



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

# 2023



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本報告回顧 2022 年香港物業市場的活動，  
並預測 2023 及 2024 年的樓宇落成量。

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

差餉物業估價署署長  
蕭家賢太平紳士  
2023 年 4 月

Kevin K Y SIU, JP  
Commissioner  
Rating and Valuation Department  
April 2023



差餉物業估價署  
Rating and Valuation Department

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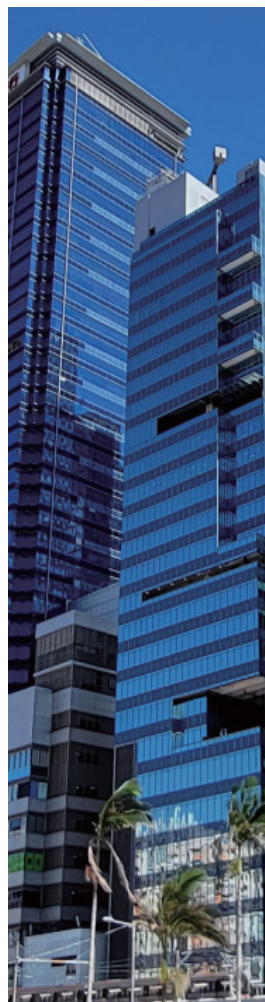
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# 序言

## FOREWORD



私人住宅  
Private Domestic



私人寫字樓  
Private  
Office



私人商業樓宇  
Private  
Commercial



私人工業樓宇  
Private Industrial

《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](http://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](http://www.rvd.gov.hk) or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

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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.

Any enquiries should be directed to the Department's Technical Secretary (Information) at :

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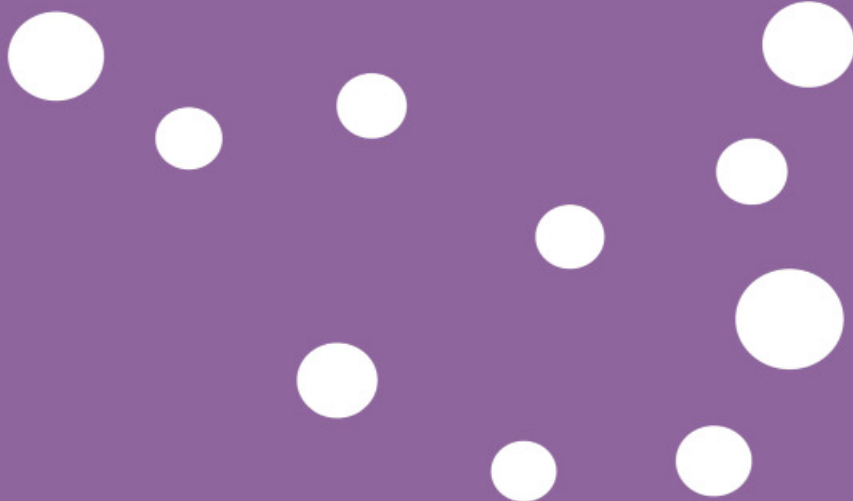
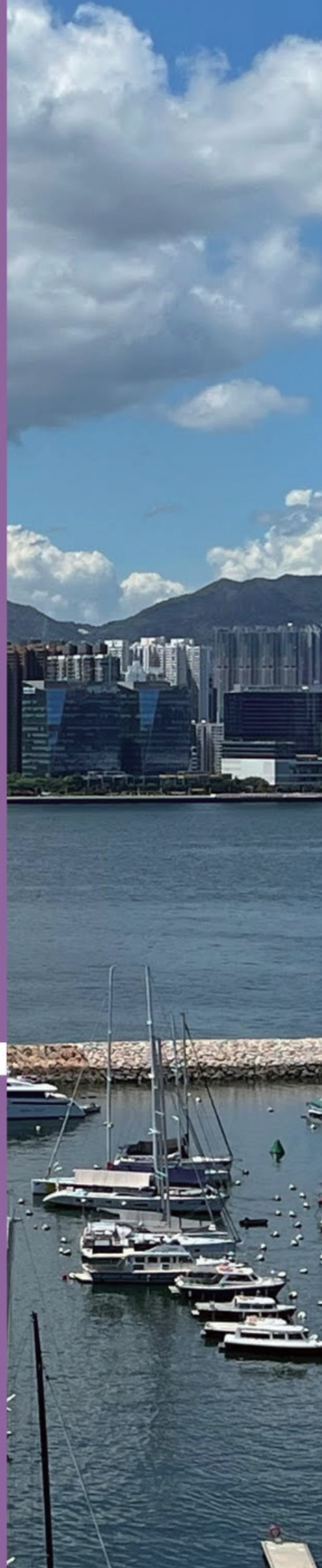
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# 綜觀 OVERVIEW







受到第五波新冠病毒疫情肆虐、俄烏戰爭爆發與地緣政治緊張局勢升溫、流動資金收緊及全球經濟不明朗所導致的本地需求疲弱等因素所影響，2022年香港經濟在2021年經歷復蘇後顯著轉弱，實質本地生產總值按年收縮3.5%。

在加息及市場信心減弱的情況下，私人住宅物業市場在2022年有所調整。2022年12月住宅樓價較前一年同期大幅下挫15.2%，是自2009年以來連續13年增長後，首次錄得跌幅。一手和二手市場的交投量亦較去年下降39%。由於對租住物業的需求疲弱，2022年住宅租金亦偏軟，2022年12月按年下跌4.2%，但跌幅相對溫和。

政府已採用多管齊下的措施來維持物業市場穩健發展。在《2022年施政報告》中，行政長官公布政府將在造地和公營房屋供應方面提量、提速、提效、提質，以確保私營房屋的供應穩定和解決短期公營房屋供應不足的問題。造地措施包括物色更多土地和發展棕地以增加土地儲備、精簡規劃與發展的法定和行政程序以壓縮造地及樓宇建造的所需時間，以及透過放寬高樓齡私人樓宇的申請強拍門檻來加快市區重建等。此外，隨着「簡約公屋」等措施推出，未來五年的公營房屋供應量將大幅增加。

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

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

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

為紓解民困及支援企業渡過第五波疫情，財政司司長在《2022-23 年度財政預算案》中公布一系列措施，例如自 2022 年 4 月起向每名合資格申請人發放新一輪金額 10 000 元的消費券、由 2022-23 課稅年度起向並沒持有任何住宅物業的納稅人提供上限為 100 000 元的住宅租金開支扣除，以及為指明處所的租戶實施為期三個月的暫緩追討欠租安排。展望未來，隨着所有防疫措施和旅遊限制解除，預期 2023 年香港將在疫後全速復蘇。雖然 2023 年香港和中國內地的經濟前景樂觀，但通脹高企、地緣政治局勢動盪及跨國銀行業危機等全球發展的更新情況為本地經濟增添不確定性。政府會繼續密切監察不斷演變的環境，以確保物業市場健康發展。

## 住宅物業

2022 年 12 月住宅售價以按年下跌 15.2% 作結，儘管同年 4 月曾短暫回升不足 1%。一手和二手市場在 2022 年僅合共錄得 45 050 宗交投，較 2021 年急挫 39%。鑑於持續加息以及經濟情況不明朗和第五波本地疫情爆發導致市場氣氛轉淡等各種原因，2022 年住宅物業市場失去動力。



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

## Residential

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

由於對租住物業的需求疲弱，2022年12月住宅租金亦按年下跌4.2%，但跌幅相對溫和。所有類別住宅物業的市場回報率均輕微上升至2.0%至2.5%之間。

2022年新私人住宅單位落成量為21 168個單位，較2021年多47%，大部分為中/小型單位。入住量為14 012個單位，與2021年的水平相若。年底空置量上升至總存量的4.4%，相當於54 967個單位。在這些空置單位中，有7 875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。2023和2024年的預測落成量分別為19 953個和26 970個單位。

## 寫字樓

2022年，在第五波本地疫情爆發，加上地緣政治緊張局勢升溫以及全球經濟不明朗導致流動資金緊絀和市場氣氛減弱的情況下，寫字樓售價和交投量均見下跌。企業對購買物業及擴充寫字樓持審慎態度，反而積極尋求節省成本的方法，例如遷離商業中心區及縮減寫字樓面積。

以2021年第四季與2022年第四季相比，整體寫字樓售價錄得3.0%的跌幅，2022年的交投量較2021年大跌38%至667宗。企業和公司對出租物業的需求受壓，亦導致同期整體寫字樓租金下跌2.4%，當中甲級、乙級和丙級寫字樓的租金分別下跌2.6%、2.2%和1.8%。

