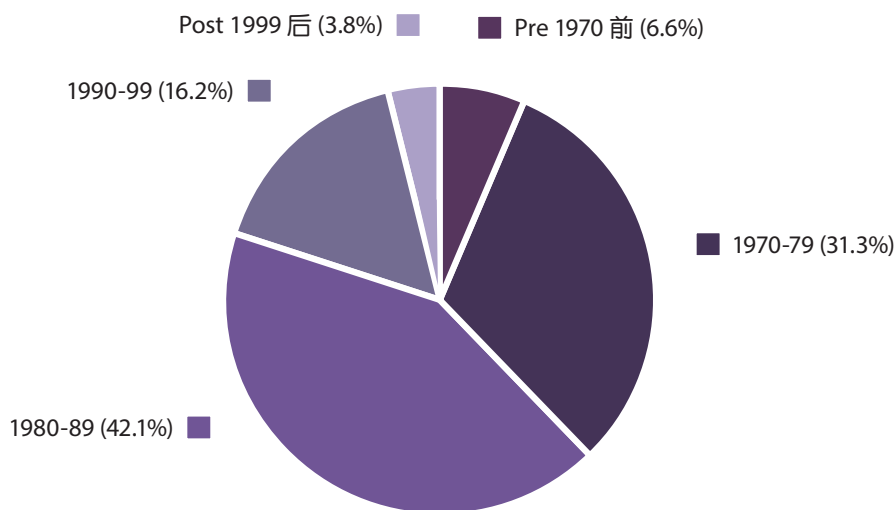
这类别包括分层工厂大厦及其附属写字楼。

This sector comprises flatted factories and their ancillary office accommodation.

这类物业于 2022 年年底的总存量为 16 218 900 平方米，平均分布于市区和新界。按楼龄划分的总存量详见图表。

At the end of 2022, the stock in this sector was 16 218 900 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



2022 年的落成量为 105 000 平方米。新供应之中有 60% 来自荃湾，其余则来自九龙，当中黄大仙占总落成量的 20%。

Completions in 2022 amounted to 105 000 m². 60% of the new supply came from Tsuen Wan whereas the remaining was from Kowloon of which Wong Tai Sin contributed 20% of the total.

2022年的使用量维持正数，为148 700平方米。年底空置量下跌至851 600平方米，相当于总存量的5.3%。近半空置面积位于观塘、荃湾和葵青。

Take-up in 2022 remained positive at 148 700 m². Vacancy at the year-end decreased to 851 600 m², representing 5.3% of the total stock. Nearly half of the vacant spaces was located in Kwun Tong, Tsuen Wan and Kwai Tsing.



预计2023年的落成量将下降至102 700平方米。新面积将主要来自西贡、深水埗和葵青，分别占总供应量的45%、25%和23%。2024年将有41 100平方米的新面积供应，主要来自荃湾，占新供应量的34%。另有22%新面积将来自观塘。

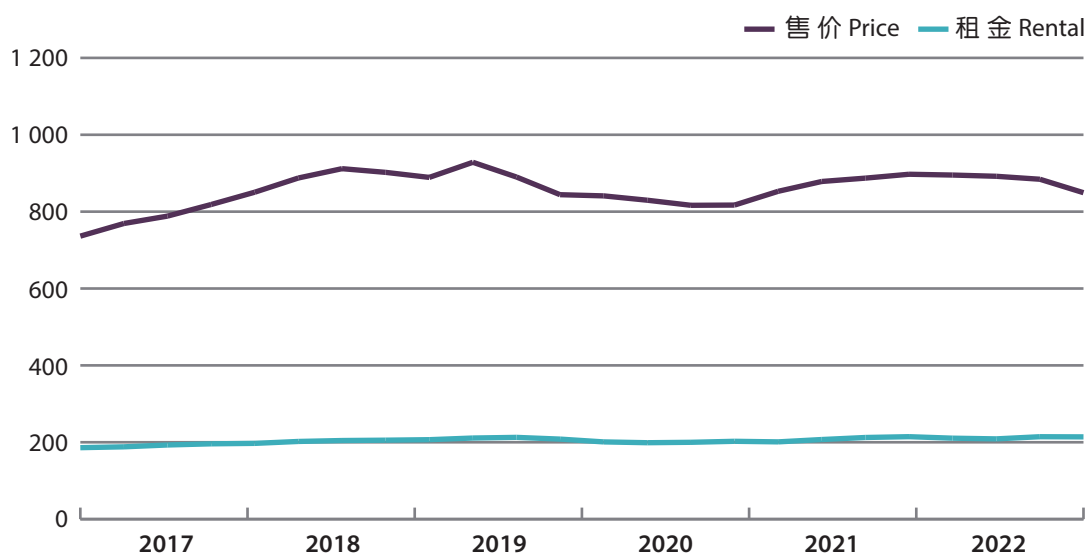
Completions in 2023 are expected to fall to 102 700 m². New spaces will mainly come from Sai Kung, Sham Shui Po and Kwai Tsing, respectively contributing 45%, 25% and 23% of the total supply. New spaces of 41 100 m² will come on stream in 2024, largely from Tsuen Wan accounting for 34% of the new supply. Another 22% of new spaces will come from Kwun Tong.

售价在 2022 年首三季微跌，并在第四季显著下跌，以 2021 年和 2022 年最后一季相比，全年以 5.3% 的跌幅作结。租金轻微起伏，以 2022 年第四季与 2021 年同期相比，录得 0.2% 的轻微跌幅。

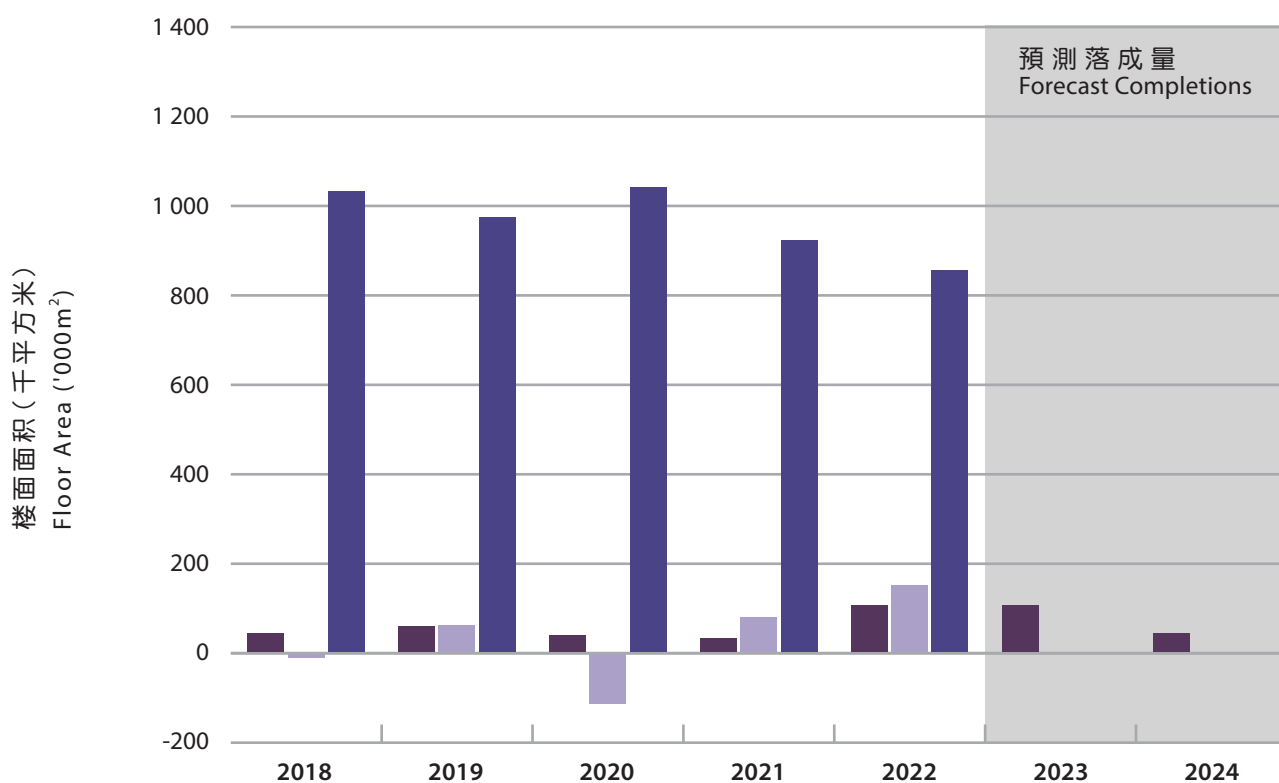
Prices dropped moderately in the first three quarters of 2022 and fell noticeably in the fourth quarter, ending the year with a decline of 5.3% between the final quarters of 2021 and 2022. Rents moved up and down moderately, recording a slight decrease of 0.2% in the fourth quarter of 2022 over the same period in 2021.



售价及租金指数 Price and Rental Indices



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



	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	41	56	38	30	105	103 [#]	41 [#]
使用量 Take-up	-8	60	-110	77	149		
空置量 Vacancy	1 029	972	1 038	920	852		
% ⁺	6.3	5.9	6.4	5.7	5.3		

+ 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

这类别指设计作工贸用途，并为此取得占用许可证的楼宇。

2022年年底的总存量为534 600平方米，亦无新供应或楼宇拆卸。大部分面积位于市区，其中观塘和深水埗共占总面积的56%。

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

Stock at the end of 2022 was 534 600 m² with no new supply or demolition. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 56% of the total spaces.



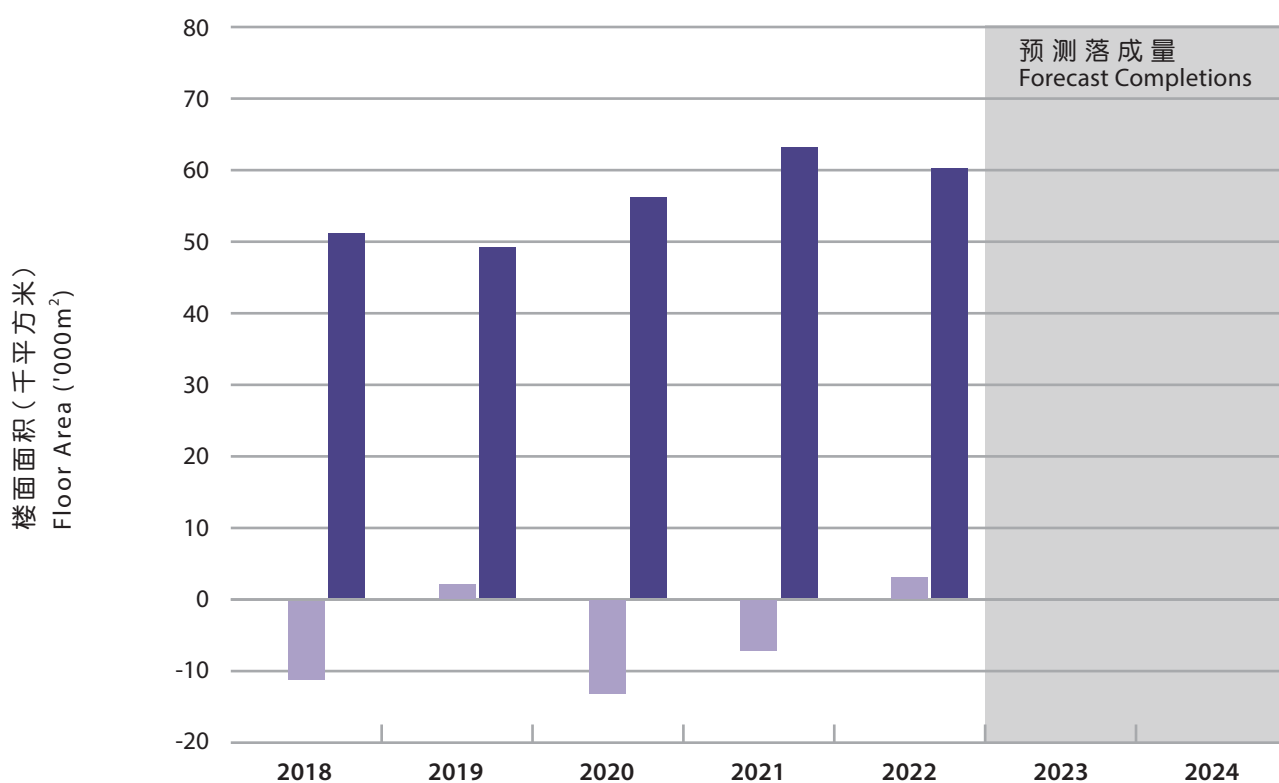
使用量转为正数2 500平方米。空置率微跌至年底总存量的11.3%，相当于60 300平方米，大约一半空置面积位于观塘。

预测2023和2024年均不会有新供应。

Take-up turned positive at 2 500 m². Vacancy rate edged down to 11.3% of the year-end stock at 60 300 m². Around half of the vacant spaces was in Kwun Tong.

No new supply is anticipated in both 2023 and 2024.

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



	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	0	0	0	0	0	0 [#]	0 [#]
使用量 Take-up	-11	2	-13	-7	3		
空置量 Vacancy	51	49	56	63	60		
% ⁺	9.3	9.0	10.2	11.5	11.3		

+ 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

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。

2022年年底，这类物业的总存量为3 283 500平方米，其中90%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 3 283 500 m² at the end of 2022, of which 90% came from the New Territories.



2022年，共有124 900平方米楼面面积的新发展项目在新界落成，当中单是西贡便提供新落成面积的70%，其余30%则来自荃湾和大埔。

预计落成面积将于2023和2024年分别下降至66 900平方米和67 500平方米。2023年的供应将主要来自元朗和葵青，分别占总落成面积的42%和29%。在2024年，主要供应将来自北区和荃湾。

New developments with 124 900 m² of floor space in the New Territories were completed in 2022. Sai Kung alone provided 70% of the newly completed spaces while the remaining 30% came from Tsuen Wan and Tai Po.

