



香港特別行政區政府 差餉物業估價署
Rating and Valuation Department
The Government of the Hong Kong Special Administrative Region



香港物業報告

Hong Kong Property Review

2022



2022

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本報告回顧 2021 年香港物業市場的活動，
並預測 2022 及 2023 年的樓宇落成量。

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

差餉物業估價署署長
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2022 年 5 月

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May 2022



差餉物業估價署
Rating and Valuation Department

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序言 Foreword

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

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

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

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

The Hong Kong Property Review (the Review) presents property information and data compiled by the Rating and Valuation Department at the end of each year. Information on completions, take-up, vacancy, prices and rents is reported in text and tables. The Review also shows forecast completion figures based on information obtained from developers and project architects, supported by development progress inspections and enquiries at the year end. These forecast figures are on a calendar year basis and may be different from those compiled on a financial year basis in other Government publications.

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

In compiling statistics on vacancy, a survey is conducted at the year end to obtain vacancy data from the management offices or by inspection. The assistance given by the building management companies/personnel in providing vacancy information is gratefully acknowledged.

With regard to rents and prices, readers should note that the figures for the last few months of the year under review are provisional, pending receipt of further data for analysis. Updated figures can be obtained free of charge from the Department's website at www.rvd.gov.hk or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

序言 Foreword

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

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

如有查詢，可聯絡本署技術秘書（物業資料）：

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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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綜觀

● Overview





綜觀 Overview

2022年年初的第五波本地新冠病毒疫情對香港經濟造成沉重打擊。在第五波疫情來襲導致本地經濟狀況嚴重惡化前，本港經濟在2021年復蘇，香港實質本地生產總值增長6.4%，基本通脹率由2020年的1.3%縮減至0.6%，且失業率下跌至5.2%。

私人住宅物業市場在2021年重拾動力，主要由於本地疫情穩定、香港經濟逐步復蘇、低利率，以及穩固的用家需求所致。住宅樓價在2021年12月按年略升3.6%，一手和二手市場的交投量顯著增加24%。在就業情況改善及殷切的用家需求支持下，2021年12月的住宅租金錄得3.0%的按年升幅。

政府的首要目標之一，是採用政府主導及多管齊下的措施，加快和增加房屋及土地供應，以維持住宅物業市場穩健發展。在《2021年施政報告》中，行政長官提出《北部都會區發展策略》，旨在於長遠提供超過900 000個住宅單位及將香港北部改造成充滿活力和吸引力的地區。同時，由發展局推行的「土地共享先導計劃」亦將會整合和發展新界土地。為解決未獲分配公共租住房屋單位的家庭的迫切住屋需求，政府已額外注資116億元，以支持非政府機構提供更多過渡性房屋項目，並已覓得足夠土地在未來數年增加過渡性房屋的供應，數量將增加5 000個單位至20 000個單位。

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

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

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

為穩定經濟及紓緩新冠病毒疫情造成的困境，財政司司長在《2021-22 年度財政預算案》中公布一系列總額逾 1 200 億元的逆周期措施，以撐企業、紓民困、保就業。政府亦自 2021 年 8 月起分批向每名合資格申請人發放合共 5 000 元的消費券，以鼓勵本地消費及支援受疫情影響的企業。2022 年年初的第五波本地疫情嚴重威脅香港民生經濟，但隨著政府繼續推出不同的紓困措施，以及疫情持續緩和，本地經濟在年內可望保存元氣並能迅速復蘇。惟近期內地疫情狀況、環球通脹飛升，再加上俄烏衝突及地緣局勢升溫，環球經濟增長變得不確定。在前景不明朗下，政府會致力密切監察物業市場發展和不斷演變的外圍環境，並竭力維持物業市場的健康發展。

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

住宅物業

2021 年，由於本地疫情穩定、本港經濟逐步復蘇、低利率，以及穩固的用家需求，住宅物業市場重拾發展動力。住宅售價自 2020 年年底穩步上升，於 2021 年 9 月到達高峯，並於 2021 年 12 月以按年略升 3.6% 作結。受樂觀的市場氣氛帶動，一手和二手市場合共錄得 74 297 宗的交投量，較 2020 年大增 24%。



Residential

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

綜觀 Overview

在就業情況改善及殷切的用家需求支持下，2021年12月的住宅租金錄得3.0%的溫和按年升幅。市場回報率維持在1.9%至2.4%，與2020年相若。

2021年私人住宅落成量為14 386個單位，較2020年少31%。入住量為14 111個單位，較去年高12%。年底空置量輕微下降至總存量的4.1%，相當於50 164個單位。在這些空置單位中，有5 176個單位於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。2022和2023年預測落成量分別為22 851個單位和21 848個單位。

寫字樓

從2020年的低谷中復蘇後，寫字樓市場於2021年收復部分失地。在2020年年底非住宅物業交易的雙倍從價印花稅撤銷後，寫字樓交投量由2020年激增57%至2021年的1 077宗。2021年，商業地帶持續分散，寫字樓落成量主要來自深水埗、南區和荃灣等非傳統商業區。隨着市場氣氛有所改善且經濟前景樂觀，以2020年第四季與2021年第四季相比，整體寫字樓售價和租金均錄得輕微升幅。

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

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

Office

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



2021年寫字樓落成量微升至69 600平方米。甲級寫字樓落成量為48 200平方米，全部來自深水埗和荃灣。乙級寫字樓落成量為21 200平方米，分布於南區和灣仔。丙級寫字樓落成量極少，全部位於油尖旺。年內，寫字樓的整體使用量為負數39 700平方米。甲級和乙級寫字樓的使用量錄得負數水平，分別為18 200平方米和21 900平方米，而丙級寫字樓的使用量則錄得正數400平方米。年底整體空置量上升至總存量的12.3%，相當於1 541 000平方米。甲級、乙級和丙級寫字樓的空置率分別為12.5%、13.1%和9.3%。除中區和北角/鯉魚涌分區外，其餘分區的甲級寫字樓均錄得雙位數字的空置率。

預計2022年的新供應將攀升至350 200平方米，然後在2023年回落至256 600平方米。2022年甲級寫字樓的新落成量將有282 300平方米，當中九龍城、觀塘和東區分別佔預計供應量的27%、24%和21%。2023年甲級寫字樓落成量將有229 500平方米，當中深水埗佔預測落成量的42%。乙級寫字樓在2022年的預測落成量將有66 800平方米，但在2023年將下降至25 400平方米。丙級寫字樓在2022年的落成量將有1 100平方米，並會在2023年上升至1 700平方米。

以2020年第四季與2021年第四季相比，整體寫字樓售價錄得1.3%的溫和升幅，主要由於2021年市場氣氛有所改善且經濟前景樂觀。同期，整體寫字樓租金錄得0.6%的變幅。乙級和丙級寫字樓租金分別錄得2.1%和1.9%的輕微增長，而甲級寫字樓租金則下跌0.4%，反映對甲級寫字樓的需求相對較弱，以及跨國企業和大型公司在全球經濟不明朗的情況下對承租甲級寫字樓持審慎態度。

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

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

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

商業樓宇

2021年商業樓宇的落成量下跌至41 500平方米，當中港島和九龍合共佔75%。年內錄得正數144 600平方米的使用量。年底空置率下跌至總存量的10.2%，相當於1 181 600平方米。預計2022年落成量將回升至178 900平方米，但在2023年將減少至142 600平方米。九龍城在這兩年將為主要供應地區，分別佔預計供應量的25%和48%。

零售業樓宇

零售市道普遍好轉，主要由於本地消費上升。隨着2021年失業率回落及消費券計劃推出，2021年第四季零售業樓宇的售價及租金與2020年第四季相比分別急升6.8%及4.6%，使市場回報率由2020年的2.6%下跌至2.5%。在2020年年底非住宅物業交易的雙倍從價印花稅撤銷後，年內交投量急劇增加73%至2 189宗。

Commercial

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

Retail

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



工業樓宇

工業樓宇市場顯著改善，2021年分層工廠大廈交投量較前一年激增72%，主要由於政府推行活化工廈計劃，以及新冠病毒疫情帶來的工作、生活與消費模式的轉變，令設立數據和物流中心的用地需求強勁。

2021年分層工廠大廈的落成量縮減至29 500平方米，全部來自北區、荃灣和觀塘等傳統工業地區。使用量達到正數77 100平方米。年底空置量下降至總存量的5.7%，相當於919 500平方米。預計落成量在2022年將上升至161 500平方米，然後於2023年回落至70 300平方米。

在對數據和物流用地的殷切需求下，加上市場對活化工廈計劃反應正面，2021年第四季分層工廠大廈售價和租金分別較去年同期上升10.0%和6.1%。年底市場回報率輕微下跌至2.9%。

2021年並無工貿大廈落成。使用量錄得負數7 100平方米，而空置率則從總存量的10.2%微升至11.5%，相當於62 800平方米。預計未來兩年均不會有新供應。

雖然2021年並無新貨倉落成，但年底總存量增至3 751 500平方米。預計2022和2023年將分別有75 800平方米和2 300平方米的新貨倉樓面落成。

Industrial

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

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

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

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

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

私人住宅



Private
Domestic



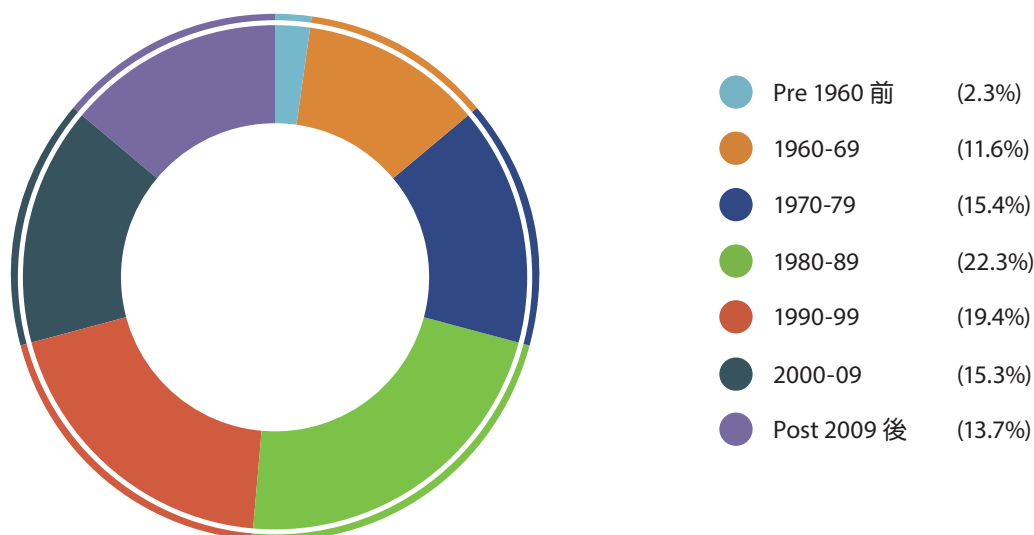


私人住宅（整體） Private Domestic (Overall)

這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2021年年底的整體總存量為1 237 995個單位。圖表顯示按樓齡劃分的總存量。

This sector comprises independent domestic units with exclusive cooking facilities, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. At the end of 2021, the overall stock was 1 237 995 units. The chart shows stock distribution by age.

按樓齡分類的總存量 Stock Distribution by Age



2021年私人住宅落成量為14 386個單位，較前一年下跌31%。九龍和新界分別佔落成量的48%和46%，而港島佔總數的6%。在年內落成單位中，西貢供應最多新單位，佔整體落成量的29%，其次是九龍城和深水埗，分別佔25%和12%。

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

私人住宅 (整體) Private Domestic (Overall)

2021 年的入住量增加 12% 至 14 111 個單位，相當於年內落成量的 98%。年底空置量微跌至 50 164 個單位，佔總存量的 4.1%。空置單位中，有 5 176 個於佔用許可證發出後仍未獲發滿意紙或轉讓同意書。

Take-up in 2021 increased by 12% to 14 111 units, amounting to 98% of the completions in the year. Vacancy at the year-end fell slightly to 50 164 units, or 4.1% of the total stock. Among these vacant units, 5 176 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



預計 2022 和 2023 年落成量將分別上升至 22 851 個和 21 848 個單位。在 2022 年，64% 的新供應將來自新界，其餘有 23% 來自九龍和 13% 來自港島。按地區計，沙田的供應量佔新落成單位的 19%，其次是九龍城和元朗，分別佔 14% 和 13%。在 2023 年，新界將佔新供應量的 49%。按地區計，九龍城和元朗將合共提供落成量的 49%。

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

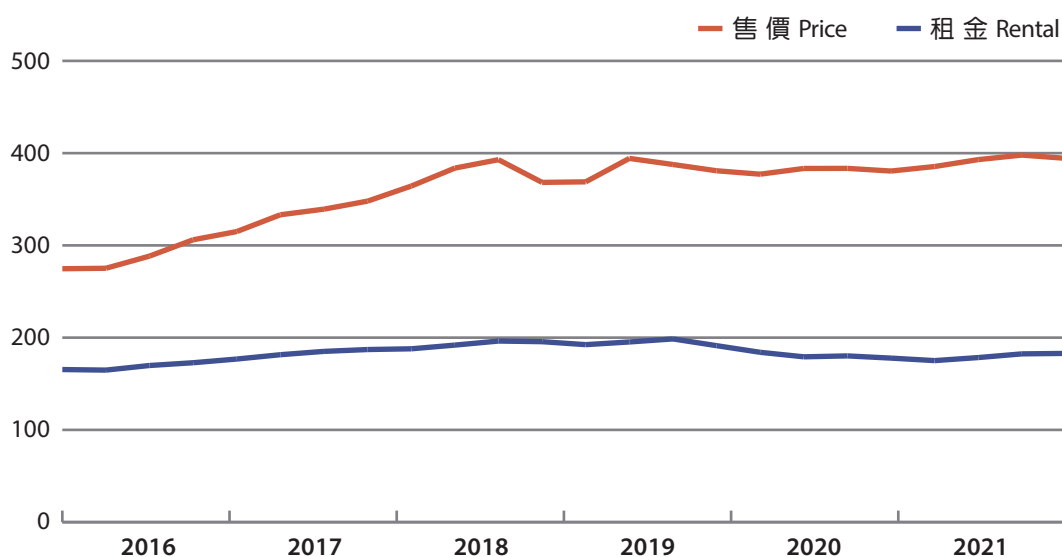
私人住宅 (整體) Private Domestic (Overall)

二手市場的售價於首三季穩步上升，到第三季達到高位，其後在第四季稍為回落。整體而言，住宅售價在 2021 年第四季較前年同期錄得 3.6% 的升幅。租金的升幅與售價相若，在 2021 年最後一季較前年同季上升 2.9%。

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

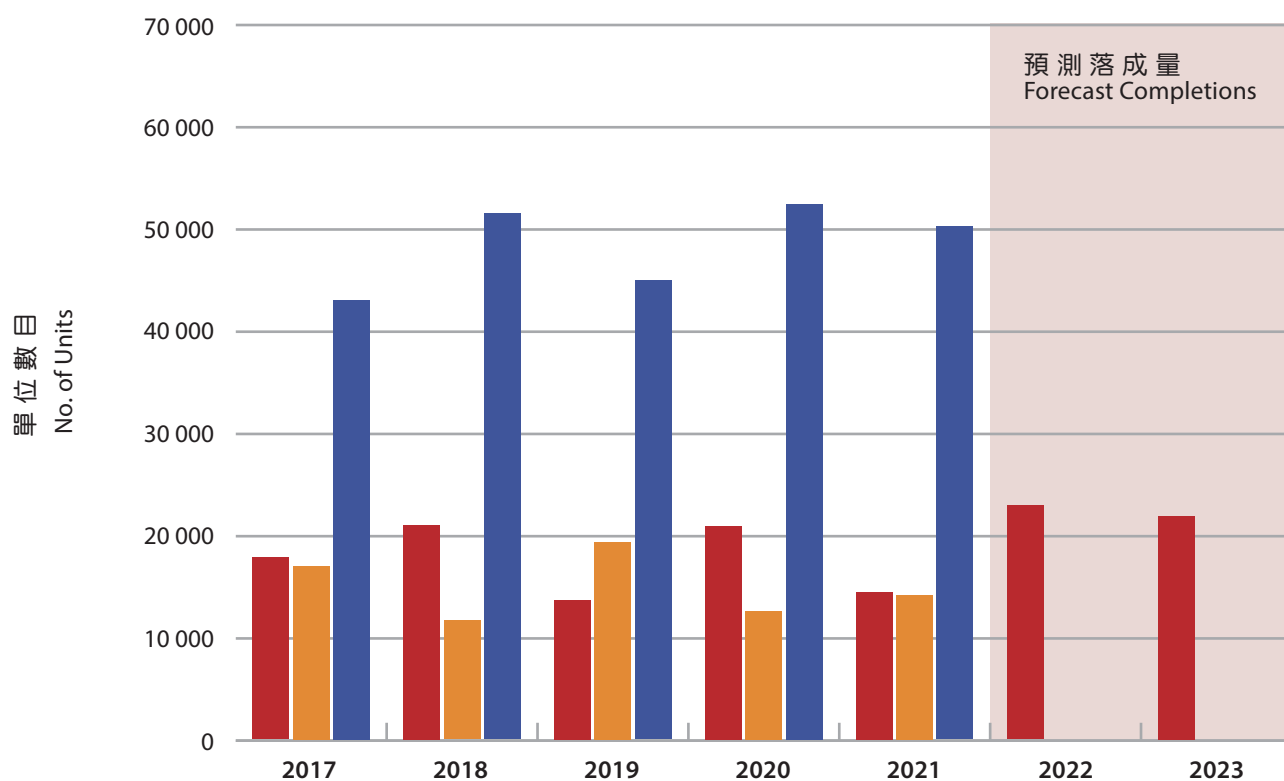


售價及租金指數 Price and Rental Indices



私人住宅 (整體) Private Domestic (Overall)

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



單位數目
No. of Units

	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	17 791	20 968	13 643*	20 888	14 386	22 851 [#]	21 848 [#]
入住量 Take-up	16 954	11 623	19 278	12 545	14 111		
空置量 Vacancy	42 942	51 426	44 892	52 366	50 164		
% ⁺	3.7	4.3	3.7	4.3	4.1		

* 2019年落成量包括在年內落成並預計以市價在公開市場發售，但其後於2020年轉為資助出售房屋的43個住宅單位。
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.

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

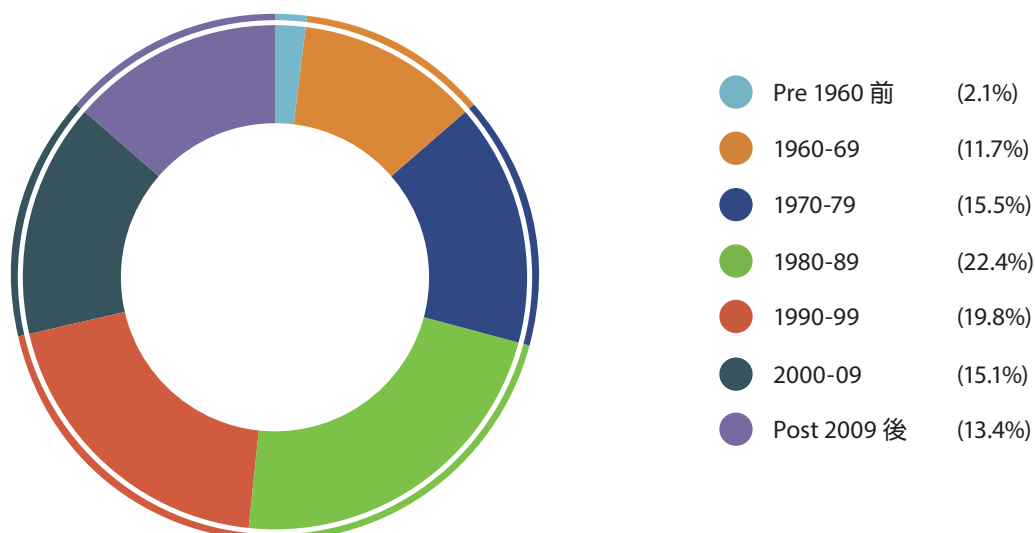
預測數字
Forecast figures

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

此分類包括實用面積為 100 平方米以下的單位。2021 年年底的總存量為 1 141 006 個單位，佔私人住宅總存量的 92%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2021 was 1 141 006 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

按樓齡分類的總存量 Stock Distribution by Age



2021 年有 14 016 個單位落成，其中 48% 位於九龍，47% 位於新界，5% 位於港島。供應主要來自西貢和九龍城，合共佔此分類總落成量的 55%。以單位面積計，A 類和 B 類單位分別佔新供應的 37% 和 48%，而 C 類單位則佔 15%。

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

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

2021 年的入住量上升 31% 至 14 101 個單位。年底空置量稍微下跌至 42 860 個單位，相當於此分類總存量的 3.8%。

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



預計 2022 和 2023 年將分別有 21 098 個和 20 487 個單位落成，未來兩年的新供應將主要來自新界。按地區計，在 2022 年的新落成量中，沙田、九龍城和元朗共佔 47%。在 2023 年，九龍城佔新落成單位的比例最高，佔 28%，其次是元朗，佔 20%，以及屯門，佔 15%。

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

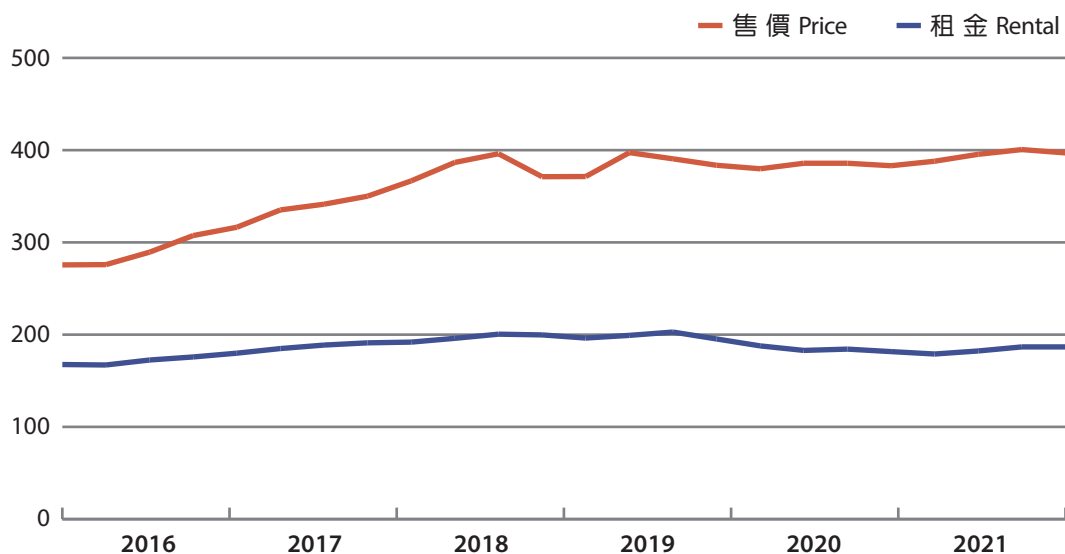
私人住宅（中 / 小型單位） Private Domestic (Small/Medium Units)

此分類的售價在 2021 年首三季上升，在第三季達到頂峯，其後在最後一季回落。售價在最後一季較前一年同季上升 3.6%。租金全年升勢持續，在第四季與 2020 年同期相比，錄得 2.8% 的增長。

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

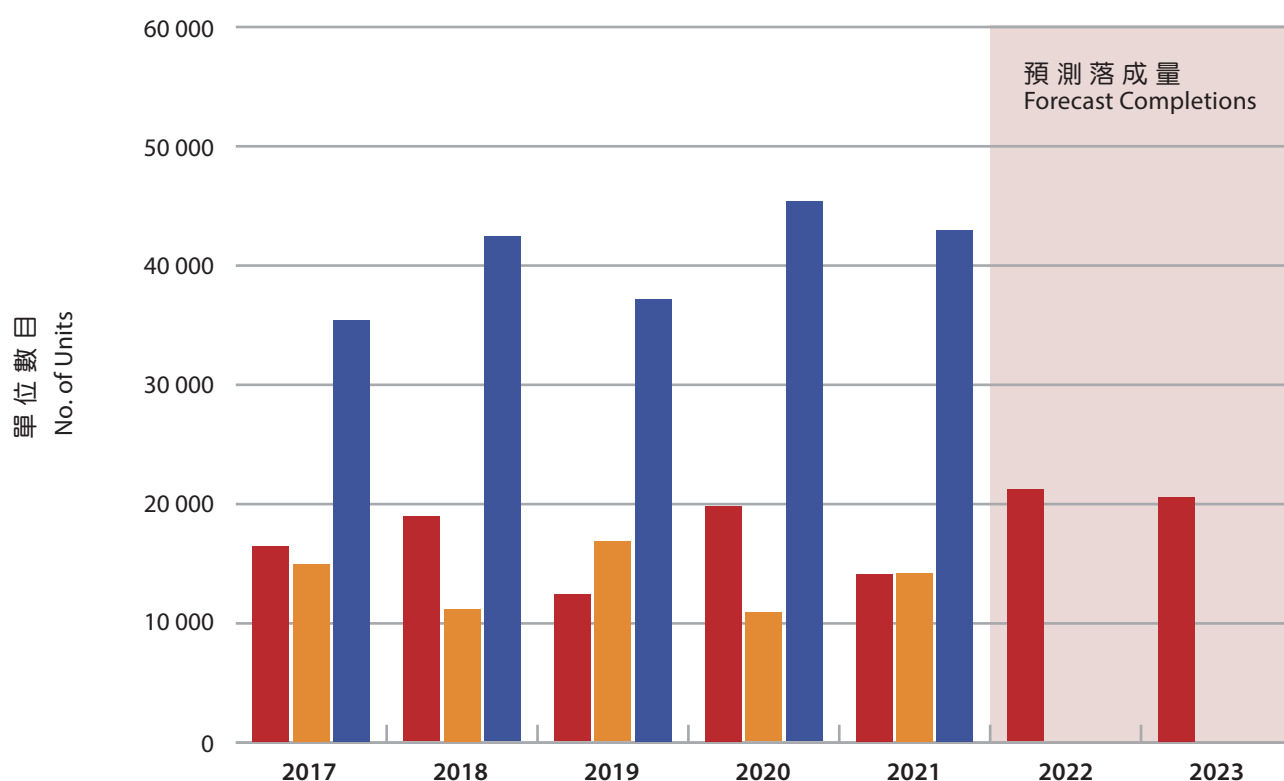


售價及租金指數 Price and Rental Indices



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

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



單位數目
No. of Units

2017 2018 2019 2020 2021 2022 2023

	2017	2018	2019	2020	2021	2022	2023
落成量 Completions	16 350	18 863	12 302*	19 751	14 016	21 098#	20 487#
入住量 Take-up	14 867	11 083	16 751	10 787	14 101		
空置量 Vacancy	35 314	42 336	37 091	45 260	42 860		
% ⁺	3.3	3.9	3.3	4.0	3.8		

* 2019年落成量包括在年內落成並預計以市價在公開市場發售，但其後於2020年轉為資助出售房屋的43個住宅單位。
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.