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

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

## Office

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

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

2022年寫字樓落成量大幅上升至351 300平方米。甲級寫字樓落成量為299 300平方米，大部分來自非核心地區，如九龍城、觀塘和東區。乙級寫字樓落成量為50 300平方米，主要分布於觀塘和荃灣。丙級寫字樓落成量極少，僅1 700平方米，其中大部分由灣仔供應，有1 000平方米。年內，寫字樓的整體使用量轉為正數19 300平方米。甲級和丙級寫字樓的使用量錄得正數，分別為42 000平方米和9 000平方米，而乙級寫字樓的使用量則為負數31 700平方米。年底整體空置量為總存量的14.4%，相當於1 859 600平方米。甲級和乙級寫字樓的空置率均為15.1%，而丙級寫字樓為8.8%。除中區錄得8.7%的較低空置率外，所有分區的甲級寫字樓均錄得雙位數字的空置率。

Office completions in 2022 soared significantly to 351 300 m<sup>2</sup>. Grade A completions were 299 300 m<sup>2</sup>, mostly coming from the non-core districts such as Kowloon City, Kwun Tong and the Eastern district. Grade B completions of 50 300 m<sup>2</sup> were mainly distributed among Kwun Tong and Tsuen Wan. There were insignificant amount of 1 700 m<sup>2</sup> for Grade C completions, with Wan Chai contributing the most at 1 000 m<sup>2</sup>. The overall take-up reverted to a positive level at 19 300 m<sup>2</sup> in the year. Grade A and Grade C offices had positive take-ups of 42 000 m<sup>2</sup> and 9 000 m<sup>2</sup> respectively while Grade B had a negative take-up of 31 700 m<sup>2</sup>. The overall year-end vacancy was 14.4% of the total stock, amounting to 1 859 600 m<sup>2</sup>. The vacancy rates of Grade A and Grade B offices were 15.1% each, while that of Grade C offices was 8.8%. Grade A offices in all sub-districts recorded double-digit vacancy rates, except for Central where a lower rate of 8.7% was recorded.



預計2023年的落成量將下跌至267 200平方米，並在2024年進一步跌至105 700平方米。2023年甲級寫字樓的落成量將為250 700平方米，當中深水埗和中西區分別佔預計供應量的38%和25%。2024年甲級寫字樓落成量將有86 600平方米，而觀塘將提供近半的預測落成量。乙級寫字樓在2023年的預測落成量將有15 100平方米，並在2024年輕微回升至17 800平方米。丙級寫字樓在2023和2024年的落成量將分別有1 400平方米和1 300平方米。

Forecast completions in 2023 will drop to 267 200 m<sup>2</sup> and further to 105 700 m<sup>2</sup> in 2024. In 2023, Grade A completions will be 250 700 m<sup>2</sup>, with Sham Shui Po and the Central and Western district contributing 38% and 25% of the anticipated supply respectively. Grade A completions in 2024 will account for 86 600 m<sup>2</sup> as Kwun Tong will contribute almost half of the forecast completions. Grade B forecast completions will provide 15 100 m<sup>2</sup> in 2023 and slightly rebound to 17 800 m<sup>2</sup> in 2024. For Grade C offices, there will be 1 400 m<sup>2</sup> of completions in 2023 and 1 300 m<sup>2</sup> in 2024.

## 商業樓宇

2022年商業樓宇的落成量急升至117 700平方米，當中九龍和新界合共佔落成量的88%。年內使用量錄得正數52 200平方米。年底空置率仍高企於總存量的10.5%，相當於1 223 700平方米。預計2023年落成量將進一步升至146 500平方米，而九龍城將佔預計供應量的47%。2024年的總供應量為76 200平方米，灣仔將成為主要供應區，佔總供應量的30%。

## 零售業樓宇

儘管2022年派發電子消費券發揮刺激作用，防疫措施及跨境旅遊限制仍對零售市道帶來負面影響。2022年第四季零售業樓宇的售價及租金與2021年第四季相比，分別回落7.1%及5.0%，而市場回報率在年底時維持於2.5%。

## Commercial

Completions of commercial premises in 2022 soared to 117 700 m<sup>2</sup>, with Kowloon and the New Territories altogether accounting for 88% of the completions. A positive take-up of 52 200 m<sup>2</sup> was recorded in the year. Year-end vacancy rate remained high at 10.5% of the total stock, amounting to 1 223 700 m<sup>2</sup>. Completions are expected to further rise to 146 500 m<sup>2</sup> in 2023, with Kowloon City contributing 47% of the anticipated supply. In 2024, Wan Chai will become the major supplier in providing 30% of the 76 200 m<sup>2</sup> total supply.

## Retail

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



## 工業樓宇

在政府推行措施以發展香港成為數字經濟下的智慧城市，以及市民消費習慣轉變和電子商貿增長所帶動貨倉需求增加的情況下，工業樓宇市場近年大為受益。未來兩年將有更多數據中心落成。然而，工業樓宇市場在2022年仍然受疫情窒礙。分層工廠大廈交投量受壓，成交量比2021年下跌45%。

2022年分層工廠大廈的落成量上升至105 000平方米，愈一半的供應來自荃灣等傳統工業區。年底空置量下降至總存量的5.3%，相當於851 600平方米。使用量達到正數148 700平方米。預計在2023年，落成量將跌至102 700平方米，並於2024年進一步下跌至41 100平方米。

以2021年第四季與2022年第四季相比，分層工廠大廈售價下跌5.3%，而租金則微跌0.2%。2022年年底時市場回報率維持穩定於2.9%。

2022年並無工貿大廈落成。使用量錄得正數2 500平方米，而空置率則微跌至總存量的11.3%，相當於60 300平方米。預計未來兩年均不會有新供應。

2022年有74 600平方米的新貨倉樓面落成，使用量錄得正數100 200平方米，而空置率則跌至總存量的6.2%，相當於237 300平方米。預計2023和2024年均不會有新貨倉樓面供應。

## Industrial

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

Completions of **flatted factories** in 2022 increased to 105 000 m<sup>2</sup>, with over half of the supply coming from the traditional industrial districts such as Tsuen Wan. Vacancy at the year-end fell to 5.3% of total stock at 851 600 m<sup>2</sup>. Take-up reached a positive 148 700 m<sup>2</sup>. Completions are anticipated to fall to 102 700 m<sup>2</sup> in 2023 and then drop further to 41 100 m<sup>2</sup> in 2024.

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

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

New **storage** spaces of 74 600 m<sup>2</sup> were completed in 2022. Positive take-up of 100 200 m<sup>2</sup> was registered, while vacancy rate dropped to 6.2% of the total stock at 237 300 m<sup>2</sup>. There will not be any new storage supply in 2023 and 2024.

私人住宅

PRIVATE  
DOMESTIC



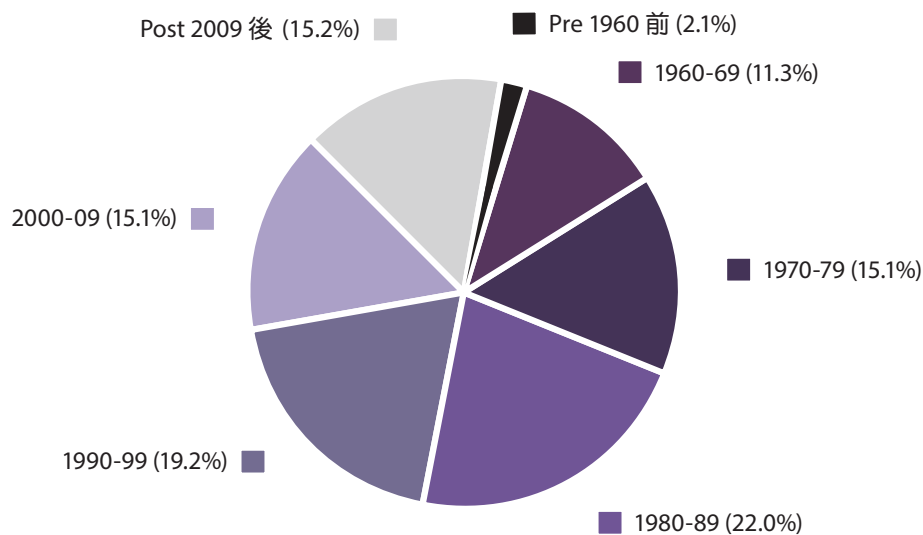




這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2022年年底的整體總存量為1 256 722個單位。圖表顯示按樓齡劃分的總存量。

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

### 按樓齡分類的總存量 Stock Distribution by Age



2022年私人住宅落成量為21 168個單位，較前一年上升47%。新界和九龍分別佔落成量的61%和27%，而港島佔總數的12%。在年內落成單位中，九龍城供應最多新單位，佔整體落成量的20%，其次是元朗和沙田，各佔14%。

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

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



預計 2023 年落成量將放緩至 19 953 個單位，至 2024 年升至 26 970 個單位。在 2023 年，52% 的新供應將來自九龍，其餘有 42% 來自新界和 6% 來自港島。按地區計，九龍城的供應量佔新落成單位的 24%，其次是屯門和觀塘，各佔 14%。在 2024 年，九龍和新界將分別佔新供應量的 47% 和 46%。按地區計，九龍城將提供落成量的 33%。