Completions are expected to fall to 66 900 m² in 2023 and 67 500 m² in 2024. Supply in 2023 will be mainly from Yuen Long at 42% and Kwai Tsing at 29% of the total completions. In 2024, the major suppliers will be the North district and Tsuen Wan.

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。

2022年年底的总存量为3 818 700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68%。

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 3 818 700 m² at the end of 2022. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 68% of the total spaces.



2022年新落成的面积全部位于屯门，合共74 600平方米。年底空置量减至237 300平方米，相当于总存量的6.2%，使用量则为正数100 200平方米。

预计此类楼宇在2023和2024年均不会有新供应。

Completions in 2022 were all located in Tuen Mun providing 74 600 m² of new spaces. Vacancy at the year-end dropped to 237 300 m², representing 6.2% of the stock, with a positive take-up of 100 200 m².

No new supply in this sector is anticipated in both 2023 and 2024.

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

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；中央空气调节系统完善；设有良好的载客及载货升降机设备；专业管理；普遍有泊车设施。

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.

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

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

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

4.8 私人工贸大厦包括设计或获证明作工贸用途的物业。

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

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

It should be noted that location is not a feature of grade. Offices owned by the Government of the Hong Kong Special Administrative Region and managed by the Government Property Agency are excluded.

4.6 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Car parking space is excluded. Commercial premises owned by the Hong Kong Housing Authority and Hong Kong Housing Society are excluded. Following the divestment of selected commercial Hong Kong Housing Authority premises to Link Real Estate Investment Trust (Link REIT) at the end of 2005, these divested properties are classified as private sector properties and are included in the statistics from 2006 onwards. Readers should take special note of this change when comparing review year figures with those of 2005 and before.

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

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

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

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

5. 楼面面积

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

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

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，非住宅楼宇则以内部楼面总面积计算。

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

9.3 上文第4段所述的公营房屋发展项目并不包括在内。

10. 空置量

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

8. Demolition

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

9. Forecast

9.1 Forecast figures of completions are given for each of the two years succeeding the year under review. They are presented as the number of units for domestic premises and the total internal floor area for non-domestic premises expected to come on stream in the respective years.

9.2 To arrive at the figures, data are compiled in respect of all known developments and redevelopment sites in the territory in accordance with information derived from Buildings Department returns, architects' and developers' plans and returns, professional estimates and/or site visits.

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

10. Vacancies

10.1 Vacancy indicates the number of units (or floor area in the case of non-domestic premises) not physically occupied at the time of the survey conducted at the end of the year. Premises under decoration are also classified as vacant. In addition, some vacancies could be due to units not yet issued with the Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit. It should be noted that **vacancy bears no relationship with whether the property is held by the developer**. Premises which have already been sold may remain vacant, pending occupation by the owner or tenant. Vacancy figures cover the entire stock and are not confined to new developments.

10.2 所有楼宇的空置量，都是在年底进行楼宇普查后计算出来的，但在2020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2020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 2020, 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 2020, 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).

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.

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。

12.8 除另有说明外，本报告所用的「元」均指港元。

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。

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.

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

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 如应课差饷租值在全面重估后有所变更，新应课差饷租值会调算至旧应课差饷租值的水平，以便指数数列得以连贯。

13.4 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。

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

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

14. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合同所载的售价来分析计算。在 2022 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、蓝湾半岛、康怡花园、逸涛湾、深湾 9 号、南丰新邨、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、懿滙、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、皓畋、美孚新邨、港湾豪庭、毕架山一号、又一居、柏景湾、半岛豪庭、汇景花园、擎天半岛、德福花园、凯旋门、帝峯·皇殿、誉·港湾、天铸、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、迎海、粉岭中心、名城、花都广场、金狮花园、豪景花园、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、Park Yoho、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、溱岸 8 号、豫丰花园、盈翠半岛、荃湾中心、屯门市广场、天峦、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 2022 onwards are slightly different from those of previous years, and include:

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

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

New Territories - Aegean Coast, Avignon, Bellagio, Belvedere Garden, Caribbean Coast, Central Park Towers, Century Gateway, Chelsea Court, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Double Cove, Fanling Centre, Festival City, Flora Plaza, Golden Lion Garden, Hong Kong Garden, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lake Silver, Lohas Park - Le Prestige, Lohas Park - The Capitol, Marina Cove, Metro City, Metro Town, Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Park Yoho, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea 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, Valais, 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2022年的权重是根据2021年内的交易宗数而厘定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2022, the weights are based on the number of transactions effected in 2021.

15. 落成后使用方式

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

15. Mode of Occupation after Completion

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

16. 物业市场回报率

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

16. Property Market Yields

The yields have been derived by comparing the average “rent/rateable value” and “price/rateable value” factors. The properties included in the rental analysis may be different from those in the price analysis. The figures should therefore only be regarded as providing a broad indication of market yields and trends.

17. 楼宇买卖

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

17. Sales Transactions

Statistics on domestic sales are sourced from the Land Registry, derived from sale and purchase agreements of domestic units **received for registration** in the Land Registry for the relevant periods. Statistics on non-domestic sales are based on analysis made of sales transaction records obtained by this Department from the Land Registry and the Inland Revenue Department for stamp duty purposes. As distinguished from the Land Registry statistics on domestic sales, non-domestic figures for each relevant period refer to **the date on which an Agreement for Sale and Purchase is signed** (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and not the date on which the document is submitted for registration.

18. 四舍五入

由于数字四舍五入，所以表内个别项目的总和与所示的总数可能有些微差别。

18. Rounding of Figures

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

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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]	2022 年年底总存量 Stock at year-end		2022 年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	13 824	401 220	18 070	4.5
	20 - 39.9	387 396			
B	40 - 69.9	603 284	603 284	21 758	3.6
C	70 - 99.9	153 769	153 769	7 253	4.7
D	100 - 159.9	70 016	70 016	5 092	7.3
	160 - 199.9	13 697			
E	200 - 279.9	10 806	28 433	2 794	9.8
	> 279.9	3 930			
所有类别	ALL CLASSES	1 256 722	1 256 722	54 967	4.4

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

单位数目 No. of units

地区	District	2021年年底总存量 Stock at year-end	2022年落成量 Completions	落成量占2021年总存量的百分率 Completions as a % of 2021 Stock	2022年年底总存量 Stock at year-end	2022年年底空置数目 No. Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	95 749	564	0.6	96 004	4 245	4.4
湾仔	Wan Chai	72 391	40	0.1	72 353	3 443	4.8
东区	Eastern	122 551	-	-	122 507	3 044	2.5
南区	Southern	42 410	1 859	4.4	44 177	4 054	9.2
港岛	HONG KONG	333 101	2 463	0.7	335 041	14 786	4.4
油尖旺	Yau Tsim Mong	114 007	-	-	113 838	3 649	3.2
深水埗	Sham Shui Po	80 616	1 398	1.7	81 944	2 525	3.1
九龙城	Kowloon City	115 487	4 289	3.7	118 414	8 179	6.9
黄大仙	Wong Tai Sin	19 241	-	-	19 070	65	0.3
观塘	Kwun Tong	50 286	7	- ⁺	50 155	1 011	2.0
九龙	KOWLOON	379 637	5 694	1.5	383 421	15 429	4.0
葵青	Kwai Tsing	36 389	320	0.9	36 711	814	2.2
荃湾	Tsuen Wan	82 523	-	-	82 524	1 443	1.7
屯门	Tuen Mun	66 550	2 379	3.6	68 929	3 815	5.5
元朗	Yuen Long	84 867	3 036	3.6	87 897	4 721	5.4
北区	North	28 697	1 577	5.5	30 268	2 866	9.5
大埔	Tai Po	39 924	263	0.7	40 187	1 382	3.4
沙田	Sha Tin	83 944	2 959	3.5	86 908	5 370	6.2
西贡	Sai Kung	75 455	2 449	3.2	77 905	3 512	4.5
离岛	Islands	26 908	28	0.1	26 931	829	3.1
新界	NEW TERRITORIES	525 257	13 011	2.5	538 260	24 752	4.6
全港	OVERALL	1 237 995	21 168	1.7	1 256 722	54 967	4.4

+ 少于 0.05%

2022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 2021 年年底总存量计算。

+ Below 0.05%

2022 Year-end Stock figures are derived from the latest rating record,
and not from the 2021 Year-end Stock figures shown here.

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	2022 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	44 151	27 932	9 840	8 132	5 949	96 004
湾仔	Wan Chai	24 723	26 181	9 005	8 927	3 517	72 353
东区	Eastern	36 578	63 546	16 779	5 014	590	122 507
南区	Southern	6 828	20 631	4 361	5 817	6 540	44 177
港岛	HONG KONG	112 280	138 290	39 985	27 890	16 596	335 041
油尖旺	Yau Tsim Mong	46 539	47 644	14 670	4 386	599	113 838
深水埗	Sham Shui Po	30 075	41 038	6 750	3 513	568	81 944
九龙城	Kowloon City	39 721	46 569	19 136	10 786	2 202	118 414
黄大仙	Wong Tai Sin	7 830	9 302	1 439	470	29	19 070
观塘	Kwun Tong	18 201	30 034	1 676	225	19	50 155
九龙	KOWLOON	142 366	174 587	43 671	19 380	3 417	383 421
葵青	Kwai Tsing	14 944	18 243	2 933	555	36	36 711
荃湾	Tsuen Wan	17 495	54 683	8 501	1 494	351	82 524
屯门	Tuen Mun	25 818	36 329	4 065	1 928	789	68 929
元朗	Yuen Long	21 363	50 622	12 062	3 311	539	87 897
北区	North	12 924	14 096	1 856	725	667	30 268
大埔	Tai Po	12 435	14 738	6 344	4 666	2 004	40 187
沙田	Sha Tin	27 002	35 286	17 586	5 417	1 617	86 908
西贡	Sai Kung	12 392	52 052	9 330	2 312	1 819	77 905
离岛	Islands	2 201	14 358	7 436	2 338	598	26 931
新界	NEW TERRITORIES	146 574	290 407	70 113	22 746	8 420	538 260
全港	OVERALL	401 220	603 284	153 769	70 016	28 433	1 256 722

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	Area	拆卸量 Demolition					总数 Total	落成量 Completions					总数 Total
			A	B	C	D	E		A	B	C	D	E	
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
2022	港岛	Hong Kong	297	164	-	18	33	512	874	767	346	238	238	2 463
	九龙	Kowloon	857	880	76	16	8	1 837	2 371	2 610	494	85	134	5 694
	新界	New Territories	-	-	-	-	4	4	6 636	4 291	1 206	729	149	13 011
	全港	OVERALL	1 154	1 044	76	34	45	2 353	9 881	7 668	2 046	1 052	521	21 168

* 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.

私人住宅 - 各类单位落成量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

年 Year	A	B	C	D	E	单位数目 No. of units	总数 Total
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
2022	9 881	7 668	2 046	1 052	521		21 168

* 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.

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]	2018	2019	2020	2021	2022			总数 Total
						港岛 Hong Kong	九龙 Kowloon	新界 New Territories	
A	< 20.0	571	982	799	558	109	125	776	1 010
	20 - 39.9	6 641	5 640	8 431	4 693	765	2 246	5 860	8 871
B	40 - 69.9	8 237	4 174	7 742	6 624	767	2 610	4 291	7 668
C	70 - 99.9	3 414	1 506	2 779	2 141	346	494	1 206	2 046
D	100 - 159.9	1 541	1 025	759	249	238	85	729	1 052
	160 - 199.9	274	102	123	36	94	125	40	259
E	200 - 279.9	180	108	122	41	51	1	63	115
	> 279.9	110	106	133	44	93	8	46	147
所有类别 ALL CLASSES		20 968	13 643 *	20 888	14 386	2 463	5 694	13 011	21 168

* 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.