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

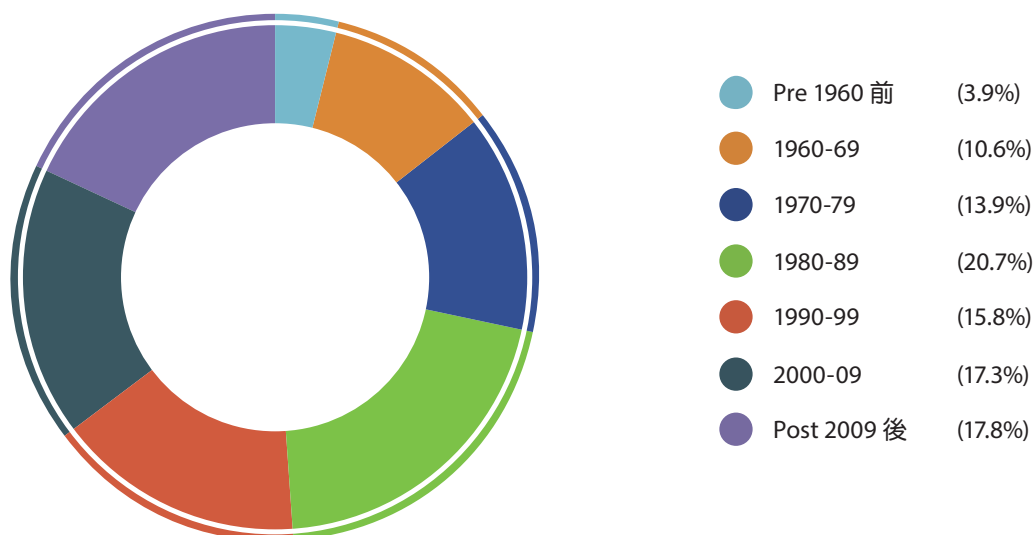
預測數字
Forecast figures

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

此分類包括實用面積為100平方米或以上的單位。2021年年底的總存量為96 989個單位，佔私人住宅總存量的8%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2021 was 96 989 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



2021年落成的370個單位中，36%位於九龍，33%位於新界及31%位於港島。按地區計，九龍城佔落成量的24%，其次是東區，佔22%。

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

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

與入住量上升的中 / 小型單位不同，此分類在 2021 年的入住量大跌至 10 個單位。年底空置量上升至 7 304 個單位，相當於此分類單位總存量的 7.5%。

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



預計此分類的落成量在 2022 年將急升至 1 753 個單位，然後在 2023 年回落至 1 361 個。在 2022 年，此分類的新供應將主要來自新界。按地區計，南區、沙田和大埔合共將提供落成量的 56%。在 2023 年，新供應將集中在九龍，而九龍城將提供新落成單位的 57%。

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

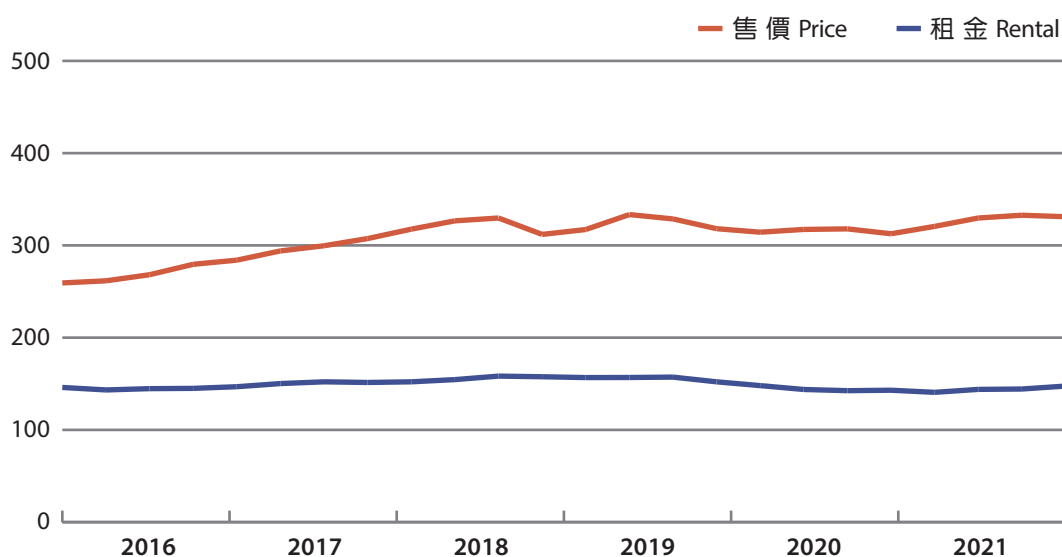
私人住宅（大型單位） Private Domestic (Large Units)

此分類物業在銷售和租賃市場的表現均較中 / 小型單位為佳。大型單位的售價在 2021 年首三季持續上行，並在最後一季整固。最後一季的售價較 2020 年同期上升 5.9%。租金則於首季下跌，但隨後回升，在第四季較 2020 年同期錄得 3.1% 的升幅。

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

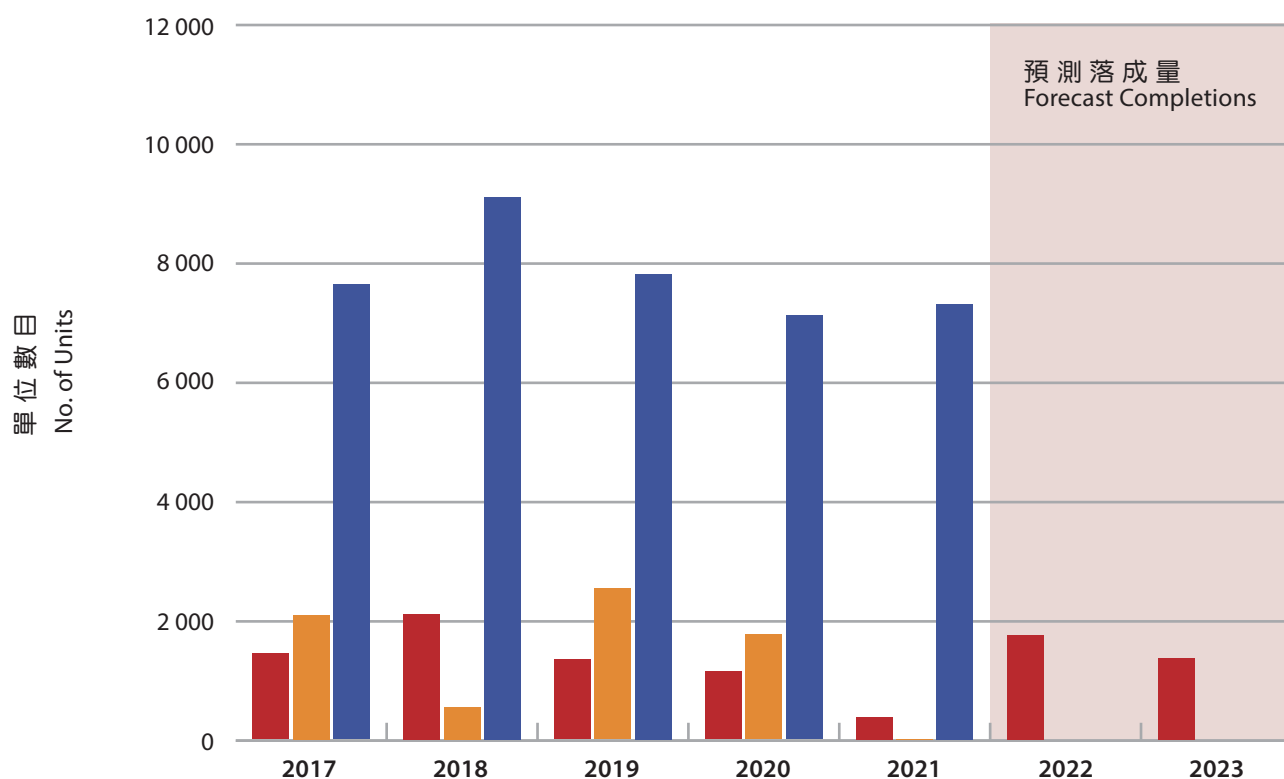


售價及租金指數 Price and Rental Indices






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

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



單位數目
No. of Units

2017 2018 2019 2020 2021 2022 2023

	落成量 Completions	1 441	2 105	1 341	1 137	370	1 753 [#]	1 361 [#]
	入住量 Take-up	2 087	540	2 527	1 758	10		
	空置量 Vacancy	7 628	9 090	7 801	7 106	7 304		
	% ⁺	8.2	9.6	8.1	7.3	7.5		

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

預測數字
Forecast figures

私人寫字樓



Private
Office



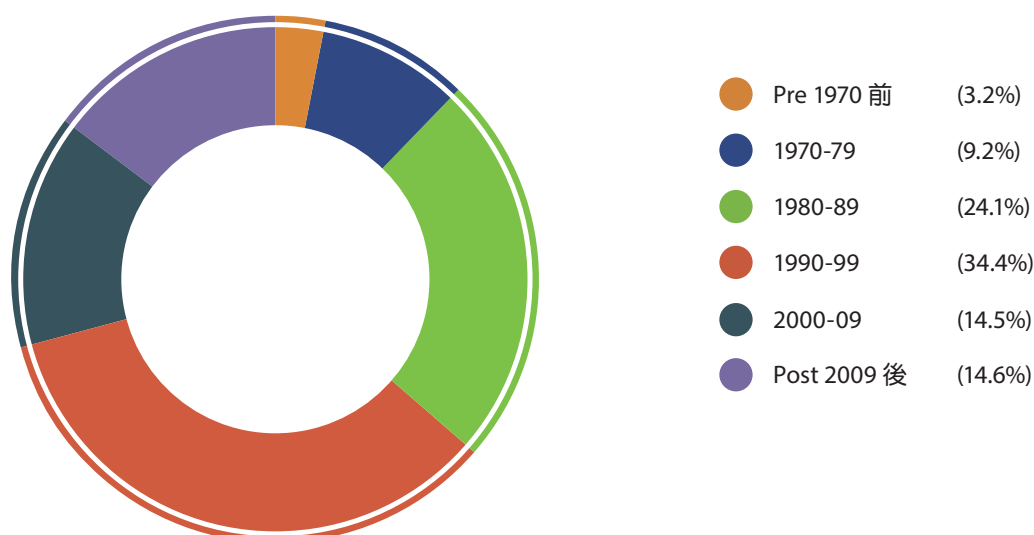


私人寫字樓（整體） Private Office (Overall)

2021年年底，私人寫字樓的總存量為12 539 800平方米，當中甲級寫字樓佔65%，乙級寫字樓佔23%，丙級寫字樓佔12%。位於上環、中區、灣仔、銅鑼灣和尖沙咀核心地區的寫字樓面積在2021年年底共佔總存量的50%。圖表顯示按樓齡劃分的整體寫字樓總存量。

The total stock of private offices at the end of 2021 amounted to 12 539 800 m², comprising 65% Grade A, 23% Grade B and 12% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 50% of the total stock at the end of 2021. The chart shows the total stock of all offices by age.

按樓齡分類的總存量 Stock Distribution by Age



2021年私人寫字樓的落成量為69 600平方米，較2020年輕微增加，有88%的落成量位於非核心地區。甲級寫字樓的落成量為48 200平方米，相當於總供應量的69%。

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

私人寫字樓（整體） Private Office (Overall)

年內整體使用量錄得負數 39 700 平方米。年底空置量上升 7% 至 1 541 000 平方米，相當於總存量的 12.3%。

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



預計 2022 和 2023 年的落成量將分別急升至 350 200 平方米和 256 600 平方米。2022 年的新供應主要來自九龍，佔總落成量的 50%，當中觀塘和九龍城合共佔總落成量的 46%。在 2023 年，新供應將集中在深水埗、中西區和觀塘，分別佔預計落成量的 38%、25% 和 17%。

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

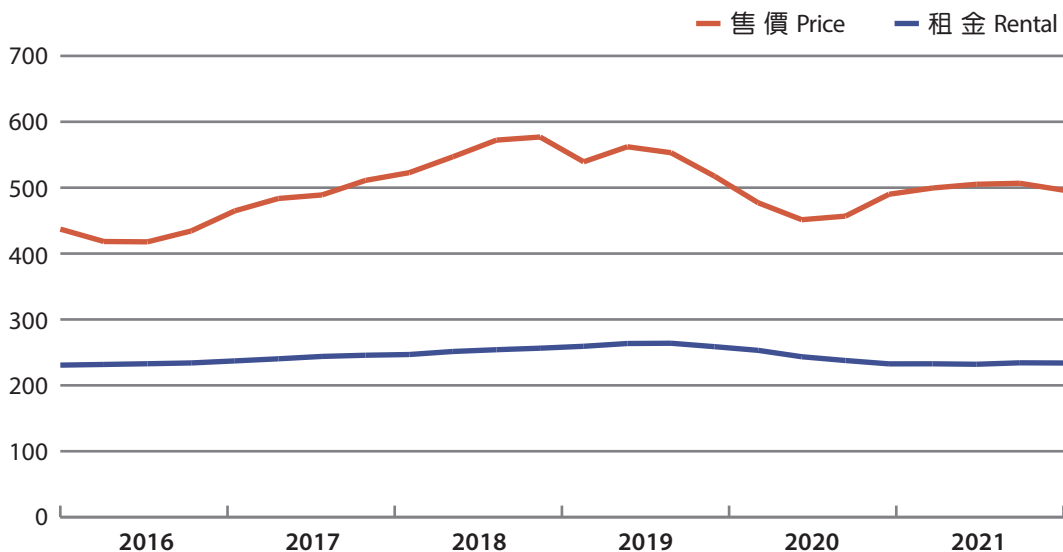
私人寫字樓（整體） Private Office (Overall)

寫字樓售價在 2021 年首三季稍微增長，到第四季下跌，但 2021 年最後一季仍較 2020 年同期增長 1.3%。寫字樓租金全年持續整固，2021 年最後一季與前一年相比，僅錄得 0.6% 的些微變動。

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

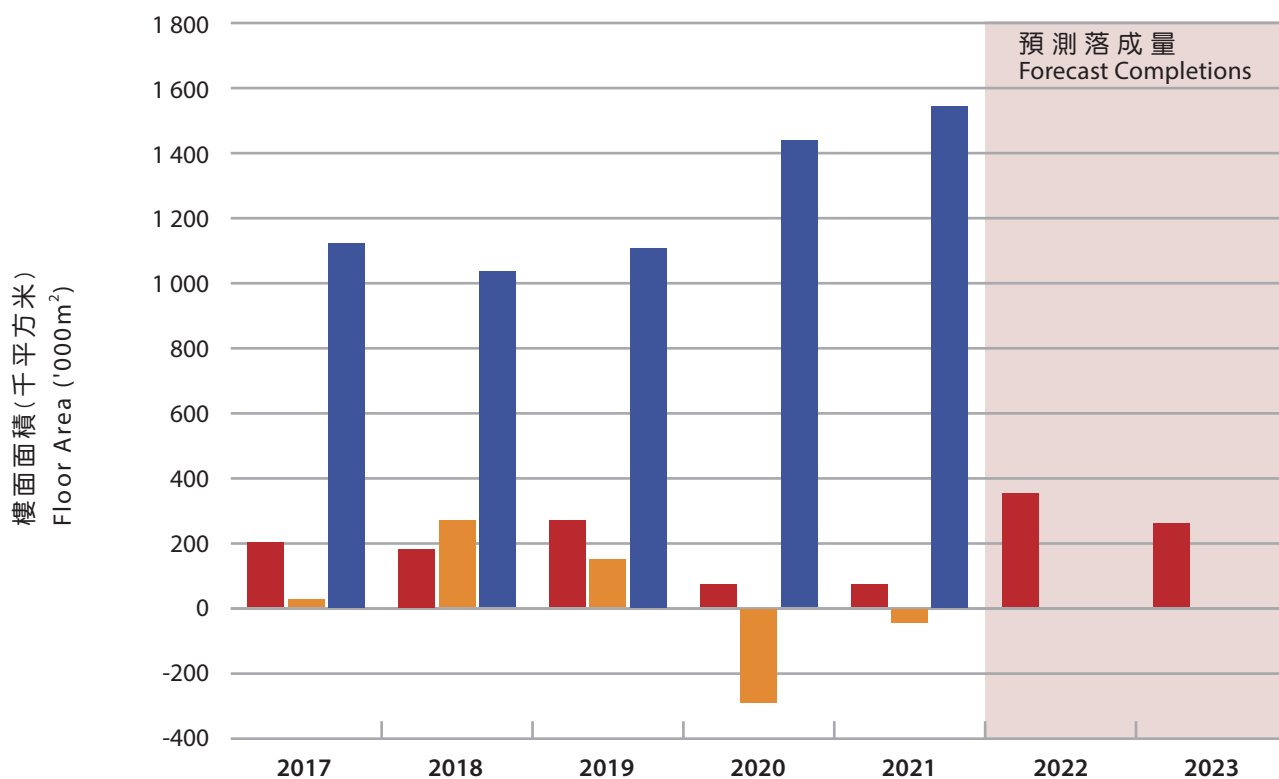


售價及租金指數 Price and Rental Indices



私人寫字樓 (整體) Private Office (Overall)

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



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

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

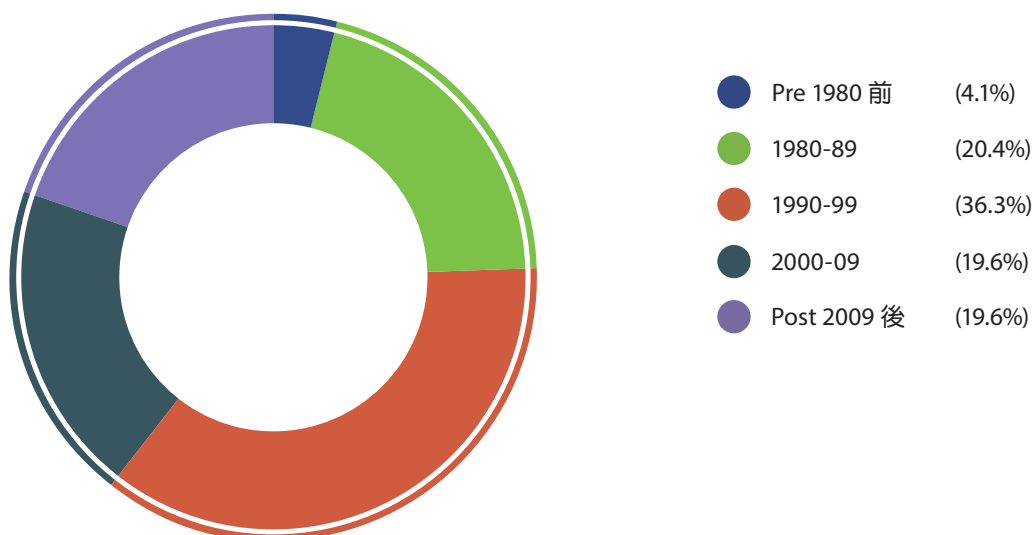
預測數字
Forecast figures

私人寫字樓（甲級） Private Office (Grade A)

2021年年底，甲級寫字樓的總存量達8 159 900平方米，佔寫字樓總存量的65%。圖表顯示按樓齡劃分的甲級寫字樓總存量。

Stock of Grade A office space at the end of 2021 stood at 8 159 900 m², representing 65% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的48%，而九龍與新界則分別佔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.

甲級寫字樓的落成量為48 200平方米，較2020年上升4%。新發展項目全部位於非核心地區如深水埗和荃灣。

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

私人寫字樓（甲級） Private Office (Grade A)

2021年錄得負數18 200平方米的使用量。年底空置量上升至1 022 300平方米，相當於甲級寫字樓總存量的12.5%，其中42%的空置面積位於核心地區。

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



預計甲級寫字樓的落成量在2022及2023年將分別上升至282 300和229 500平方米。2022年的新供應將大部分來自九龍城、觀塘和東區，分別佔新落成量的27%、24%和21%。預計2023年的主要供應將來自深水埗和中西區，分別佔新落成量的42%和28%。

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

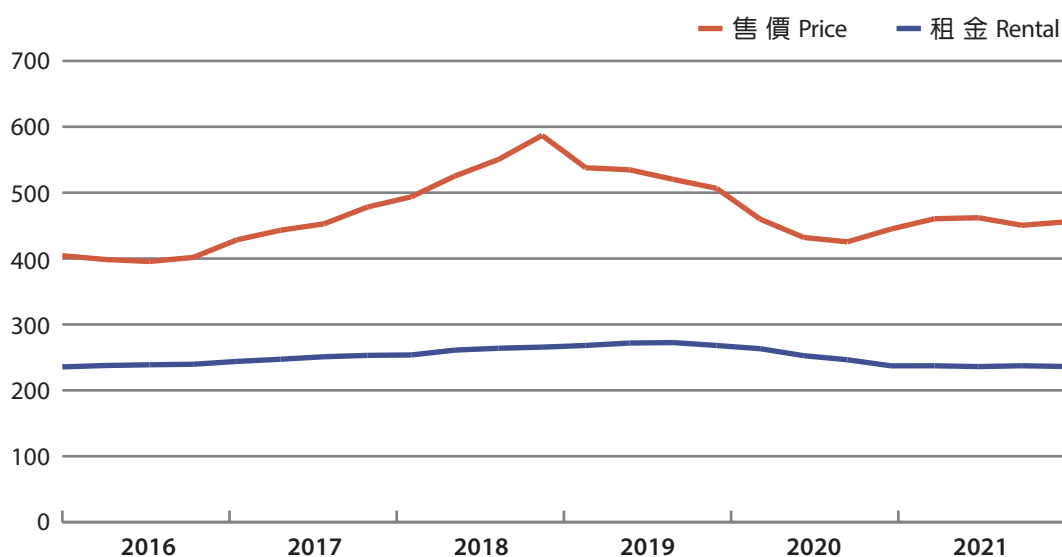
私人寫字樓（甲級） Private Office (Grade A)

甲級寫字樓售價在年內有升有跌，以第四季與2020年同期相比，售價微升2.5%作結。租金年內相對平穩，同期僅錄得0.4%的些微跌幅。

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

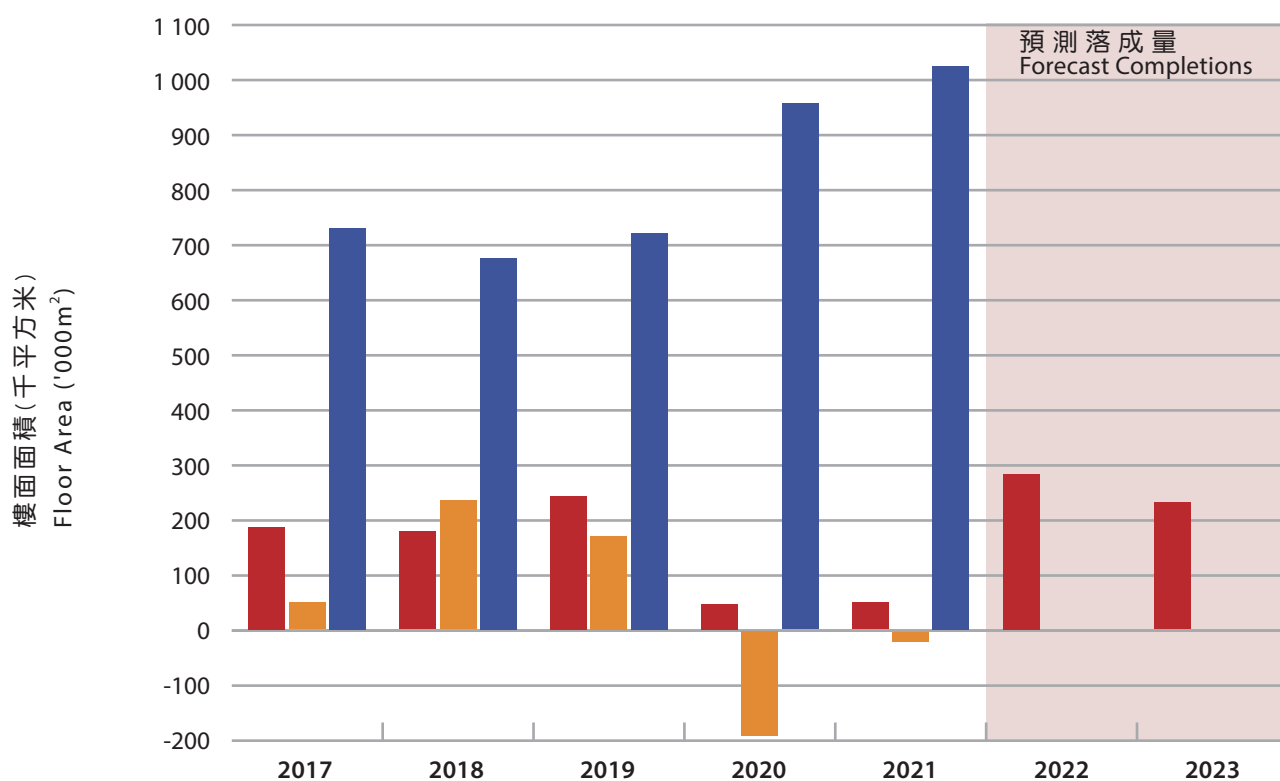


售價及租金指數 Price and Rental Indices



私人寫字樓（甲級） Private Office (Grade A)

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



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

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

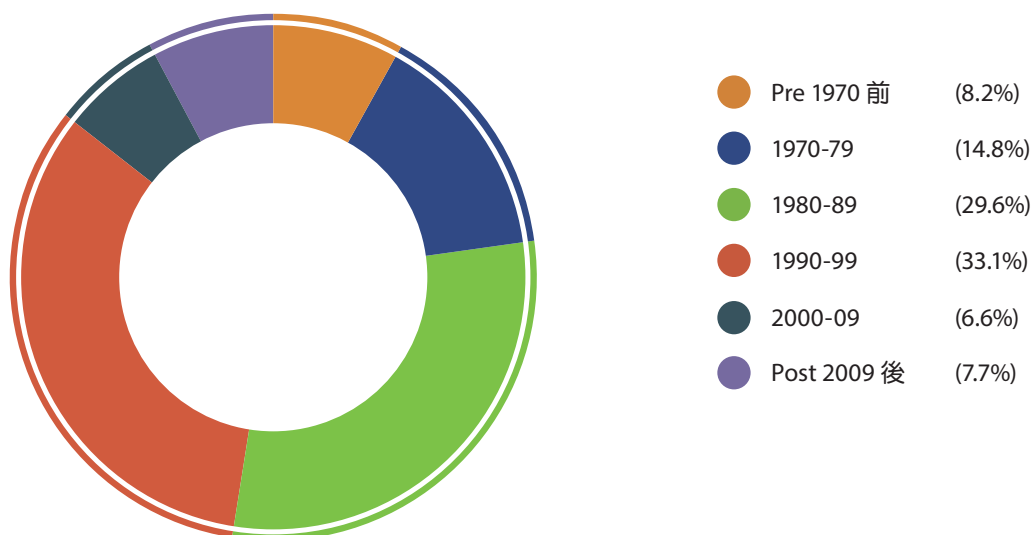
預測數字
Forecast figures

私人寫字樓（乙級） Private Office (Grade B)