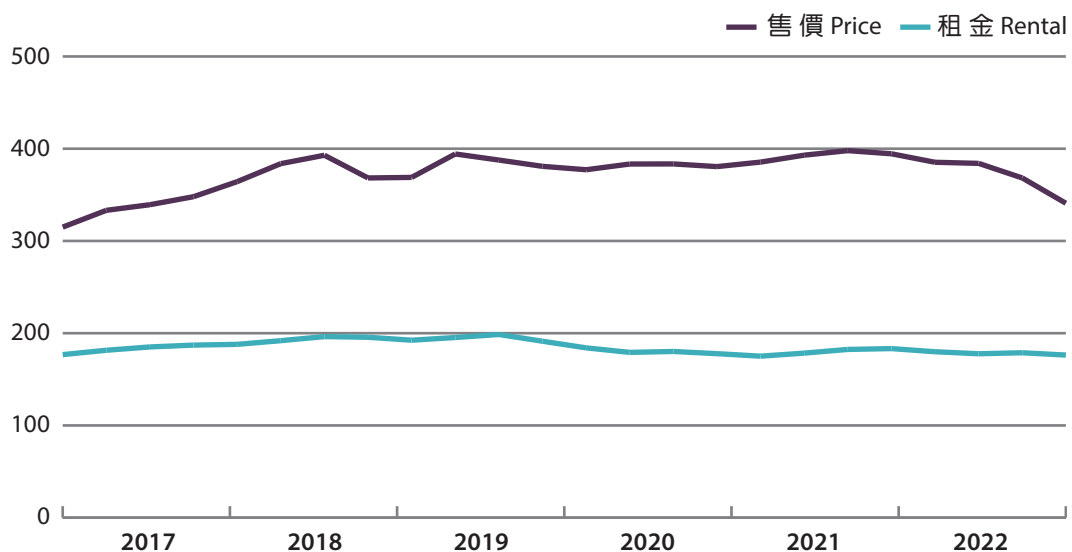
Completions are expected to ease to 19 953 units in 2023 and then surge to 26 970 units in 2024. In 2023, 52% of the new supply will come from Kowloon whereas the remainder will be from the New Territories at 42% and Hong Kong Island at 6%. On district basis, Kowloon City will account for 24% of the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

在年內持續加息、本地需求疲軟及市場信心減弱的情況下，2022年二手住宅市場售價呈急劇跌勢。年初售價輕微下滑，但接近下半年時跌幅加劇。整體而言，2022年最後一季的住宅售價較2021年同期顯著下跌13.6%。租金在2022年上半年下跌，至第三季回穩，但在第四季再現跌勢，第四季的整體租金按年下跌3.8%。

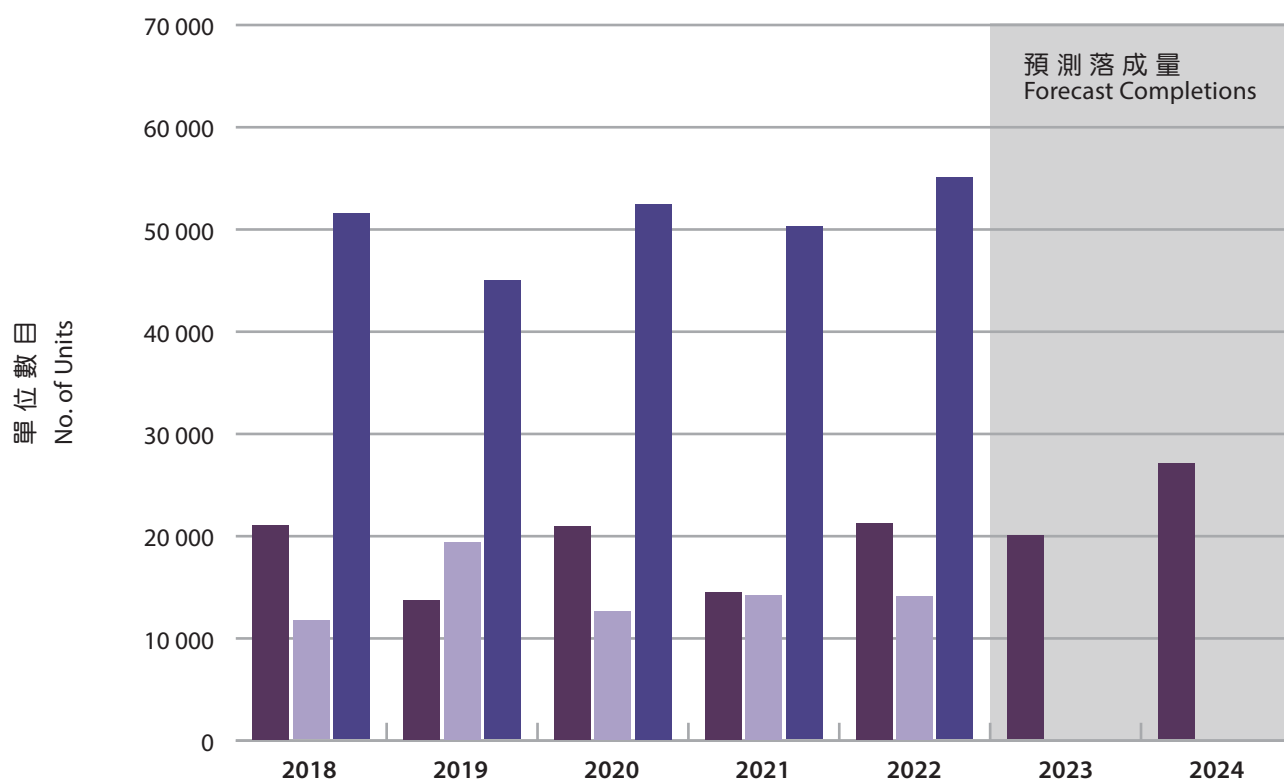
Amid a continuous rise in interest rates, sluggish local demand and weakened market confidence during the year, domestic prices in the secondary market exhibited a sharp downward trend in 2022. Prices slid moderately in the beginning of the year, but the fall accelerated towards the second half of the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



### 售價及租金指數 Price and Rental Indices



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



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

\* 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.

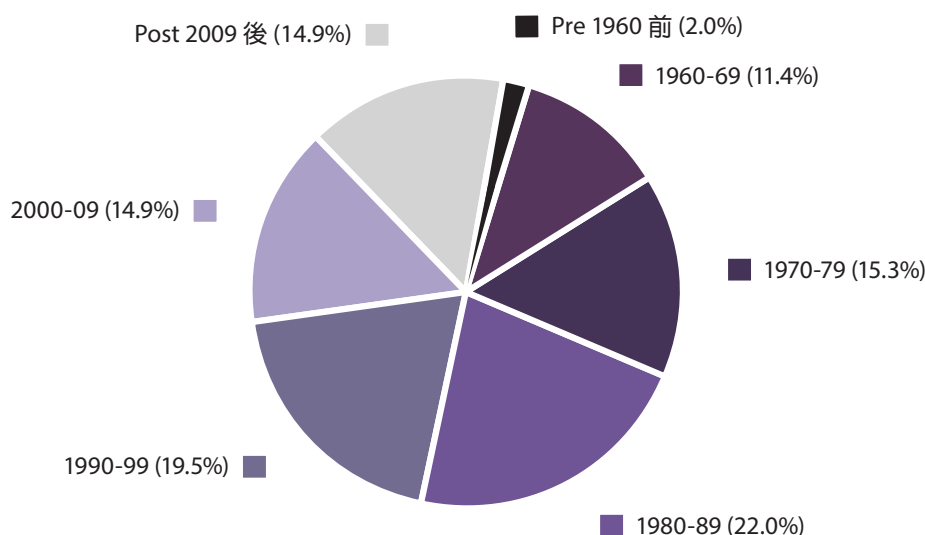
+ 年底空置量佔總存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 預測數字  
Forecast figures

此分類包括實用面積為 100 平方米以下的單位。2022 年年底的總存量為 1 158 273 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 m<sup>2</sup>. Stock at the end of 2022 was 1 158 273 units which accounted for 92% of the total private domestic stock. The chart shows the stock distribution of this sub-sector by age.