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	2022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		[2023]	[2024]
中西区	Central and Western	475	50	3	-	36	564	579	409
湾仔	Wan Chai	-	29	7	1	3	40	48	402
东区	Eastern	-	-	-	-	-	-	420	156
南区	Southern	399	688	336	237	199	1 859	89	896
港岛	HONG KONG	874	767	346	238	238	2 463	1 136	1 863
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	1 145	651
深水埗	Sham Shui Po	766	485	121	24	2	1 398	1 748	815
九龙城	Kowloon City	1 598	2 125	373	61	132	4 289	4 795	9 030
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	7	-	-	-	-	7	2 781	2 314
九龙	KOWLOON	2 371	2 610	494	85	134	5 694	10 469	12 810
葵青	Kwai Tsing	320	-	-	-	-	320	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	-	-
屯门	Tuen Mun	1 793	418	98	34	36	2 379	2 829	2 592
元朗	Yuen Long	1 112	1 392	373	152	7	3 036	1 744	3 874
北区	North	1 299	262	15	1	-	1 577	-	-
大埔	Tai Po	-	-	3	182	78	263	2 026	2 448
沙田	Sha Tin	552	1 731	403	267	6	2 959	1 336	892
西贡	Sai Kung	1 552	470	312	93	22	2 449	377	1 931
离岛	Islands	8	18	2	-	-	28	36	560
新界	NEW TERRITORIES	6 636	4 291	1 206	729	149	13 011	8 348	12 297
全港	OVERALL	9 881	7 668	2 046	1 052	521	21 168	19 953	26 970

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	[2023]						[2024]					
		A	B	C	D	E	总数 Total	A	B	C	D	E	总数 Total
中西区	Central and Western	421	26	43	14	75	579	198	127	41	23	20	409
湾仔	Wan Chai	-	38	2	2	6	48	195	145	24	32	6	402
东区	Eastern	394	26	-	-	-	420	-	156	-	-	-	156
南区	Southern	-	4	12	14	59	89	142	512	165	70	7	896
港岛	HONG KONG	815	94	57	30	140	1 136	535	940	230	125	33	1 863
油尖旺	Yau Tsim Mong	1 122	22	1	-	-	1 145	649	2	-	-	-	651
深水埗	Sham Shui Po	819	339	323	204	63	1 748	743	46	-	-	26	815
九龙城	Kowloon City	2 262	1 694	181	466	192	4 795	3 765	4 072	667	389	137	9 030
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
观塘	Kwun Tong	1 031	1 465	220	54	11	2 781	1 541	771	1	1	-	2 314
九龙	KOWLOON	5 234	3 520	725	724	266	10 469	6 698	4 891	668	390	163	12 810
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	-	-	-	-	-	-	-	-
屯门	Tuen Mun	1 451	1 227	70	67	14	2 829	1 579	963	32	18	-	2 592
元朗	Yuen Long	445	1 021	261	-	17	1 744	1 675	1 781	385	33	-	3 874
北区	North	-	-	-	-	-	-	-	-	-	-	-	-
大埔	Tai Po	1 327	545	63	32	59	2 026	762	1 594	61	7	24	2 448
沙田	Sha Tin	466	663	196	8	3	1 336	97	391	352	52	-	892
西贡	Sai Kung	38	166	138	19	16	377	744	1 124	12	-	51	1 931
离岛	Islands	-	-	-	3	33	36	-	323	130	76	31	560
新界	NEW TERRITORIES	3 727	3 622	728	129	142	8 348	4 857	6 176	972	186	106	12 297
全港	OVERALL	9 776	7 236	1 510	883	548	19 953	12 090	12 007	1 870	701	302	26 970

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	2021 年年底总存量 Stock at year-end	2022 年落成量 Completions	落成量占 2021 年总存量的百分率 Completions as a % of 2021 Stock	2022 年年底总存量 Stock at year-end
中西区	Central and Western	536	20	3.7	556
湾仔	Wan Chai	348	3	0.9	345
东区	Eastern	-	-	-	-
南区	Southern	1 779	6	0.3	1 785
港岛	HONG KONG	2 663	29	1.1	2 686
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	105	-	-	105
九龙城	Kowloon City	504	3	0.6	503
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	KOWLOON	653	3	0.5	652
葵青	Kwai Tsing	2	-	-	2
荃湾	Tsuen Wan	133	-	-	133
屯门	Tuen Mun	670	-	-	670
元朗	Yuen Long	8 182	8	0.1	8 184
北区	North	865	1	0.1	866
大埔	Tai Po	2 448	37	1.5	2 485
沙田	Sha Tin	963	22	2.3	985
西贡	Sai Kung	2 028	-	-	2 028
离岛	Islands	901	-	-	895
新界	NEW TERRITORIES	16 192	68	0.4	16 248
全港	OVERALL	19 508	100	0.5	19 586

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。
2022 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 2021 年年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2022 Year-end Stock figures are derived from the latest rating record,
and not from the 2021 Year-end Stock figures shown here.

私人住宅 - 整体空置趋势
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	空置数目 No. Vacant	占总存量的百分率 % of Total Stock
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
2022	21 168	19 160	90.5	1 235 554	35 807	2.9	54 967	4.4

* 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.

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 2022 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 2022 and Reported as Wholly Occupied	单位数目 No. of Units	百分率 %	单位数目 No. of Units	百分率 %
A		港岛	Hong Kong	253	103	40.7	150	59.3
		九龙	Kowloon	2 186	1 265	57.9	921	42.1
		新界	New Territories	2 984	2 517	84.3	467	15.7
		全港	OVERALL	5 423	3 885	71.6	1 538	28.4
B		港岛	Hong Kong	7	3	42.9	4	57.1
		九龙	Kowloon	2 638	1 670	63.3	968	36.7
		新界	New Territories	3 282	2 564	78.1	718	21.9
		全港	OVERALL	5 927	4 237	71.5	1 690	28.5
C		港岛	Hong Kong	-	-	-	-	-
		九龙	Kowloon	664	482	72.6	182	27.4
		新界	New Territories	721	575	79.8	146	20.2
		全港	OVERALL	1 385	1 057	76.3	328	23.7
D		港岛	Hong Kong	-	-	-	-	-
		九龙	Kowloon	27	23	85.2	4	14.8
		新界	New Territories	25	22	88.0	3	12.0
		全港	OVERALL	52	45	86.5	7	13.5
E		港岛	Hong Kong	15	2	13.3	13	86.7
		九龙	Kowloon	6	1	16.7	5	83.3
		新界	New Territories	18	12	66.7	6	33.3
		全港	OVERALL	39	15	38.5	24	61.5
所有类别		港岛	Hong Kong	275	108	39.3	167	60.7
All Classes		九龙	Kowloon	5 521	3 441	62.3	2 080	37.7
		新界	New Territories	7 030	5 690	80.9	1 340	19.1
		全港	OVERALL	12 826	9 239	72.0	3 587	28.0

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	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2021		446	377	307	392	331	260	408	350	263	418	349	259	422	381	241
2022 *		443	376	307	381	324	255	400	340	257	413	331	254	427	340	227
2021	10	460	390	311	410	331	266	409	349	271	428	364	272	432	(370)	243
	11	442	382	314	407	333	268	399	347	260	428	387	250	412	(466)	279
	12	445	385	318	401	335	264	408	364	261	419	350	266	421	(430)	256
2022	1	430	380	312	393	336	263	396	348	273	437	337	268	438	(352)	247
	2	454	375	304	404	331	261	407	361	259	427	328	264	441	(359)	(247)
	3	432	378	313	384	330	255	398	349	260	422	330	248	446	(381)	235
	4	427	368	300	371	317	249	391	335	254	408	344	255	429	(372)	216
	5	438	370	303	382	324	252	392	349	258	412	330	252	402	(281)	225
	6	442	368	299	377	320	251	387	329	260	419	344	265	425	(300)	217
	7	446	373	311	385	320	258	407	340	255	421	331	247	435	(342)	212
	8	453	384	320	381	330	261	404	331	258	399	334	255	413	(367)	234
	9	459	382	310	386	323	255	403	337	261	409	329	256	413	(326)	239
	10	455	379	306	380	315	256	392	349	255	397	316	243	426	(287)	226
	11 *	417	379	299	367	319	247	417	329	243	415	331	245	417	(386)	217
	12 *	414	371	292	355	331	244	405	339	244	407	320	254	448	(316)	(197)

* 临时数字
() 表示少于 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

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

每平方米售价 \$/m²

类别 Class		A			B			C			D			E		
年 / 月 Year / Month		港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2021		189 596	165 828	152 765	184 591	161 225	136 451	214 633	188 801	137 408	246 482	210 657	126 010	286 286 (228 699)		115 907
2022 *		173 001	152 266	143 547	173 775	152 416	130 910	202 660	172 087	135 002	229 316	188 485	119 014	250 055 (217 737)		108 214
2021	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	185 735	160 924	154 586	188 298	152 581	135 305	218 572	157 340	137 963	242 231 (210 543)	131 324 (241 116) (282 516)				112 190
	12	182 038	158 895	150 227	180 230	155 688	134 759	220 620	193 351	132 671	229 725 (232 979)	123 660 (283 455) (266 372)				(102 956)
2022	1	187 692	161 015	153 749	178 743	157 349	134 957	212 167	183 525	137 967	226 374 (202 706)	130 872 (272 625) (253 875)				(105 913)
	2	181 542	154 575	148 478	182 090	158 580	136 737	214 997	172 362	136 181 (230 006) (220 330)	121 921 (260 964) (348 811)					(102 776)
	3	179 556	161 178	148 659	186 463	159 137	134 505	201 036	176 831	130 502 (222 539) (191 439)	116 716 (233 286)			- (99 268)		
	4	183 183	163 509	149 829	181 452	162 584	138 770	203 320	188 048	136 885	247 263 (191 004)	117 792 (221 540) (238 306)				106 270
	5	180 594	157 172	148 577	180 275	157 989	135 286	203 786	167 937	143 704	251 428	187 509	121 651 (199 798)			- (125 173)
	6	176 855	148 803	145 996	183 457	156 356	132 643	210 240	171 859	137 864 (206 727) (140 847)	125 970 (217 042)			- (121 820)		
	7	167 549	157 596	144 387	174 784	154 309	128 222	206 080	188 395	135 386 (226 941) (181 060)	121 849 (240 985) (185 631)					(112 929)
	8	169 358	148 475	140 696	169 921	149 001	128 778	212 655	151 576	138 632 (235 534) (205 789)	114 092 (200 336) (78 204)					(130 519)
	9	162 710	142 151	141 137	162 162	144 934	126 012	204 390	171 280	131 896 (225 001) (172 079)	118 683 (361 819)			- (111 390)		
	10	157 131	142 962	136 554	160 996	139 119	124 261	201 317	161 492	128 253 (200 180) (189 642)	111 690 (324 823)			- (85 564)		
	11 *	151 119	134 750	130 652	159 903	136 875	120 975	187 274	155 560	124 685 (222 309) (191 606)	104 771 (224 838) (189 259)					(84 735)
	12 *	147 045	135 741	128 379	148 743	142 516	120 055	172 744	157 332	127 855 (234 405) (211 726)	105 455 (190 957) (201 842)					(95 575)

* 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。

香港物业报告 2023

* Provisional figures

() Indicates fewer than 20 transactions.

- No transaction record received by this Department.

Primary sales of domestic premises are excluded from the analysis.

Hong Kong Property Review 2023

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	
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	196.7	180.9	156.1	148.1	136.5	183.8	144.0	179.8	
2022 *	195.6	176.9	152.9	147.6	137.5	181.3	144.3	178.2	
2021	10 - 12	200.7	183.4	158.1	150.8	140.3	187.1	147.0	183.3
2022	1 - 3	196.1	179.3	156.5	151.0	140.0	183.2	147.2	179.9
	4 - 6	194.0	176.8	152.7	149.6	139.6	180.7	146.2	177.7
	7 - 9	196.9	177.5	152.3	145.7	133.9	182.1	141.9	178.8
	10 - 12 *	195.2	173.9	149.9	144.2	136.4	179.3	141.8	176.3
2021	10	202.1	184.8	158.2	152.1	138.0	188.3	147.1	184.3
	11	200.0	183.4	157.7	149.2	141.2	186.8	146.3	182.9
	12	200.1	182.0	158.4	151.0	141.6	186.3	147.6	182.7
2022	1	196.4	181.2	157.7	153.6	139.6	184.4	148.7	181.1
	2	196.4	179.6	156.5	150.7	141.1	183.4	147.3	180.2
	3	195.6	177.0	155.4	148.8	139.3	181.8	145.5	178.5
	4	193.6	176.4	153.3	148.0	140.0	180.4	145.3	177.3
	5	194.6	176.6	152.2	150.5	140.7	180.8	147.2	177.9
	6	193.9	177.4	152.7	150.2	138.2	180.9	146.2	178.0
	7	194.8	177.4	152.6	147.3	135.5	181.3	143.4	178.1
	8	198.1	177.8	153.2	145.0	132.5	182.8	141.0	179.4
	9	197.9	177.4	151.2	144.9	133.6	182.3	141.3	179.0
	10	197.4	175.5	151.3	144.8	135.4	181.2	141.9	178.0
	11 *	194.4	173.7	149.5	144.6	137.0	178.8	142.3	175.9
	12 *	193.8	172.6	148.9	143.3	136.9	177.9	141.3	175.0

* 临时数字

* Provisional figures

私人住宅 - 各类单位售价指数 (全港)
PRIVATE DOMESTIC - PRICE INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有类别 All Classes	
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	331.5	319.2	395.3	328.6	392.7	
2022 *	407.3	357.5	329.8	314.7	301.4	372.1	311.9	369.7	
2021	10 - 12	437.6	380.7	345.3	337.2	312.2	397.1	331.2	394.5
2022	1 - 3	425.7	373.3	338.5	317.9	303.9	388.3	314.7	385.3
	4 - 6	423.7	371.9	341.0	318.5	307.6	386.9	316.2	384.1
	7 - 9	405.3	356.2	329.8	315.8	297.7	370.7	312.1	368.3
	10 - 12 *	374.6	328.6	309.8	306.6	296.6	342.3	304.7	340.9
2021	10	440.9	381.2	346.5	342.8	317.7	398.5	336.9	396.0
	11	437.1	379.7	343.4	337.1	311.3	396.2	330.8	393.6
	12	434.9	381.3	346.0	331.7	307.6	396.7	326.0	393.9
2022	1	433.8	377.4	342.5	326.0	306.9	393.8	321.6	390.8
	2	423.1	371.9	337.8	317.6	303.5	386.6	314.4	383.6
	3	420.1	370.6	335.3	310.1	(301.2)	384.6	308.0	381.4
	4	425.5	372.7	340.9	316.6	305.6	388.0	314.1	385.0
	5	426.5	371.8	343.6	322.1	(310.8)	388.2	319.7	385.5
	6	419.0	371.1	338.5	316.9	(306.5)	384.6	314.7	381.8
	7	414.3	364.4	336.3	318.6	(301.8)	379.0	315.1	376.5
	8	405.3	356.2	328.5	315.0	(294.7)	370.6	310.8	368.2
	9	396.3	347.9	324.7	313.8	(296.6)	362.4	310.4	360.3
	10	385.2	337.3	317.9	311.2	(295.7)	351.9	308.2	350.2
	11 *	372.3	325.9	307.0	305.7	(293.8)	339.8	303.5	338.4
	12 *	366.3	322.5	304.6	303.0	(300.2)	335.3	302.5	334.1

* 临时数字

() 表示少于 20 宗交易。

住宅楼宇的首次买卖并不会用作分析。

* Provisional figures

() Indicates fewer than 20 transactions.

Primary sales of domestic premises are excluded from the analysis.