2021年年底，乙級寫字樓的總存量為2 896 100平方米，佔寫字樓總存量的23%。圖表顯示按樓齡劃分的乙級寫字樓總存量。

Stock of Grade B offices was 2 896 100 m² at the end of 2021, representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的57%，而九龍與新界則分別佔36%和7%。

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

2021年乙級寫字樓落成量為21 200平方米，比2020年減少6%。全部落成量均位於南區和灣仔。

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

私人寫字樓（乙級） Private Office (Grade B)

乙級寫字樓在2021年的使用量維持於負數21 900平方米。年底空置量為380 400平方米，增至乙級寫字樓總存量的13.1%，其中48%的空置面積位於核心地區。

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



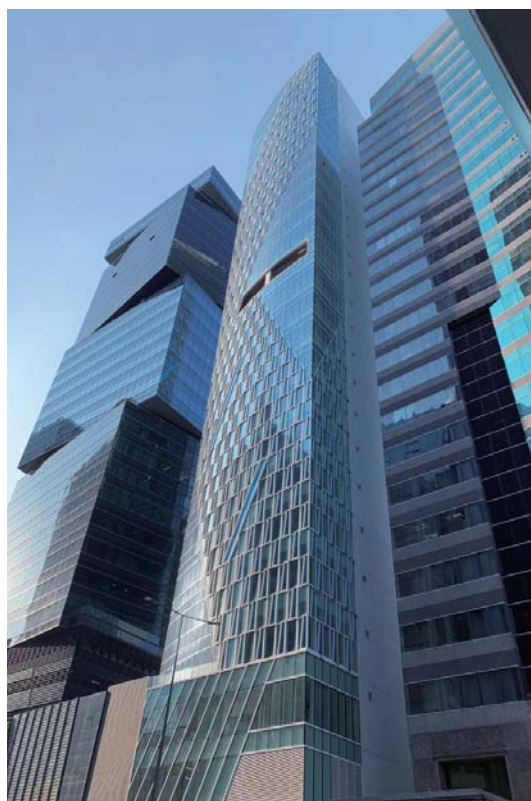
預計落成量在2022和2023年將分別攀升至66 800和25 400平方米。2022年的主要供應將來自觀塘和灣仔，分別佔預計落成量的24%和17%。2023年的新供應將全部來自觀塘和中西區。

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

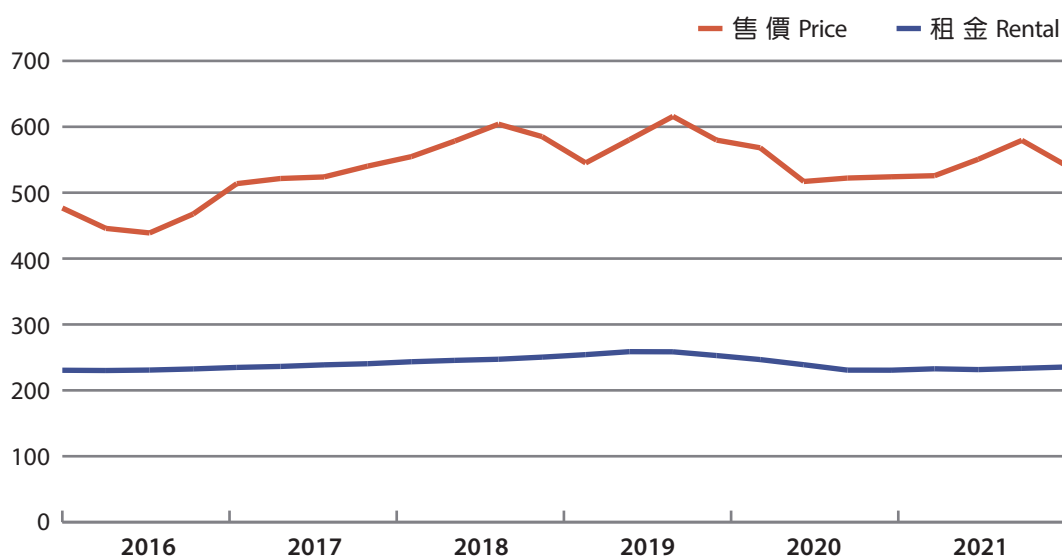
私人寫字樓（乙級） Private Office (Grade B)

乙級寫字樓售價在首三季持續上升，但在第四季回落，而租金全年輕微上升。整體而言，與2020年同期相比，售價和租金於2021年最後一季分別錄得3.4%和2.1%的升幅。

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

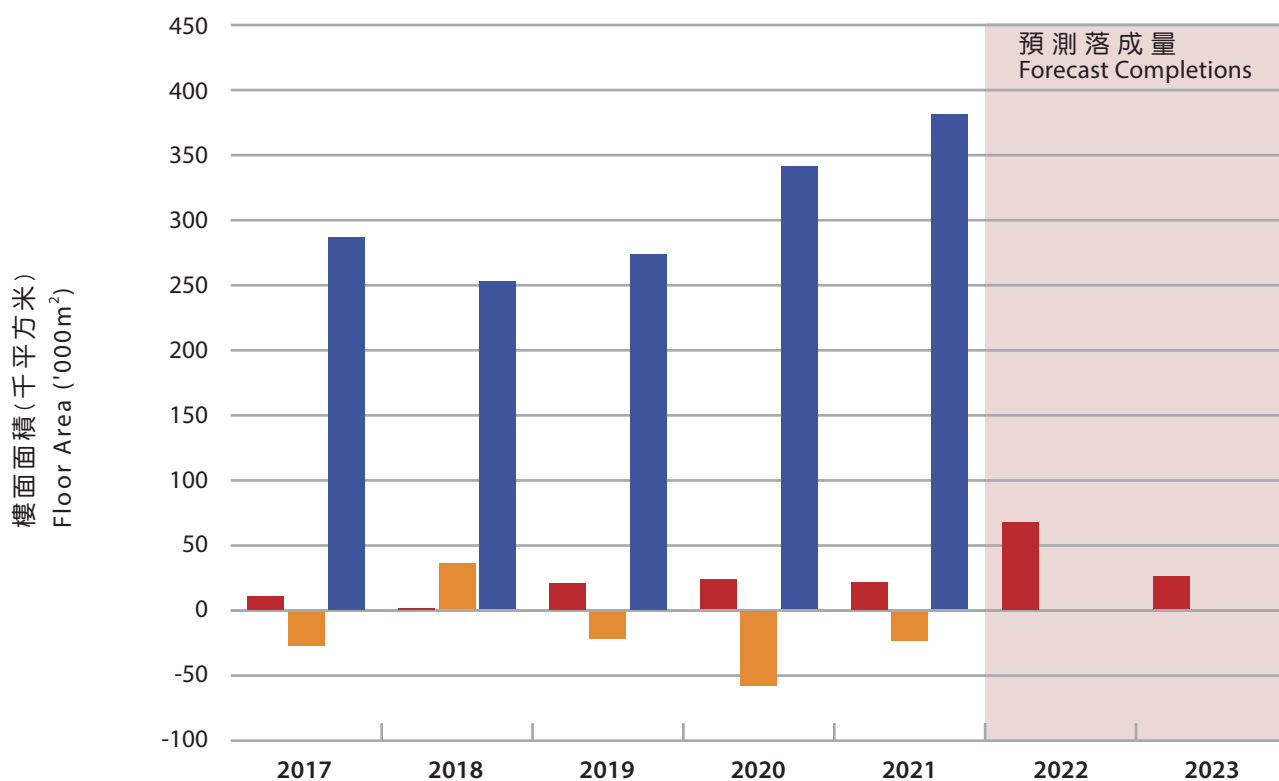


售價及租金指數 Price and Rental Indices



私人寫字樓 (乙級) Private Office (Grade B)

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



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

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

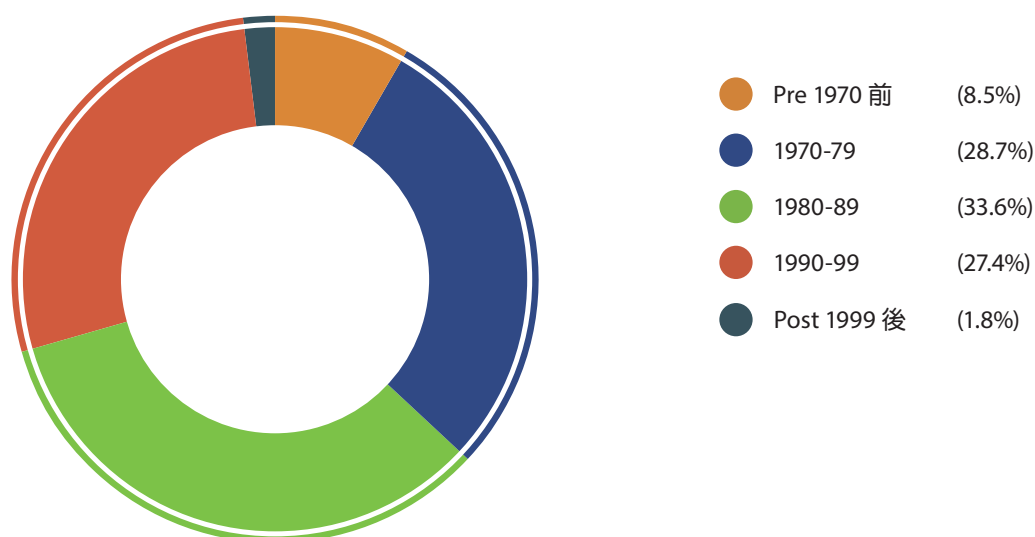
預測數字
Forecast figures

私人寫字樓（丙級） Private Office (Grade C)

2021年年底，丙級寫字樓的總存量為1 483 800平方米，佔寫字樓總存量的12%。圖表顯示按樓齡劃分的丙級寫字樓總存量。

Stock of Grade C offices was 1 483 800 m² at the end of 2021, representing 12% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的64%，而九龍與新界則分別佔32%和4%。

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

在2021年，丙級寫字樓僅錄得來自油尖旺的200平方米落成量。

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

私人寫字樓（丙級） Private Office (Grade C)

與其他寫字樓級別的負數使用量不同，丙級寫字樓的使用量錄得正數 400 平方米。年底空置量為 138 300 平方米，相等於丙級寫字樓總存量的 9.3%，當中 57% 的空置面積位於核心地區。

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



預計 2022 和 2023 年將分別有 1 100 和 1 700 平方米的丙級寫字樓落成，2022 年的供應將全部來自灣仔，而 2023 年則全部來自東區。

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

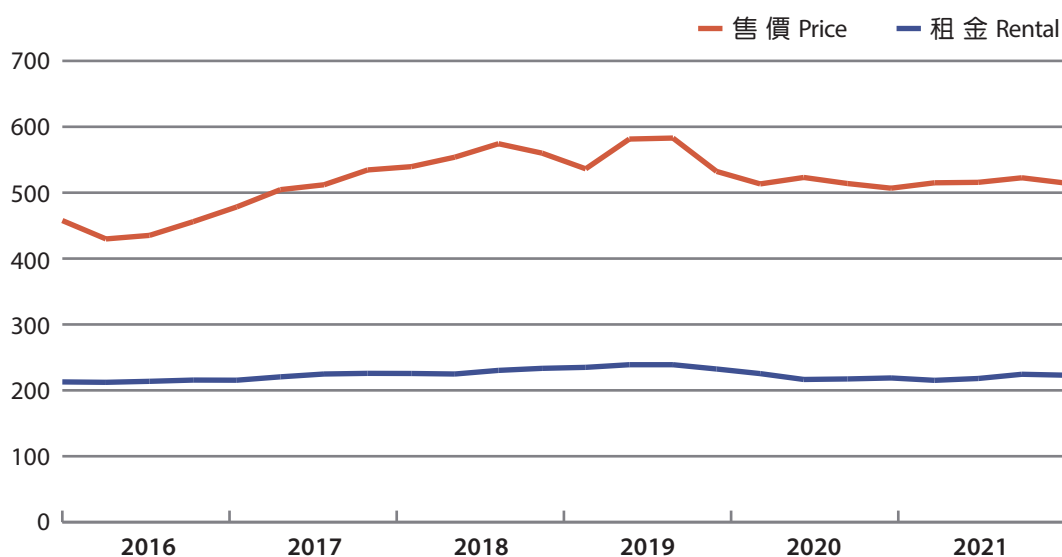
私人寫字樓（丙級） Private Office (Grade C)

丙級寫字樓售價在首三季穩步上升，到第四季回軟。以 2020 年和 2021 年第四季比較，售價錄得 1.5% 的溫和升幅。租金在第一季下跌，其後稍為回升，並在第四季整固，以 2021 年第四季與 2020 年同期相比，微升 1.9%。

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

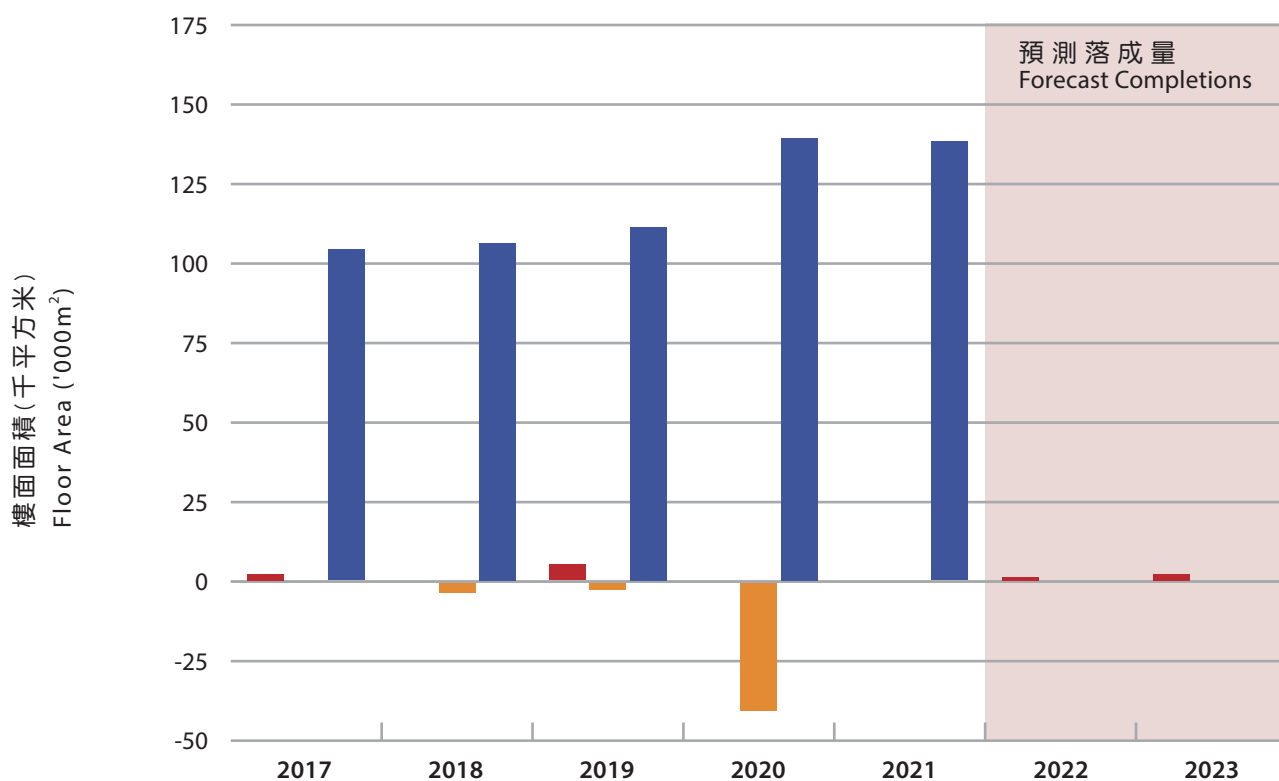


售價及租金指數 Price and Rental Indices



私人寫字樓（丙級） Private Office (Grade C)

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



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

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

預測數字
Forecast figures

私人商業樓宇

Private
Commercial





私人商業樓宇 Private Commercial

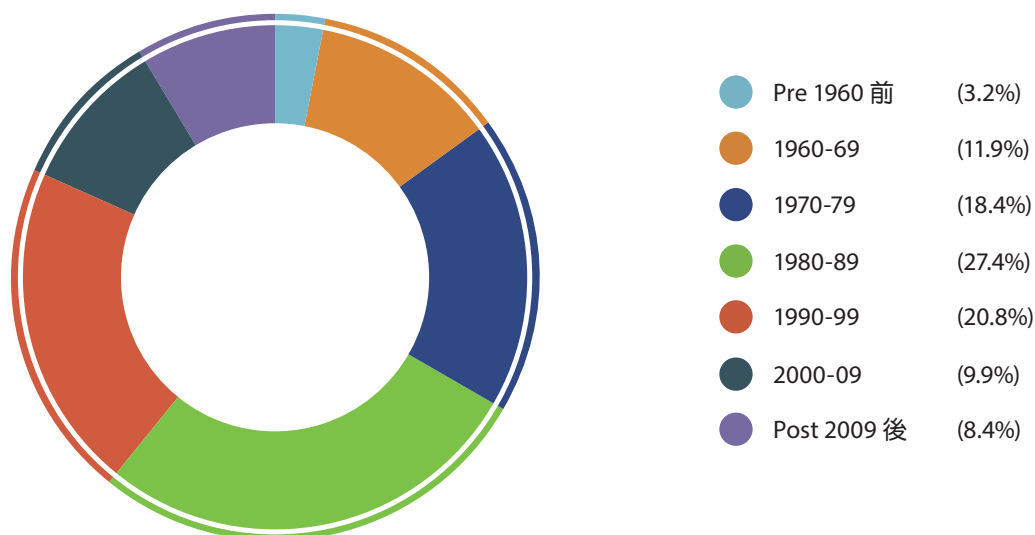
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在 2021 年年底的總存量為 11 609 700 平方米，其中港島佔 29%，九龍佔 40%，新界佔 31%。按樓齡劃分的總存量詳見圖表。

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

Stock in this sector at the end of 2021 was 11 609 700 m², with 29% of the total spaces on Hong Kong Island, 40% in Kowloon and 31% in the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



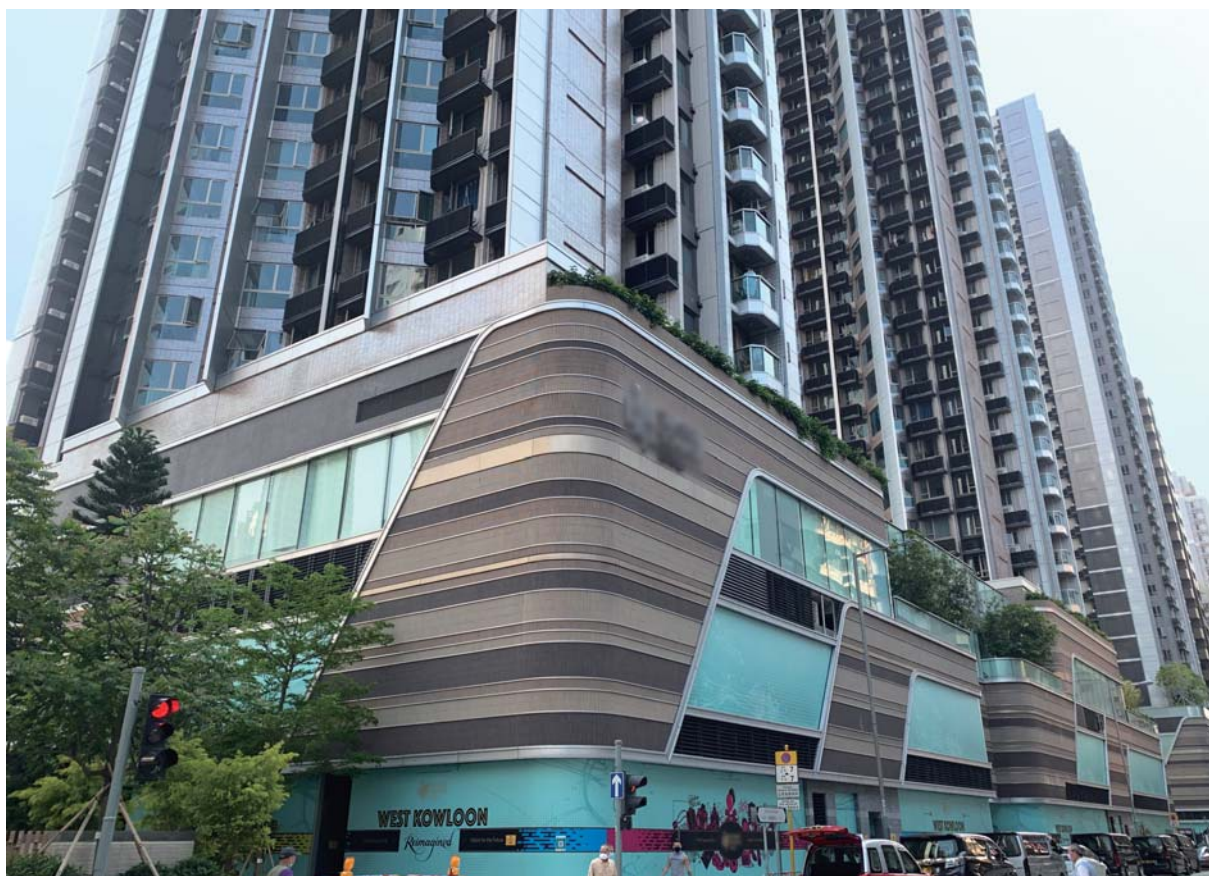
2021 年的落成量下跌至 41 500 平方米，按三大區域劃分，港島和九龍分別佔總落成量的 37% 和 38%，其餘 25% 則坐落新界。按地區計，北區的落成量最多，佔 24%，其次為中西區，佔 17%。

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

私人商業樓宇 Private Commercial

2021年，商業樓宇的使用量錄得正數144 600平方米。年底空置量下跌至1 181 600平方米，相當於總存量的10.2%。商場鋪位和樓上商業單位佔總空置量的63%。

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



預計2022和2023年的落成量將分別大幅上升至178 900和142 600平方米。2022年的供應主要來自九龍城和灣仔，分別佔總落成量的25%和20%。2023年的供應主要位於九龍城和南區，分別提供總落成量的48%和25%。

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

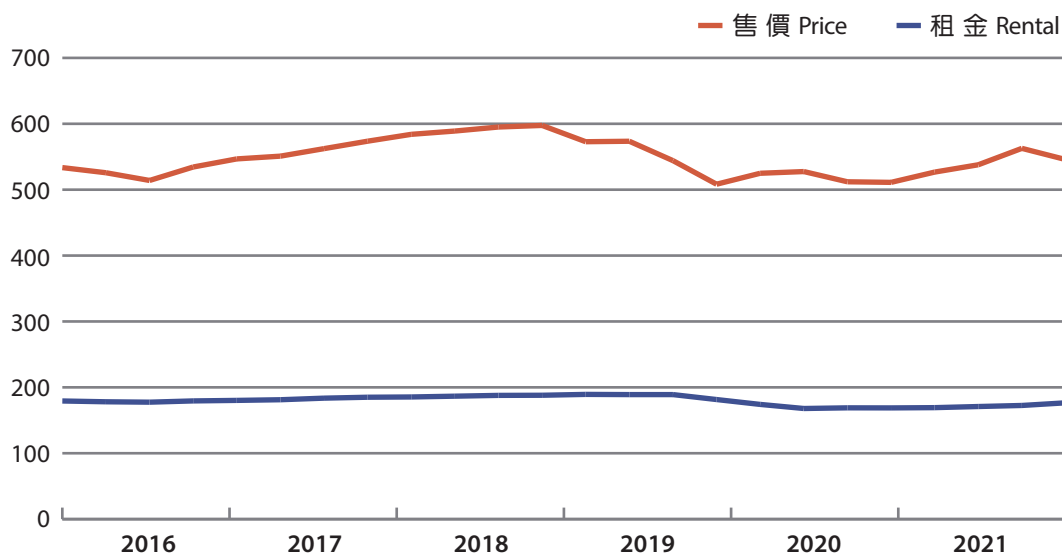
私人商業樓宇 Private Commercial

零售業樓宇售價在首三季連續上升後，最後一季有所回落，但與去年同期相比仍顯著上升6.8%。租金在年內持續上行，2021年第四季較2020年同期錄得4.6%的升幅。

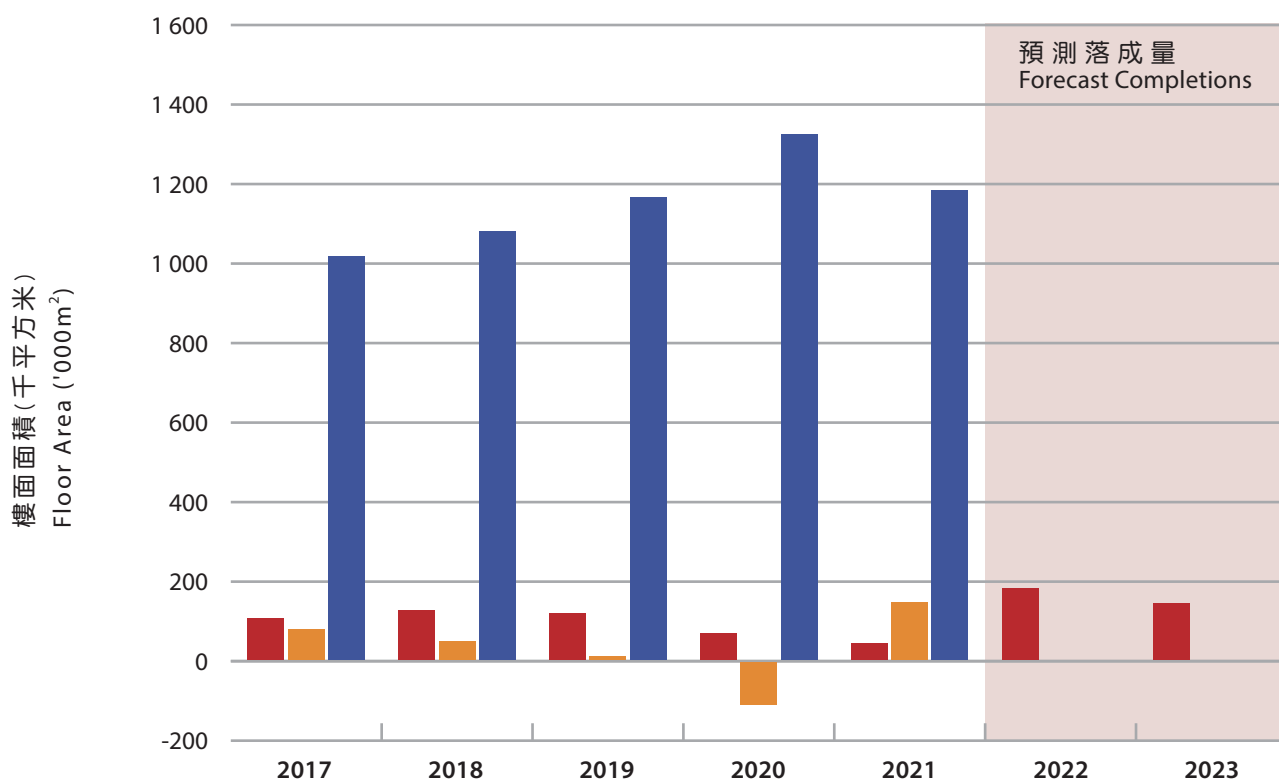
After rising consecutively for the first three quarters, prices of retail properties retreated in the last quarter, yet still finishing with a significant increase of 6.8% as compared with the corresponding period of last year. Rents moved up continuously throughout the year, recording a growth of 4.6%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



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



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



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

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

預測數字
Forecast figures

私人工業樓宇



Private
Industrial





私人分層工廠大廈 Private Flatted Factories

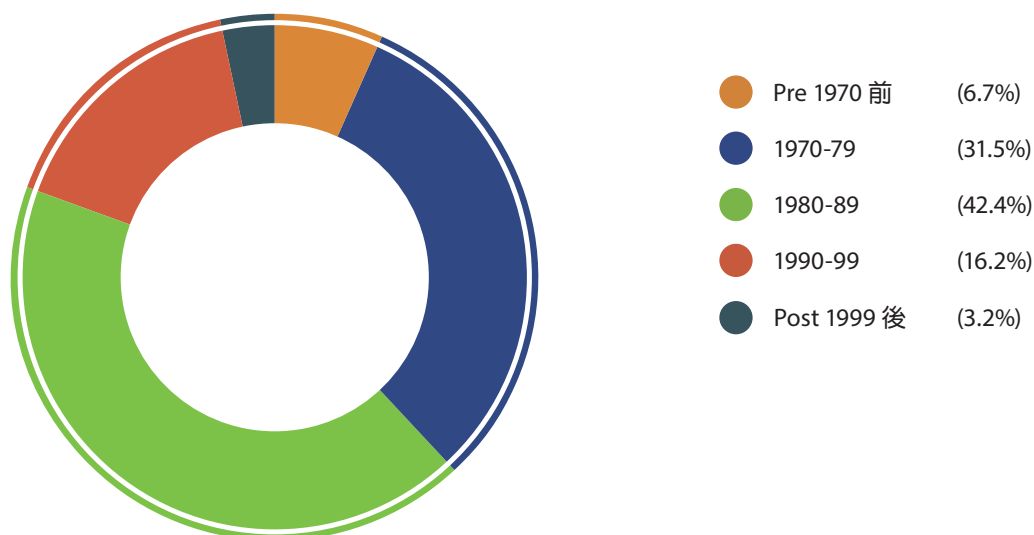
這類別包括分層工廠大廈及其附屬寫字樓。

This sector comprises flatted factories and their ancillary office accommodation.