### 按樓齡分類的總存量 Stock Distribution by Age



2022 年有 19 595 個單位落成，其中 62% 位於新界，28% 位於九龍，10% 位於港島。供應主要來自九龍城、元朗和沙田，合共佔此分類總落成量的 49%。以單位面積計，A 類和 B 類單位分別佔新供應的 51% 和 39%，而 C 類單位則佔 10%。

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

2022 年的入住量下跌 7% 至 13 100 個單位。年底空置量上升至 47 081 個單位，相當於此分類總存量的 4.1%。

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



預計 2023 和 2024 年將分別有 18 522 個和 25 967 個單位落成。在 2023 年，九龍將為主要供應區域，佔 51% 的供應量。按地區計，新供應將主要位於九龍城，佔 22%，其次是屯門和觀塘，各佔 15%。在 2024 年，九龍和新界將分別佔新供應的 47% 和 46%，其中九龍城佔新落成單位的比例最高，為 33%。

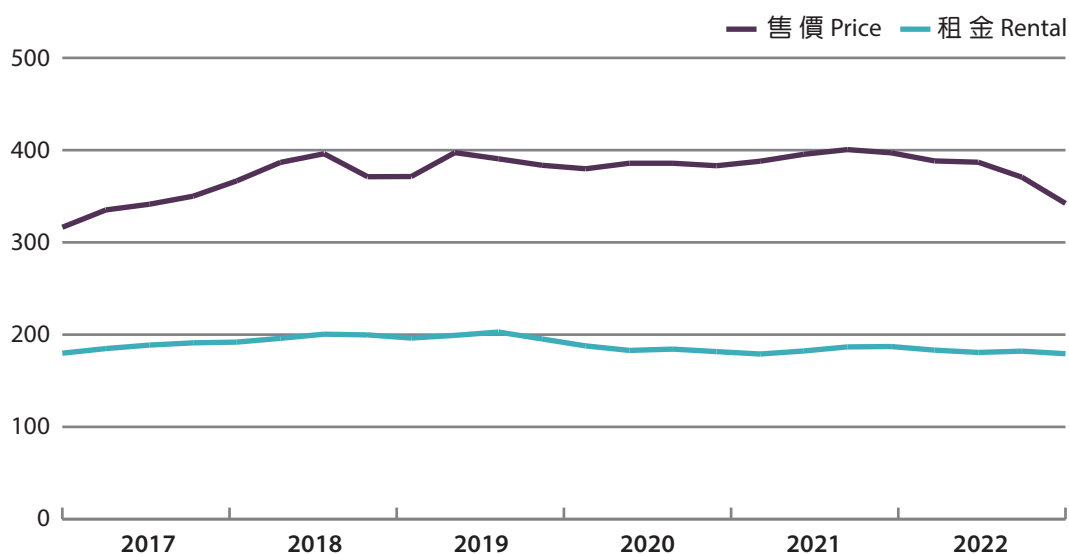
Completions in 2023 and 2024 are estimated to be 18 522 units and 25 967 units respectively. In 2023, Kowloon will be the major supplier, contributing 51% of the supply. On district basis, the new supply will mainly be located in Kowloon City at 22%, followed by Tuen Mun and Kwun Tong at 15% each. In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

此分類的售價在 2022 年全年均下跌。最後一季的售價較前一年大跌 13.8%。而第四季租金較 2021 年同期下跌 4.2%。

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

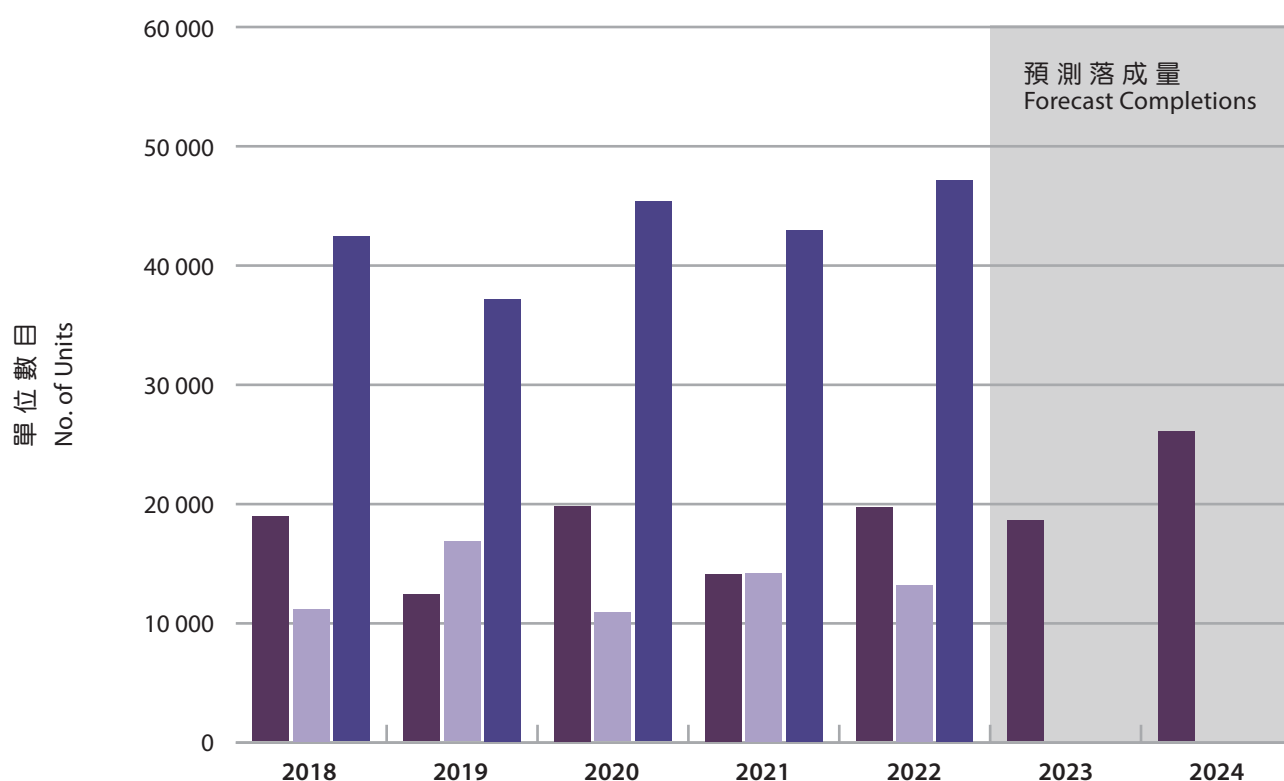


### 售價及租金指數 Price and Rental Indices





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



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

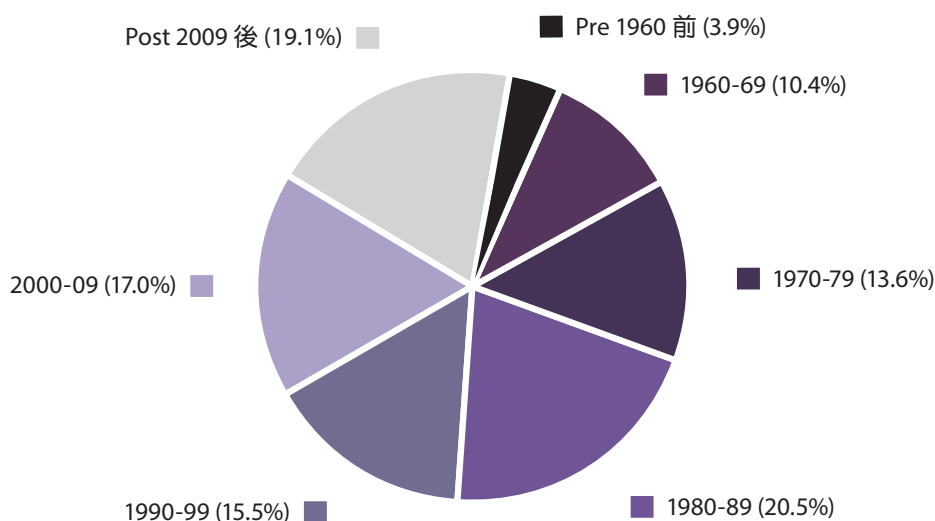
+ 年底空置量佔總存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 預測數字  
Forecast figures

此分類包括實用面積為100平方米或以上的單位。2022年年底的總存量為98 449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 m<sup>2</sup> or above. Stock at the end of 2022 was 98 449 units, representing 8% of the total private domestic stock. The stock distribution by age for this sub-sector is shown in the chart.