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

年 / 月 Year / Month	A, B & C			D & E			所有类别 Overall			
	市区 Urban	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	
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	330.4	325.5	333.3	372.6	281.1	334.7	333.6	326.6	334.9
	12	330.8	325.7	333.7	370.2	280.2	333.1	333.9	326.8	335.2
2022	1	327.6	323.7	331.3	368.8	277.0	330.7	330.9	324.8	332.7
	2	322.3	319.7	326.7	362.5	272.4	325.1	325.5	320.7	328.2
	3	319.1	318.3	324.7	359.7	269.4	322.0	322.3	319.3	326.1
	4	321.0	322.4	328.1	362.9	275.1	327.2	324.2	323.4	329.6
	5	321.4	322.6	328.4	367.9	279.4	332.0	324.8	323.8	330.0
	6	317.1	319.8	325.0	367.1	278.7	331.3	320.6	321.0	326.7
	7	313.4	315.0	320.5	365.3	277.9	330.0	316.9	316.3	322.2
	8	306.8	307.8	313.4	360.1	277.4	327.8	310.3	309.3	315.3
	9	300.2	300.8	306.4	355.6	276.5	325.6	303.8	302.4	308.4
	10	291.0	291.5	296.9	353.0	272.8	322.0	294.7	293.3	299.1
	11 *	279.7	282.3	286.8	348.9	269.6	318.2	283.6	284.3	289.2
	12 *	276.7	278.8	283.4	349.1	268.8	317.7	280.7	280.7	285.8

* 临时数字

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

* Provisional figures

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

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

平方米 m²

地区	District	2022年年底总存量 Stock at year-end				2022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	1 900 100	783 100	564 500	3 247 700	174 600	84 300	50 400	309 300	9.2	10.8	8.9	9.5
湾仔	Wan Chai	1 007 700	605 700	309 100	1 922 500	120 100	100 000	25 600	245 700	11.9	16.5	8.3	12.8
东区	Eastern	877 500	187 300	58 800	1 123 600	170 300	28 700	4 500	203 500	19.4	15.3	7.7	18.1
南区	Southern	238 400	93 400	21 700	353 500	34 600	23 800	2 200	60 600	14.5	25.5	10.1	17.1
港岛	HONG KONG	4 023 700	1 669 500	954 100	6 647 300	499 600	236 800	82 700	819 100	12.4	14.2	8.7	12.3
油尖旺	Yau Tsim Mong	1 198 000	618 500	401 400	2 217 900	167 100	63 200	24 900	255 200	13.9	10.2	6.2	11.5
深水埗	Sham Shui Po	243 800	76 500	38 600	358 900	45 000	14 000	2 100	61 100	18.5	18.3	5.4	17.0
九龙城	Kowloon City	244 100	41 900	20 900	306 900	113 200	-	2 700	115 900	46.4	-	12.9	37.8
黄大仙	Wong Tai Sin	33 400	47 100	1 200	81 700	11 900	4 600	200	16 700	35.6	9.8	16.7	20.4
观塘	Kwun Tong	1 611 500	280 500	17 700	1 909 700	284 800	65 700	9 400	359 900	17.7	23.4	53.1	18.8
九龙	KOWLOON	3 330 800	1 064 500	479 800	4 875 100	622 000	147 500	39 300	808 800	18.7	13.9	8.2	16.6
葵青	Kwai Tsing	172 500	96 400	8 600	277 500	7 200	24 900	6 200	38 300	4.2	25.8	72.1	13.8
荃湾	Tsuen Wan	182 500	75 200	800	258 500	62 300	22 600	300	85 200	34.1	30.1	37.5	33.0
屯门	Tuen Mun	32 200	20 200	6 500	58 900	1 200	12 100	800	14 100	3.7	59.9	12.3	23.9
元朗	Yuen Long	39 600	12 900	19 000	71 500	30 400	300	300	31 000	76.8	2.3	1.6	43.4
北区	North	29 900	700	500	31 100	2 900	-	-	2 900	9.7	-	-	9.3
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	491 400	19 500	-	510 900	26 100	800	-	26 900	5.3	4.1	-	5.3
西贡	Sai Kung	25 000	3 400	-	28 400	17 900	200	-	18 100	71.6	5.9	-	63.7
离岛	Islands	127 900	18 900	-	146 800	10 000	5 200	-	15 200	7.8	27.5	-	10.4
新界	NEW TERRITORIES	1 101 000	252 400	36 600	1 390 000	158 000	66 100	7 600	231 700	14.4	26.2	20.8	16.7
全港	OVERALL	8 455 500	2 986 400	1 470 500	12 912 400	1 279 600	450 400	129 600	1 859 600	15.1	15.1	8.8	14.4
分区	Sub-districts												
上环	Sheung Wan	229 200	351 500	387 100	967 800	31 400	44 800	29 400	105 600	13.7	12.7	7.6	10.9
中区	Central	1 627 800	381 100	161 900	2 170 800	141 600	38 200	20 100	199 900	8.7	10.0	12.4	9.2
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	963 500	573 800	287 700	1 825 000	111 800	97 400	23 800	233 000	11.6	17.0	8.3	12.8
北角 / 鲗鱼涌	North Point / Quarry Bay	921 800	154 600	61 000	1 137 400	178 600	17 100	4 000	199 700	19.4	11.1	6.6	17.6
尖沙咀	Tsim Sha Tsui	878 500	303 200	198 300	1 380 000	132 400	25 100	12 600	170 100	15.1	8.3	6.4	12.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	336 700	315 400	203 100	855 200	39 700	38 000	12 300	90 000	11.8	12.0	6.1	10.5

分区数字已包括在地区数字内。

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

私人写字楼 - 各区总存量、落成量及空置量
PRIVATE OFFICES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

		平方米 m ²					
地区	District	2021 年年底总存量 Stock at year-end	2022 年落成量 Completions	落成量占 2021 年总存量的百分率 Completions as a % of 2021 Stock	2022 年年底总存量 Stock at year-end	2022 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	3 245 500	2 400	0.1	3 247 700	309 300	9.5
湾仔	Wan Chai	1 912 000	9 500	0.5	1 922 500	245 700	12.8
东区	Eastern	1 055 700	67 400	6.4	1 123 600	203 500	18.1
南区	Southern	328 200	24 900	7.6	353 500	60 600	17.1
港岛	HONG KONG	6 541 400	104 200	1.6	6 647 300	819 100	12.3
油尖旺	Yau Tsim Mong	2 216 500	-	-	2 217 900	255 200	11.5
深水埗	Sham Shui Po	359 400	-	-	358 900	61 100	17.0
九龙城	Kowloon City	217 700	89 200	41.0	306 900	115 900	37.8
黄大仙	Wong Tai Sin	81 900	-	-	81 700	16 700	20.4
观塘	Kwun Tong	1 818 700	84 600	4.7	1 909 700	359 900	18.8
九龙	KOWLOON	4 694 200	173 800	3.7	4 875 100	808 800	16.6
葵青	Kwai Tsing	259 900	-	-	277 500	38 300	13.8
荃湾	Tsuen Wan	214 600	42 900	20.0	258 500	85 200	33.0
屯门	Tuen Mun	59 600	-	-	58 900	14 100	23.9
元朗	Yuen Long	41 100	30 400	74.0	71 500	31 000	43.4
北区	North	31 100	-	-	31 100	2 900	9.3
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	512 500	-	-	510 900	26 900	5.3
西贡	Sai Kung	28 400	-	-	28 400	18 100	63.7
离岛	Islands	150 600	-	-	146 800	15 200	10.4
新界	NEW TERRITORIES	1 304 200	73 300	5.6	1 390 000	231 700	16.7
全港	OVERALL	12 539 800	351 300	2.8	12 912 400	1 859 600	14.4
分区	Sub-districts						
上环	Sheung Wan	965 600	2 000	0.2	967 800	105 600	10.9
中区	Central	2 170 700	400	0.0 ⁺	2 170 800	199 900	9.2
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 814 400	9 500	0.5	1 825 000	233 000	12.8
北角 / 鲗鱼涌	North Point / Quarry Bay	1 084 100	67 400	6.2	1 137 400	199 700	17.6
尖沙咀	Tsim Sha Tsui	1 379 400	-	-	1 380 000	170 100	12.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	854 400	-	-	855 200	90 000	10.5

+ 少于 0.05%

2022 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 2021 年年底总存量计算。分区数字已包括在地区数字内。

+ Below 0.05%

2022 Year-end Stock figures are derived from the latest rating record, and not from the 2021 Year-end Stock figures shown here. Sub-district figures have already been included in District figures.

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

平方米 m²

年 Year	区域 Area	Area	拆卸量 Demolition				落成量 Completions				年底总存量 Stock at year-end			
			甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total	甲级 A	乙级 B	丙级 C	总数 Total
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
2022	港岛	Hong Kong	-	12 000	1 400	13 400	80 500	22 100	1 600	104 200	4 023 700	1 669 500	954 100	6 647 300
	九龙	Kowloon	-	-	-	-	156 400	17 300	100	173 800	3 330 800	1 064 500	479 800	4 875 100
	新界	New Territories	-	-	-	-	62 400	10 900	-	73 300	1 101 000	252 400	36 600	1 390 000
	全港	OVERALL	-	12 000	1 400	13 400	299 300	50 300	1 700	351 300	8 455 500	2 986 400	1 470 500	12 912 400

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

平方米 m²

地区	District	2022年落成量 Completions			总数 Total	预测落成量 Forecast Completions	
		甲级 A	乙级 B	丙级 C		[2023]	[2024]
中西区	Central and Western	-	2 400	-	2 400	64 500	19 000
湾仔	Wan Chai	-	8 500	1 000	9 500	18 500	14 400
东区	Eastern	65 500	1 300	600	67 400	7 700	300
南区	Southern	15 000	9 900	-	24 900	22 100	-
港岛	HONG KONG	80 500	22 100	1 600	104 200	112 800	33 700
油尖旺	Yau Tsim Mong	-	-	-	-	15 600	4 200
深水埗	Sham Shui Po	-	-	-	-	96 400	-
九龙城	Kowloon City	89 200	-	-	89 200	9 600	10 700
黄大仙	Wong Tai Sin	-	-	-	-	7 400	-
观塘	Kwun Tong	67 200	17 300	100	84 600	25 400	47 800
九龙	KOWLOON	156 400	17 300	100	173 800	154 400	62 700
葵青	Kwai Tsing	-	-	-	-	-	-
荃湾	Tsuen Wan	32 000	10 900	-	42 900	-	9 300
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	30 400	-	-	30 400	-	-
北区	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-
新界	NEW TERRITORIES	62 400	10 900	-	73 300	-	9 300
全港	OVERALL	299 300	50 300	1 700	351 300	267 200	105 700
分区	Sub-districts						
上环	Sheung Wan	-	2 000	-	2 000	1 000	12 300
中区	Central	-	400	-	400	63 500	6 800
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	8 500	1 000	9 500	18 500	14 400
北角 / 鲗鱼涌	North Point / Quarry Bay	65 500	1 300	600	67 400	7 700	300
尖沙咀	Tsim Sha Tsui	-	-	-	-	8 400	2 400
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	7 200	1 800

分区数字已包括在地区数字内。

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

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

平方米 m²

地区	District	[2023]				[2024]			
		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	63 500	1 000	-	64 500	11 600	7 400	-	19 000
湾仔	Wan Chai	14 100	4 400	-	18 500	12 400	1 000	1 000	14 400
东区	Eastern	6 300	-	1 400	7 700	-	-	300	300
南区	Southern	22 100	-	-	22 100	-	-	-	-
港岛	HONG KONG	106 000	5 400	1 400	112 800	24 000	8 400	1 300	33 700
油尖旺	Yau Tsim Mong	13 100	2 500	-	15 600	-	4 200	-	4 200
深水埗	Sham Shui Po	96 400	-	-	96 400	-	-	-	-
九龙城	Kowloon City	9 600	-	-	9 600	10 700	-	-	10 700
黄大仙	Wong Tai Sin	7 400	-	-	7 400	-	-	-	-
观塘	Kwun Tong	18 200	7 200	-	25 400	42 600	5 200	-	47 800
九龙	KOWLOON	144 700	9 700	-	154 400	53 300	9 400	-	62 700
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	9 300	-	-	9 300
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北区	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	-	-	-	-	-	-	-	-
新界	NEW TERRITORIES	-	-	-	-	9 300	-	-	9 300
全港	OVERALL	250 700	15 100	1 400	267 200	86 600	17 800	1 300	105 700
分区	Sub-districts								
上环	Sheung Wan	-	1 000	-	1 000	11 600	700	-	12 300
中区	Central	63 500	-	-	63 500	-	6 800	-	6 800
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	14 100	4 400	-	18 500	12 400	1 000	1 000	14 400
北角 / 鲗鱼涌	North Point / Quarry Bay	6 300	-	1 400	7 700	-	-	300	300
尖沙咀	Tsim Sha Tsui	5 900	2 500	-	8 400	-	2 400	-	2 400
油麻地 / 旺角	Yau Ma Tei / Mong Kok	7 200	-	-	7 200	-	1 800	-	1 800

分区数字已包括在地区数字内。

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

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

平方米 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
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
2022	351 300	347 300	98.9	12 561 100	1 512 300	12.0	1 859 600	14.4