這類物業於 2021 年年底的總存量為 16 172 800 平方米，平均分布於市區和新界。按樓齡劃分的總存量詳見圖表。

At the end of 2021, the stock in this sector was 16 172 800 m², which was evenly distributed between the urban areas and the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量 Stock Distribution by Age



2021 年的落成量為 29 500 平方米。新供應之中約一半來自北區，其餘則來自荃灣和觀塘。

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

私人分層工廠大廈 Private Flatted Factories

2021 年的使用量錄得正數 77 100 平方米。年底空置量下跌至 919 500 平方米，相當於總存量的 5.7%。近半空置面積位於觀塘、葵青和東區。

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



預計 2022 年的落成量將大幅上升至 161 500 平方米。荃灣所佔的比例最高，為總落成量的 61%，其次是黃大仙，佔 14%，以及葵青，佔 13%。2023 年將有 70 300 平方米的新面積供應，主要來自西貢，佔新供應量的 60%。另有 19% 新面積將來自葵青。

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

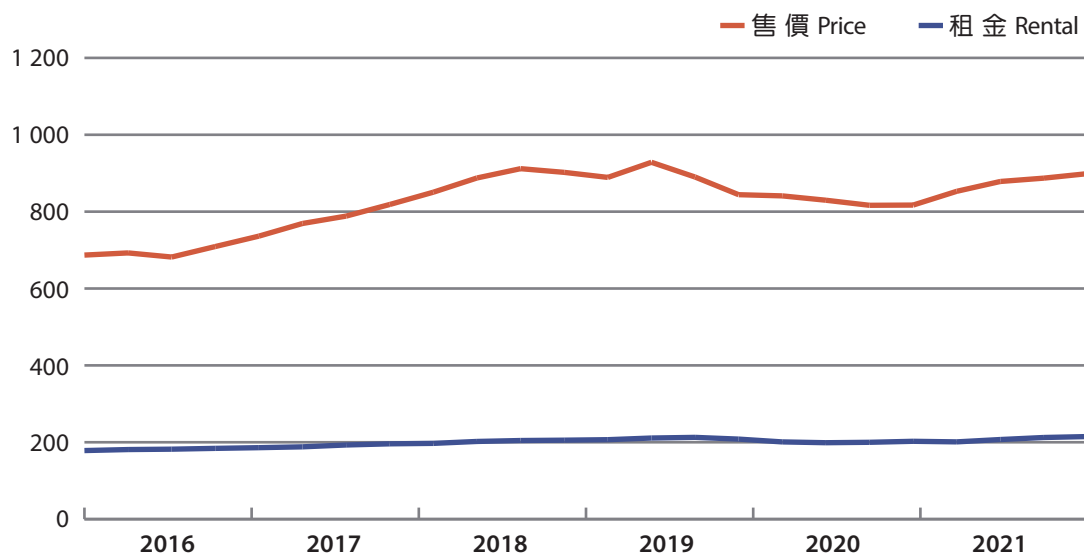
私人分層工廠大廈 Private Flatted Factories

售價全年均呈升勢，2021年第四季的售價較前一年同期錄得10.0%的升幅。租金雖在第一季微跌，但年內仍與售價呈相似的上揚趨勢，唯升勢較慢。以2020和2021年最後一季相比，租金上升6.1%。

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

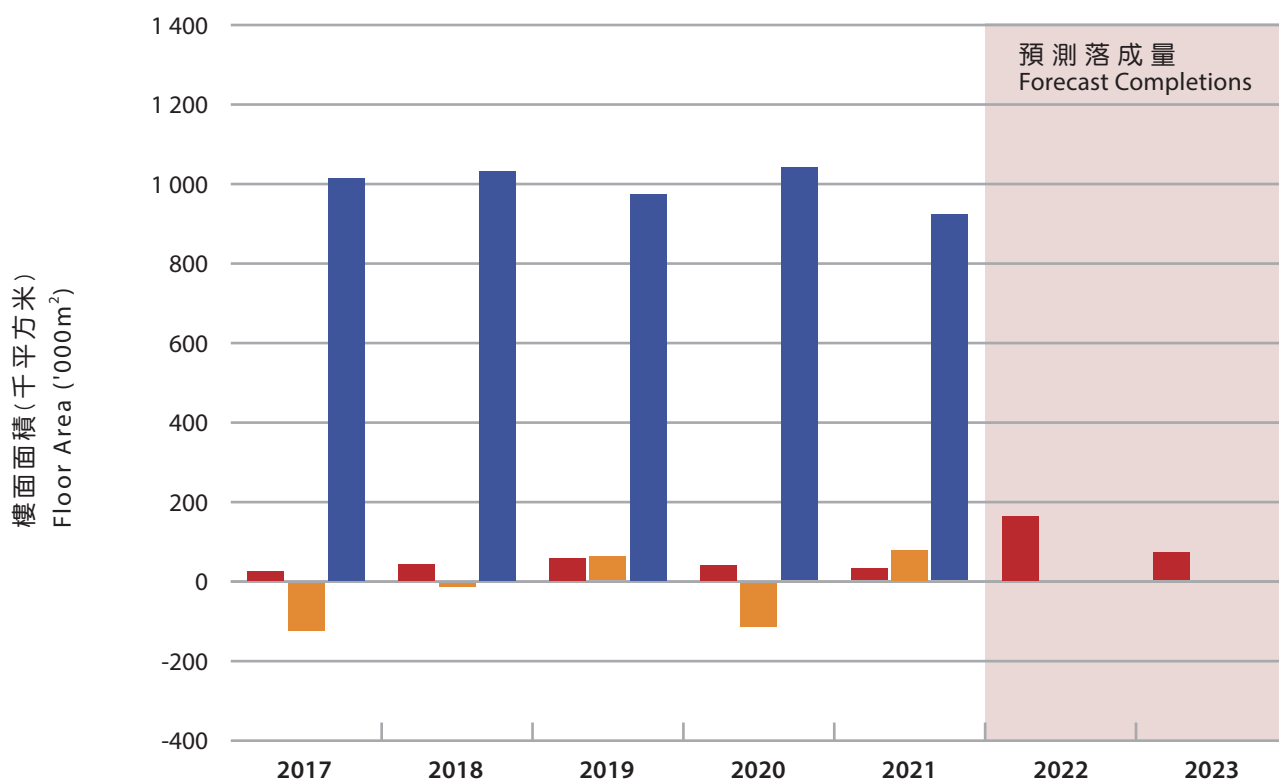


售價及租金指數 Price and Rental Indices



私人分層工廠大廈 Private Flatted Factories

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



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

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

預測數字
Forecast figures

私人工貿大廈 Private Industrial/Office

這類別指設計作工貿用途，並為此取得佔用許可證的樓宇。

2021年並無新供應或拆卸的工貿大廈。2021年年底的總存量維持在544 000平方米。大部分面積位於市區，其中觀塘和深水埗共佔總面積的57%。

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

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



使用量為負數7 100平方米。空置率由2020年的10.2%微升至年底總存量的11.5%，相當於62 800平方米，超過一半空置面積位於觀塘。

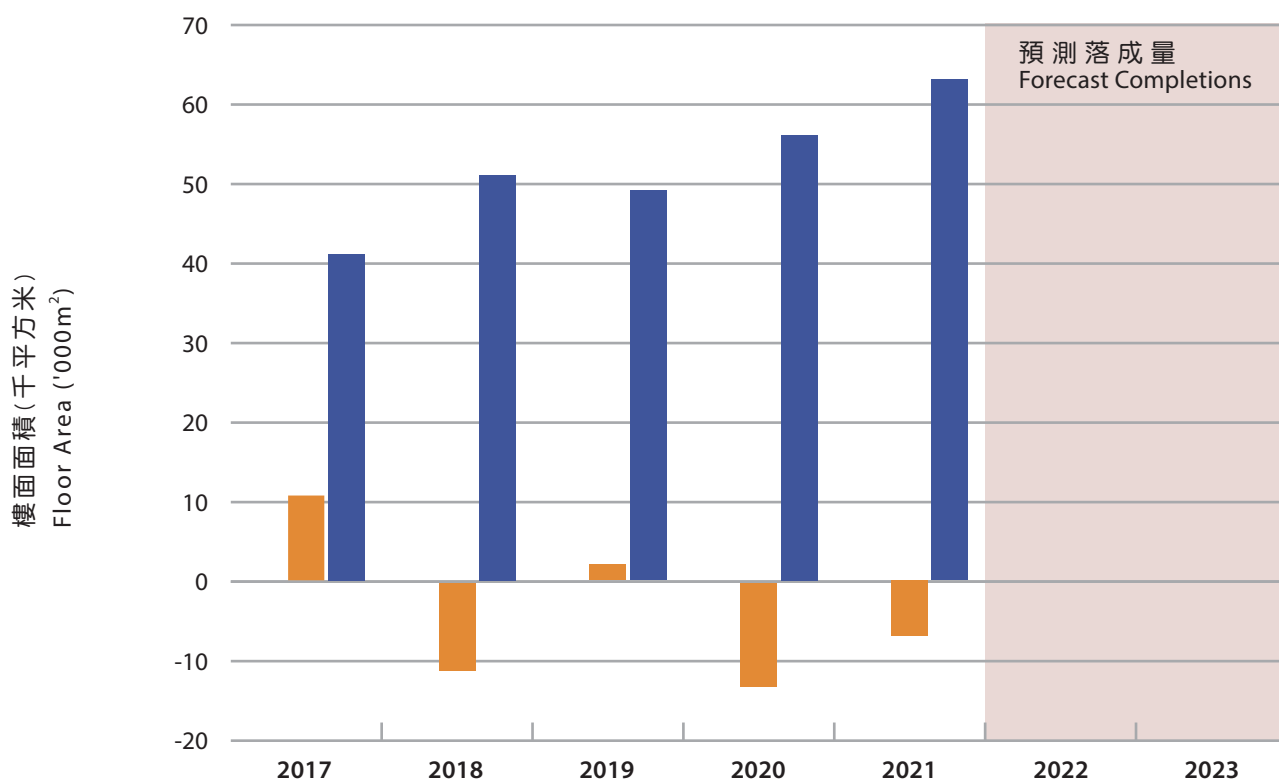
預測此類樓宇在2022和2023年均不會有新供應。

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

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

私人工貿大廈 Private Industrial/Office

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



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

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

預測數字
Forecast figures

私人特殊廠房 Private Specialised Factories

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

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

2021年年底，這類物業的總存量為3 159 400平方米，其中89%來自新界。

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



在2021年，只有一個位於元朗的新發展項目落成，提供1 500平方米的面積。

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

預計2022年的落成面積將激增至99 100平方米，然後在2023年下降至52 300平方米。2022和2023年的主要供應將分別來自西貢和元朗，各佔年內新供應面積的88%和85%。

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

私人貨倉 Private Storage

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

2021年年底的總存量為3 751 500平方米，其中超過80%來自新界，以葵青、沙田和荃灣為主導，合共佔總面積的69%。

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

The stock amounted to 3 751 500 m² at the end of 2021. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 69% of the total spaces.



2021年並無新供應。年底空置量增至269 200平方米，相當於總存量的7.2%，使用量則為負數68 600平方米。

預測2022年將有75 800平方米的新面積落成，全部來自屯門。預計2023年的新供應將下降至2 300平方米，全部來自元朗。

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

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

技術附註

Technical

Notes





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1. 報告年度

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

2. 範圍

本報告的調查範圍涵蓋全港私人樓宇。

3. 區域及地區

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

4. 物業類別

4.1 樓宇一般是按佔用許可證（俗稱入伙紙）上註明的用途分類，除非本署得悉樓宇其後在結構上有所更改。本署沒有特別調查樓宇現時的用途，也沒有嘗試辨別那些住宅樓宇是用作非住宅用途，或那些非住宅樓宇是用作住宅用途。

4.2 私人住宅單位，是指設有專用煮食設施、浴室和廁所的獨立居住單位，並按樓面面積分類如下：

- A 類單位 - 實用面積少於 40 平方米
- B 類單位 - 實用面積為 40 至 69.9 平方米
- C 類單位 - 實用面積為 70 至 99.9 平方米
- D 類單位 - 實用面積為 100 至 159.9 平方米
- E 類單位 - 實用面積為 160 平方米或以上

1. Review Period

Each issue of the Hong Kong Property Review presents the property market activities in the preceding calendar year, with forecasts of completions for the succeeding two years.

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. Areas and Districts

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

4. Property Types

4.1 Premises are categorised according to the use for which the occupation permit was originally issued, unless known to have been subsequently structurally altered. No specific check is made on current use and no attempt has been made to distinguish those domestic units used for non-domestic purposes and vice versa.

4.2 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 統計數字並不包括公共房屋發展項目，即私人機構參建居屋、居者有其屋、可租可買、重建置業、夾心階層住屋、市區改善和住宅發售等計劃興建的住宅單位。此外，香港房屋委員會與香港房屋協會興建的出租屋邨、租者置其屋計劃下售出的單位，以及政府所擁有的宿舍，亦不包括在內。解放軍及醫院管理局轄下的宿舍、公用事業機構物業的附設宿舍、私營機構宿舍（包括教育院校的學生宿舍）、酒店和旅舍也不包括在內。自2002年起，樓宇總存量、落成量、拆卸量、入住量及空置量不包括村屋的統計數字。

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

4.5 私人寫字樓包括商用樓宇內的物業，但不包括綜合用途樓宇內的非住宅用途單位。寫字樓分為以下各級：

甲級 - 新型及裝修上乘；間隔具彈性；整層樓面面積廣闊；大堂與通道裝潢講究及寬敞；中央空氣調節系統完善；設有良好的載客及載貨升降機設備；專業管理；普遍有泊車設施。

乙級 - 設計一般但裝修質素良好；間隔具彈性；整層樓面面積中等；大堂面積適中；設有中央或獨立空氣調節系統；升降機設備足夠；管理妥善；不一定有泊車設施。

丙級 - 設計簡單及有基本裝修；間隔彈性較小；整層樓面面積狹小；大堂只有基本設施；一般並無中央空氣調節系統；升降機僅夠使用或不敷應用；管理服務屬最低至一般水平；並無泊車設施。

4.3 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.

寫字樓的所在地點並不影響等級。屬香港特別行政區政府所有並由政府產業署管理的寫字樓並不包括在本報告內。

4.6 私人商業樓宇包括零售業樓宇及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇，亦不包括車位。香港房屋委員會和香港房屋協會所持有的商業樓宇並不包括在內。自香港房屋委員會於2005年年底把旗下部分商業樓宇分拆出售予領展房地產投資信託基金（領展）後，這些分拆出售的物業已歸入私人物業類別。2006年及之後的統計數字已包括這類別物業的數據在內。讀者把報告年度內的統計數字跟2005年及之前的統計數字作比較時，要特別留意有關轉變。

4.7 私人分層工廠大廈包括為一般製造業工序及與該等工序有直接關係的用途（包括寫字樓）而建設的樓宇。此類物業並不包括下述的私人特殊廠房。香港房屋委員會興建的工廠樓宇也不包括在內。

4.8 私人工貿大廈包括設計或獲證明作工貿用途的物業。

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

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

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. 樓面面積

5.1 住宅單位的樓面面積是以「實用面積」來計算。「實用面積」是指個別單位獨立使用的樓面面積，包括露台、陽台、工作平台及其他類似設施，但不包括公用地方，如樓梯、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

5.2 非住宅樓宇的面積是以「內部樓面面積」來計算，量度範圍是有關單位牆壁及 / 或與毗連單位的共用牆向內的一面所圍繞的全部面積。

6. 樓宇總存量

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

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

7. 落成量

7.1 私人樓宇落成量是指獲發佔用許可證的樓宇數量。

7.2 各類物業的落成量並不包括上文第4段所述的公營房屋落成量。

5. Floor Areas

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

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

6. Stock

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

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

7. Completions

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

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

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價冊記錄中刪除的私人樓宇數量。

9. 預測數量

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

9.2 本署是根據屋宇署的統計數字、建築師及發展商提供的圖則及資料、專業估計及/或實地視察所得的資料，就全港各已知的物業發展項目及重建地盤計算預測落成量。

9.3 上文第4段所述的公營房屋發展項目並不包括在內。

10. 空置量

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

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 所有樓宇的空置量，都是在年底進行樓宇普查後計算出來的，但在2019年前落成並已評估差餉的住宅樓宇則另有處理方法。空置物業數據是向大廈管理處、業主和佔用人蒐集，或本署派員視察而獲得的。

10.3 在2019年前落成並已評估差餉的住宅樓宇，其空置量是根據抽樣調查該等樓宇3%的單位所得結果來推算的。

11. 入住量 / 使用量

11.1 住宅樓宇的入住量，是指在報告年度內入住的單位數目淨增長額；非住宅樓宇的使用量，則是年內使用的樓面面積淨增長額。

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

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

12. 平均租金和售價

12.1 本署會分析新訂租約的租金資料，以計算在租金生效月份的平均租金。就非住宅樓宇而言，分析資料包括續租時議定的租金，而生效日期即為租賃協議的生效日期。不過，租金一般是在較早的日期議定（新訂租約是在半至一個月前，續訂租約是在一至三個月前）。由2006年年中起，零售業樓宇的租金資料包括由領展所持有的物業（詳情可參考上文第4.6段）。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2019, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 For rated domestic premises completed prior to 2019, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. Take-up

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

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

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

12. Average Rents and Prices

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (1/2-1 month earlier for fresh lettings, and 1-3 months for lease renewals). Rental statistics of retail premises from mid-2006 onwards include properties owned by Link REIT (for details, please refer to paragraph 4.6 above).

12.2 本署從多個不同的來源獲得租金資料，包括按照《業主與租客（綜合）條例》的規定所遞交的新租約通知書、按照《差餉條例》與《地租（評估及徵收）條例》的規定而發出的物業詳情申報表、業主和租客的來信，以及本署職員進行實地視察時所得的資料。

12.3 分析租金時，是根據淨額計算，即不包括差餉、管理費及其他費用。

12.4 計算平均售價時，本署會分析經過審查以釐定印花稅的樓宇交易資料。惟下列類別樓宇交易並不會用作分析：不被接納用作釐定印花稅的樓宇買賣、涉及不同類別物業的買賣、未獲評估差餉的樓宇、並非交吉出售的住宅樓宇，以及住宅樓宇的首次買賣。買賣日期以簽署買賣合約的日期為準。如沒有買賣合約，買賣日期則根據轉讓契約的簽署日期。一般而言，買賣合約日期是在達成臨時協議後二至三周。

12.5 有關平均租金和售價的分析，只供一般參考用途。該些平均租金和售價並非旨在應用於某特定物業上。某段時期的水平，主要取決於期內出租或出售物業的特點，包括樓宇質素及位置。因此，在不同時期內出現的變化，可能是因為在兩個時段所分析的不同物業的質素有所差異，而**不應**一概而論視之為該時段中在價值方面的整體變化。相對而言，租金與售價指數能較準確地反映價值的轉變。再者，括號中的數字乃由有限的交易宗數推算而來，使用這些數字時應特別小心。

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

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

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

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

12.6 報告年度內最後數個月的租金與售價數字，均屬臨時性質，有待本署取得更多資料後再作分析。

12.7 租金和售價的統計數字，包括村屋，以及政府資助房屋單位在業權轉讓限制期屆滿及向有關機構繳付補價後，在公開市場的租賃和買賣。這方面與樓宇總存量和落成量所涵蓋的物業有所不同。

13. 租金和售價指數

13.1 如上文解釋，不同時期的平均租金及售價會有差異，這不單可能因為價值有變，也可能由於樓宇的質素有所改變。不過，制訂租金及售價指數，正是用來衡量在樓宇質素不變的情況下，租金及售價的轉變。因此，即使在同一時期，指數的轉變也可能跟平均租金及售價的轉變不同。

13.2 計算租金和售價指數所根據的資料，跟用以計算平均租金和售價的數據相同。以指數衡量價值轉變時，是根據租金或售價除以有關物業的應課差餉租值所得的「因數」，而非根據每平方米樓面面積的租金或售價計算。物業的應課差餉租值是假設物業在指定日期空置出租時，估計全年可得的市值租金。實際上，利用應課差餉租值，不但考慮到樓面面積，也顧及到不同物業在質素上的其他差別。

13.3 如應課差餉租值在全面重估後有所變更，新應課差餉租值會調算至舊應課差餉租值的水平，以便指數數列得以連貫。

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

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

13. Rental and Price Indices

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

13.2 The rental and price indices are derived from the same data that are used to compile average rents and prices. The indices measure value changes by reference to the "factor" of rent or price divided by rateable value of the subject properties rather than by reference to the rent or price per square metre of floor area. Rateable value of a property is an estimate of the annual open market rent at a designated date on the assumption that the property was then vacant and to let. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties.

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

13.4 成分指數（即某類別或級別物業的指數）是從分析所有在某指定期間內的交易結果計算出來的。各類樓宇的綜合指數，是將成分指數按加權平均法計算而得出。制訂各類非住宅樓宇綜合指數時所使用的權數，是根據該月份及之前 11 個月內有關類型樓宇的總樓面面積計算的。至於住宅樓宇，其租金和售價指數的權數，則是根據該月份及之前 11 個月內進行的交易數目計算出來。

13.5 本報告提供每月、每季和每年指數。每季及每年指數都是有關時期內每月指數的平均數。

13.6 指數（尤其是租金指數）未必能充分顯示出市場轉變的幅度。雖然所有租金都是按淨額分析（參考上文第 12.3 段），但本署無法得知的其他「等同租值」租約條件，是不會相應地調算在內的。例如在租賃市場受壓時，業主通常都會給予租客一些優惠，包括整修樓宇或延長免租期等。如果為反映標準租約條件而調算租金，在指數下降時，經調算的租金很可能低於所報的租金。在指數上升時，情況則相反。

13.4 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. 較受歡迎屋苑的售價指數

14.1 這指數是根據獲選作分析的樓宇單位的買賣合約所載的售價來分析計算。在2020年及之後獲選作分析的屋苑與以往所選的略有不同，包括：

港島 - 碧瑤灣、比華利山、賽西湖大廈、置富花園、會景閣、帝景園、嘉亨灣、杏花邨、陽明山莊、光明臺、港運城、藍灣半島、康怡花園、逸濤灣、深灣9號、浪琴園、帝后華庭、貝沙灣及貝沙灣南灣、雍景臺、深灣軒、海怡半島、太古城、寶翠園、渣甸山名門、禮頓山、泓都、紅山半島、樂陶苑；

九龍 - 淘大花園、泓景臺、半山壹號、星河明居、翔龍灣、君滙港、海濱南岸、維港灣、帝庭園、麗港城、海逸豪園、昇悅居、曼克頓山、美孚新邨、港灣豪庭、畢架山一號、又一居、柏景灣、半島豪庭、滙景花園、擎天半島、德福花園、帝峯·皇殿、譽·港灣、漾日居、黃埔新邨、黃埔花園；

新界 - 愛琴海岸、星堤、碧堤半島、麗城花園、映灣園、栢慧豪園、瓏門、爵悅庭、沙田第一城、藍天海岸、滌濤山、牽晴間、愉景灣、愉景新城、粉嶺中心、名城、花都廣場、金獅花園、香港黃金海岸、康樂園、嘉湖山莊、銀湖·天峰、日出康城 - 領都、日出康城 - 首都、匡湖居、新都城、都會駅、維景灣畔、天宇海、加州花園、將軍澳中心、珀麗灣、疊茵庭、藍澄灣、海濱花園、駿景園、御皇庭、加州豪園、浪翠園、太湖花園、新屯門中心、新港城、帝琴灣、大興花園、大埔中心、峻瀝、比華利山別墅、御龍山、采葉庭、尚悅、溱岸8號、豫豐花園、盈翠半島、荃灣中心、屯門市廣場、雅典居、灝景灣、新時代中城、新時代廣場。

14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in sale and purchase agreements. Developments selected for analysis from 2020 onwards are slightly different from those of previous years, and include:

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

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

New Territories - Aegean Coast, Avignon, Bellagio, Belvedere Garden, Caribbean Coast, Central Park Towers, Century Gateway, Chelsea Court, City One Shatin, Coastal Skyline, Constellation Cove, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Festival City, Flora Plaza, Golden Lion Garden, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Lake Silver, Lohas Park - Le Prestige, Lohas Park - The Capitol, Marina Cove, Metro City, Metro Town, Ocean Shores, Oceanaire, Palm Springs, Park Central, Park Island, Parkland Villas, Rambler Crest, Riviera Gardens, Royal Ascot, Royal Green, Royal Palms, Sea Crest Villa, Serenity Park, Sun Tuen Mun Centre, Sunshine City, Symphony Bay, Tai Hing Gardens, Tai Po Centre, The Beaumont, The Beverly Hills, The Palazzo, The Parcville, The Reach, The Riverpark, The Sherwood, Tierra Verde, Tsuen Wan Centre, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada, YOHO Midtown, YOHO Town.