### 按樓齡分類的總存量 Stock Distribution by Age



2022年落成的1 573個單位中，56%位於新界，30%位於港島及14%位於九龍。按地區計，南區佔落成量的28%，其次是沙田和大埔，各佔17%。

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

此分類的入住量在 2022 年急升至 912 個單位。年底空置量上升至 7 886 個單位，相當於此分類單位總存量的 8.0%。

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



預計此分類的落成量在 2023 年將回落至 1 431 個單位，並在 2024 年進一步下降至 1 003 個單位。該兩年的新供應將主要來自九龍，分別佔 2023 和 2024 年預測落成量的 69% 和 55%。按地區計，九龍城的供應最多，在 2023 和 2024 年將分別佔新落成量的 46% 和 52%。

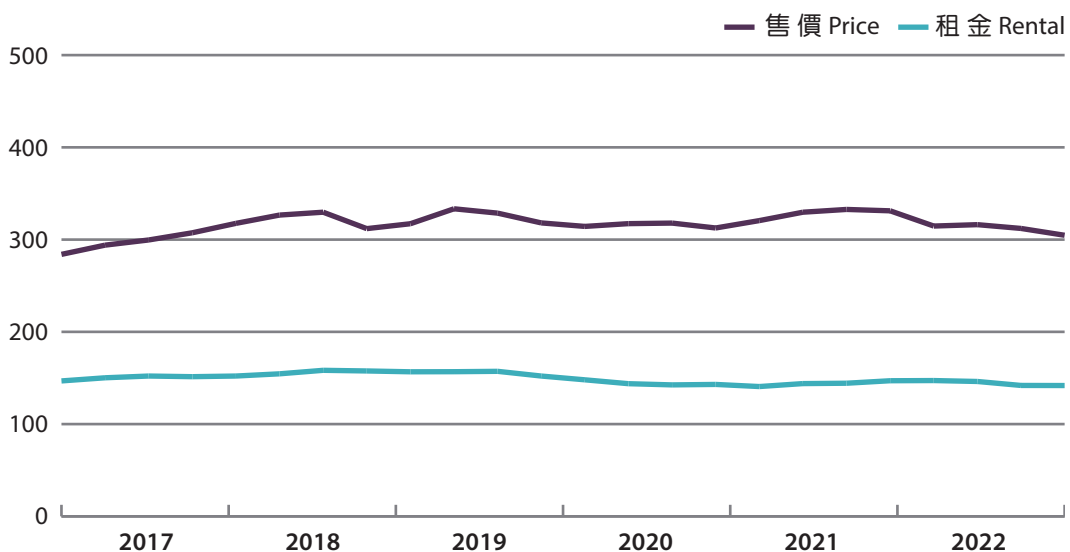
Completions in this sub-sector are expected to retreat to 1 431 units in 2023 and drop further to 1 003 units in 2024. New supply will mainly come from Kowloon in both years, accounting for 69% and 55% of the forecast completions in 2023 and 2024 respectively. On district basis, Kowloon City will contribute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

此分類物業在銷售和租賃市場均表現遜色，但較中 / 小型單位為佳。售價在 2022 年第一季輕微下滑，至第二季回升，但在下半年再度下跌，最後一季的售價較 2021 年同期下跌 8.0%。第四季租金較 2021 年同季錄得 3.5% 的跌幅。

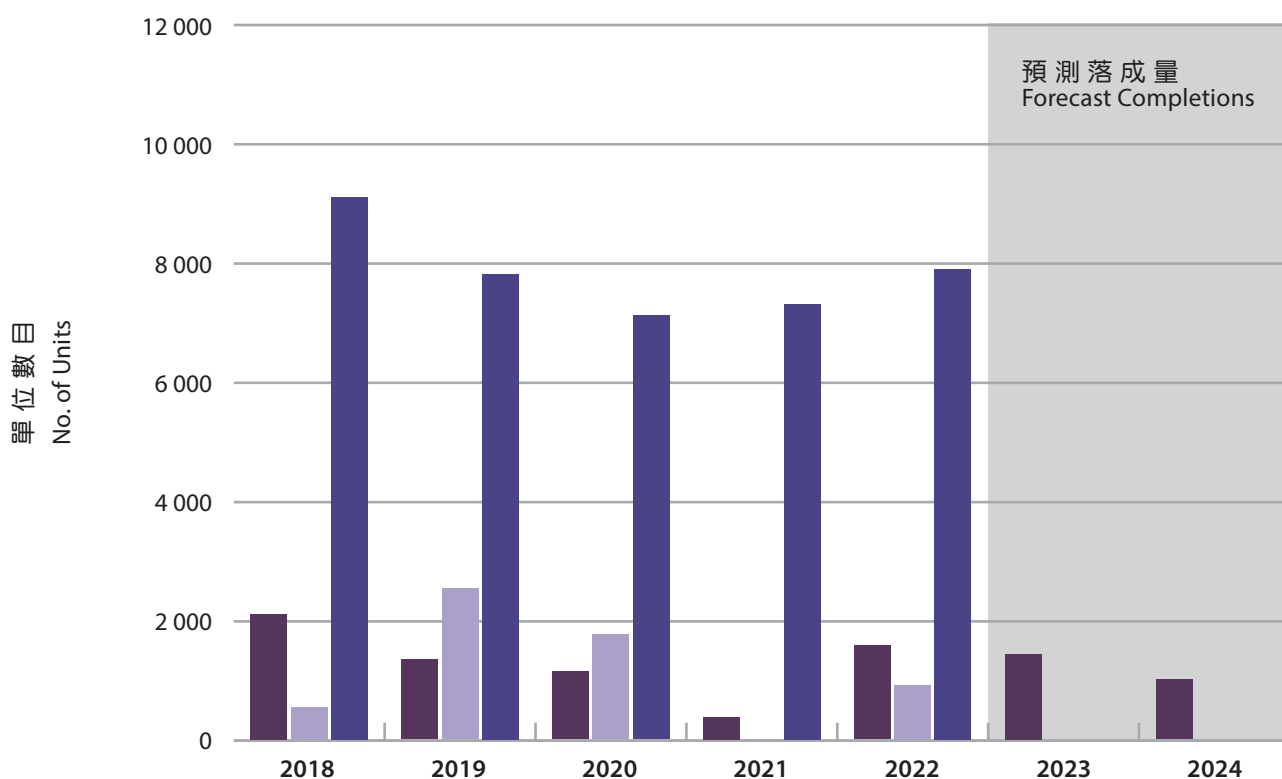
Both the sales and leasing markets in this sub-sector performed poorly, yet comparatively better than those of the small/medium units. After a slight decline in the first quarter of 2022, prices rebounded in the second quarter but fell again in the second half of the year, registering a decrease of 8.0%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



### 售價及租金指數 Price and Rental Indices



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



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

+ 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



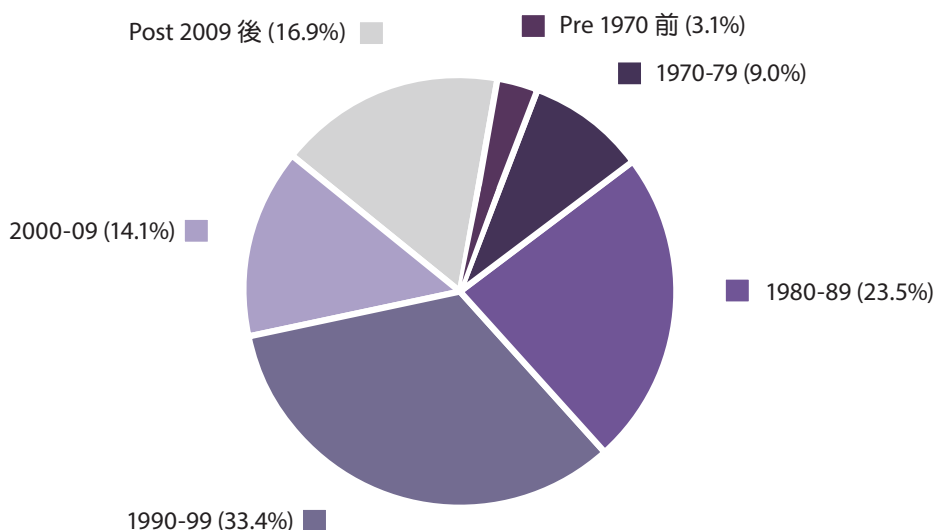
私人寫字樓  
PRIVATE OFFICE



2022年年底，私人寫字樓的總存量為12 912 400平方米，當中甲級寫字樓佔66%，乙級寫字樓佔23%，丙級寫字樓佔11%。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2022年年底共佔總存量的49%。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 2022 amounted to 12 912 400 m<sup>2</sup>, comprising 66% Grade A, 23% Grade B and 11% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 49% of the total stock at the end of 2022. The chart shows the total stock of all offices by age.

### 按樓齡分類的總存量 Stock Distribution by Age



2022年私人寫字樓的落成量大幅上升至351 300平方米，有97%的落成量位於非核心地區。甲級寫字樓的落成量為299 300平方米，相當於總供應量的85%。

Office completions in 2022 rose significantly to 351 300 m<sup>2</sup>. 97% of the completions were in the non-core districts. Completions of Grade A space amounted to 299 300 m<sup>2</sup>, equivalent to 85% of the total supply.



年內整體使用量錄得正數 19 300 平方米。年底空置量上升至 1 859 600 平方米，相當於總存量的 14.4%。

A positive overall take-up of 19 300 m<sup>2</sup> was recorded for the year. Vacancy at the year-end increased to 1 859 600 m<sup>2</sup>, which was equivalent to 14.4% of the total stock.