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]		[264 平方米 m ²]						[95 平方米 m ²]						[46 平方米 m ²]								
		上环	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway Bay	北角/ 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龙湾/ 观塘# Kowloon Bay/ Kwun Tong#	上环	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway Bay	北角/ 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龙湾/ 观塘# Kowloon Bay/ Kwun Tong#	上环	中区	湾仔/ 铜锣湾 Wan Chai/ Causeway Bay	北角/ 鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龙湾/ 观塘# Kowloon Bay/ Kwun Tong#
年 / 月	Year / Month	Sheung Wan	Central	Causeway Bay	Quarry Bay	Sha Tsui	Mong Kok	Kwun Tong#	Sheung Wan	Central	Causeway Bay	Quarry Bay	Sha Tsui	Mong Kok	Kwun Tong#	Sheung Wan	Central	Causeway Bay	Quarry Bay	Sha Tsui	Mong Kok	Kwun Tong#
2021		887	1 075	703	547	523	683	350	521	776	514	404	464	454	311	416	583	494	443	469	434	(188)
2022 *		883	1 036	654	527	521	638	356	495	783	502	415	458	468	314	401	589	487	433	466	444	160
2021	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	1 040	664	583	540	761	354	560	786	537	327	488	434	328	388	572	517	462	476	435	-
	11	910	1 101	668	513	531	817	352	565	785	515	414	469	431	319	396	605	502	451	486	446	-
	12 (712)	1 143	720	545	517	601	358	544	750	524	410	469	461	332	426	582	471	446	464	467	(223)	
2022	1 (794)	1 103	658	510	548	802	347	519	855	519	379	461	447	328	386	583	473	442	463	408	(141)	
	2 (784)	1 073	654	571	497	600	367	528	799	516	450	448	480	322	424	588	466	440	456	444	(75)	
	3	624	1 104	660	563	552 (520)	363	486	770	513	413	482	462	325	403	629	494	424	485	437	-	
	4	905	995	613	500	500 (744)	361	510	858	512	438	437	487	322	385	568	490	424	444	433	(120)	
	5	931	998	689	608	527	688	350	417	886	505	510	450	455	274	415	549	484	447	465	447	-
	6	851	1 007	624	552	506	730	368	504	696	503	463	443	463	299	405	598	510	442	485	433	-
	7	1 089	1 001	679	486	512	573	355	467	801	455	413	450	475	309	405	599	480	440	467	454	(183)
	8	1 034	1 092	652	521	513 (770)	351	483	772	485	406	482	456	323	392	577	490	427	453	443	(138)	
	9	880	994	677	526	540	568	377	537	739	504	369	446	492	287	407	626	472	464	447	461	(182)
	10 *	731	911	655	557	517 (600)	350	464	713	485	448	491	477	336	409	600	495	435	503	450	(187)	
	11 * (585)	1 058	625	487	505 (420)	301	531	767	509	446	455	444	361	389	593	481	410	475	476	(145)		
	12 *	876	1 051	626	470	535 (492)	345	482	744	531	359	461	473	304	394	532	511	412	455	446	(223)	

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2022 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 2022.

- No transaction record received by this Department.

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

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

每平方米售价 \$/m²

[平均面积] [Average size]	甲级 Grade A [117 平方米 m ²]										乙级 Grade B [69 平方米 m ²]					丙级 Grade C [42 平方米 m ²]							
	上环		中区		湾仔/ 铜锣湾	北角/ 鰂鱼涌	尖沙咀	油麻地/ 旺角	九龙湾/ 观塘#	上环	中区	湾仔/ 铜锣湾	北角/ 鰂鱼涌	尖沙咀	油麻地/ 旺角	九龙湾/ 观塘#	上环	中区	湾仔/ 铜锣湾	北角/ 鰂鱼涌	尖沙咀	油麻地/ 旺角	九龙湾/ 观塘#
	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsu	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsu	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Tong#	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsu	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Tong#		
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	167 628	176 751	-				
2022 *	(233 958)	410 515 (236 037)	-	187 641	-	129 791	178 570 (236 526)	256 046 (142 361)	188 111	178 377 (139 749)	173 013	239 927	201 934	195 030	155 929	163 322	-	-					
2021	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)	157 596	193 378	-					
2022	1	-	(400 468)	-	(183 727)	-	(198 020)	-	(334 331) (283 461)	-	(178 953)	183 409	-	204 521 (225 850) (234 003) (189 809)	153 616	177 004	-						
	2	-	(407 518)	-	-	-	-	(201 852)	-	-	-	-	-	198 025 (268 142) (159 551)	-	(142 794)	160 153	-					
	3	-	-	-	-	-	-	-	(213 245)	-	-	(174 467)	-	(129 803)	-	213 760	-	162 699	165 570	-			
	4	-	-	-	-	-	-	(151 088) (196 923)	-	-	(190 533)	174 120 (155 102) (180 719) (186 170)	180 991 (216 711) (200 447)	154 618	-								
	5	-	(433 717)	-	(166 142)	-	-	-	-	-	192 965 (151 186)	-	(169 340) (278 221) (240 799) (148 872) (153 221)	139 567	-								
	6 (233 958)	-	(169 843)	-	(204 525)	-	(85 136) (216 838)	-	(188 544)	-	(210 053) (159 523)	-	(147 558)	-	(188 293) (169 492) (113 514) (192 756)	-							
	7	-	-	-	(221 610)	-	-	(140 070)	-	(215 232)	-	(227 136) (211 204)	-	(127 869) (220 000) (240 741) (176 101)	149 224	158 037	-						
	8	-	(358 680)	-	-	-	(135 847)	-	-	-	-	(161 894)	-	(208 696) (396 641) (191 078)	-	142 030	184 436	-					
	9	-	-	-	-	-	(88 593)	-	-	-	-	(142 702)	-	(159 538)	-	(203 239) (217 916) (161 554) (156 487)	-						
	10 *	-	(179 588)	-	(176 683)	-	(132 548)	-	-	(324 921) (142 361) (133 333) (163 778)	-	(177 453)	-	-	(214 876)	173 246 (191 083)	-						
	11 *	-	(315 271)	-	(177 054)	-	-	(159 722) (178 325)	-	-	(175 915) (163 450) (124 396) (158 451)	-	(129 972) (183 962)	137 829 (149 300)	-								
	12 *	-	(472 396)	-	(194 704)	-	-	-	-	-	(171 549) (250 690)	-	(139 080) (135 868) (261 682) (215 849) (135 952) (131 362)	-									

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2022 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 2022.

- No transaction record received by this Department.

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

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

年 / 月 Year / Month	租金 Rents				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	
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	237.0	233.1	220.3	233.4	457.5	549.4	518.2	502.5	
2022 *	232.3	231.6	218.5	230.1	463.5 @	522.3	505.6	496.9 @	
2021	7 - 9	237.3	233.4	224.4	234.2	450.5	579.4	522.6	506.7
	10 - 12	237.2	234.8	223.6	234.5	457.0	541.8	519.4	498.3
2022	1 - 3	233.9	233.2	219.4	231.6	(492.8) @	516.2	520.9	508.4 @
	4 - 6	231.4	231.2	216.3	229.1	(470.8)	521.5	515.6	500.1
	7 - 9	232.8	232.5	218.9	230.7	(465.4)	(525.5)	506.3	499.6
	10 - 12 *	231.0	229.7	219.5	228.9	(434.8)	(525.9)	479.7	483.3
2021	7	239.2	231.0	223.3	234.5	(430.8)	(583.7)	537.0	504.2
	8	237.5	234.1	225.3	234.7	(454.7)	(572.2)	522.9	506.3
	9	235.1	235.1	224.6	233.5	(466.1)	(582.4)	508.0	509.7
	10	237.4	232.8	223.1	233.9	(465.4)	(573.0)	535.5	515.7
	11	236.7	233.5	223.9	233.9	(445.1)	(520.7)	521.8	488.3
	12	237.5	238.1	223.9	235.6	(460.4)	(531.7)	501.0	491.0
2022	1	233.6	232.4	219.0	231.1	(477.8)	(518.1)	514.8	499.7
	2	235.3	233.9	220.9	232.8	(507.7)	(514.3)	(532.7)	(517.0)
	3	232.9	233.2	218.4	230.9	^	(516.2)	515.1	^
	4	232.3	230.5	214.0	229.2	(478.2)	(513.3)	529.4	504.8
	5	229.8	230.9	218.2	228.4	(467.8)	(520.0)	511.6	497.4
	6	232.0	232.1	216.6	229.8	(466.3)	(531.2)	505.9	498.1
	7	232.8	232.2	217.7	230.5	(469.2)	(523.6)	(508.7)	500.4
	8	233.8	233.3	220.6	231.7	(461.6)	(510.2)	502.9	492.7
	9	231.7	232.1	218.3	229.8	(465.5)	(542.8)	(507.4)	(505.6)
	10 *	231.1	229.9	219.3	229.0	(439.8)	(529.3)	(486.8)	487.5
	11 *	231.0	230.0	220.9	229.2	(427.1)	(520.1)	(474.8)	(477.4)
	12 *	230.9	229.2	218.3	228.5	(437.5)	(528.4)	(477.5)	484.9

* 临时数字

() 表示少于 20 宗交易。

@ 2022 年的售价指数不包括 2022 年 3 月；

2022 年 1-3 季度的售价指数不包括 2022 年 3 月。

^ 没有充足资料作分析。

* Provisional figures

() Indicates fewer than 20 transactions.

@ Price indices for the periods of 2022 excluding Mar 2022;

2022 quarter 1-3 excluding Mar 2022.

^ Insufficient data for analysis.

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

年 / 月 Year / Month	租金 Rents			售价 Prices
	上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地区 # Core Districts #
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	285.6	227.5	196.2	421.6
2022 *	278.0	215.5	194.8	422.7 @
2021	7 - 9	286.9	197.9	(412.1)
	10 - 12	285.2	198.8	(382.2)
2022	1 - 3	286.1	200.2	(443.6)@
	4 - 6	274.8	191.9	(437.0)@
	7 - 9	276.3	194.7	(459.9)@
	10 - 12 *	274.9	192.5	(374.6)
2021	7	290.6	200.8	(355.8)
	8	285.5	196.7	(396.7)
	9	284.7	196.2	(483.8)
	10	281.3	197.9	(456.2)
	11	286.2	203.8	(356.8)
	12	288.0	194.7	(333.5)
2022	1	270.7	200.7	(411.1)
	2	304.1	194.9	(476.0)
	3	283.5	204.9	-
	4	276.0	189.2	-
	5	271.4	195.8	(451.7)
	6	277.1	190.6	(422.3)
	7	276.6	193.2	(391.5)
	8	281.7	195.4	(528.2)
	9	270.5	195.4	-
	10 *	269.8	194.6	(357.1)
	11 *	288.0	186.2	(379.5)
	12 *	266.9	196.6	(387.2)

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；

2022 年的售价指数不包括 2022 年 3、4 及 9 月；

2022 年 1-3 季度的售价指数不包括 2022 年 3 月；

2022 年 4-6 季度的售价指数不包括 2022 年 4 月；

2022 年 7-9 季度的售价指数不包括 2022 年 9 月。

- 本署没有收到成交个案。

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;

2022 excluding Mar, Apr and Sep 2022;

2022 quarter 1-3 excluding Mar 2022;

2022 quarter 4-6 excluding Apr 2022;

2022 quarter 7-9 excluding Sep 2022.

- No transaction record received by this Department.

私人商业楼宇 - 各区总存量、落成量及空置量
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地区	District	2021 年年底总存量 Stock at year-end	2022 年落成量 Completions	落成量占 2021 年总存量的百分率 Completions as a % of 2021 Stock	2022 年年底总存量 Stock at year-end	2022 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	1 149 600	3 400	0.3	1 147 800	118 900	10.4
湾仔	Wan Chai	1 192 700	6 600	0.6	1 199 100	175 100	14.6
东区	Eastern	717 600	1 500	0.2	722 600	48 900	6.8
南区	Southern	253 400	2 400	0.9	251 300	35 800	14.2
港岛	HONG KONG	3 313 300	13 900	0.4	3 320 800	378 700	11.4
油尖旺	Yau Tsim Mong	2 191 000	-	-	2 186 100	233 100	10.7
深水埗	Sham Shui Po	744 500	4 500	0.6	746 400	56 000	7.5
九龙城	Kowloon City	738 400	32 900	4.5	766 200	105 100	13.7
黄大仙	Wong Tai Sin	326 900	-	-	324 500	24 800	7.6
观塘	Kwun Tong	718 500	20 500	2.9	743 100	106 100	14.3
九龙	KOWLOON	4 719 300	57 900	1.2	4 766 300	525 100	11.0
葵青	Kwai Tsing	376 300	-	-	386 500	33 300	8.6
荃湾	Tsuen Wan	572 200	5 100	0.9	578 100	88 700	15.3
屯门	Tuen Mun	432 800	-	-	432 700	32 900	7.6
元朗	Yuen Long	512 800	12 800	2.5	524 700	35 400	6.7
北区	North	241 600	-	-	241 900	32 600	13.5
大埔	Tai Po	235 200	-	-	234 900	7 300	3.1
沙田	Sha Tin	505 000	28 000	5.5	534 000	54 600	10.2
西贡	Sai Kung	377 400	-	-	365 100	19 400	5.3
离岛	Islands	323 800	-	-	307 400	15 700	5.1
新界	NEW TERRITORIES	3 577 100	45 900	1.3	3 605 300	319 900	8.9
全港	OVERALL	11 609 700	117 700	1.0	11 692 400	1 223 700	10.5

2022 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 2021 年年底总存量计算。

2022 Year-end Stock figures are derived from the latest rating record, and not from the 2021 Year-end Stock figures shown here.