14.2 樓宇樣本中每個物業組別的成分指數，是根據物業的售價除以有關物業的應課差餉租值所得的結果計算出來。每個物業組別的綜合指數是成分指數的加權平均數，而2021年的權數是根據2020年內的交易宗數而釐定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2021, the weights are based on the number of transactions effected in 2020.

15. 落成後使用方式

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

15. Mode of Occupation after Completion

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

16. 物業市場回報率

回報率是把「租金 / 應課差餉租值」的平均比率與「售價 / 應課差餉租值」的平均比率作比較後計算出來的。租金分析與售價分析所涵蓋的物業可能並不相同。因此，這方面的數字只能顯示普遍的物業回報率及市場趨勢。

16. Property Market Yields

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

17. 樓宇買賣

住宅樓宇買賣的統計數字來自土地註冊處，是根據在有關時期內送交土地註冊處作登記的住宅樓宇買賣合約而編製。至於非住宅樓宇的買賣統計數字，本署是根據土地註冊處的交易記錄及稅務局用以釐定印花稅的交易資料加以分析。與土地註冊處的住宅樓宇買賣統計數字不同，每段有關時期的非住宅樓宇買賣統計數字，是根據買賣合約的簽署日期（如沒有買賣合約，則根據轉讓契約的簽署日期），而並非送交土地註冊處登記的日期。

17. Sales Transactions

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

18. 四捨五入

由於數字四捨五入，所以表內個別項目的總和與所示的總數可能有些微差別。

18. Rounding of Figures

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

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PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m ²]	2021 年年底總存量 Stock at year-end		2021 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	12 788			
	20 - 39.9		392 356	15 023	3.8
B	40 - 69.9	596 779	596 779	20 917	3.5
	70 - 99.9	151 871	151 871	6 920	4.6
D	100 - 159.9	69 040	69 040	5 121	7.4
	160 - 199.9	13 474			
E	200 - 279.9	10 686	27 949	2 183	7.8
	> 279.9	3 789			
所有類別	ALL CLASSES	1 237 995	1 237 995	50 164	4.1

私人住宅 - 各區總存量、落成量及空置量
PRIVATE DOMESTIC - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

單位數目 No. of units

地區	District	2020 年年底總存量 Stock at year-end	2021 年落成量 Completions	落成量佔 2020 年總存量的百分率 Completions as a % of 2020 Stock	2021 年年底總存量 Stock at year-end	2021 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	95 491	462	0.5	95 749	3 800	4.0
灣仔	Wan Chai	72 523	26	0.0 ⁺	72 391	4 251	5.9
東區	Eastern	122 578	351	0.3	122 551	2 829	2.3
南區	Southern	42 411	7	0.0 ⁺	42 410	1 015	2.4
港島	HONG KONG	333 003	846	0.3	333 101	11 895	3.6
油尖旺	Yau Tsim Mong	113 272	946	0.8	114 007	3 713	3.3
深水埗	Sham Shui Po	78 958	1 798	2.3	80 616	3 110	3.9
九龍城	Kowloon City	112 970	3 622	3.2	115 487	8 512	7.4
黃大仙	Wong Tai Sin	19 240	-	-	19 241	173	0.9
觀塘	Kwun Tong	50 010	495	1.0	50 286	1 591	3.2
九龍	KOWLOON	374 450	6 861	1.8	379 637	17 099	4.5
葵青	Kwai Tsing	35 620	776	2.2	36 389	1 633	4.5
荃灣	Tsuen Wan	82 518	1	0.0 ⁺	82 523	905	1.1
屯門	Tuen Mun	65 680	874	1.3	66 550	3 374	5.1
元朗	Yuen Long	84 646	227	0.3	84 867	2 155	2.5
北區	North	28 712	-	-	28 697	533	1.9
大埔	Tai Po	39 143	528	1.3	39 924	3 529	8.8
沙田	Sha Tin	83 898	66	0.1	83 944	2 342	2.8
西貢	Sai Kung	71 259	4 207	5.9	75 455	5 661	7.5
離島	Islands	26 919	-	-	26 908	1 038	3.9
新界	NEW TERRITORIES	518 395	6 679	1.3	525 257	21 170	4.0
全港	OVERALL	1 225 848	14 386	1.2	1 237 995	50 164	4.1

+ 少於 0.05%

2021 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2020 年年底總存量計算。

+ Below 0.05%

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

私人住宅 - 各區不同類別單位總存量
PRIVATE DOMESTIC - STOCK BY CLASS AND DISTRICT

單位數目 No. of units

地區	District	2021 年年底各類單位總存量 Stock by Class at year-end					總數 Total
		A	B	C	D	E	
中西區	Central and Western	43 862	27 994	9 849	8 130	5 914	95 749
灣仔	Wan Chai	24 755	26 179	8 994	8 948	3 515	72 391
東區	Eastern	36 590	63 579	16 779	5 013	590	122 551
南區	Southern	6 489	19 953	4 026	5 579	6 363	42 410
港島	HONG KONG	111 696	137 705	39 648	27 670	16 382	333 101
油尖旺	Yau Tsim Mong	46 574	47 743	14 712	4 388	590	114 007
深水埗	Sham Shui Po	29 343	40 541	6 665	3 492	575	80 616
九龍城	Kowloon City	38 655	45 212	18 828	10 717	2 075	115 487
黃大仙	Wong Tai Sin	7 910	9 393	1 439	470	29	19 241
觀塘	Kwun Tong	18 323	30 002	1 716	226	19	50 286
九龍	KOWLOON	140 805	172 891	43 360	19 293	3 288	379 637
葵青	Kwai Tsing	14 624	18 239	2 934	556	36	36 389
荃灣	Tsuen Wan	17 495	54 681	8 501	1 495	351	82 523
屯門	Tuen Mun	24 032	35 897	3 974	1 894	753	66 550
元朗	Yuen Long	20 181	49 300	11 697	3 160	529	84 867
北區	North	11 625	13 834	1 843	724	671	28 697
大埔	Tai Po	12 434	14 738	6 341	4 479	1 932	39 924
沙田	Sha Tin	26 450	33 555	17 181	5 152	1 606	83 944
西貢	Sai Kung	10 821	51 599	8 960	2 278	1 797	75 455
離島	Islands	2 193	14 340	7 432	2 339	604	26 908
新界	NEW TERRITORIES	139 855	286 183	68 863	22 077	8 279	525 257
全港	OVERALL	392 356	596 779	151 871	69 040	27 949	1 237 995

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

單位數目 No. of units

年 Year	區域 Area	Area	拆卸量 Demolition					總數 Total	落成量 Completions					總數 Total
			A	B	C	D	E		A	B	C	D	E	
2017	港島	Hong Kong	154	80	101	96	6	437	1 023	279	22	30	99	1 453
	九龍	Kowloon	130	811	127	27	8	1 103	2 809	2 659	572	602	41	6 683
	新界	New Territories	-	-	-	1	11	12	3 059	4 727	1 200	426	243	9 655
	全港	OVERALL	284	891	228	124	25	1 552	6 891	7 665	1 794	1 058	383	17 791
2018	港島	Hong Kong	164	293	17	15	18	507	1 142	906	804	329	249	3 430
	九龍	Kowloon	22	184	72	47	9	334	3 451	1 762	410	167	41	5 831
	新界	New Territories	-	6	-	12	2	20	2 619	5 569	2 200	1 045	274	11 707
	全港	OVERALL	186	483	89	74	29	861	7 212	8 237	3 414	1 541	564	20 968
2019	港島	Hong Kong	181	261	31	28	32	533	1 767	194	178	225	30	2 394
	九龍	Kowloon	86	185	52	19	3	345	2 848	218	59	135	10	3 270
	新界	New Territories	-	-	-	20	1	21	2 007	3 762	1 269	665	276	7 979
	全港	OVERALL	267	446	83	67	36	899	6 622	4 174	1 506	1 025	316	13 643 *
2020	港島	Hong Kong	55	148	49	10	46	308	1 238	146	8	6	8	1 406
	九龍	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	港島	Hong Kong	234	394	54	82	25	789	663	65	3	77	38	846
	九龍	Kowloon	472	1 076	85	26	3	1 662	3 178	2 822	729	92	40	6 861
	新界	New Territories	-	-	-	25	1	26	1 410	3 737	1 409	80	43	6 679
	全港	OVERALL	706	1 470	139	133	29	2 477	5 251	6 624	2 141	249	121	14 386

* 2019年九龍區落成量包括在年內落成並預計以市價在公開市場發售，但其後於2020年轉為資助出售房屋的9個A類及34個B類住宅單位，合共43個。

* 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 - 各類單位落成量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

年 Year	A	B	C	D	E	單位數目 No. of units 總數 Total
2012	1 511	4 496	1 720	1 827	595	10 149
2013	1 423	4 688	1 207	573	363	8 254
2014	2 160	8 446	4 207	666	240	15 719
2015	2 135	5 047	2 190	1 471	453	11 296 *
2016	3 937	7 162	1 413	1 325	758	14 595
2017	6 891	7 665	1 794	1 058	383	17 791
2018	7 212	8 237	3 414	1 541	564	20 968
2019	6 622	4 174	1 506	1 025	316	13 643 *
2020	9 230	7 742	2 779	759	378	20 888
2021	5 251	6 624	2 141	249	121	14 386

* 2015 年落成量包括在年內落成並預留為資助出售房屋，但其後於 2017 年以市價在公開市場發售的 16 個 B 類住宅單位。
2019 年落成量包括在年內落成並預計以市價在公開市場發售，但其後於 2020 年轉為資助出售房屋的 9 個 A 類及 34 個 B 類住宅單位，合共 43 個。

* 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 - 不同面積單位落成量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m ²]	2017	2018	2019	2020	2021			總數 Total
						港島 Hong Kong	九龍 Kowloon	新界 New Territories	
A	< 20.0	691	571	982	799	110	448	-	558
	20 - 39.9	6 200	6 641	5 640	8 431	553	2 730	1 410	4 693
B	40 - 69.9	7 665	8 237	4 174	7 742	65	2 822	3 737	6 624
C	70 - 99.9	1 794	3 414	1 506	2 779	3	729	1 409	2 141
D	100 - 159.9	1 058	1 541	1 025	759	77	92	80	249
	160 - 199.9	221	274	102	123	7	23	6	36
E	200 - 279.9	97	180	108	122	8	9	24	41
	> 279.9	65	110	106	133	23	8	13	44
所有類別 ALL CLASSES		17 791	20 968	13 643 *	20 888	846	6 861	6 679	14 386

* 2019年落成量包括在年內落成並預計以市價在公開市場發售，但其後於2020年轉為資助出售房屋的9個A類及34個B類住宅單位，合共43個。

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

單位數目 No. of units

地區	District	2021年各類單位落成量 Completions by Class					總數 Total	預測落成量 Forecast Completions	
		A	B	C	D	E		[2022]	[2023]
中西區	Central and Western	439	20	-	-	3	462	1 014	409
灣仔	Wan Chai	3	1	-	-	22	26	80	167
東區	Eastern	221	44	3	77	6	351	-	420
南區	Southern	-	-	-	-	7	7	1 839	183
港島	HONG KONG	663	65	3	77	38	846	2 933	1 179
油尖旺	Yau Tsim Mong	853	93	-	-	-	946	-	1 197
深水埗	Sham Shui Po	594	1 039	164	1	-	1 798	1 974	1 060
九龍城	Kowloon City	1 689	1 392	453	56	32	3 622	3 183	6 533
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	42	298	112	35	8	495	7	1 138
九龍	KOWLOON	3 178	2 822	729	92	40	6 861	5 164	9 928
葵青	Kwai Tsing	519	167	84	-	6	776	320	-
荃灣	Tsuen Wan	-	-	-	-	1	1	-	-
屯門	Tuen Mun	343	498	24	8	1	874	2 379	3 225
元朗	Yuen Long	109	92	-	4	22	227	3 052	4 158
北區	North	-	-	-	-	-	-	1 577	-
大埔	Tai Po	-	394	115	18	1	528	283	2 006
沙田	Sha Tin	-	-	39	23	4	66	4 294	-
西貢	Sai Kung	439	2 586	1 147	27	8	4 207	2 785	1 278
離島	Islands	-	-	-	-	-	-	64	74
新界	NEW TERRITORIES	1 410	3 737	1 409	80	43	6 679	14 754	10 741
全港	OVERALL	5 251	6 624	2 141	249	121	14 386	22 851	21 848

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

單位數目 No. of units

地區	District	[2022]						[2023]					
		A	B	C	D	E	總數 Total	A	B	C	D	E	總數 Total
中西區	Central and Western	824	69	14	4	103	1 014	208	120	46	20	15	409
灣仔	Wan Chai	-	67	9	3	1	80	146	21	-	-	-	167
東區	Eastern	-	-	-	-	-	-	394	26	-	-	-	420
南區	Southern	399	674	333	234	199	1 839	101	4	12	14	52	183
港島	HONG KONG	1 223	810	356	241	303	2 933	849	171	58	34	67	1 179
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	1 153	43	1	-	-	1 197
深水埗	Sham Shui Po	779	761	358	73	3	1 974	712	47	85	163	53	1 060
九龍城	Kowloon City	1 290	1 440	246	80	127	3 183	3 814	1 719	220	692	88	6 533
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	7	-	-	-	-	7	432	470	190	40	6	1 138
九龍	KOWLOON	2 076	2 201	604	153	130	5 164	6 111	2 279	496	895	147	9 928
葵青	Kwai Tsing	320	-	-	-	-	320	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-	-	-	-	-
屯門	Tuen Mun	1 793	418	76	12	80	2 379	1 684	1 385	71	74	11	3 225
元朗	Yuen Long	1 098	1 401	389	155	9	3 052	2 178	1 733	245	2	-	4 158
北區	North	1 299	262	15	1	-	1 577	-	-	-	-	-	-
大埔	Tai Po	20	-	-	188	75	283	1 244	629	42	32	59	2 006
沙田	Sha Tin	1 018	2 394	599	275	8	4 294	-	-	-	-	-	-
西貢	Sai Kung	1 590	636	442	93	24	2 785	559	675	12	19	13	1 278
離島	Islands	8	48	2	3	3	64	48	18	-	-	8	74
新界	NEW TERRITORIES	7 146	5 159	1 523	727	199	14 754	5 713	4 440	370	127	91	10 741
全港	OVERALL	10 445	8 170	2 483	1 121	632	22 851	12 673	6 890	924	1 056	305	21 848

私人住宅 - 各區洋房總存量及落成量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

單位數目 No. of units

地區	District	2020 年年底總存量 Stock at year-end	2021 年落成量 Completions	落成量佔 2020 年總存量的百分率 Completions as a % of 2020 Stock	2021 年年底總存量 Stock at year-end
中西區	Central and Western	532	3	0.6	536
灣仔	Wan Chai	332	20	6.0	348
東區	Eastern	-	-	-	-
南區	Southern	1 772	7	0.4	1 779
港島	HONG KONG	2 636	30	1.1	2 663
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	105	-	-	105
九龍城	Kowloon City	504	6	1.2	504
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	KOWLOON	653	6	0.9	653
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	132	1	0.8	133
屯門	Tuen Mun	668	2	0.3	670
元朗	Yuen Long	8 159	24	0.3	8 182
北區	North	870	-	-	865
大埔	Tai Po	2 448	-	-	2 448
沙田	Sha Tin	960	4	0.4	963
西貢	Sai Kung	2 022	6	0.3	2 028
離島	Islands	901	-	-	901
新界	NEW TERRITORIES	16 162	37	0.2	16 192
全港	OVERALL	19 451	73	0.4	19 508

村屋並不包括在內。以上數字均已包括在私人住宅的其他有關列表內。
2021 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2020 年年底總存量計算。

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

私人住宅 - 整體空置趨勢
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	單位總數 Total No. of Units	空置數目 No. Vacant	空置百分率 % Vacant	空置數目 No. Vacant	佔總存量的百分率 % of Total Stock
2017	17 791	16 580	93.2	1 156 837	26 362	2.3	42 942	3.7
2018	20 968	18 728	89.3	1 173 003	32 698	2.8	51 426	4.3
2019	13 643 *	11 895	87.2	1 192 801	32 997	2.8	44 892	3.7
2020	20 888	16 668	79.8	1 204 960	35 698	3.0	52 366	4.3
2021	14 386	13 326	92.6	1 223 609	36 838	3.0	50 164	4.1

* 2019 年落成量包括在年內落成並預計以市價在公開市場發售，但其後於 2020 年轉為資助出售房屋的 43 個住宅單位。

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

類別	Class	區域	Area	於 2021 年評估差餉時申報為已入住的單位數目	業主自住 Owner Occupied		出租 Let	
				No. of Units Valued in 2021 and Reported as Wholly Occupied	單位數目 No. of Units	百分率 %	單位數目 No. of Units	百分率 %
A		港島	Hong Kong	693	247	35.6	446	64.4
		九龍	Kowloon	1 677	1 007	60.0	670	40.0
		新界	New Territories	4 265	3 198	75.0	1 067	25.0
		全港	OVERALL	6 635	4 452	67.1	2 183	32.9
B		港島	Hong Kong	68	3	4.4	65	95.6
		九龍	Kowloon	474	368	77.6	106	22.4
		新界	New Territories	6 517	5 098	78.2	1 419	21.8
		全港	OVERALL	7 059	5 469	77.5	1 590	22.5
C		港島	Hong Kong	-	-	-	-	-
		九龍	Kowloon	7	5	71.4	2	28.6
		新界	New Territories	1 396	1 155	82.7	241	17.3
		全港	OVERALL	1 403	1 160	82.7	243	17.3
D		港島	Hong Kong	9	-	-	9	100.0
		九龍	Kowloon	69	37	53.6	32	46.4
		新界	New Territories	175	149	85.1	26	14.9
		全港	OVERALL	253	186	73.5	67	26.5
E		港島	Hong Kong	23	3	13.0	20	87.0
		九龍	Kowloon	14	2	14.3	12	85.7
		新界	New Territories	34	19	55.9	15	44.1
		全港	OVERALL	71	24	33.8	47	66.2
所有類別		港島	Hong Kong	793	253	31.9	540	68.1
All Classes		九龍	Kowloon	2 241	1 419	63.3	822	36.7
		新界	New Territories	12 387	9 619	77.7	2 768	22.3
		全港	OVERALL	15 421	11 291	73.2	4 130	26.8

私人住宅 - 各類單位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 \$ / m² per month

類別 Class		A			B			C			D			E		
		港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
年 / 月 Year / Month																
2020		445	370	299	394	330	254	409	347	256	417	340	254	423	351	230
2021 *		445	377	307	391	331	260	408	350	263	418	349	259	422	374	241
2020	10	443	365	305	387	328	260	400	345	259	411	332	258	416	(350)	226
	11	431	368	301	391	326	257	406	336	257	412	336	252	428	(346)	(250)
	12	427	362	303	389	327	258	383	342	261	413	349	277	436	(406)	220
2021	1	433	360	292	379	325	252	387	346	252	413	325	272	401	(397)	249
	2	442	355	293	382	324	256	402	350	258	398	329	250	396	(453)	246
	3	435	367	293	385	327	254	417	348	259	405	359	253	397	(283)	238
	4	430	364	300	378	322	256	397	345	258	412	334	257	452	(422)	207
	5	446	378	306	398	335	257	413	359	262	420	352	264	432	(391)	236
	6	440	366	300	391	329	254	415	350	264	434	357	245	431	(330)	252
	7	449	371	310	392	328	258	412	337	262	418	348	265	426	(346)	234
	8	449	389	319	390	345	266	411	347	268	425	346	256	416	(350)	229
	9	463	397	312	398	334	261	417	357	272	412	336	262	430	(384)	251
	10	460	390	311	410	331	266	409	349	271	428	364	272	432	(370)	243
	11 *	437	382	314	400	332	267	400	349	261	428	383	244	413	(436)	298
	12 *	432	388	317	387	341	263	406	381	261	419	354	263	419	-	(261)

* 臨時數字

() 表示少於 20 宗交易。

- 本署沒有收到成交個案。

* Provisional figures

() Indicates fewer than 20 transactions.

- No transaction record received by this Department.

私人住宅 - 各類單位平均售價
PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

每平方米售價 \$/m²

類別 Class		A			B			C			D			E		
年 / 月 Year / Month		港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
2020		187 016	163 262	149 776	182 458	160 379	132 070	211 410	187 737	129 358	235 949	196 482	120 542	273 586	253 027	101 667
2021 *		189 659	165 801	152 775	184 570	161 215	136 450	214 779	188 819	137 380	246 482	210 434	126 081	285 814 (228 699)		115 778
2020	10	186 028	160 966	147 211	183 471	161 530	132 406	216 517	181 797	132 990	217 454 (192 513)	102 747 (285 639) (279 394)				92 961
	11	187 056	164 892	150 776	181 836	155 957	134 218	216 007	172 377	129 560	241 755	191 323	125 658 (265 365) (181 810) (92 259)			
	12	182 175	162 943	146 960	180 803	161 331	132 295	199 347	179 630	132 696	240 048 (224 146)	121 482 (272 529) (276 247)				90 088
2021	1	186 334	161 519	150 098	182 804	157 182	133 466	203 860	185 691	136 923 (209 916) (197 157)	121 776 (301 089)		-			114 447
	2	189 786	165 609	152 040	181 785	164 365	135 222	209 623	198 589	134 299	247 821 (223 667)	123 662 (299 952) (218 671)				122 603
	3	187 117	165 853	153 226	181 911	164 627	137 198	212 374	192 025	137 873	241 478	206 691	123 108 (234 706) (167 141)			113 472
	4	186 745	164 583	155 560	183 579	160 950	136 828	211 389	181 398	132 257	253 834	194 656	124 249 (274 255) (203 921)			119 158
	5	193 890	164 964	152 140	186 691	164 700	136 021	221 965	184 829	138 630	261 326	217 745	130 321 (278 760) (212 290)			121 565
	6	191 786	167 908	155 220	188 970	163 997	139 237	210 166	186 379	143 039	235 146	193 379	128 762 (262 670) (247 690) (105 382)			
	7	194 797	172 575	151 309	187 900	165 977	140 114	218 195	195 883	139 443	240 242	214 119	128 553 (292 601)		- (100 376)	
	8	196 719	170 002	152 199	185 971	160 572	137 688	212 493	193 601	135 707	257 158	255 928	126 718 (319 911) (419 368)			119 062
	9	189 721	171 188	152 367	183 417	159 256	134 346	228 079	183 862	141 097	265 624 (188 081)	128 644 (293 324) (221 061)				123 987
	10	186 889	162 494	153 204	184 600	151 232	133 457	213 691	205 332	138 074	270 143 (210 626)	119 355 (396 782)		- (117 391)		
	11 *	186 009	161 022	154 715	188 406	151 782	135 636	221 452	157 340	137 963	242 231 (208 694)	132 698 (241 116) (282 516)				112 190
	12 *	182 645	158 345	150 212	179 780	156 327	134 387	220 620	193 688	132 209	229 725 (228 988)	123 660 (266 145) (266 372) (99 132)				

* 臨時數字

() 表示少於 20 宗交易。

- 本署沒有收到成交個案。

住宅樓宇的首次買賣並不會用作分析。

香港物業報告 2022

* 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 2022

私人住宅 - 各類單位租金指數 (全港)
PRIVATE DOMESTIC - RENTAL INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有類別 All Classes	
2012	149.6	140.5	132.0	137.9	148.1	142.7	141.5	142.6	
2013	163.6	153.8	141.0	142.0	143.8	155.8	142.7	154.5	
2014	171.8	158.9	143.3	142.3	141.9	161.6	142.2	159.5	
2015	187.4	172.7	154.0	150.5	145.7	175.7	148.9	172.8	
2016	184.8	165.8	148.4	146.3	141.9	170.8	144.7	168.2	
2017	201.2	181.7	159.4	153.5	143.9	186.2	150.1	182.6	
2018	213.4	192.4	166.7	159.2	148.7	197.0	155.6	193.0	
2019	215.3	193.3	167.1	159.4	148.3	198.4	155.7	194.4	
2020	198.2	181.1	155.4	148.5	136.2	184.2	144.3	180.3	
2021 *	196.5	180.8	156.1	148.2	136.6	183.7	144.1	179.7	
2020	10 - 12	194.8	179.2	154.1	147.3	134.8	181.6	143.0	177.8
2021	1 - 3	191.7	176.5	152.5	145.2	132.6	179.0	140.7	175.1
	4 - 6	195.1	179.6	155.7	147.9	136.8	182.3	143.9	178.4
	7 - 9	199.2	184.1	157.9	148.6	136.3	186.7	144.3	182.4
	10 - 12 *	199.9	183.1	158.2	151.2	140.8	186.7	147.5	182.9
2020	10	196.2	179.5	153.2	146.7	134.4	182.2	142.4	178.2
	11	194.9	180.2	156.0	147.4	134.4	182.4	142.9	178.5
	12	193.3	177.9	153.2	147.8	135.7	180.3	143.6	176.6
2021	1	192.6	177.6	152.3	146.6	132.8	179.8	141.7	175.9
	2	190.5	175.6	151.9	144.7	132.4	178.0	140.3	174.1
	3	192.1	176.3	153.4	144.4	132.7	179.2	140.2	175.2
	4	194.2	178.9	154.9	147.1	134.6	181.5	142.6	177.5
	5	194.8	179.5	155.2	149.0	139.0	182.1	145.4	178.3
	6	196.2	180.3	156.9	147.5	136.7	183.3	143.6	179.3
	7	196.3	182.4	157.5	148.5	135.3	184.5	143.8	180.3
	8	199.1	184.4	158.5	148.7	134.3	186.9	143.6	182.6
	9	202.2	185.5	157.8	148.7	139.4	188.6	145.4	184.4
	10	202.1	184.8	158.2	152.1	138.0	188.3	147.1	184.3
	11 *	199.5	183.1	157.5	149.5	141.6	186.4	146.7	182.6
	12 *	198.2	181.5	158.9	152.0	142.8	185.3	148.7	181.9