預計 2023 和 2024 年的落成量將分別下降至 267 200 平方米和 105 700 平方米。2023 年的新供應將全部來自九龍和港島，分別佔總落成量的 58% 和 42%，當中深水埗和中西區合共佔總落成量的 60%。在 2024 年，新供應將集中在觀塘、中西區和灣仔，分別佔預計落成量的 45%、18% 和 14%。

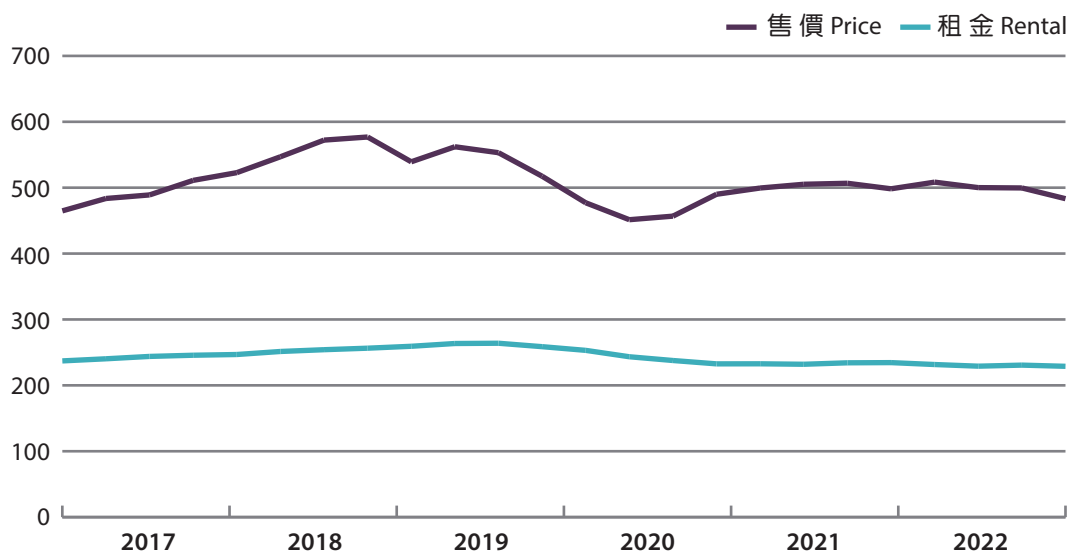
Completions are expected to drop to 267 200 m<sup>2</sup> and 105 700 m<sup>2</sup> in 2023 and 2024 respectively. New supply in 2023 will all come from Kowloon and Hong Kong Island at 58% and 42% of total completions respectively, with Sham Shui Po and the Central and Western district together providing 60% of the total completions. In 2024, new supply will be concentrated in Kwun Tong, the Central and Western district and Wan Chai, accounting for 45%, 18% and 14% of the estimated completions respectively.

隨著 2022 年第一季的溫和升幅，寫字樓售價在餘下季度回軟，2022 年最後一季較 2021 年同期下跌 3.0%。雖然寫字樓租金在第三季略為回升，但全年持續微跌，2022 年最後一季與前一年相比，錄得 2.4% 的跌幅。

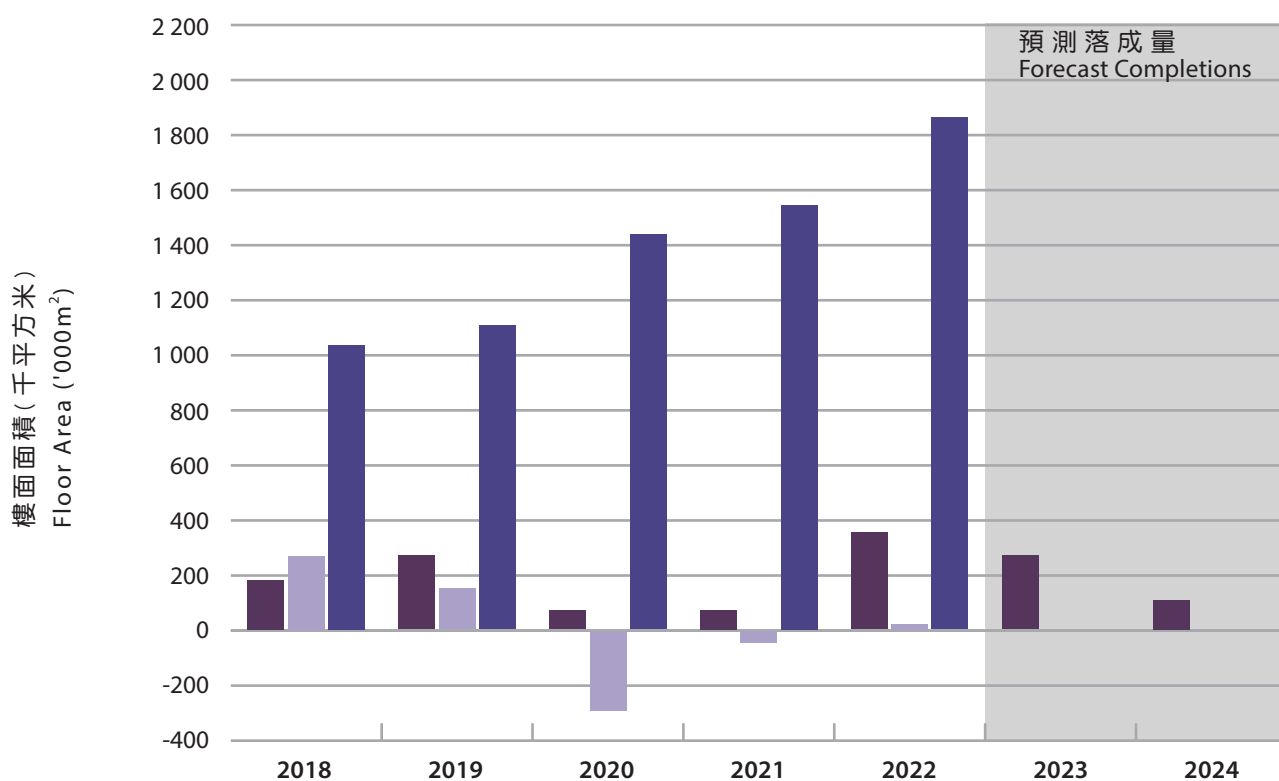
Following a mild increase in the first quarter of 2022, office prices softened for the remaining quarters, registering a decrease of 3.0% in the last quarter of 2022 over the same period in 2021. Office rents edged down throughout the year, despite a slight rebound in the third quarter, with a decrease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



### 售價及租金指數 Price and Rental Indices



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



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

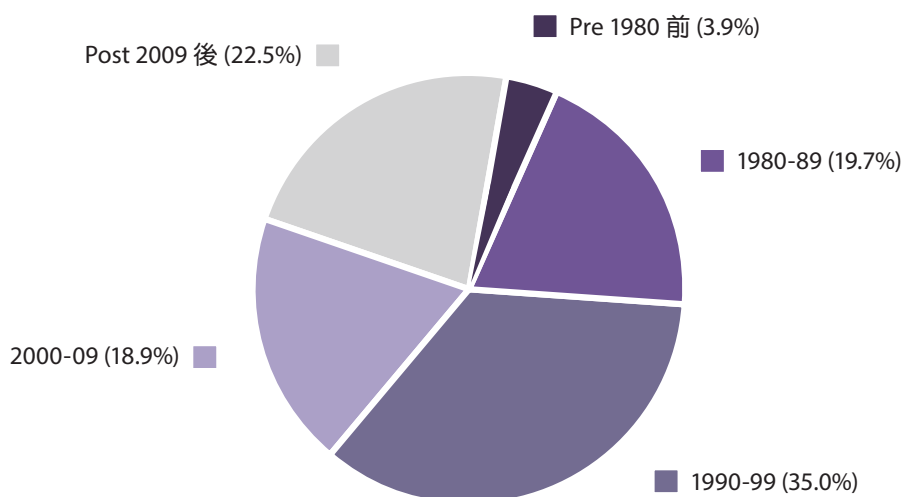
+ 年底空置量佔總存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 預測數字  
Forecast figures

2022 年年底，甲級寫字樓的總存量達 8 455 500 平方米，佔寫字樓總存量的 66%。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 2022 stood at 8 455 500 m<sup>2</sup>, representing 66% 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飆升至 299 300 平方米。新發展項目主要位於非核心地區，如九龍城、觀塘和東區。

Completions of Grade A offices soared to 299 300 m<sup>2</sup>. New developments were mainly located in the non-core districts such as Kowloon City, Kwun Tong and the Eastern district.