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

平方米 m²

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
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
2022	港岛 Hong Kong	6 200	13 900	3 320 800
	九龙 Kowloon	16 500	57 900	4 766 300
	新界 New Territories	700	45 900	3 605 300
	全港 OVERALL	23 400	117 700	11 692 400

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	2022年落成量	预测落成量 Forecast Completions	
		Completions	[2023]	[2024]
中西区	Central and Western	3 400	7 300	2 300
湾仔	Wan Chai	6 600	6 100	23 200
东区	Eastern	1 500	2 100	700
南区	Southern	2 400	30 200	800
港岛	HONG KONG	13 900	45 700	27 000
油尖旺	Yau Tsim Mong	-	8 400	16 400
深水埗	Sham Shui Po	4 500	6 400	3 300
九龙城	Kowloon City	32 900	69 200	20 200
黄大仙	Wong Tai Sin	-	2 300	-
观塘	Kwun Tong	20 500	9 000	2 200
九龙	KOWLOON	57 900	95 300	42 100
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	5 100	-	-
屯门	Tuen Mun	-	-	2 800
元朗	Yuen Long	12 800	300	200
北区	North	-	-	-
大埔	Tai Po	-	1 900	4 100
沙田	Sha Tin	28 000	3 300	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	45 900	5 500	7 100
全港	OVERALL	117 700	146 500	76 200

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
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
2022	117 700	117 100	99.5	11 574 700	1 106 600	9.6	1 223 700	10.5

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]	[60 平方米 m ²]	[57 平方米 m ²]	[51 平方米 m ²]	[38 平方米 m ²]	[35 平方米 m ²]	[33 平方米 m ²]	
年 / 月 Year / Month							
2021	1 265	1 116	1 219	553 566	407 106	415 010	
2022 *	1 205	1 101	1 172	471 779	373 259	369 692	
2021							
	7	1 208	1 030	1 189	534 866	376 536	433 129
	8	1 282	1 200	1 193	820 819	422 468	435 911
	9	1 339	1 123	1 247	488 126	364 395	423 847
	10	1 131	1 103	1 244	(721 320)	374 214	(402 319)
	11	1 341	1 224	1 168	469 362	405 087	463 943
	12	1 270	1 103	1 181	(372 590)	372 273	352 431
2022							
	1	1 199	1 088	1 064	596 401	406 945	382 744
	2	1 278	1 070	1 183	(652 607)	(533 522)	(367 038)
	3	1 278	1 115	1 193	(445 732)	425 738	(329 184)
	4	1 066	1 116	1 076	407 771	378 317	310 052
	5	1 219	1 051	1 179	347 841	319 079	550 326
	6	1 244	1 126	1 228	384 591	627 952	323 499
	7	1 249	1 049	1 228	(412 987)	402 621	(516 722)
	8	1 212	1 099	1 139	(569 386)	351 831	298 763
	9	1 253	1 110	1 149	(358 716)	246 168	(418 510)
	10 *	1 070	1 087	1 231	(405 751)	231 616	(199 331)
	11 *	1 314	1 221	1 181	(618 109)	280 708	(219 269)
	12 *	1 090	1 072	1 237	(601 968)	262 354	(415 988)

* 临时数字
() 表示少于 20 宗交易。
[] 表示 2022 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 2022.

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	
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	172.0	543.4	
2022 *	167.0	523.4	
2021	7 - 9	172.5	562.7
	10 - 12	175.5	546.4
2022	1 - 3	170.1	542.9
	4 - 6	165.2	525.8
	7 - 9	165.9	517.6
	10 - 12 *	166.7	507.5
2021	7	172.5	561.3
	8	172.2	571.7
	9	172.7	555.0
	10	174.3	535.0
	11	177.2	548.5
	12	175.1	555.8
2022	1	171.3	555.5
	2	172.1	542.6
	3	166.8	530.5
	4	163.1	518.0
	5	165.5	526.9
	6	167.0	532.5
	7	167.4	520.9
	8	164.9	517.9
	9	165.5	513.9
	10 *	165.7	514.0
	11 *	166.7	508.1
	12 *	167.6	500.3

* 临时数字

* Provisional figures

私人分层工厂大厦 - 各区总存量、落成量及空置量
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地区	District	2021年年底总存量 Stock at year-end	2022年落成量 Completions	落成量占2021年总存量的百分率 Completions as a % of 2021 Stock	2022年年底总存量 Stock at year-end	2022年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	62 000	-	-	62 000	2 000	3.2
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 184 500	-	-	1 168 300	98 500	8.4
南区	Southern	654 200	-	-	653 900	94 500	14.5
港岛	HONG KONG	1 900 700	-	-	1 884 200	195 000	10.3
油尖旺	Yau Tsim Mong	275 500	3 600	1.3	278 000	11 800	4.2
深水埗	Sham Shui Po	971 700	14 100	1.5	977 200	49 000	5.0
九龙城	Kowloon City	821 600	-	-	810 200	22 400	2.8
黄大仙	Wong Tai Sin	739 300	21 400	2.9	758 800	53 900	7.1
观塘	Kwun Tong	2 926 400	2 900	0.1	2 925 000	170 300	5.8
九龙	KOWLOON	5 734 500	42 000	0.7	5 749 200	307 400	5.3
葵青	Kwai Tsing	3 178 200	-	-	3 158 100	113 900	3.6
荃湾	Tsuen Wan	2 184 100	63 000	2.9	2 252 500	133 800	5.9
屯门	Tuen Mun	1 422 100	-	-	1 421 400	40 800	2.9
元朗	Yuen Long	228 200	-	-	228 700	16 000	7.0
北区	North	289 100	-	-	289 100	24 900	8.6
大埔	Tai Po	153 100	-	-	153 100	900	0.6
沙田	Sha Tin	1 081 900	-	-	1 081 700	18 900	1.7
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	900	-	-	900	-	-
新界	NEW TERRITORIES	8 537 600	63 000	0.7	8 585 500	349 200	4.1
全港	OVERALL	16 172 800	105 000	0.6	16 218 900	851 600	5.3

2022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2021年年底总存量计算。

2022 Year-end Stock figures are derived from the latest rating record, and not from the 2021 Year-end Stock figures shown here.

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

平方米 m²

年 Year	区域 Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year-end
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
2022	港岛 Hong Kong	-	-	1 884 200
	九龙 Kowloon	12 800	42 000	5 749 200
	新界 New Territories	11 400	63 000	8 585 500
	全港 OVERALL	24 200	105 000	16 218 900

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	2022年落成量	预测落成量 Forecast Completions	
		Completions	[2023]	[2024]
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	-	3 100
深水埗	Sham Shui Po	14 100	26 000	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	21 400	-	-
观塘	Kwun Tong	2 900	-	9 000
九龙	KOWLOON	42 000	26 000	12 100
葵青	Kwai Tsing	-	23 500	4 900
荃湾	Tsuen Wan	63 000	6 700	13 900
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	-	-	6 200
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	4 000
西贡	Sai Kung	-	46 500	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	63 000	76 700	29 000
全港	OVERALL	105 000	102 700	41 100

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
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
2022	105 000	99 900	95.1	16 113 900	751 700	4.7	851 600	5.3

私人分层工厂大厦 - 平均租金及售价
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

区域 Area	租金 Rents (每平方米月租 \$/m ² per month)			售价 Prices (每平方米售价 \$/m ²)		
	港岛 Hong Kong [153 平方米 m ²]	九龙 Kowloon [120 平方米 m ²]	新界 New Territories [139 平方米 m ²]	港岛 Hong Kong [140 平方米 m ²]	九龙 Kowloon [110 平方米 m ²]	新界 New Territories [111 平方米 m ²]
[平均面积] [Average size]						
年 / 月 Year / Month						
2021	198	215	156	96 454	89 312	63 598
2022 *	203	221	161	89 263	89 133	63 785
2021	7	208	221	154	104 008	90 784
	8	199	221	166	(98 103)	91 900
	9	190	219	164	(111 644)	98 330
	10	214	225	162	(100 152)	84 333
	11	199	229	156	95 840	85 216
	12	210	212	161	(93 677)	91 246
2022	1	204	212	149	(98 774)	95 866
	2	211	222	163	(77 352)	84 686
	3	213	217	159	(90 141)	94 059
	4	202	206	151	(93 265)	89 074
	5	198	220	158	(72 791)	88 068
	6	208	223	168	(115 305)	93 753
	7	195	229	160	(86 110)	88 518
	8	195	229	172	(91 813)	85 916
	9	213	225	167	(80 973)	92 414
	10 *	197	223	164	(87 283)	73 743
	11 *	195	227	164	(73 398)	89 645
	12 *	203	219	170	(92 507)	81 806

* 临时数字

() 表示少于 20 宗交易。

[] 表示 2022 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 2022.

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

私人分层工厂大厦 - 租金及售价指数
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month	租金 Rents	售价 Prices	
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	879.0	
2022 *	212.0	880.2	
2021	7 - 9	212.4	887.2
	10 - 12	214.5	897.3
2022	1 - 3	210.6	895.2
	4 - 6	208.8	892.0
	7 - 9	214.4	884.3
	10 - 12 *	214.0	849.3
2021	7	211.1	884.2
	8	213.8	892.1
	9	212.3	885.2
	10	216.0	890.8
	11	213.3	906.8
	12	214.1	894.4
2022	1	210.3	911.1
	2	212.0	894.9
	3	209.4	879.6
	4	206.2	876.6
	5	208.4	898.2
	6	211.9	901.2
	7	212.8	892.3
	8	214.9	889.9
	9	215.5	870.8
	10 *	215.7	860.9
	11 *	213.5	852.0
	12 *	212.8	834.9

* 临时数字
上述指数只就楼上单位计算。

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

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

		每平方米售价 \$/m ²					
地区 District	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]	[79 平方米 m ²]	[64 平方米 m ²]	[67 平方米 m ²]	[59 平方米 m ²]	[144 平方米 m ²]	[71 平方米 m ²]	
年 / 月 Year / Month							
2021	123 145	134 367	113 168	81 028	81 052	87 507	
2022 *	113 409	131 603	112 755	75 536	88 986	88 863	
2021	7	125 149	142 335	103 110	85 918	79 909	
	8	(152 863)	(143 339)	113 438	86 199	64 684	
	9	(135 081)	154 258	126 513	85 121	77 699	
	10	(151 685)	(90 430)	(117 592)	(69 760)	76 919	
	11	(133 783)	(101 919)	103 461	67 622	81 697	
	12	116 529	(115 977)	114 359	74 060	102 172	
2022	1	(107 882)	(138 662)	135 453	72 498	99 583	
	2	(98 024)	-	(102 126)	(66 463)	92 947	
	3	(100 743)	(129 726)	(91 337)	86 781	81 060	
	4	(131 716)	(83 581)	(100 300)	77 524	136 506	
	5	-	130 642	(76 393)	(67 158)	97 539	
	6	(149 910)	141 078	128 410	77 572	85 977	
	7	-	-	105 310	88 198	88 431	
	8	-	(112 750)	90 557	73 444	72 247	
	9	-	122 293	121 116	(75 903)	68 104	
	10 *	-	-	-	(79 236)	61 589	
	11 *	(104 987)	(140 088)	(96 883)	(58 834)	(70 664)	
	12 *	(78 049)	(148 295)	-	81 199	(78 861)	

* 临时数字

() 表示少于 5 宗交易。

[] 表示 2022 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 2022.

- No transaction record received by this Department.

Premises analysed are those built since 1992.

Average prices are in respect of upper floor units only.

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

平方米 m²

地区	District	2021年年底总存量 Stock at year-end	2022年落成量 Completions	落成量占2021年总存量的百分率 Completions as a % of 2021 Stock	2022年年底总存量 Stock at year-end	2022年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
东区	Eastern	47 100	-	-	46 600	4 900	10.5
南区	Southern	5 900	-	-	5 900	500	8.5
港岛	HONG KONG	53 000	-	-	52 500	5 400	10.3
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	400	4.3
深水埗	Sham Shui Po	120 100	-	-	120 700	10 700	8.9
九龙城	Kowloon City	5 300	-	-	5 300	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	600	2.1
观塘	Kwun Tong	190 300	-	-	180 500	30 500	16.9
九龙	KOWLOON	353 300	-	-	344 100	42 200	12.3
葵青	Kwai Tsing	93 200	-	-	93 500	9 600	10.3
荃湾	Tsuen Wan	21 300	-	-	21 300	800	3.8
北区	North	6 600	-	-	6 600	2 000	30.3
沙田	Sha Tin	16 600	-	-	16 600	300	1.8
新界	NEW TERRITORIES	137 700	-	-	138 000	12 700	9.2
全港	OVERALL	544 000	-	-	534 600	60 300	11.3

2022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2021年年底总存量计算。

2022 Year-end Stock figures are derived from the latest rating record, and not from the 2021 Year-end Stock figures shown here.

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
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
2022	-	-	-	534 600	60 300	11.3	60 300	11.3

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	2021 年年底总存量 Stock at year-end	2022 年落成量 Completions	落成量占 2021 年总存量的百分率 Completions as a % of 2021 Stock	2022 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	131 700	-	-	131 700
荃湾	Tsuen Wan	126 200	25 800	20.4	152 000
屯门	Tuen Mun	175 800	-	-	175 800
元朗	Yuen Long	585 200	-	-	585 100
北区	North	136 600	-	-	136 600
大埔	Tai Po	756 500	11 600	1.5	768 000
沙田	Sha Tin	137 200	-	-	137 200
西贡	Sai Kung	683 000	87 500	12.8	769 900
离岛	Islands	93 800	-	-	93 800
新界	NEW TERRITORIES	2 826 000	124 900	4.4	2 950 100
全港	OVERALL	3 159 400	124 900	4.0	3 283 500

2022 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 2021 年年底总存量计算。

2022 Year-end Stock figures are derived from the latest rating record, and not from the 2021 Year-end Stock figures shown here.