* 臨時數字

* Provisional figures

私人住宅 - 各類單位售價指數 (全港)
PRIVATE DOMESTIC - PRICE INDICES BY CLASS (TERRITORY-WIDE)
(1999 = 100)

年 / 月 Year / Month	A	B	C	D	E	A, B & C	D & E	所有類別 All Classes
2012	217.6	195.7	208.4	226.0	260.9	205.2	234.5	206.2
2013	260.3	230.1	233.5	244.9	267.4	242.1	249.8	242.4
2014	278.7	243.2	238.2	247.8	264.7	257.1	252.3	256.9
2015	326.7	282.8	265.4	269.4	283.4	297.9	273.2	296.8
2016	314.8	272.9	258.8	264.5	275.1	287.1	267.1	286.1
2017	368.3	318.4	296.9	293.1	306.1	335.8	296.3	333.9
2018	416.6	359.3	333.0	320.1	325.2	380.2	321.5	377.3
2019	425.6	363.6	336.6	329.5	310.0	385.7	324.4	383.0
2020	423.2	364.3	328.2	317.3	309.5	383.6	315.5	381.2
2021 *	436.2	378.2	344.0	331.6	318.5	395.3	328.5	392.7
2020 10 - 12	423.2	365.0	329.0	314.2	306.8	383.1	312.6	380.6
2021 1 - 3	429.0	369.5	337.2	320.9	319.9	388.0	320.6	385.5
4 - 6	436.2	378.6	345.3	331.3	324.6	395.5	329.7	393.0
7 - 9	441.8	384.0	348.3	336.6	320.2	400.6	332.7	397.9
10 - 12 *	437.6	380.6	345.2	337.8	309.4	397.0	331.1	394.4
2020 10	423.9	365.5	329.8	311.5	300.3	383.9	309.0	381.3
11	423.0	365.4	328.2	311.6	306.4	383.2	310.5	380.6
12	422.6	364.1	329.1	319.5	313.7	382.3	318.2	379.9
2021 1	424.3	366.3	334.0	313.5	311.0	384.5	312.9	381.9
2	427.8	368.9	336.6	323.2	320.7	387.3	322.6	384.9
3	434.9	373.2	340.9	325.9	328.0	392.1	326.4	389.6
4	434.6	376.0	341.8	330.6	326.0	393.4	329.5	391.0
5	439.1	378.7	346.2	330.9	324.6	396.6	329.4	393.9
6	435.0	381.2	347.9	332.4	323.1	396.6	330.2	394.0
7	439.2	385.6	350.7	331.0	322.7	400.8	329.0	398.0
8	442.4	383.7	343.9	336.0	322.3	400.2	332.8	397.5
9	443.8	382.7	350.2	342.7	315.5	400.7	336.2	398.1
10	440.9	381.2	346.5	342.8	317.7	398.5	336.9	396.0
11 *	437.5	379.6	343.9	337.2	311.3	396.3	330.9	393.7
12 *	434.3	380.9	345.1	333.5	(299.2)	396.2	325.4	393.4

* 臨時數字

() 表示少於 20 宗交易。
住宅樓宇的首次買賣並不會用作分析。

* Provisional figures

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

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

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

* 臨時數字

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

* Provisional figures

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

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

平方米 m²

地區	District	2021年年底總存量 Stock at year-end				2021年年底空置量 Amount Vacant at year-end				空置百分率 % Vacant			
		甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	1 900 800	778 800	565 900	3 245 500	192 700	78 500	49 100	320 300	10.1	10.1	8.7	9.9
灣仔	Wan Chai	1 005 600	598 300	308 100	1 912 000	131 800	85 600	25 100	242 500	13.1	14.3	8.1	12.7
東區	Eastern	814 000	183 500	58 200	1 055 700	77 400	27 500	5 900	110 800	9.5	15.0	10.1	10.5
南區	Southern	221 100	85 400	21 700	328 200	19 900	20 800	2 000	42 700	9.0	24.4	9.2	13.0
港島	HONG KONG	3 941 500	1 646 000	953 900	6 541 400	421 800	212 400	82 100	716 300	10.7	12.9	8.6	11.0
油尖旺	Yau Tsim Mong	1 198 400	618 500	399 600	2 216 500	141 700	55 300	20 200	217 200	11.8	8.9	5.1	9.8
深水埗	Sham Shui Po	243 900	76 600	38 900	359 400	57 300	13 400	2 000	72 700	23.5	17.5	5.1	20.2
九龍城	Kowloon City	155 700	41 900	20 100	217 700	23 900	100	2 000	26 000	15.4	0.2	10.0	11.9
黃大仙	Wong Tai Sin	33 500	47 200	1 200	81 900	11 600	5 200	300	17 100	34.6	11.0	25.0	20.9
觀塘	Kwun Tong	1 545 100	256 000	17 600	1 818 700	228 300	50 100	9 300	287 700	14.8	19.6	52.8	15.8
九龍	KOWLOON	3 176 600	1 040 200	477 400	4 694 200	462 800	124 100	33 800	620 700	14.6	11.9	7.1	13.2
葵青	Kwai Tsing	172 600	70 500	16 800	259 900	7 100	14 000	15 000	36 100	4.1	19.9	89.3	13.9
荃灣	Tsuen Wan	149 500	64 300	800	214 600	45 300	13 900	-	59 200	30.3	21.6	-	27.6
屯門	Tuen Mun	32 200	13 200	14 200	59 600	300	9 900	6 700	16 900	0.9	75.0	47.2	28.4
元朗	Yuen Long	9 200	12 900	19 000	41 100	-	1 100	700	1 800	-	8.5	3.7	4.4
北區	North	29 900	700	500	31 100	800	-	-	800	2.7	-	-	2.6
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	491 700	20 800	-	512 500	41 100	800	-	41 900	8.4	3.8	-	8.2
西貢	Sai Kung	25 000	3 400	-	28 400	19 700	-	-	19 700	78.8	-	-	69.4
離島	Islands	131 700	18 900	-	150 600	23 400	4 200	-	27 600	17.8	22.2	-	18.3
新界	NEW TERRITORIES	1 041 800	209 900	52 500	1 304 200	137 700	43 900	22 400	204 000	13.2	20.9	42.7	15.6
全港	OVERALL	8 159 900	2 896 100	1 483 800	12 539 800	1 022 300	380 400	138 300	1 541 000	12.5	13.1	9.3	12.3
分區	Sub-districts												
上環	Sheung Wan	229 100	349 200	387 300	965 600	37 800	41 200	28 600	107 600	16.5	11.8	7.4	11.1
中區	Central	1 628 600	378 900	163 200	2 170 700	154 000	35 600	20 000	209 600	9.5	9.4	12.3	9.7
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	961 300	566 400	286 700	1 814 400	125 700	82 500	23 400	231 600	13.1	14.6	8.2	12.8
北角 / 鰂魚涌	North Point / Quarry Bay	858 300	165 400	60 400	1 084 100	83 500	29 500	6 100	119 100	9.7	17.8	10.1	11.0
尖沙咀	Tsim Sha Tsui	878 700	303 200	197 500	1 379 400	110 100	24 900	7 200	142 200	12.5	8.2	3.6	10.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	337 000	315 300	202 100	854 400	35 700	30 300	13 100	79 100	10.6	9.6	6.5	9.3

分區數字已包括在地區數字內。

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

私人寫字樓 - 各區總存量、落成量及空置量
PRIVATE OFFICES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

		平方米 m ²					
地區	District	2020 年年底總存量 Stock at year-end	2021 年落成量 Completions	落成量佔 2020 年總存量的百分率 Completions as a % of 2020 Stock	2021 年年底總存量 Stock at year-end	2021 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	3 240 400	-	-	3 245 500	320 300	9.9
灣仔	Wan Chai	1 902 800	8 100	0.4	1 912 000	242 500	12.7
東區	Eastern	1 052 800	-	-	1 055 700	110 800	10.5
南區	Southern	315 400	13 100	4.2	328 200	42 700	13.0
港島	HONG KONG	6 511 400	21 200	0.3	6 541 400	716 300	11.0
油尖旺	Yau Tsim Mong	2 215 700	200	0.0 ⁺	2 216 500	217 200	9.8
深水埗	Sham Shui Po	324 100	35 600	11.0	359 400	72 700	20.2
九龍城	Kowloon City	217 600	-	-	217 700	26 000	11.9
黃大仙	Wong Tai Sin	81 900	-	-	81 900	17 100	20.9
觀塘	Kwun Tong	1 792 600	-	-	1 818 700	287 700	15.8
九龍	KOWLOON	4 631 900	35 800	0.8	4 694 200	620 700	13.2
葵青	Kwai Tsing	259 900	-	-	259 900	36 100	13.9
荃灣	Tsuen Wan	202 100	12 600	6.2	214 600	59 200	27.6
屯門	Tuen Mun	52 500	-	-	59 600	16 900	28.4
元朗	Yuen Long	41 200	-	-	41 100	1 800	4.4
北區	North	31 100	-	-	31 100	800	2.6
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	511 600	-	-	512 500	41 900	8.2
西貢	Sai Kung	28 400	-	-	28 400	19 700	69.4
離島	Islands	150 300	-	-	150 600	27 600	18.3
新界	NEW TERRITORIES	1 283 500	12 600	1.0	1 304 200	204 000	15.6
全港	OVERALL	12 426 800	69 600	0.6	12 539 800	1 541 000	12.3
分區	Sub-districts						
上環	Sheung Wan	965 600	-	-	965 600	107 600	11.1
中區	Central	2 165 900	-	-	2 170 700	209 600	9.7
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 805 100	8 100	0.4	1 814 400	231 600	12.8
北角 / 鯉魚涌	North Point / Quarry Bay	1 081 400	-	-	1 084 100	119 100	11.0
尖沙咀	Tsim Sha Tsui	1 378 500	-	-	1 379 400	142 200	10.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	854 500	200	0.0 ⁺	854 400	79 100	9.3

+ 少於 0.05%

2021 年年底總存量是按最新的差餉估價記錄計算出來，並不是根據這裡列出的 2020 年年底總存量計算。分區數字已包括在地區數字內。

+ Below 0.05%

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

私人寫字樓 - 各級別拆卸量、落成量及總存量
PRIVATE OFFICES - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m²

年 Year	區域 Area	Area	拆卸量 Demolition				落成量 Completions				年底總存量 Stock at year-end			
			甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
2017	港島	Hong Kong	-	-	1 600	1 600	62 200	9 500	2 000	73 700	3 787 800	1 635 100	968 700	6 391 600
	九龍	Kowloon	-	-	-	-	123 700	100	-	123 800	2 876 000	1 006 800	473 000	4 355 800
	新界	New Territories	-	-	-	-	-	600	-	600	931 200	120 900	38 700	1 090 800
	全港	OVERALL	-	-	1 600	1 600	185 900	10 200	2 000	198 100	7 595 000	2 762 800	1 480 400	11 838 200
2018	港島	Hong Kong	-	-	800	800	97 200	-	-	97 200	3 903 900	1 622 500	968 200	6 494 600
	九龍	Kowloon	-	-	-	-	81 300	-	-	81 300	2 939 000	1 010 600	475 800	4 425 400
	新界	New Territories	-	-	-	-	-	700	-	700	932 400	164 200	36 700	1 133 300
	全港	OVERALL	-	-	800	800	178 500	700	-	179 200	7 775 300	2 797 300	1 480 700	12 053 300
2019	港島	Hong Kong	26 400	19 800	1 900	48 100	54 600	12 700	4 700	72 000	3 931 400	1 616 900	966 400	6 514 700
	九龍	Kowloon	-	-	-	-	130 700	-	100	130 800	3 100 000	1 018 500	477 300	4 595 800
	新界	New Territories	-	-	-	-	56 600	7 500	-	64 100	987 900	178 700	36 700	1 203 300
	全港	OVERALL	26 400	19 800	1 900	48 100	241 900	20 200	4 800	266 900	8 019 300	2 814 100	1 480 400	12 313 800
2020	港島	Hong Kong	-	10 800	12 700	23 500	-	7 200	200	7 400	3 939 400	1 618 100	953 900	6 511 400
	九龍	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	港島	Hong Kong	-	-	-	-	-	21 200	-	21 200	3 941 500	1 646 000	953 900	6 541 400
	九龍	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

私人寫字樓 - 各區落成量及預測落成量
PRIVATE OFFICES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地區	District	2021年落成量 Completions			總數 Total	預測落成量 Forecast Completions	
		甲級 A	乙級 B	丙級 C		[2022]	[2023]
中西區	Central and Western	-	-	-	-	2 200	64 200
灣仔	Wan Chai	-	8 100	-	8 100	12 700	26 500
東區	Eastern	-	-	-	-	61 100	1 700
南區	Southern	-	13 100	-	13 100	25 400	-
港島	HONG KONG	-	21 200	-	21 200	101 400	92 400
油尖旺	Yau Tsim Mong	-	-	200	200	7 200	5 900
深水埗	Sham Shui Po	35 600	-	-	35 600	-	96 400
九龍城	Kowloon City	-	-	-	-	77 000	9 700
黃大仙	Wong Tai Sin	-	-	-	-	8 500	-
觀塘	Kwun Tong	-	-	-	-	84 100	42 900
九龍	KOWLOON	35 600	-	200	35 800	176 800	154 900
葵青	Kwai Tsing	-	-	-	-	-	-
荃灣	Tsuen Wan	12 600	-	-	12 600	41 700	9 300
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	30 300	-
北區	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-
新界	NEW TERRITORIES	12 600	-	-	12 600	72 000	9 300
全港	OVERALL	48 200	21 200	200	69 600	350 200	256 600
分區	Sub-districts						
上環	Sheung Wan	-	-	-	-	2 200	700
中區	Central	-	-	-	-	-	63 500
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	8 100	-	8 100	12 700	26 500
北角 / 鯉魚涌	North Point / Quarry Bay	-	-	-	-	61 100	1 700
尖沙咀	Tsim Sha Tsui	-	-	-	-	-	5 900
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	200	200	7 200	-

分區數字已包括在地區數字內。

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

私人寫字樓 - 各區不同級別預測落成量
PRIVATE OFFICES - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m²

地區	District	[2022]				[2023]			
		甲級 A	乙級 B	丙級 C	總數 Total	甲級 A	乙級 B	丙級 C	總數 Total
中西區	Central and Western	-	2 200	-	2 200	63 500	700	-	64 200
灣仔	Wan Chai	-	11 600	1 100	12 700	26 500	-	-	26 500
東區	Eastern	59 800	1 300	-	61 100	-	-	1 700	1 700
南區	Southern	15 500	9 900	-	25 400	-	-	-	-
港島	HONG KONG	75 300	25 000	1 100	101 400	90 000	700	1 700	92 400
油尖旺	Yau Tsim Mong	-	7 200	-	7 200	5 900	-	-	5 900
深水埗	Sham Shui Po	-	-	-	-	96 400	-	-	96 400
九龍城	Kowloon City	77 000	-	-	77 000	9 700	-	-	9 700
黃大仙	Wong Tai Sin	-	8 500	-	8 500	-	-	-	-
觀塘	Kwun Tong	67 900	16 200	-	84 100	18 200	24 700	-	42 900
九龍	KOWLOON	144 900	31 900	-	176 800	130 200	24 700	-	154 900
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	31 800	9 900	-	41 700	9 300	-	-	9 300
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	30 300	-	-	30 300	-	-	-	-
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
新界	NEW TERRITORIES	62 100	9 900	-	72 000	9 300	-	-	9 300
全港	OVERALL	282 300	66 800	1 100	350 200	229 500	25 400	1 700	256 600
分區	Sub-districts								
上環	Sheung Wan	-	2 200	-	2 200	-	700	-	700
中區	Central	-	-	-	-	63 500	-	-	63 500
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	11 600	1 100	12 700	26 500	-	-	26 500
北角 / 鯉魚涌	North Point / Quarry Bay	59 800	1 300	-	61 100	-	-	1 700	1 700
尖沙咀	Tsim Sha Tsui	-	-	-	-	5 900	-	-	5 900
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	7 200	-	7 200	-	-	-	-

分區數字已包括在地區數字內。

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

私人寫字樓 - 整體空置趨勢
PRIVATE OFFICES - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2017	198 100	190 500	96.2	11 640 100	929 000	8.0	1 119 500	9.5
2018	179 200	159 100	88.8	11 874 100	873 000	7.4	1 032 100	8.6
2019	266 900	189 400	71.0	12 046 900	914 500	7.6	1 103 900	9.0
2020	69 000	66 400	96.2	12 357 800	1 367 600	11.1	1 434 000	11.5
2021	69 600	68 000	97.7	12 470 200	1 473 000	11.8	1 541 000	12.3

私人寫字樓 - 各區不同級別平均租金
PRIVATE OFFICES - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 \$ / m² per month

[平均面積]		甲級 Grade A						乙級 Grade B						丙級 Grade C								
[Average size]		[262 平方米 m ²]						[92 平方米 m ²]						[45 平方米 m ²]								
年 / 月 Year / Month		上環	中區	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘# Kowloon Bay/ Kwun Tong#	上環	中區	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘# Kowloon Bay/ Kwun Tong#	上環	中區	灣仔/ 銅鑼灣 Wan Chai/ Causeway Bay	北角/ 鰂魚涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/ 旺角 Yau Ma Tei/ Mong Kok	九龍灣/ 觀塘# Kowloon Bay/ Kwun Tong#
		2020		917	1 201	774	560	556	762	366	532	820	528	408	466	462	329	416	601	486	442	460
2021 *		887	1 073	702	549	524	693	348	521	775	514	404	464	455	312	415	583	495	443	470	433	(188)
2020	7	820	1 212	810	567	588	(677)	367	494	856	502	423	449	464	330	423	599	484	444	459	434	(116)
	8	1 096	1 177	766	585	552	603	352	554	759	515	418	442	408	284	399	600	452	443	444	422	(288)
	9	(886)	1 140	763	516	513	820	355	517	743	517	378	489	481	272	407	624	486	448	424	429	-
	10	578	1 065	698	534	520	(692)	350	543	736	508	411	507	422	358	396	595	490	430	467	430	(143)
	11	888	1 077	655	537	541	-	339	555	757	500	368	476	447	345	385	601	467	421	465	463	(146)
	12	938	1 176	753	580	480	(625)	336	475	873	523	435	474	455	319	416	573	479	441	462	422	-
2021	1	942	1 142	738	530	514	(661)	355	488	768	491	382	470	442	315	417	538	487	392	422	397	-
	2	(816)	1 094	810	496	491	(702)	332	519	838	505	330	477	444	322	418	549	462	439	451	419	-
	3	806	1 020	703	541	551	(472)	339	577	726	499	431	441	466	311	415	557	494	444	466	430	-
	4	840	1 060	679	502	475	640	334	501	808	503	476	435	421	283	417	607	482	432	457	418	-
	5	919	1 082	706	596	521	(638)	350	475	877	525	449	457	488	321	410	582	509	427	486	434	(135)
	6	1 003	1 124	696	689	517	(577)	338	478	773	495	423	459	466	321	415	562	484	467	465	407	-
	7	807	945	740	528	555	604	353	465	747	513	368	457	454	281	428	587	493	443	485	441	-
	8	824	1 078	676	544	555	694	359	543	816	517	390	468	473	306	430	613	511	438	478	450	-
	9	965	1 064	675	506	507	719	353	589	716	535	381	486	459	315	429	633	492	463	480	469	(207)
	10 *	869	1 031	664	583	545	761	355	560	773	539	327	492	440	343	388	572	517	462	477	440	-
	11 *	910	1 103	666	525	547	817	356	567	777	519	416	471	428	335	389	593	504	445	487	447	-
	12 * (712)	1 148	704	548	512	(694)	340	540	760	524	410	474	479	321	417	589	481	440	482	453	(223)	

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2021 年內所分析單位的平均面積。

- 本署沒有收到成交個案。

九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

* Provisional figures

() Indicates fewer than 5 transactions.

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

- No transaction record received by this Department.

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

私人寫字樓 - 各區不同級別平均售價
PRIVATE OFFICES - AVERAGE PRICES BY GRADE AND DISTRICT

每平方米售價 \$/m²

年 / 月 Year / Month	甲級 Grade A [197 平方米 m ²]						乙級 Grade B [59 平方米 m ²]						丙級 Grade C [35 平方米 m ²]											
	上環		中區		灣仔/北角/銅鑼灣		油麻地/九龍灣/旺角		上環		中區		灣仔/北角/銅鑼灣		油麻地/九龍灣/旺角		上環		中區		灣仔/北角/銅鑼灣		油麻地/九龍灣/旺角	
	Sheung Wan	Central	Wan Chai/Bay	North Point/Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/Kowloon Bay/Kwun Tong [#]	Sheung Wan	Central	Wan Chai/Bay	North Point/Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/Kowloon Bay/Kwun Tong [#]	Sheung Wan	Central	Wan Chai/Bay	North Point/Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/Kowloon Bay/Kwun Tong [#]	Sheung Wan	Central	Wan Chai/Bay	North Point/Quarry Bay	Tsim Sha Tsui	Yau Ma Tei/Kowloon Bay/Kwun Tong [#]
2020	-	413 857	(293 046)	(247 059)	181 540	-	144 331	182 298	(276 385)	222 818	(149 933)	189 723	169 079	(162 454)	174 069	259 722	207 741	182 740	153 809	163 951	-	-	-	-
2021 *	559 780	557 614	318 174	-	180 149	-	155 562	208 422	(312 416)	252 433	177 570	185 793	208 487	(169 488)	182 970	274 110	208 901	189 553	167 067	176 751	-	-	-	-
2020	7	-	(350 263)	-	(208 479)	-	(85 334)	(268 966)	-	(282 655)	-	(235 491)	181 773	-	(170 274)	(338 542)	-	173 846	165 451	168 293	-	-	-	-
	8	-	(187 970)	-	(133 080)	-	(137 553)	-	-	-	(185 935)	140 546	-	173 401	(198 454)	(196 759)	158 905	(156 002)	-	-	-	-	-	-
	9	-	-	-	(215 665)	-	(178 537)	(128 859)	-	(196 505)	(146 105)	(188 204)	172 517	-	(154 137)	(222 143)	219 503	(253 778)	141 839	149 004	-	-	-	-
	10	-	(400 580)	-	(247 059)	(185 959)	-	(107 166)	(126 342)	-	(151 316)	(153 761)	(196 704)	(147 447)	-	(193 727)	-	(160 793)	141 937	165 295	-	-	-	-
	11	-	-	-	(213 958)	-	(94 118)	(172 436)	(422 654)	-	-	(176 176)	153 347	-	(144 943)	(310 924)	-	(154 882)	161 826	150 566	-	-	-	-
	12	-	(476 654)	(166 447)	-	(124 274)	-	(137 458)	(206 783)	(230 769)	-	-	(119 048)	188 855	-	(173 591)	(254 449)	234 969	175 129	132 904	181 208	-	-	-
2021	1	-	(653 747)	-	(144 568)	-	(171 062)	-	(164 150)	-	(171 078)	(157 178)	-	(191 228)	(234 979)	(171 175)	(187 405)	161 487	165 617	-	-	-	-	-
	2	(665 042)	-	(243 943)	-	-	(175 033)	(220 386)	-	(271 332)	-	(183 893)	158 412	-	(180 637)	(269 298)	(242 080)	(163 915)	172 171	179 041	-	-	-	-
	3	-	(391 845)	-	(182 464)	-	(179 865)	(238 397)	-	(252 382)	-	193 275	154 026	-	(168 132)	318 628	219 733	(178 977)	149 432	196 462	-	-	-	-
	4	(627 326)	(744 681)	-	(214 274)	-	(105 981)	(512 411)	(209 933)	(185 739)	172 068	315 207	(128 689)	232 646	(183 938)	193 146	173 084	161 368	147 772	-	-	-	-	-
	5	(443 680)	(796 964)	(509 823)	-	185 861	-	183 376	(191 362)	(286 061)	-	(150 078)	-	179 446	-	222 282	(194 698)	160 948	196 569	-	-	-	-	-
	6	600 729	(473 089)	-	-	-	-	170 858	(208 778)	(170 136)	(282 594)	-	183 712	166 454	-	(155 535)	(259 358)	207 072	(208 565)	179 329	160 637	-	-	-
	7	(414 422)	-	-	(148 935)	-	(130 087)	(194 180)	-	(192 530)	(163 223)	(217 766)	(178 612)	-	205 560	-	208 130	208 248	189 554	183 968	-	-	-	-
	8	-	-	-	184 692	-	(122 753)	(167 328)	-	(225 474)	(191 038)	(198 218)	(155 435)	(181 780)	(144 186)	-	(203 798)	(190 510)	160 494	194 417	-	-	-	-
	9	-	(317 245)	-	-	-	(141 198)	(341 649)	-	(306 415)	(173 926)	(199 964)	159 323	(192 690)	(236 753)	-	(190 923)	(176 515)	190 141	168 522	-	-	-	-
	10 *	-	(451 128)	-	(154 652)	-	153 209	-	-	(337 006)	-	(167 539)	(186 753)	(174 795)	177 809	(278 654)	(223 370)	(187 713)	181 419	(163 003)	-	-	-	-
	11 *	-	-	-	(179 245)	-	(136 981)	(140 094)	(205 128)	(181 347)	-	-	188 818	-	162 401	-	214 479	(190 684)	152 192	171 512	-	-	-	-
	12 *	-	(275 919)	-	-	-	(135 614)	(361 991)	-	(189 834)	(202 884)	-	(148 168)	-	-	-	(196 383)	154 008	193 378	-	-	-	-	-

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2021 年內所分析單位的平均面積。

- 本署沒有收到成交個案。

九龍灣/觀塘的分界等同 18 區區議會選區中的觀塘區。

* Provisional figures

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- No transaction record received by this Department.