2022 年錄得正數 42 000 平方米的使用量。年底空置量上升至 1 279 600 平方米，相當於甲級寫字樓總存量的 15.1%，其中 33% 的空置面積位於核心地區。

A positive take-up of 42 000 m<sup>2</sup> was recorded in 2022. The year-end vacancy rose to 1 279 600 m<sup>2</sup>, representing 15.1% of Grade A stock. 33% of the vacant spaces was found in the core districts.



預計甲級寫字樓的落成量在 2023 及 2024 年將分別下跌至 250 700 平方米和 86 600 平方米。2023 年的新供應將集中在深水埗和中西區，分別佔新落成量的 38% 和 25%。在 2024 年，預計觀塘將成為主要供應區，佔新落成量的 49%。

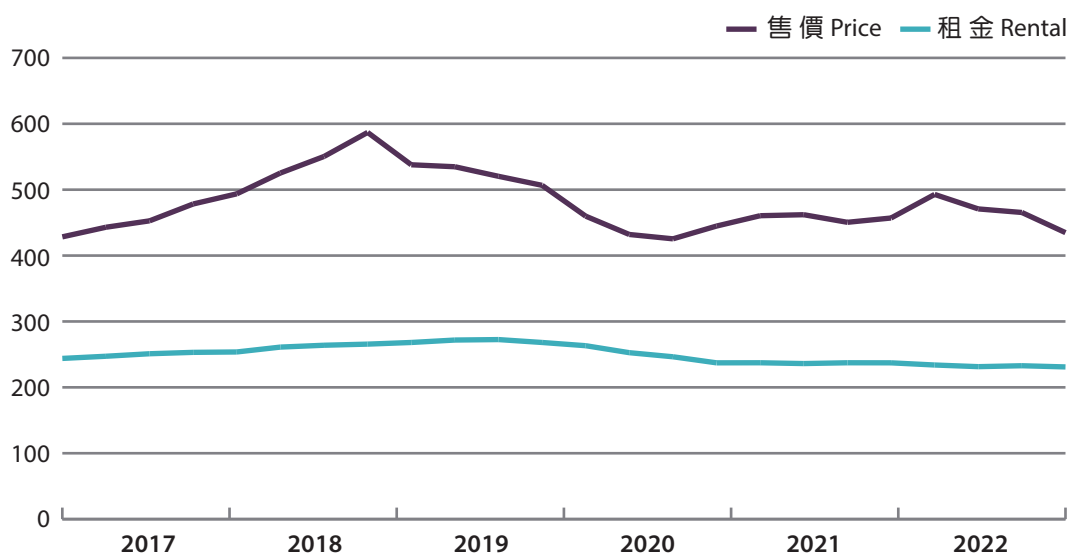
It is anticipated that completions will fall to 250 700 m<sup>2</sup> in 2023 and 86 600 m<sup>2</sup> in 2024. New supply in 2023 will be concentrated in Sham Shui Po and the Central and Western district, providing 38% and 25% of the new completions respectively. In 2024, it is expected that Kwun Tong will be the major supplier, accounting for 49% of the new completions.

甲級寫字樓售價在 2022 年第一季錄得顯著升幅，但接近年底時回落，以第四季與 2021 年同期相比，售價下跌 4.9% 作結。租金在首兩季連續下跌，至第三季回穩，但接近年底時重拾跌勢，與 2021 年第四季相比，2022 年第四季錄得 2.6% 的跌幅。

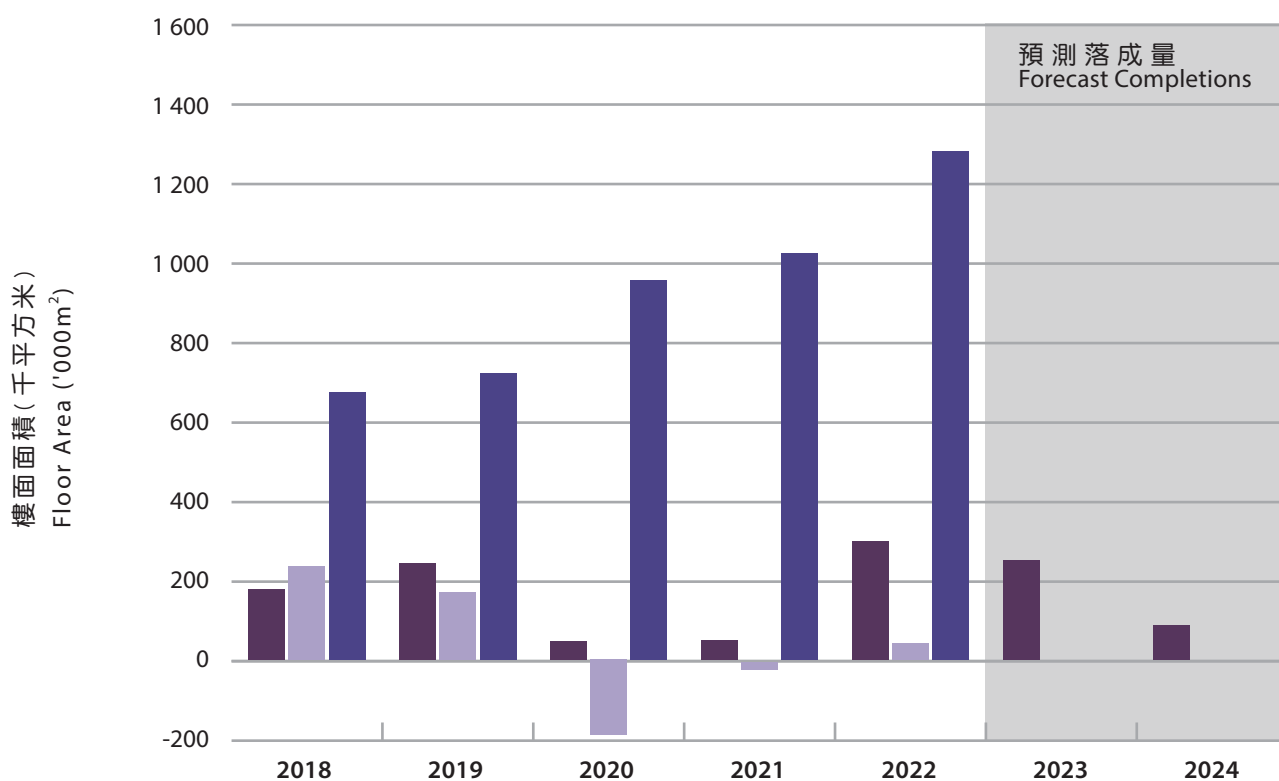
Prices of Grade A offices registered a significant growth in the first quarter but retreated towards the end of 2022, ending with a fall of 4.9% in the fourth quarter over the same period in 2021. Rents dropped consecutively in the first two quarters, then stabilised in the third quarter, but resumed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



### 售價及租金指數 Price and Rental Indices



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



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

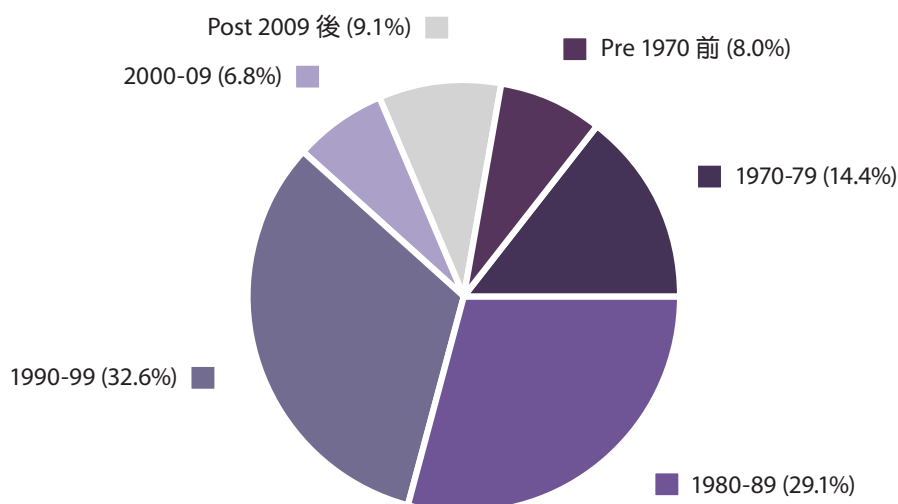
+ 年底空置量佔總存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 預測數字  
Forecast figures

2022年年底，乙級寫字樓的總存量為2 986 400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 2 986 400 m<sup>2</sup> at the end of 2022, representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

### 按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的56%，而九龍與新界則分別佔36%和8%。

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

2022年乙級寫字樓落成量急升至50 300平方米，主要來自觀塘和荃灣。

Grade B office completions in 2022 surged to 50 300 m<sup>2</sup>. Completions mainly came from Kwun Tong and Tsuen Wan.