私人特殊厂房 - 各区落成量及预测落成量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2022 年落成量	预测落成量 Forecast Completions	
		Completions	[2023]	[2024]
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	-	19 500	18 500
荃湾	Tsuen Wan	25 800	-	24 300
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	28 300	-
北区	North	-	-	24 700
大埔	Tai Po	11 600	16 000	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	87 500	3 100	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	124 900	66 900	67 500
全港	OVERALL	124 900	66 900	67 500

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

平方米 m²

地区	District	2021 年年底总存量 Stock at year-end	2022 年落成量 Completions	落成量占 2021 年总存量的百分率 Completions as a % of 2021 Stock	2022 年年底总存量 Stock at year-end	2022 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西区	Central and Western	43 700	-	-	43 700	-	-
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	92 200	-	-	92 200	6 600	7.2
南区	Southern	28 600	-	-	28 600	-	-
港岛	HONG KONG	164 500	-	-	164 500	6 600	4.0
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	52 300	36.8
九龙城	Kowloon City	89 300	-	-	89 300	14 900	16.7
黄大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
观塘	Kwun Tong	250 700	-	-	244 400	84 600	34.6
九龙	KOWLOON	483 700	-	-	477 400	151 800	31.8
葵青	Kwai Tsing	1 768 500	-	-	1 767 400	36 500	2.1
荃湾	Tsuen Wan	395 500	-	-	395 500	21 100	5.3
屯门	Tuen Mun	142 400	74 600	52.4	217 000	300	0.1
元朗	Yuen Long	126 000	-	-	126 000	-	-
北区	North	126 100	-	-	126 100	4 400	3.5
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 400	-	-	442 400	9 300	2.1
西贡	Sai Kung	7 400	-	-	7 400	4 500	60.8
离岛	Islands	94 400	-	-	94 400	2 800	3.0
新界	NEW TERRITORIES	3 103 300	74 600	2.4	3 176 800	78 900	2.5
全港	OVERALL	3 751 500	74 600	2.0	3 818 700	237 300	6.2

2022 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 2021 年年底总存量计算。

2022 Year-end Stock figures are derived from the latest rating record, and not from the 2021 Year-end Stock figures shown here.

私人货仓 - 各区落成量及预测落成量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2022 年落成量	预测落成量 Forecast Completions	
		Completions	[2023]	[2024]
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	74 600	-	-
元朗	Yuen Long	-	-	-
北区	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	NEW TERRITORIES	74 600	-	-
全港	OVERALL	74 600	-	-

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
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
2022	74 600	-	-	3 744 100	237 300	6.3	237 300	6.2

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
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
2022 *		2.5	2.2	2.1	2.1	2.0
2021	7 - 9	2.4	2.2	2.1	2.0	1.9
	10 - 12	2.4	2.2	2.1	2.0	2.0
2022	1 - 3	2.4	2.2	2.1	2.1	2.1
	4 - 6	2.4	2.2	2.1	2.1	2.1
	7 - 9	2.6	2.3	2.1	2.0	2.0
	10 - 12 *	2.8	2.4	2.2	2.1	2.1
2021	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	2.1
2022	1	2.4	2.2	2.1	2.1	2.0
	2	2.4	2.2	2.1	2.1	2.1
	3	2.4	2.2	2.1	2.1	2.1
	4	2.4	2.2	2.1	2.1	2.1
	5	2.4	2.2	2.0	2.1	2.0
	6	2.4	2.2	2.1	2.1	2.0
	7	2.5	2.2	2.1	2.1	2.0
	8	2.6	2.3	2.2	2.0	2.0
	9	2.6	2.3	2.1	2.1	2.0
	10	2.7	2.4	2.2	2.1	2.1
	11 *	2.7	2.4	2.2	2.1	2.1
	12 *	2.8	2.4	2.3	2.1	2.1

* 临时数字

* Provisional figures

私人物业市场回报率 - 写字楼、分层工厂大厦及零售业楼宇
PRIVATE PROPERTY MARKET YIELDS - OFFICES, FLATTED FACTORIES AND RETAIL

回报百分率 % return

年 / 月 Year / Month	写字楼 Offices		分层工厂大厦 Flatted Factories **	零售业楼宇 Retail
	甲级 Grade A	乙级 Grade B		
2013		2.8	2.8	2.4
2014		2.9	2.9	2.4
2015		2.9	2.9	2.4
2016		3.0	3.1	2.5
2017		2.7	2.9	2.5
2018		2.4	2.8	2.4
2019		2.5	2.8	2.7
2020		2.7	2.9	2.6
2021		2.5	2.9	2.5
2022 *		2.5 @	2.9	2.5
2021	7 - 9	2.6	2.9	2.4
	10 - 12	2.5	2.9	2.5
2022	1 - 3	2.4 @	2.9	2.4
	4 - 6	2.4	2.8	2.5
	7 - 9	2.5	2.9	2.6
	10 - 12 *	2.6	3.1	2.6
2021	7	2.7	2.9	2.4
	8	2.5	2.9	2.4
	9	2.4	2.9	2.4
	10	2.5	2.9	2.5
	11	2.6	2.9	2.5
	12	2.5	2.9	2.5
2022	1	2.4	2.8	2.4
	2	2.3	2.9	2.5
	3	^	2.9	2.4
	4	2.4	2.9	2.5
	5	2.4	2.8	2.5
	6	2.5	2.8	2.5
	7	2.4	2.9	2.5
	8	2.5	2.9	2.5
	9	2.5	3.0	2.6
	10 *	2.6	3.0	2.6
	11 *	2.7	3.0	2.5
	12 *	2.6	3.1	2.6

* 临时数字

** 此栏数字只就楼上单位计算。

@ 2022 年的物业市场回报率不包括 2022 年 3 月；

2022 年 1-3 季度的物业市场回报率不包括 2022 年 3 月。

^ 没有充足资料作分析。

* Provisional figures

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

@ Property Market Yields for the periods of 2022 excluding Mar 2022;

2022 quarter 1-3 excluding Mar 2022.

^ Insufficient data for analysis.

住宅买卖 - 楼宇买卖合同数目及总值
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)
2020	59 880	548 233
2021	74 297	733 904
2022	45 050	407 723
2021	1 - 3	166 024
	4 - 6	229 253
	7 - 9	189 156
	10 - 12	149 471
2022	1 - 3	99 820
	4 - 6	138 345
	7 - 9	95 477
	10 - 12	74 081
2022	1	43 421
	2	29 473
	3	26 926
	4	35 158
	5	58 029
	6	45 158
	7	33 890
	8	32 492
	9	29 095
	10	27 179
	11	25 862
	12	21 040

资料来源：土地注册处

数字源自有关期间送交土地注册处注册的住宅楼宇买卖合同。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同。统计数字并不包括居者有其屋、私人机构参建居屋及租者置其屋等计划的住宅买卖，除非有关单位转售限制期届满并已缴付补价。

Source : The Land Registry

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

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

买卖合同数目 No. of Agreements

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

年 / 月 Year / Month	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		总数 Total	
	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%	数目 No.	%		
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	
2022	937	2	1 227	3	9 344	21	24 499	54	9 043	20	45 050	
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
2022												
	1 - 3	211	2	242	2	1 618	16	5 656	56	2 329	23	10 056
	4 - 6	227	2	303	2	2 260	15	8 496	57	3 639	24	14 925
	7 - 9	232	2	328	3	3 076	26	6 222	53	1 825	16	11 683
	10 - 12	267	3	354	4	2 390	28	4 125	49	1 250	15	8 386
2022												
	1	88	2	94	2	677	16	2 396	56	1 020	24	4 275
	2	56	2	74	3	440	15	1 685	58	657	23	2 912
	3	67	2	74	3	501	17	1 575	55	652	23	2 869
	4	72	2	86	2	730	19	2 148	55	861	22	3 897
	5	77	1	105	2	842	14	3 499	56	1 679	27	6 202
	6	78	2	112	2	688	14	2 849	59	1 099	23	4 826
	7	63	2	110	3	729	20	2 089	57	680	19	3 671
	8	84	2	101	2	1 128	27	2 202	53	622	15	4 137
	9	85	2	117	3	1 219	31	1 931	50	523	13	3 875
	10	93	3	97	3	908	29	1 559	50	491	16	3 148
	11	91	3	118	4	797	29	1 321	48	404	15	2 731
	12	83	3	139	6	685	27	1 245	50	355	14	2 507

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.

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

年 / 月 Year / Month	数目 No.	一手买卖 Primary Sales		二手买卖 Secondary Sales		总数 Total No.		
		%	总值 (百万元) Consideration (\$ million)	%	总值 (百万元) Consideration (\$ million)			
2020	15 317	26	169 774	74	378 459	59 880		
2021	17 650	24	230 888	76	503 017	74 297		
2022	10 315	23	109 722	77	297 999	45 050		
2021	1 - 3	3 692	20	44 708	14 439	80	121 317	18 131
	4 - 6	4 593	21	69 396	17 407	79	159 857	22 000
	7 - 9	4 686	25	61 133	14 283	75	128 023	18 969
	10 - 12	4 679	31	55 651	10 518	69	93 820	15 197
2022	1 - 3	1 723	17	23 104	8 333	83	76 716	10 056
	4 - 6	3 132	21	37 949	11 793	79	100 396	14 925
	7 - 9	4 176	36	35 936	7 507	64	59 540	11 683
	10 - 12	1 284	15	12 733	7 102	85	61 347	8 386
2022	1	1 081	25	13 699	3 194	75	29 722	4 275
	2	481	17	6 872	2 431	83	22 601	2 912
	3	161	6	2 533	2 708	94	24 393	2 869
	4	258	7	3 417	3 639	93	31 741	3 897
	5	1 492	24	18 262	4 710	76	39 767	6 202
	6	1 382	29	16 270	3 444	71	28 888	4 826
	7	1 177	32	13 451	2 494	68	20 438	3 671
	8	1 564	38	12 019	2 573	62	20 473	4 137
	9	1 435	37	10 466	2 440	63	18 629	3 875
	10	672	21	5 230	2 476	79	21 949	3 148
	11	365	13	4 763	2 366	87	21 098	2 731
	12	247	10	2 740	2 260	90	18 300	2 507

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.

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)
2020	686	8 287	1 269	18 291	2 117	13 686
2021	1 077	14 860	2 189	42 026	3 637	27 350
2022 *	667	8 510	1 397	21 643	2 004	16 873
2021						
	7 - 9	283	546	11 064	903	7 947
	10 - 12	217	493	11 450	814	6 279
2022						
	1 - 3	139	321	6 100	502	4 643
	4 - 6	218	464	6 861	620	5 473
	7 - 9	150	321	4 275	516	4 300
	10 - 12 *	160	291	4 408	366	2 457
2021						
	7	111	179	2 931	322	2 564
	8	92	186	4 514	286	2 210
	9	80	181	3 620	295	3 174
	10	59	128	4 070	205	1 449
	11	88	190	3 873	308	2 367
	12	70	175	3 508	301	2 463
2022						
	1	69	154	2 895	237	2 078
	2	27	74	1 706	114	1 435
	3	43	93	1 499	151	1 130
	4	68	171	2 314	184	2 411
	5	76	142	1 933	205	1 490
	6	74	151	2 614	231	1 572
	7	61	87	1 202	167	1 804
	8	53	131	1 838	168	1 223
	9	36	103	1 234	181	1 273
	10 *	75	84	1 098	108	769
	11 *	40	111	1 451	128	935
	12 *	45	96	1 859	130	753

* 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、	Kennedy Town, Shek Tong Tsui,	111, 112, 113, 114, 115, 116,
		西营盘、上环、	Sai Ying Pun, Sheung Wan,	121, 122, 123, 124(p), 141, 142,
		中环、金钟、	Central, Admiralty,	143, 181, 182
		半山区、山顶	Mid-levels, Peak	
		湾仔	Wan Chai, Causeway Bay,	124(p), 131, 132, 133, 134,
	湾仔	天后、跑马地、大坑、	Tin Hau, Happy Valley, Tai Hang,	135, 140, 144, 145, 146, 147,
	湾仔	扫杆埔、渣甸山	So Kon Po, Jardine's Lookout	148(p), 149, 151(p), 152(p), 183, 184, 190
		东区	Braemar Hill, North Point,	148(p), 151(p), 152(p), 153,
	东区	宝马山、北角、	Quarry Bay, Sai Wan Ho,	154, 155, 156, 157, 158, 161,
	东区	鰂鱼涌、西湾河、	Shau Kei Wan, Chai Wan,	162, 163, 164, 165, 166, 167
	东区	筲箕湾、柴湾、	Siu Sai Wan	
		南区	Pok Fu Lam, Aberdeen,	171, 172, 173, 174, 175, 176,
	南区	薄扶林、香港仔、	Ap Lei Chau, Wong Chuk Hang,	191, 192, 193, 194, 195, 196,
	南区	鸭脷洲、黄竹坑、	Shouson Hill, Repulse Bay,	197, 198
	南区	寿臣山、浅水湾、	Chung Hom Kok, Stanley,	
	南区	春坎角、赤柱、	Tai Tam, Shek O	
	南区	大潭、石澳		

(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、	Tsim Sha Tsui, Yau Ma Tei,	211, 212, 214, 215, 216, 217,
		西九文化区、	West Kowloon Cultural District,	220, 221, 222, 225, 226, 227,
		京士柏、旺角、	King's Park, Mong Kok,	228, 229, 251, 252, 253, 254,
		大角咀	Tai Kok Tsui	256

	深水埗 Sham Shui Po	美孚、荔枝角、	Mei Foo, Lai Chi Kok,	255, 260, 261, 262, 263, 264,
		长沙湾、	Cheung Sha Wan,	265, 266, 267, 268, 269
		深水埗、石硖尾、	Sham Shui Po, Shek Kip Mei,	
		又一村、大窝坪、	Yau Yat Tsuen, Tai Wo Ping,	
		昂船洲	Stonecutters Island	

	九龙城 Kowloon City	红磡、土瓜湾、	Hung Hom, To Kwa Wan,	213, 231, 232, 233, 234, 235,
		马头角、马头围、	Ma Tau Kok, Ma Tau Wai,	236, 237, 241, 242, 243, 244,
		启德、九龙城、	Kai Tak, Kowloon City,	245, 246, 247, 271, 272, 285,
		何文田、九龙塘、	Ho Man Tin, Kowloon Tong,	286(p)
		笔架山	Beacon Hill	