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

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

年 / 月 Year / Month	租金 Rents				售價 Prices				
	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	甲級 Grade A	乙級 Grade B	丙級 Grade C	所有級別 Overall	
2012	196.9	183.8	163.5	188.3	321.6	349.5	337.4	334.7	
2013	211.5	200.7	182.2	204.1	378.9	434.4	430.7	409.8	
2014	219.0	212.1	195.8	213.7	374.3	448.7	444.2	423.0	
2015	230.9	226.0	210.9	226.7	401.1	485.2	474.0	448.9	
2016	237.9	231.0	213.6	232.3	400.1	457.2	444.7	426.9	
2017	248.8	237.6	221.7	241.8	450.6	524.9	507.4	487.1	
2018	261.1	246.6	228.5	252.2	539.1	580.5	557.0	554.7	
2019	270.1	256.0	236.3	261.4	524.8	580.3	558.2	543.0	
2020	249.9	236.7	219.5	241.7	440.5	532.9	514.3	468.8	
2021 *	236.7	233.2	220.1	233.2	457.2	549.4	517.0	501.9	
2020	7 - 9	246.4	230.7	217.3	237.7	(425.4)	522.2	513.9	456.8
	10 - 12	237.2	230.6	218.8	232.6	444.8	524.1	506.8	490.0
2021	1 - 3	237.3	232.7	215.2	232.7	460.5	525.8	515.0	499.5
	4 - 6	236.1	231.5	218.0	232.0	462.0	550.7	515.7	505.2
	7 - 9	237.3	233.4	224.4	234.2	450.5	579.4	522.6	506.7
	10 - 12 *	236.2	235.4	223.0	233.9	455.7	541.8	514.6	496.2
2020	7	249.9	232.1	216.5	239.9	(417.0)	(537.8)	509.2	442.1
	8	244.1	230.9	217.4	236.4	(414.4)	(504.1)	539.7	442.7
	9	245.2	229.0	217.9	236.7	(444.8)	(524.8)	492.8	485.7
	10	235.9	228.7	217.7	231.2	(458.5)	(492.7)	(488.4)	478.5
	11	237.1	231.8	218.7	232.9	(419.6)	(533.7)	512.9	486.5
	12	238.6	231.4	220.0	233.7	(456.4)	545.8	519.2	504.9
2021	1	236.6	230.0	215.0	231.5	(447.2)	(501.3)	495.8	481.1
	2	235.3	234.1	212.6	231.6	(487.9)	(528.7)	511.0	508.8
	3	240.1	234.1	217.9	235.1	446.4	(547.4)	538.1	508.6
	4	232.0	227.6	216.6	228.4	(454.3)	550.1	518.9	505.2
	5	239.8	231.9	219.3	234.5	456.7	(563.9)	519.6	506.9
	6	236.5	234.9	218.2	233.2	(474.9)	538.1	508.7	503.6
	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 *	236.8	233.2	223.0	233.6	(461.5)	(573.0)	535.5	513.9
	11 *	236.4	234.0	222.9	233.7	(445.1)	(520.7)	514.2	485.8
	12 *	235.4	238.9	223.0	234.5	(460.4)	(531.7)	494.0	489.0

* 臨時數字
() 表示少於 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

私人寫字樓 - 核心地區甲級寫字樓的租金及售價指數
PRIVATE OFFICES - RENTAL AND PRICE INDICES FOR GRADE A OFFICES IN CORE DISTRICTS
(1999 = 100)

年 / 月 Year / Month	租金 Rents			售價 Prices
	上環 / 中區 Sheung Wan / Central	灣仔 / 銅鑼灣 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	核心地區 # Core Districts #
2012	272.5	202.9	172.3	340.0
2013	267.8	215.5	187.4	380.1
2014	270.6	218.6	195.7	365.2
2015	282.4	228.4	208.5	391.4
2016	296.4	238.5	210.5	409.5
2017	317.9	252.7	216.0	473.2
2018	339.9	263.9	227.5	548.6
2019	358.9	275.1	231.6	495.7 @
2020	313.7	250.3	211.0	413.8 @
2021 *	285.1	226.8	196.2	421.6
2020				
	7 - 9	302.8	246.0	(368.6)
	10 - 12	291.8	238.4	(405.7)
2021				
	1 - 3	284.9	230.9	417.5
	4 - 6	285.2	225.9	474.5
	7 - 9	286.9	229.1	(412.1)
	10 - 12 *	283.4	221.1	(382.2)
2020				
	7	306.8	248.6	(381.2)
	8	301.3	250.1	(356.5)
	9	300.4	239.2	(368.1)
	10	286.9	233.2	(422.5)
	11	288.8	237.4	(380.0)
	12	299.8	244.5	(414.7)
2021				
	1	287.1	233.4	(404.8)
	2	281.8	230.7	(471.0)
	3	285.9	228.6	(376.7)
	4	278.7	225.1	(512.6)
	5	289.8	224.4	(438.6)
	6	287.2	228.2	(472.2)
	7	290.6	224.4	(355.8)
	8	285.5	232.7	(396.7)
	9	284.7	230.3	(483.8)
	10 *	280.0	225.3	(456.2)
	11 *	286.5	223.4	(356.8)
	12 *	283.8	214.5	(333.5)

核心地區：上環 / 中區、灣仔 / 銅鑼灣及尖沙咀

* 臨時數字

() 表示少於 10 宗交易。

@ 2019 年的售價指數不包括 2019 年 9 月；

2020 年的售價指數不包括 2020 年 2、3 及 4 月。

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

* Provisional figures

() Indicates fewer than 10 transactions.

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

2020 excluding Feb, Mar and Apr 2020.

私人商業樓宇 - 各區總存量、落成量及空置量
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地區	District	2020 年年底總存量 Stock at year-end	2021 年落成量 Completions	落成量佔 2020 年總存量的百分率 Completions as a % of 2020 Stock	2021 年年底總存量 Stock at year-end	2021 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	1 142 900	6 900	0.6	1 149 600	126 400	11.0
灣仔	Wan Chai	1 188 600	6 400	0.5	1 192 700	150 400	12.6
東區	Eastern	726 900	100	0.0 ⁺	717 600	47 600	6.6
南區	Southern	251 700	2 200	0.9	253 400	26 900	10.6
港島	HONG KONG	3 310 100	15 600	0.5	3 313 300	351 300	10.6
油尖旺	Yau Tsim Mong	2 175 800	3 700	0.2	2 191 000	254 100	11.6
深水埗	Sham Shui Po	744 700	6 100	0.8	744 500	59 500	8.0
九龍城	Kowloon City	740 000	5 900	0.8	738 400	83 000	11.2
黃大仙	Wong Tai Sin	326 800	-	-	326 900	27 800	8.5
觀塘	Kwun Tong	720 500	-	-	718 500	100 300	14.0
九龍	KOWLOON	4 707 800	15 700	0.3	4 719 300	524 700	11.1
葵青	Kwai Tsing	374 500	-	-	376 300	37 000	9.8
荃灣	Tsuen Wan	569 400	300	0.1	572 200	80 200	14.0
屯門	Tuen Mun	430 800	-	-	432 800	38 200	8.8
元朗	Yuen Long	512 600	-	-	512 800	26 800	5.2
北區	North	231 600	9 900	4.3	241 600	32 100	13.3
大埔	Tai Po	235 000	-	-	235 200	6 100	2.6
沙田	Sha Tin	506 700	-	-	505 000	25 800	5.1
西貢	Sai Kung	374 900	-	-	377 400	27 700	7.3
離島	Islands	321 900	-	-	323 800	31 700	9.8
新界	NEW TERRITORIES	3 557 400	10 200	0.3	3 577 100	305 600	8.5
全港	OVERALL	11 575 300	41 500	0.4	11 609 700	1 181 600	10.2

+ 少於 0.05%

2021 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2020 年年底總存量計算。

+ Below 0.05%

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

私人商業樓宇 - 拆卸量、落成量及總存量
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m²

年 Year	區域 Area	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2017	港島	Hong Kong	3 500	30 500	3 279 800
	九龍	Kowloon	8 800	42 300	4 595 500
	新界	New Territories	-	32 200	3 398 900
	全港	OVERALL	12 300	105 000	11 274 200
2018	港島	Hong Kong	14 000	17 000	3 291 100
	九龍	Kowloon	2 700	47 300	4 681 100
	新界	New Territories	300	60 700	3 461 100
	全港	OVERALL	17 000	125 000	11 433 300
2019	港島	Hong Kong	14 000	22 800	3 296 500
	九龍	Kowloon	7 800	38 900	4 706 200
	新界	New Territories	100	55 800	3 517 000
	全港	OVERALL	21 900	117 500	11 519 700
2020	港島	Hong Kong	7 200	19 300	3 310 100
	九龍	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	港島	Hong Kong	9 500	15 600	3 313 300
	九龍	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

私人商業樓宇 - 各區落成量及預測落成量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地區	District	2021 年落成量	預測落成量 Forecast Completions	
		Completions	[2022]	[2023]
中西區	Central and Western	6 900	5 700	6 100
灣仔	Wan Chai	6 400	34 900	3 000
東區	Eastern	100	4 900	8 000
南區	Southern	2 200	2 700	35 000
港島	HONG KONG	15 600	48 200	52 100
油尖旺	Yau Tsim Mong	3 700	600	4 600
深水埗	Sham Shui Po	6 100	3 700	7 000
九龍城	Kowloon City	5 900	45 400	68 800
黃大仙	Wong Tai Sin	-	1 800	-
觀塘	Kwun Tong	-	18 800	4 700
九龍	KOWLOON	15 700	70 300	85 100
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	300	6 300	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	22 700	3 600
北區	North	9 900	-	-
大埔	Tai Po	-	200	1 800
沙田	Sha Tin	-	31 200	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	10 200	60 400	5 400
全港	OVERALL	41 500	178 900	142 600

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

平方米 m²

年 Year	年内落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2017	105 000	101 500	96.7	11 169 200	912 900	8.2	1 014 400	9.0
2018	125 000	122 400	97.9	11 308 300	954 300	8.4	1 076 700	9.4
2019	117 500	110 200	93.8	11 402 200	1 053 800	9.2	1 164 000	10.1
2020	67 300	65 300	97.0	11 508 000	1 255 200	10.9	1 320 500	11.4
2021	41 500	39 800	95.9	11 568 200	1 141 800	9.9	1 181 600	10.2

私人零售業樓宇 - 平均租金及售價
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

區域 Area	租金 Rents (每平方米月租 \$/m ² per month)			售價 Prices (每平方米售價 \$/m ²)			
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	
[平均面積] [Average size]	[55 平方米 m ²]	[53 平方米 m ²]	[51 平方米 m ²]	[41 平方米 m ²]	[37 平方米 m ²]	[35 平方米 m ²]	
年 / 月 Year / Month							
2020	1 209	1 129	1 167	433 503	384 677	386 267	
2021 *	1 266	1 116	1 226	553 084	406 755	412 188	
2020							
	7	1 173	1 117	1 208	(402 504)	389 822	296 271
	8	1 137	1 069	1 129	(405 735)	330 234	310 403
	9	1 318	1 121	1 213	299 516	417 515	374 617
	10	1 149	1 053	1 102	(418 228)	323 553	394 771
	11	1 264	1 160	1 171	(469 377)	378 324	486 232
	12	1 253	1 157	1 180	411 706	378 554	418 780
2021							
	1	1 219	1 033	1 064	486 679	444 359	345 336
	2	1 135	1 192	1 244	449 493	576 579	443 217
	3	1 340	1 152	1 345	629 964	401 197	445 447
	4	1 272	1 096	1 217	433 956	360 144	461 145
	5	1 194	1 098	1 230	841 004	397 993	392 366
	6	1 358	1 101	1 246	461 994	423 292	369 550
	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 *	1 113	1 105	1 239	(721 320)	374 214	(402 319)
	11 *	1 352	1 231	1 229	469 362	395 867	463 943
	12 *	1 299	1 092	1 210	(373 694)	379 523	329 205

* 臨時數字
() 表示少於 20 宗交易。
[] 表示 2021 年內所分析單位的平均面積。

* Provisional figures
() Indicates fewer than 20 transactions.
[] Indicates average size of the units analysed during 2021.

私人零售業樓宇 - 租金及售價指數
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month	租金 Rents	售價 Prices
2012	151.3	420.5
2013	165.5	506.8
2014	173.1	521.2
2015	182.5	559.2
2016	178.6	526.9
2017	182.5	558.4
2018	187.0	591.4
2019	187.2	549.7
2020	169.9	518.9
2021 *	172.3	543.2
2020 7 - 9	168.9	512.0
10 - 12	168.8	511.1
2021 1 - 3	169.2	526.7
4 - 6	170.9	537.8
7 - 9	172.5	562.7
10 - 12 *	176.5	545.8
2020 7	168.8	525.7
8	169.1	512.4
9	168.8	497.8
10	165.6	501.0
11	168.5	511.0
12	172.4	521.3
2021 1	170.1	516.4
2	168.8	531.0
3	168.8	532.6
4	167.8	527.8
5	171.2	542.3
6	173.7	543.3
7	172.5	561.3
8	172.2	571.7
9	172.7	555.0
10 *	173.9	535.0
11 *	177.9	550.6
12 *	177.7	551.9

* 臨時數字

* Provisional figures

私人分層工廠大廈 - 各區總存量、落成量及空置量
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地區	District	2020 年年底總存量 Stock at year-end	2021 年落成量 Completions	落成量佔 2020 年總存量的百分率 Completions as a % of 2020 Stock	2021 年年底總存量 Stock at year-end	2021 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	62 000	-	-	62 000	2 500	4.0
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 184 200	-	-	1 184 500	120 700	10.2
南區	Southern	654 300	-	-	654 200	101 200	15.5
港島	HONG KONG	1 900 500	-	-	1 900 700	224 400	11.8
油尖旺	Yau Tsim Mong	277 000	-	-	275 500	11 900	4.3
深水埗	Sham Shui Po	984 100	-	-	971 700	47 900	4.9
九龍城	Kowloon City	821 600	-	-	821 600	30 400	3.7
黃大仙	Wong Tai Sin	739 400	-	-	739 300	25 200	3.4
觀塘	Kwun Tong	2 961 200	7 100	0.2	2 926 400	189 100	6.5
九龍	KOWLOON	5 783 300	7 100	0.1	5 734 500	304 500	5.3
葵青	Kwai Tsing	3 212 300	-	-	3 178 200	142 100	4.5
荃灣	Tsuen Wan	2 227 100	7 400	0.3	2 184 100	85 800	3.9
屯門	Tuen Mun	1 422 000	-	-	1 422 100	61 200	4.3
元朗	Yuen Long	228 200	-	-	228 200	20 600	9.0
北區	North	274 100	15 000	5.5	289 100	44 700	15.5
大埔	Tai Po	153 100	-	-	153 100	8 500	5.6
沙田	Sha Tin	1 081 900	-	-	1 081 900	27 700	2.6
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	900	-	-	900	-	-
新界	NEW TERRITORIES	8 599 600	22 400	0.3	8 537 600	390 600	4.6
全港	OVERALL	16 283 400	29 500	0.2	16 172 800	919 500	5.7

2021 年年底總存量是按最新的差餉估價記錄計算出來，並不是根據這裡列出的 2020 年年底總存量計算。

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

私人分層工廠大廈 - 拆卸量、落成量及總存量
PRIVATE FLATTED FACTORIES - DEMOLITION, COMPLETIONS AND STOCK

平方米 m²

年 Year	區域 Area	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2017	港島	Hong Kong	71 600	-	1 926 800
	九龍	Kowloon	31 500	6 700	5 945 800
	新界	New Territories	4 600	15 800	8 653 000
	全港	OVERALL	107 700	22 500	16 525 600
2018	港島	Hong Kong	-	7 000	1 908 400
	九龍	Kowloon	30 300	32 200	5 917 500
	新界	New Territories	1 500	1 900	8 580 100
	全港	OVERALL	31 800	41 100	16 406 000
2019	港島	Hong Kong	5 000	-	1 901 800
	九龍	Kowloon	45 400	3 300	5 851 000
	新界	New Territories	2 700	52 900	8 589 500
	全港	OVERALL	53 100	56 200	16 342 300
2020	港島	Hong Kong	11 000	11 400	1 900 500
	九龍	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	港島	Hong Kong	-	-	1 900 700
	九龍	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

私人分層工廠大廈 - 各區落成量及預測落成量
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地區	District	2021 年落成量 Completions	預測落成量 Forecast Completions	
			[2022]	[2023]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	3 600	-
深水埗	Sham Shui Po	-	11 500	5 600
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	22 700	-
觀塘	Kwun Tong	7 100	2 900	9 000
九龍	KOWLOON	7 100	40 700	14 600
葵青	Kwai Tsing	-	21 800	13 200
荃灣	Tsuen Wan	7 400	99 000	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	15 000	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	42 500
離島	Islands	-	-	-
新界	NEW TERRITORIES	22 400	120 800	55 700
全港	OVERALL	29 500	161 500	70 300

私人分層工廠大廈 - 整體空置趨勢
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2017	22 500	17 100	76.0	16 503 100	995 200	6.0	1 012 300	6.1
2018	41 100	36 400	88.6	16 364 900	992 700	6.1	1 029 100	6.3
2019	56 200	45 700	81.3	16 286 100	926 200	5.7	971 900	5.9
2020	37 700	31 500	83.6	16 245 700	1 006 100	6.2	1 037 600	6.4
2021	29 500	29 300	99.3	16 143 300	890 200	5.5	919 500	5.7

私人分層工廠大廈 - 平均租金及售價
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

區域 Area [平均面積] [Average size] 年 / 月 Year / Month	租金 Rents (每平方米月租 \$ / m ² per month)			售價 Prices (每平方米售價 \$ / m ²)			
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	
	[153 平方米 m ²]	[126 平方米 m ²]	[138 平方米 m ²]	[112 平方米 m ²]	[101 平方米 m ²]	[105 平方米 m ²]	
2020	192	208	151	80 151	86 377	60 296	
2021 *	197	215	156	96 317	89 327	63 641	
2020	7	184	218	154	(77 395)	85 721	61 232
	8	187	210	165	(78 621)	91 368	60 621
	9	187	208	160	(89 114)	88 283	56 128
	10	192	206	148	(71 443)	81 454	66 201
	11	200	211	150	(76 789)	81 811	61 651
	12	196	207	151	(90 177)	87 823	59 525
2021	1	195	196	143	(77 574)	90 597	60 475
	2	178	207	157	(97 181)	83 684	58 893
	3	185	210	156	85 694	92 090	64 560
	4	197	205	149	84 862	84 718	62 504
	5	204	218	151	95 623	89 039	65 213
	6	193	222	158	109 313	88 684	63 653
	7	208	221	154	104 008	90 784	67 589
	8	199	221	166	(98 103)	91 900	60 290
	9	190	219	164	(111 644)	98 330	65 636
	10 *	211	224	162	(100 152)	84 333	62 580
	11 *	198	228	151	94 590	85 447	64 421
	12 *	205	203	159	(93 775)	91 246	64 883

* 臨時數字

() 表示少於 20 宗交易。

[] 表示 2021 年內所分析單位的平均面積。

平均租金及售價只以樓上單位的租金及售價計算。

* Provisional figures

() Indicates fewer than 20 transactions.

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

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

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

年 / 月 Year / Month	租金 Rents	售價 Prices
2012	131.9	489.8
2013	147.3	655.4
2014	160.1	668.0
2015	174.4	723.9
2016	181.4	692.7
2017	190.7	778.1
2018	202.3	888.1
2019	209.7	887.9
2020	200.5	826.1
2021 *	208.8	879.4
2020 7 - 9	199.9	816.5
10 - 12	202.5	817.1
2021 1 - 3	201.0	852.9
4 - 6	207.1	878.5
7 - 9	212.4	887.2
10 - 12 *	214.8	898.9
2020 7	201.2	837.8
8	199.7	807.7
9	198.8	803.9
10	202.5	805.5
11	202.1	824.9
12	202.9	820.8
2021 1	199.9	829.3
2	201.6	860.3
3	201.5	869.2
4	203.4	861.4
5	208.2	882.8
6	209.8	891.2
7	211.1	884.2
8	213.8	892.1
9	212.3	885.2
10 *	216.4	890.8
11 *	212.9	905.6
12 *	215.2	900.4

* 臨時數字
上述指數只就樓上單位計算。

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

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

每平方米售價 \$/m²

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

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2021 年內所分析單位的平均面積。

- 本署沒有收到成交個案。

所分析的樓宇是於 1992 年或之後建成。

平均售價只以樓上單位的售價計算。

* Provisional figures

() Indicates fewer than 5 transactions.

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

- No transaction record received by this Department.

Premises analysed are those built since 1992.

Average prices are in respect of upper floor units only.

私人工貿大廈 - 各區總存量、落成量及空置量
PRIVATE INDUSTRIAL/OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m²

地區	District	2020年年底總存量 Stock at year-end	2021年落成量 Completions	落成量佔2020年總存量的百分率 Completions as a % of 2020 Stock	2021年年底總存量 Stock at year-end	2021年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
東區	Eastern	47 100	-	-	47 100	5 600	11.9
南區	Southern	5 900	-	-	5 900	100	1.7
港島	HONG KONG	53 000	-	-	53 000	5 700	10.8
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	-	-
深水埗	Sham Shui Po	120 100	-	-	120 100	8 300	6.9
九龍城	Kowloon City	5 200	-	-	5 300	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	3 200	11.3
觀塘	Kwun Tong	191 700	-	-	190 300	31 800	16.7
九龍	KOWLOON	354 600	-	-	353 300	43 300	12.3
葵青	Kwai Tsing	92 800	-	-	93 200	10 900	11.7
荃灣	Tsuen Wan	21 300	-	-	21 300	300	1.4
北區	North	6 600	-	-	6 600	2 300	34.8
沙田	Sha Tin	16 600	-	-	16 600	300	1.8
新界	NEW TERRITORIES	137 300	-	-	137 700	13 800	10.0
全港	OVERALL	544 900	-	-	544 000	62 800	11.5

2021年年底總存量是按最新的差餉估價記錄計算出來，並不是根據這裡列出的2020年年底總存量計算。

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

私人工貿大廈 - 整體空置趨勢
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2017	-	-	-	556 100	40 900	7.4	40 900	7.4
2018	-	-	-	550 000	51 400	9.3	51 400	9.3
2019	-	-	-	550 500	49 400	9.0	49 400	9.0
2020	-	-	-	544 900	55 700	10.2	55 700	10.2
2021	-	-	-	544 000	62 800	11.5	62 800	11.5

私人特殊廠房 - 各區總存量及落成量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m²

地區	District	2020 年年底總存量 Stock at year-end	2021 年落成量 Completions	落成量佔 2020 年總存量的百分率 Completions as a % of 2020 Stock	2021 年年底總存量 Stock at year-end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	500	-	-	500
南區	Southern	74 800	-	-	74 800
港島	HONG KONG	75 300	-	-	75 300
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	11 700	-	-	11 700
九龍城	Kowloon City	30 500	-	-	30 500
黃大仙	Wong Tai Sin	44 100	-	-	44 100
觀塘	Kwun Tong	171 800	-	-	171 800
九龍	KOWLOON	258 100	-	-	258 100
葵青	Kwai Tsing	131 800	-	-	131 700
荃灣	Tsuen Wan	126 200	-	-	126 200
屯門	Tuen Mun	175 800	-	-	175 800
元朗	Yuen Long	615 400	1 500	0.2	585 200
北區	North	136 600	-	-	136 600
大埔	Tai Po	756 600	-	-	756 500
沙田	Sha Tin	137 200	-	-	137 200
西貢	Sai Kung	682 000	-	-	683 000
離島	Islands	93 800	-	-	93 800
新界	NEW TERRITORIES	2 855 400	1 500	0.1	2 826 000
全港	OVERALL	3 188 800	1 500	0.0 +	3 159 400

+ 少於 0.05%

2021 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2020 年年底總存量計算。

+ Below 0.05%

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

私人特殊廠房 - 各區落成量及預測落成量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地區	District	2021 年落成量	預測落成量 Forecast Completions	
		Completions	[2022]	[2023]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	KOWLOON	-	-	-
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	-	200
元朗	Yuen Long	1 500	-	44 500
北區	North	-	-	-
大埔	Tai Po	-	11 600	7 600
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	87 500	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	1 500	99 100	52 300
全港	OVERALL	1 500	99 100	52 300

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

平方米 m²

地區	District	2020 年年底總存量 Stock at year-end	2021 年落成量 Completions	落成量佔 2020 年總存量的百分率 Completions as a % of 2020 Stock	2021 年年底總存量 Stock at year-end	2021 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	43 700	-	-	43 700	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	92 200	-	-	92 200	3 300	3.6
南區	Southern	28 600	-	-	28 600	-	-
港島	HONG KONG	164 500	-	-	164 500	3 300	2.0
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	47 800	33.6
九龍城	Kowloon City	89 300	-	-	89 300	1 400	1.6
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
觀塘	Kwun Tong	252 300	-	-	250 700	73 800	29.4
九龍	KOWLOON	485 300	-	-	483 700	123 000	25.4
葵青	Kwai Tsing	1 751 100	-	-	1 768 500	48 200	2.7
荃灣	Tsuen Wan	395 000	-	-	395 500	41 600	10.5
屯門	Tuen Mun	142 400	-	-	142 400	13 400	9.4
元朗	Yuen Long	126 000	-	-	126 000	1 600	1.3
北區	North	126 100	-	-	126 100	2 700	2.1
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 300	-	-	442 400	25 000	5.7
西貢	Sai Kung	7 400	-	-	7 400	4 500	60.8
離島	Islands	94 400	-	-	94 400	5 900	6.3
新界	NEW TERRITORIES	3 085 300	-	-	3 103 300	142 900	4.6
全港	OVERALL	3 735 100	-	-	3 751 500	269 200	7.2

2021 年年底總存量是按最新的差餉估價記錄計算出來，
並不是根據這裡列出的 2020 年年底總存量計算。

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

私人貨倉 - 各區落成量及預測落成量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m²

地區	District	2021 年落成量 Completions	預測落成量 Forecast Completions	
			[2022]	[2023]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	KOWLOON	-	-	-
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	75 800	-
元朗	Yuen Long	-	-	2 300
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	-	75 800	2 300
全港	OVERALL	-	75 800	2 300

私人貨倉 - 整體空置趨勢
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
2017	82 800	82 800	100.0	3 727 900	177 100	4.8	259 900	6.8
2018	3 000	3 000	100.0	3 769 800	178 400	4.7	181 400	4.8
2019	-	-	-	3 759 400	239 200	6.4	239 200	6.4
2020	-	-	-	3 735 100	202 100	5.4	202 100	5.4
2021	-	-	-	3 751 500	269 200	7.2	269 200	7.2

私人物業市場回報率 - 住宅樓宇
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回報百分率 % return

年 / 月 Year / Month		類別 Class				
		A	B	C	D	E
2012		3.5	3.0	2.7	2.5	2.2
2013		3.2	2.9	2.6	2.4	2.1
2014		3.1	2.8	2.7	2.4	2.2
2015		2.9	2.7	2.6	2.4	2.2
2016		3.0	2.7	2.6	2.4	2.2
2017		2.8	2.5	2.4	2.3	2.0
2018		2.7	2.4	2.3	2.2	2.0
2019		2.6	2.4	2.3	2.1	2.1
2020		2.4	2.2	2.1	2.0	1.9
2021 *		2.4	2.2	2.1	2.0	1.9
2020	7 - 9	2.4	2.2	2.1	2.0	1.9
	10 - 12	2.4	2.2	2.1	2.1	2.0
2021	1 - 3	2.3	2.1	2.1	2.0	1.8
	4 - 6	2.3	2.1	2.1	2.0	1.9
	7 - 9	2.4	2.2	2.1	2.0	1.9
	10 - 12 *	2.4	2.2	2.1	2.0	2.0
2020	7	2.4	2.2	2.1	2.0	1.9
	8	2.4	2.2	2.2	2.0	1.9
	9	2.4	2.2	2.1	2.0	1.9
	10	2.4	2.2	2.1	2.1	2.0
	11	2.4	2.2	2.2	2.1	2.0
	12	2.4	2.2	2.1	2.0	1.9
2021	1	2.3	2.2	2.1	2.1	1.9
	2	2.3	2.1	2.1	2.0	1.8
	3	2.3	2.1	2.0	1.9	1.8
	4	2.3	2.1	2.1	2.0	1.9
	5	2.3	2.1	2.1	2.0	1.9
	6	2.4	2.1	2.1	2.0	1.9
	7	2.3	2.1	2.1	2.0	1.9
	8	2.4	2.2	2.1	2.0	1.9
	9	2.4	2.2	2.1	1.9	2.0
	10	2.4	2.2	2.1	2.0	2.0
	11 *	2.4	2.2	2.1	2.0	2.1
	12 *	2.4	2.2	2.1	2.0	2.2

* 臨時數字

* Provisional figures

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

回報百分率 % return

年 / 月 Year / Month	寫字樓 Offices		分層工廠大廈 Flatted Factories **	零售業樓宇 Retail
	甲級 Grade A	乙級 Grade B		
2012		3.1	3.3	2.5
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
2020	7 - 9	2.9	3.0	2.6
	10 - 12	2.5	3.0	2.6
2021	1 - 3	2.5	2.8	2.5
	4 - 6	2.5	2.9	2.5
	7 - 9	2.6	2.9	2.4
	10 - 12 *	2.5	2.9	2.5
2020	7	2.9	2.9	2.6
	8	2.9	3.0	2.6
	9	2.7	3.0	2.7
	10	2.5	3.1	2.6
	11	2.7	3.0	2.6
	12	2.5	3.0	2.6
2021	1	2.6	2.9	2.6
	2	2.3	2.8	2.5
	3	2.6	2.8	2.5
	4	2.5	2.9	2.5
	5	2.5	2.9	2.5
	6	2.4	2.9	2.5
	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	2.6

* 臨時數字

** 此欄數字只就樓上單位計算。

* Provisional figures

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

住宅買賣 - 樓宇買賣合約數目及總值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month	數目 No.	總值 (百萬元) Consideration (\$ million)
2019	59 797	548 795
2020	59 880	548 233
2021	74 297	733 904
2020		
1 - 3	10 204	86 944
4 - 6	17 073	151 273
7 - 9	15 515	143 107
10 - 12	17 088	166 909
2021		
1 - 3	18 131	166 024
4 - 6	22 000	229 253
7 - 9	18 969	189 156
10 - 12	15 197	149 471
2021		
1	4 562	39 742
2	6 125	56 934
3	7 444	69 348
4	7 325	71 550
5	7 084	76 830
6	7 591	80 873
7	7 579	78 604
8	5 546	54 497
9	5 844	56 055
10	4 643	49 680
11	5 409	51 283
12	5 145	48 508

資料來源：土地註冊處

數字源自有關期間送交土地註冊處註冊的住宅樓宇買賣合約。這些數字一般顯示送交註冊前約四個星期內簽立的交易。住宅買賣是指已繳付印花稅的樓宇買賣合約。統計數字並不包括居者有其屋、私人機構參建居屋及租者置其屋等計劃的住宅買賣，除非有關單位轉售限制期屆滿並已繳付補價。

Source : The Land Registry

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

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

買賣合約數目 No. of Agreements

年 / 月 Year / Month		成交金額 (百萬元) Range of Consideration (\$ million)										總數 Total
		少於 2 Less than 2		2 至少於 3 2 to less than 3		3 至少於 5 3 to less than 5		5 至少於 10 5 to less than 10		10 或以上 10 or over		
		數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	數目 No.	%	
2019		1 018	2	1 594	3	11 242	19	33 266	56	12 677	21	59 797
2020		892	1	1 200	2	10 297	17	34 949	58	12 542	21	59 880
2021		1 053	1	1 414	2	11 303	15	41 893	56	18 634	25	74 297
2020	1 - 3	218	2	233	2	1 901	19	6 148	60	1 704	17	10 204
	4 - 6	211	1	289	2	3 030	18	10 505	62	3 038	18	17 073
	7 - 9	210	1	353	2	2 740	18	8 774	57	3 438	22	15 515
	10 - 12	253	1	325	2	2 626	15	9 522	56	4 362	26	17 088
2021	1 - 3	253	1	338	2	3 097	17	10 402	57	4 041	22	18 131
	4 - 6	254	1	368	2	3 077	14	12 452	57	5 849	27	22 000
	7 - 9	248	1	383	2	2 641	14	10 672	56	5 025	26	18 969
	10 - 12	298	2	325	2	2 488	16	8 367	55	3 719	24	15 197
2021	1	84	2	113	2	846	19	2 577	56	942	21	4 562
	2	68	1	115	2	994	16	3 563	58	1 385	23	6 125
	3	101	1	110	1	1 257	17	4 262	57	1 714	23	7 444
	4	78	1	114	2	1 142	16	4 339	59	1 652	23	7 325
	5	91	1	133	2	965	14	3 938	56	1 957	28	7 084
	6	85	1	121	2	970	13	4 175	55	2 240	30	7 591
	7	75	1	124	2	955	13	4 025	53	2 400	32	7 579
	8	89	2	148	3	841	15	3 150	57	1 318	24	5 546
	9	84	1	111	2	845	14	3 497	60	1 307	22	5 844
	10	94	2	96	2	741	16	2 437	52	1 275	27	4 643
	11	95	2	117	2	897	17	3 036	56	1 264	23	5 409
	12	109	2	112	2	850	17	2 894	56	1 180	23	5 145

資料來源：土地註冊處
有關數字來自圖表 49。

由於四捨五入關係，個別項目的百分率數字加起來可能不等於百分之一百。

Source : The Land Registry

Figures are derived from Table 49.

Figures in percentage for individual items may not add up to 100% due to rounding.

住宅一手及二手市場 - 買賣合約數目及總值
DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month	一手買賣 Primary Sales			二手買賣 Secondary Sales			總數 Total No.
	數目 No.	%	總值 (百萬元) Consideration (\$ million)	數目 No.	%	總值 (百萬元) Consideration (\$ million)	
2019	21 108	35	227 603	38 689	65	321 190	59 797
2020	15 317	26	169 774	44 563	74	378 459	59 880
2021	17 650	24	230 888	56 647	76	503 017	74 297
2020	1 - 3	22	24 891	7 943	78	62 053	10 204
	4 - 6	24	44 638	12 924	76	106 635	17 073
	7 - 9	23	43 740	11 966	77	99 367	15 515
	10 - 12	31	56 505	11 730	69	110 404	17 088
2021	1 - 3	20	44 708	14 439	80	121 317	18 131
	4 - 6	21	69 396	17 407	79	159 857	22 000
	7 - 9	25	61 133	14 283	75	128 023	18 969
	10 - 12	31	55 651	10 518	69	93 820	15 197
2021	1	13	7 269	3 976	87	32 474	4 562
	2	25	17 229	4 572	75	39 705	6 125
	3	21	20 210	5 891	79	49 138	7 444
	4	15	16 275	6 258	85	55 275	7 325
	5	22	24 951	5 512	78	51 879	7 084
	6	26	28 170	5 637	74	52 703	7 591
	7	27	28 567	5 527	73	50 037	7 579
	8	13	11 305	4 838	87	43 192	5 546
	9	33	21 261	3 918	67	34 794	5 844
	10	28	19 479	3 346	72	30 201	4 643
	11	35	19 014	3 541	65	32 269	5 409
	12	29	17 158	3 631	71	31 350	5 145

資料來源：土地註冊處

有關數字來自圖表 49。請參閱該圖表有關「住宅買賣」的定義。一手買賣一般指由發展商出售的單位，二手買賣指非由發展商出售的單位。

由於四捨五入關係，一手和二手買賣的總值加起來可能不等於圖表 49 的總值。

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.

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

年 / 月 Year / Month	寫字樓 Offices		商業樓宇 Commercial		分層工廠大廈 Flatted Factories	
	宗數 No.	總值 (百萬元) Consideration (\$ million)	宗數 No.	總值 (百萬元) Consideration (\$ million)	宗數 No.	總值 (百萬元) Consideration (\$ million)
2019	861	27 960	1 300	21 472	2 426	18 028
2020	686	8 287	1 269	18 291	2 117	13 686
2021 *	1 077	14 860	2 189	42 055	3 642	27 676
2020						
	7 - 9	186	375	4 448	630	4 154
	10 - 12	226	410	7 489	695	4 164
2021						
	1 - 3	245	539	8 989	885	6 046
	4 - 6	332	611	10 523	1 035	7 078
	7 - 9	283	546	11 064	903	7 947
	10 - 12 *	217	493	11 478	819	6 605
2020						
	7	58	102	1 258	206	1 465
	8	57	113	1 182	190	1 225
	9	71	160	2 008	234	1 464
	10	50	121	1 539	197	1 081
	11	63	118	3 738	201	1 252
	12	113	171	2 211	297	1 831
2021						
	1	64	156	2 681	235	1 620
	2	72	160	2 661	256	1 702
	3	109	223	3 647	394	2 724
	4	119	195	2 833	301	2 039
	5	109	209	3 252	341	2 285
	6	104	207	4 438	393	2 755
	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	309	2 373
	12 *	70	175	3 536	305	2 783

* 臨時數字

這些數字是根據買賣合約的簽署日期 (如沒有買賣合約, 則根據轉讓契約簽署日期), 而並非送交土地註冊處登記的日期, 應與土地註冊處編制的住宅買賣數據有所區別。

數字並不反映所有非住宅買賣。其他類別如工貿大廈、貨倉、車位等並不包括在內。整座樓宇的買賣, 或包含超過一種物業類別的買賣, 亦未有包括在內。故此, 列表的數字, 特別是總值方面, 可能會較實際的數字為低。

* Provisional figures

As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the **date** on which an Agreement for Sale and Purchase is signed (or the date on which an Assignment is signed if there is no Agreement for Sale and Purchase), and **not** the date on which the document is submitted for registration.

Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises, car parking spaces etc. are not included. Transactions of a whole building or comprising more than one property type are also excluded. Therefore figures presented here, particularly on the consideration, may have been under-reported.

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
港島 HONG KONG	中西區 Central and Western	堅尼地城、石塘咀、 西營盤、上環、 中環、金鐘、 半山區、山頂	Kennedy Town, Shek Tong Tsui,	111, 112, 113, 114, 115, 116,
			Sai Ying Pun, Sheung Wan,	121, 122, 123, 124(p), 141, 142,
			Central, Admiralty,	143, 181, 182
			Mid-levels, Peak	
	灣仔 Wan Chai	灣仔、銅鑼灣、 天后、跑馬地、大坑、 掃桿埔、渣甸山	Wan Chai, Causeway Bay, Tin Hau, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147, 148(p), 149, 151(p), 152(p), 183, 184, 190
	東區 Eastern	寶馬山、北角、 鰂魚涌、西灣河、 筲箕灣、柴灣、 小西灣	Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	148(p), 151(p), 152(p), 153, 154, 155, 156, 157, 158, 161, 162, 163, 164, 165, 166, 167
	南區 Southern	薄扶林、香港仔、 鴨脷洲、黃竹坑、 壽臣山、淺水灣、 春坎角、赤柱、 大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	171, 172, 173, 174, 175, 176, 191, 192, 193, 194, 195, 196, 197, 198

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
九龍 KOWLOON	油尖旺 Yau Tsim Mong	尖沙咀、油麻地、	Tsim Sha Tsui, Yau Ma Tei,	211, 212, 214, 215, 216, 217,
		西九文化區、	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、 長沙灣、 深水埗、石硤尾、 又一村、大窩坪、 昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island
九龍城 Kowloon City	紅磡、土瓜灣、 馬頭角、馬頭圍、 啟德、九龍城、 何文田、九龍塘、 筆架山	Hung Hom, To Kwa Wan,	213, 231, 232, 233, 234, 235,	
		Ma Tau Kok, Ma Tau Wai,	236, 237, 241, 242, 243, 244,	
		Kai Tak, Kowloon City,	245, 246, 247, 271, 272, 285,	
		Ho Man Tin, Kowloon Tong,	286(p)	
		Beacon Hill		
黃大仙 Wong Tai Sin	新蒲崗、黃大仙、 東頭、橫頭磡、 樂富、鑽石山、 慈雲山、牛池灣	San Po Kong, Wong Tai Sin,	281, 282, 283, 284, 287, 288,	
		Tung Tau, Wang Tau Hom,	289	
		Lok Fu, Diamond Hill,		
		Tsz Wan Shan, Ngau Chi Wan		
觀塘 Kwun Tong	坪石、九龍灣、 牛頭角、佐敦谷、 觀塘、秀茂坪、 藍田、油塘	Ping Shek, Kowloon Bay,	280, 286(p), 290, 291, 292, 293,	
		Ngau Tau Kok, Jordan Valley,	294, 295, 297, 298	
		Kwun Tong, Sau Mau Ping,		
		Lam Tin, Yau Tong		

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	葵青 Kwai Tsing	葵涌、青衣	Kwai Chung, Tsing Yi	320, 326, 327, 328, 329, 350, 351
	荃灣 Tsuen Wan	荃灣、上葵涌、 汀九、深井、 青龍頭、馬灣、 欣澳	Tsuen Wan, Sheung Kwai Chung, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Sunny Bay	310, 321, 322, 323, 324, 325, 331, 332, 333, 334, 335, 336, 340, 731, 973(p), 974, 975
	屯門 Tuen Mun	大欖涌、 掃管笏、 屯門、藍地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	411, 412, 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442
	元朗 Yuen Long	洪水橋、廈村、 流浮山、 天水圍、元朗、 新田、落馬洲、 錦田、石崗、 八鄉	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610
	北區 North	粉嶺、聯和墟、 上水、 石湖墟、 沙頭角、鹿頸、 烏蛟騰	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	545, 546, 547, 548, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 641, 642, 651, 652, 653, 711(p), 712(p)

(p) = part 部分

各區域及地區
AREAS AND DISTRICTS

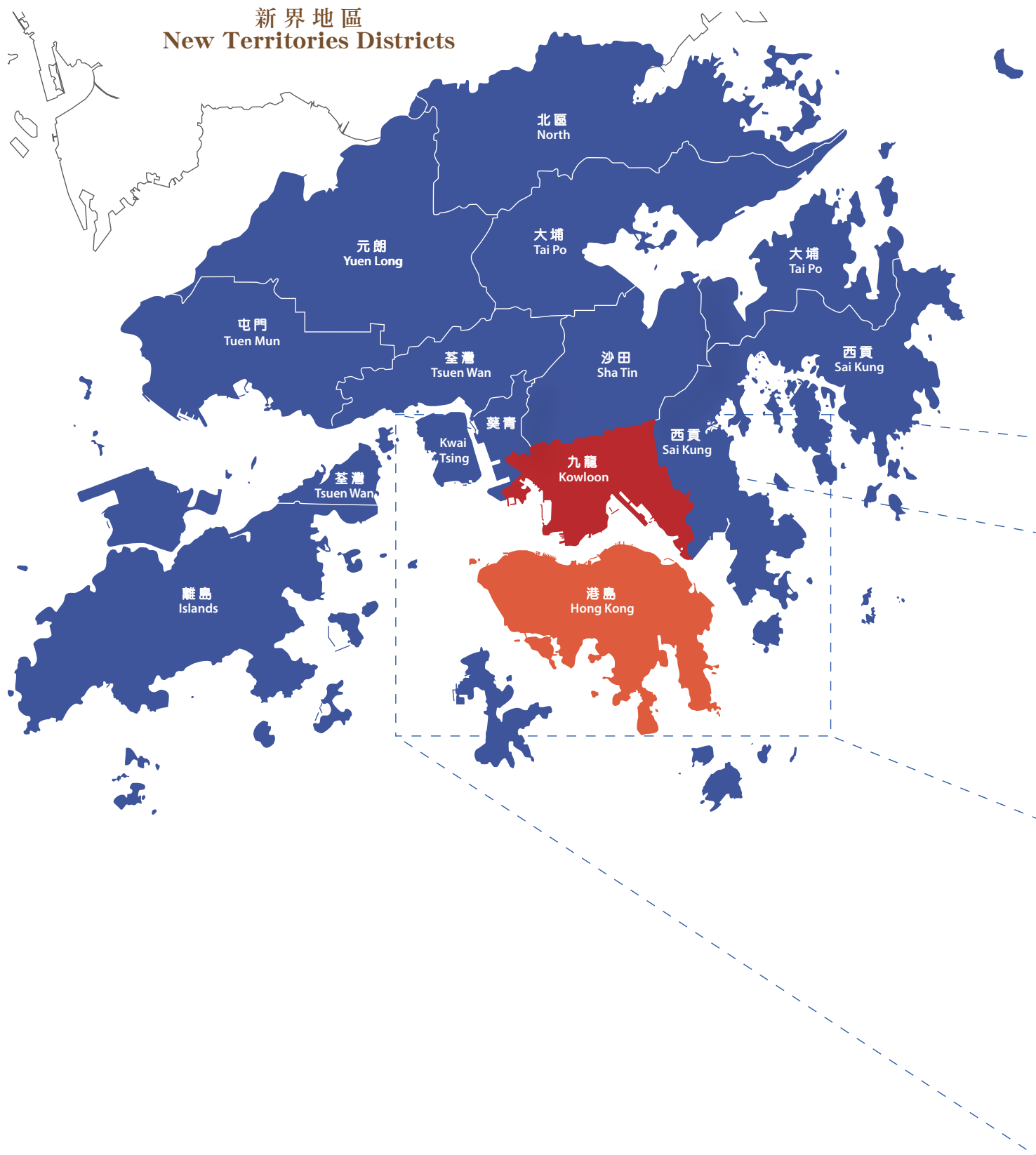
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	大埔 Tai Po	大埔墟、大埔、	Tai Po Market, Tai Po,	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751
		大埔滘、大美督、	Tai Po Kau, Tai Mei Tuk,	
		船灣、	Shuen Wan,	
		樟木頭、	Cheung Muk Tau,	
		企嶺下	Kei Ling Ha	
	沙田 Sha Tin	大圍、沙田、	Tai Wai, Sha Tin,	732, 733, 753, 754, 755, 756, 757, 758, 759, 761, 762
		火炭、馬料水、	Fo Tan, Ma Liu Shui,	
		烏溪沙、	Wu Kai Sha,	
		馬鞍山	Ma On Shan	
	西貢 Sai Kung	清水灣、西貢、	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
		大網仔、	Tai Mong Tsai,	
		將軍澳、	Tseung Kwan O,	
		坑口、調景嶺、	Hang Hau, Tiu Keng Leng,	
		馬游塘	Ma Yau Tong	
	離島 Islands	長洲、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
		大嶼山	Lantau Island,	
		(包括東涌、	(including Tung Chung,	
		愉景灣)、南丫島	Discovery Bay), Lamma Island	

(p) = part 部分

寫字樓分區
OFFICE SUB-DISTRICTS

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

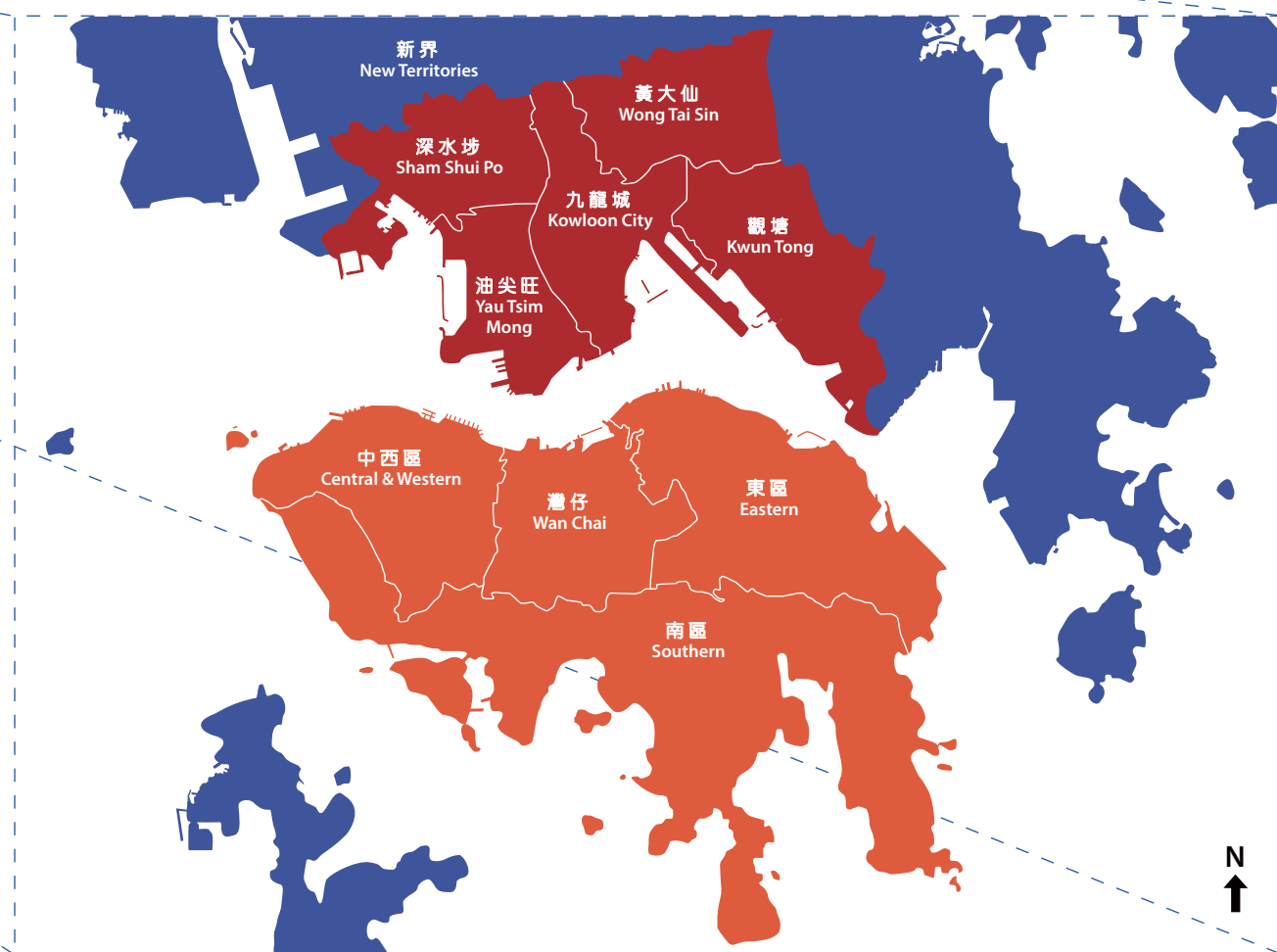
新界地區
New Territories Districts



分區圖
Plans

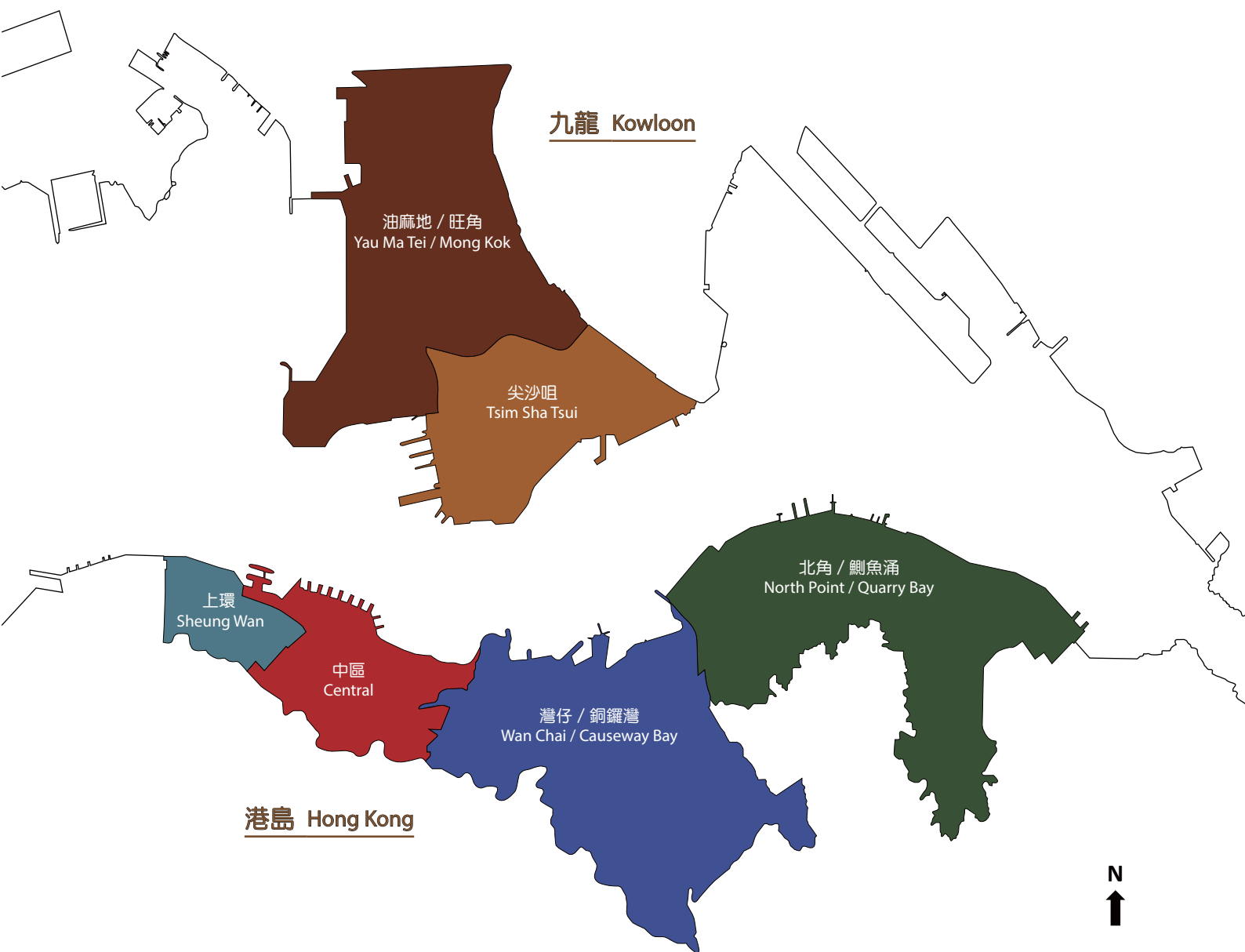


港島及九龍地區
Hong Kong and Kowloon Districts





差餉物業估價署
Rating and Valuation Department



寫字樓分區圖 Office Sub-districts Plan