	黄大仙 Wong Tai Sin	新蒲岗、黄大仙、	San Po Kong, Wong Tai Sin,	281, 282, 283, 284, 287, 288,
		东头、横头磡、	Tung Tau, Wang Tau Hom,	289
		乐富、钻石山、	Lok Fu, Diamond Hill,	
		慈云山、牛池湾	Tsz Wan Shan, Ngau Chi Wan	

	观塘 Kwun Tong	坪石、九龙湾、	Ping Shek, Kowloon Bay,	280, 286(p), 290, 291, 292, 293,
		牛头角、佐敦谷、	Ngau Tau Kok, Jordan Valley,	294, 295, 297, 298
		观塘、秀茂坪、	Kwun Tong, Sau Mau Ping,	
		蓝田、油塘	Lam Tin, Yau Tong	

(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

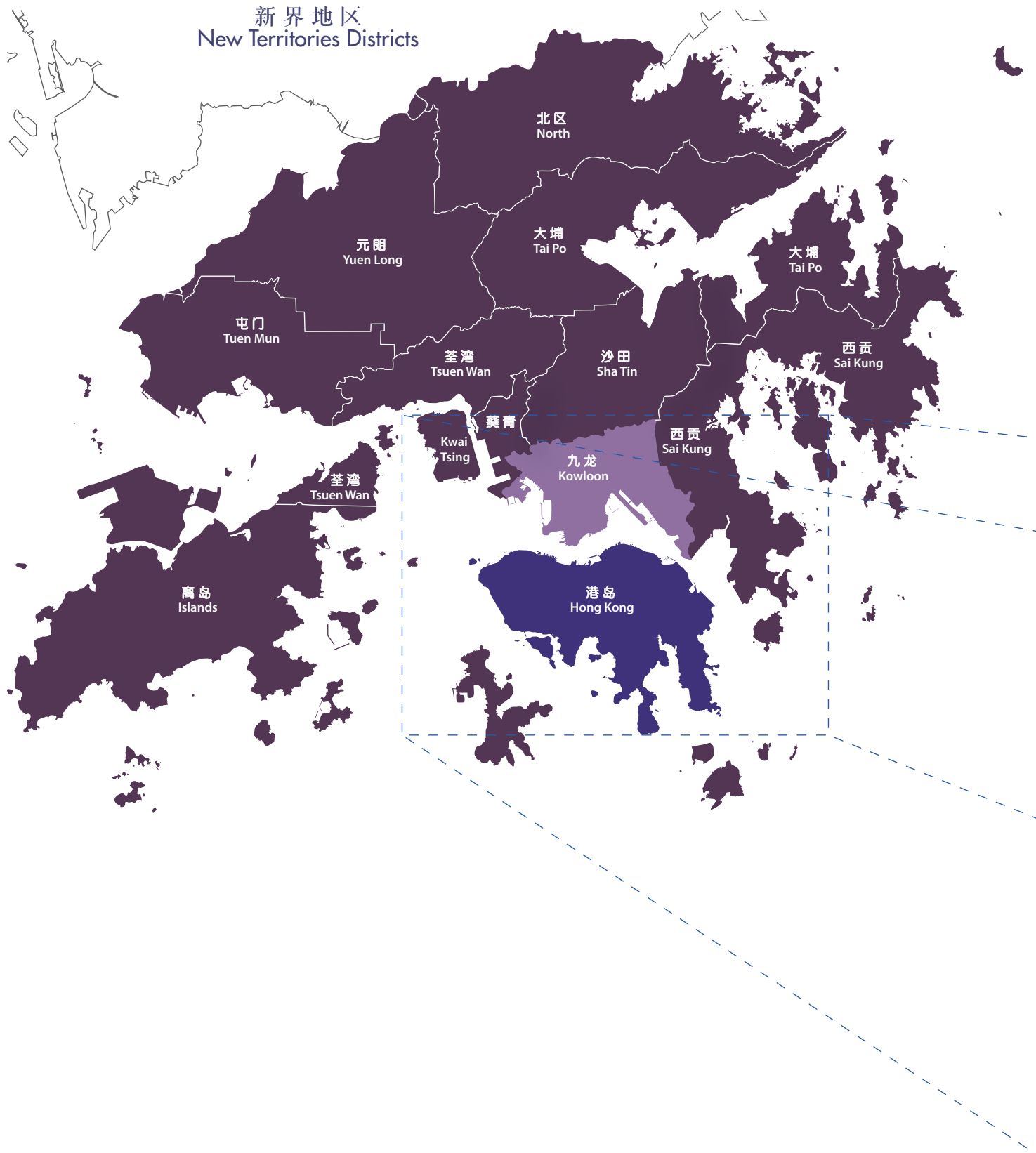
区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	小规划统计区 Tertiary Planning Units
新界 NEW TERRITORIES	大埔 Tai Po	大埔墟、大埔、	Tai Po Market, Tai Po,	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751
		大埔滘、大美督、	Tai Po Kau, Tai Mei Tuk,	
		船湾、	Shuen Wan,	
		樟木头、	Cheung Muk Tau,	
		企岭下	Kei Ling Ha	
	沙田 Sha Tin	大围、沙田、	Tai Wai, Sha Tin,	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762
		火炭、马料水、	Fo Tan, Ma Liu Shui,	
		乌溪沙、	Wu Kai Sha,	
		马鞍山	Ma On Shan	
	西贡 Sai Kung	清水湾、西贡、	Clear Water Bay, Sai Kung,	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
		大网仔、	Tai Mong Tsai,	
		将军澳、	Tseung Kwan O,	
		坑口、调景岭、	Hang Hau, Tiu Keng Leng,	
		马游塘	Ma Yau Tong	
	离岛 Islands	长洲、坪洲、	Cheung Chau, Peng Chau,	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 972, 973(p), 976
		大屿山	Lantau Island,	
		(包括东涌、	(including Tung Chung,	
		愉景湾)、南丫岛	Discovery Bay), Lamma Island	

(p) = part 部分

写字楼分区
OFFICE SUB-DISTRICTS

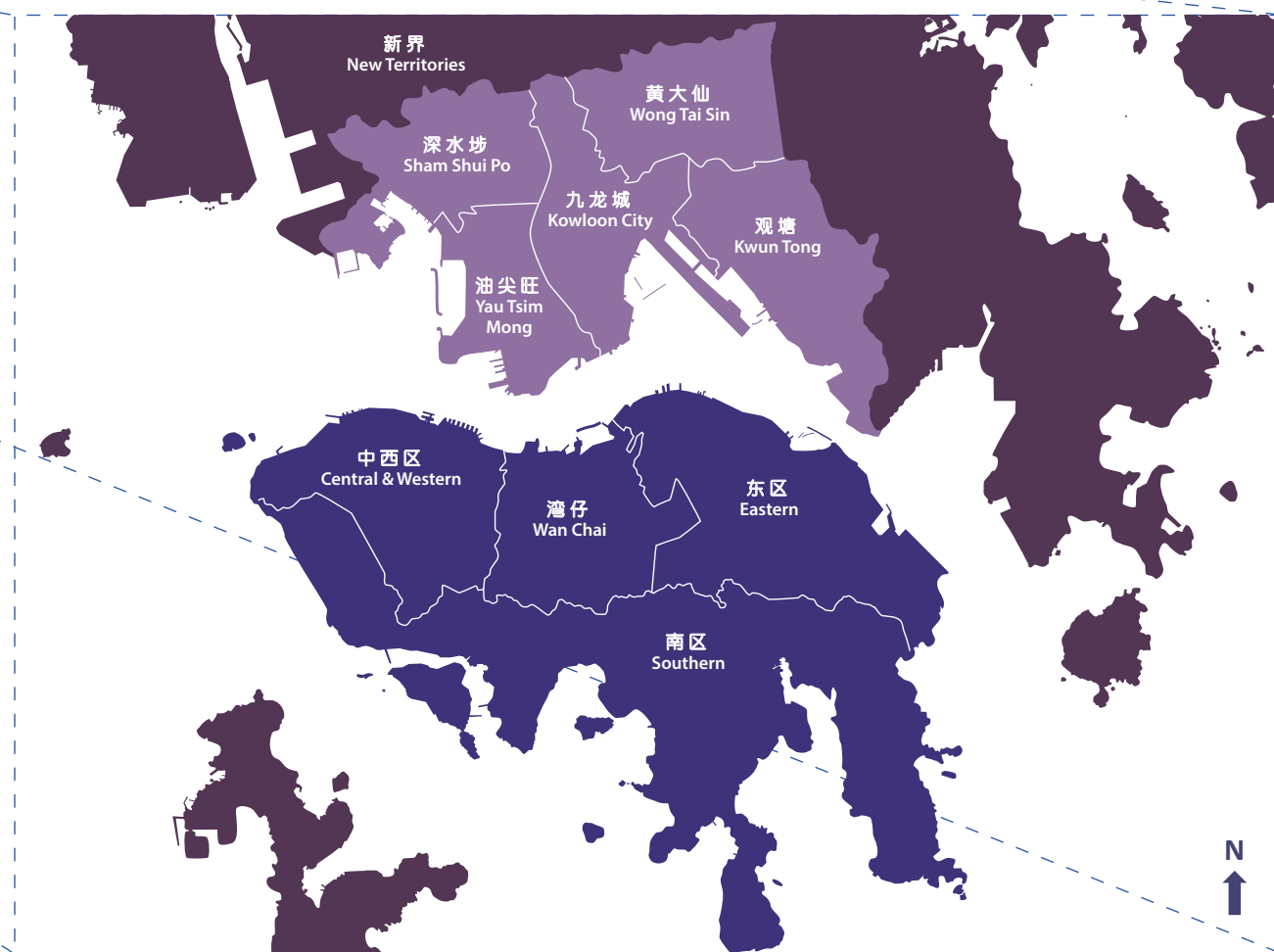
写字楼的分区	Sub-districts for Offices	小规划统计区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124
湾仔/铜锣湾	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角/鰂鱼涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213, 214, 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

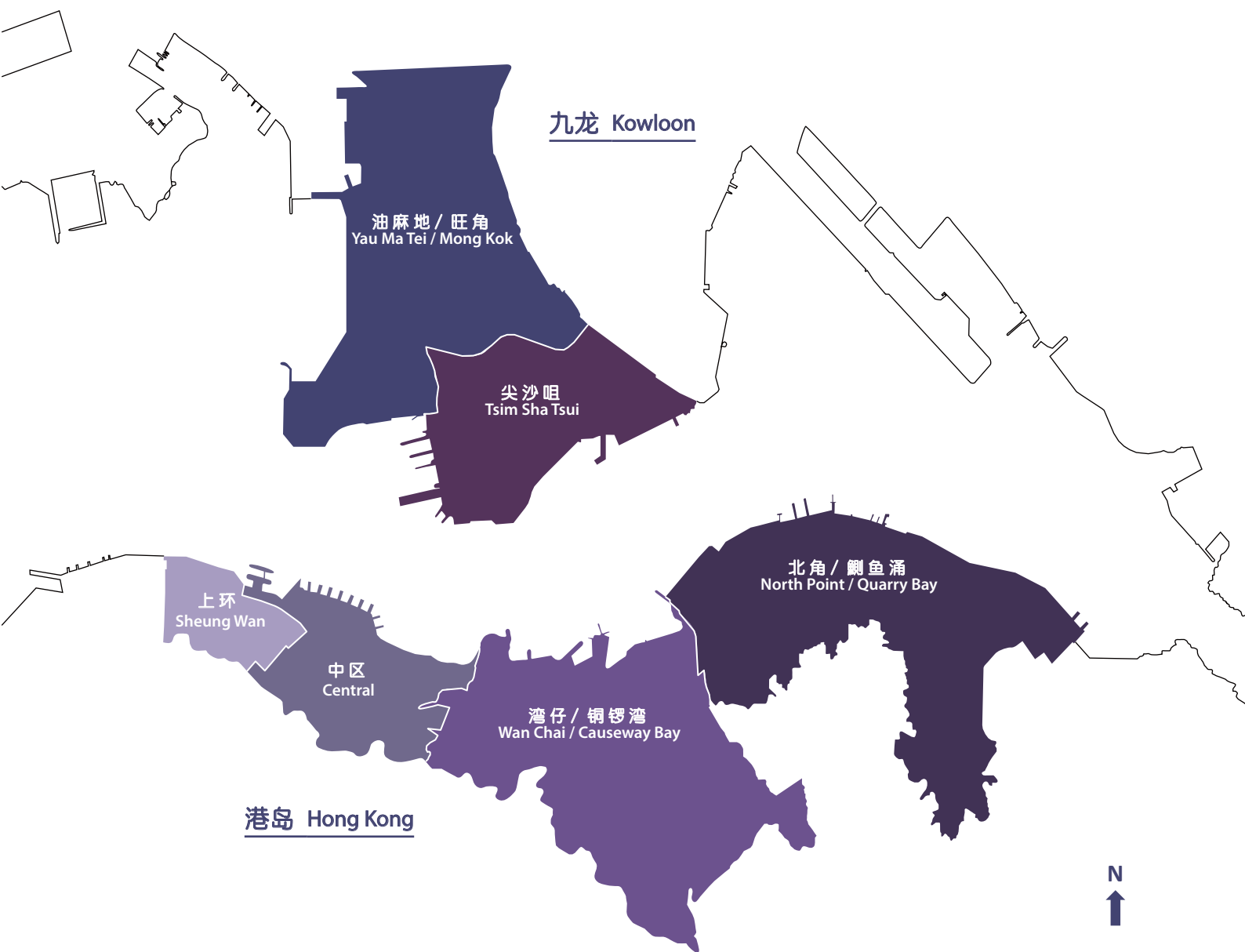
新界地区
New Territories Districts





港岛及九龙地区
Hong Kong and Kowloon Districts





写字楼分区图
Office Sub-districts Plan