乙級寫字樓在 2022 年的使用量維持負數，為 31 700 平方米。年底空置量為 450 400 平方米，增至乙級寫字樓總存量的 15.1%，其中 46% 的空置面積位於核心地區。

Take-up of Grade B offices in 2022 remained negative at 31 700 m<sup>2</sup>. The year-end vacancy, amounting to 450 400 m<sup>2</sup>, recorded a rise to 15.1% of the Grade B stock. 46% of the vacant spaces was found in the core districts.



預計落成量在 2023 和 2024 年將分別下跌至 15 100 平方米和 17 800 平方米。2023 年的主要供應將來自觀塘和灣仔，分別佔預計落成量的 48% 和 29%。2024 年的新供應大部分會來自中西區和觀塘。

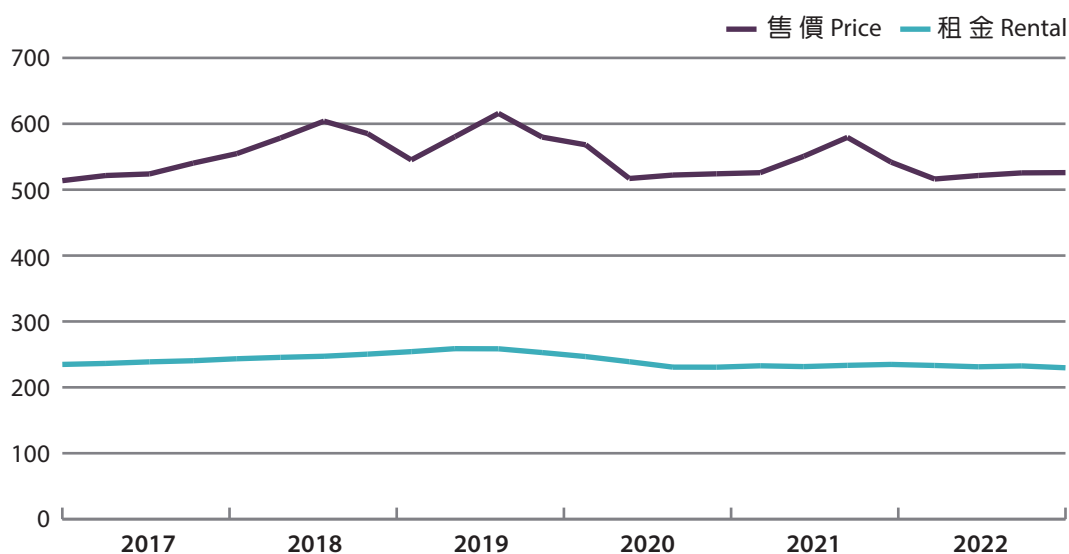
It is estimated that completions will drop to 15 100 m<sup>2</sup> and 17 800 m<sup>2</sup> in 2023 and 2024 respectively. In 2023, major supply will be contributed from Kwun Tong and Wan Chai providing 48% and 29% of the estimated completions respectively. Most of the new supply in 2024 will come from the Central and Western district and Kwun Tong.

乙級寫字樓售價於第一季下跌，但在餘下季度整固，以 2022 年最後一季與 2021 年同期相比，下跌 2.9%。租金雖然在 2022 年第三季出現短暫反彈，但年內仍稍微下跌，以 2021 和 2022 年最後一季比較，錄得 2.2% 的跌幅。

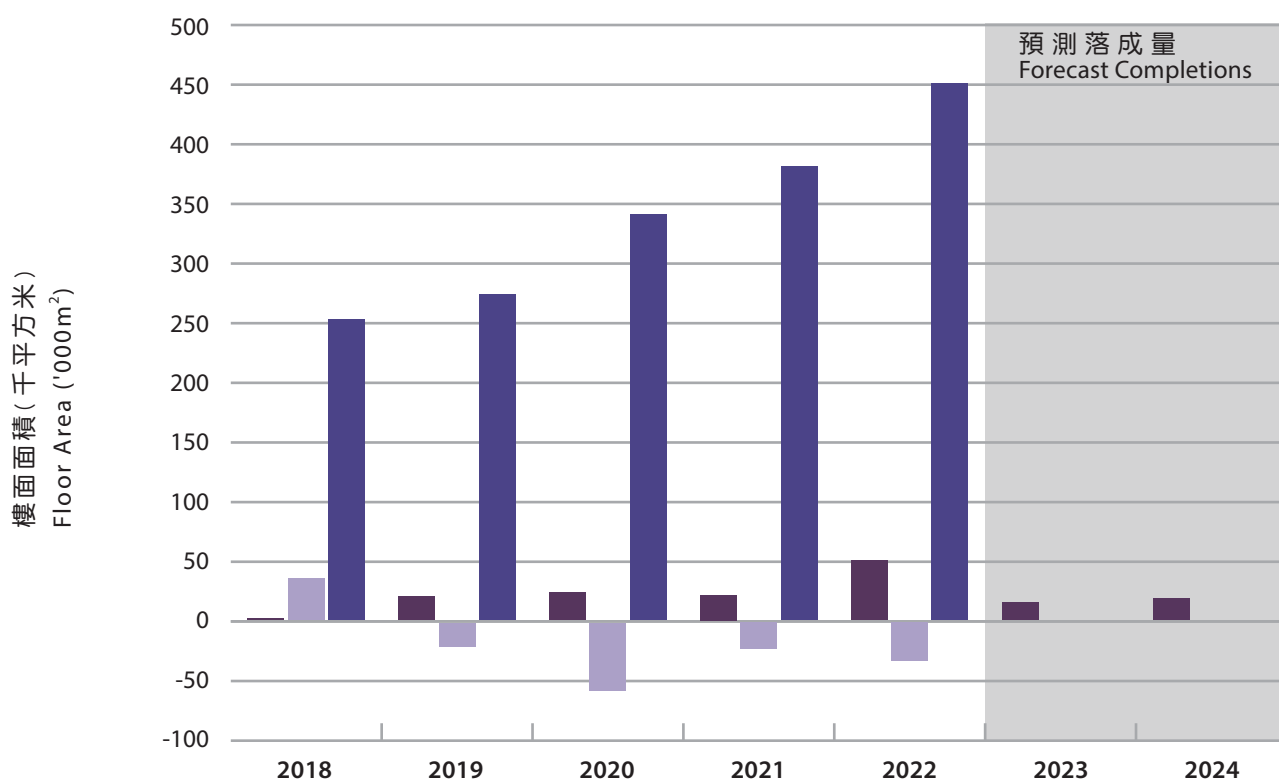
Prices of Grade B offices subsided in the first quarter but consolidated for the remaining quarters, posting a decrease of 2.9% in the last quarter of 2022 over the same period in 2021. Despite a short-lived rebound in the third quarter, rents fell slightly in 2022, registering a decline of 2.2% between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



### 售價及租金指數 Price and Rental Indices



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



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

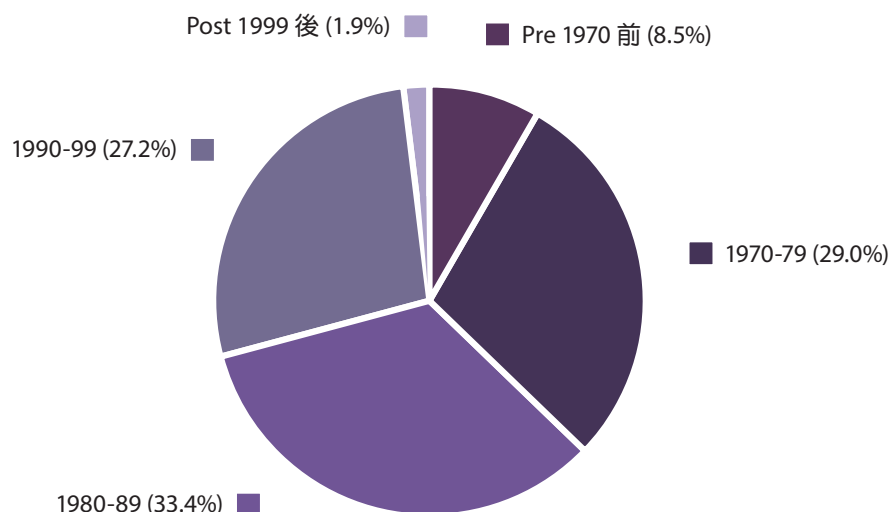
+ 年底空置量佔總存量的百分率。  
Vacancy at the end of the year as a percentage of stock.

# 預測數字  
Forecast figures

2022 年年底，丙級寫字樓的總存量為 1 470 500 平方米，佔寫字樓總存量的 11%。圖表顯示按樓齡劃分的丙級寫字樓總存量。

Stock of Grade C offices was 1 470 500 m<sup>2</sup> at the end of 2022, representing 11% of the total office stock. The chart shows the distribution of stock in this grade by age.

### 按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的 65%，而九龍與新界則分別佔 33% 和 2%。

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

2022 年丙級寫字樓的落成量為 1 700 平方米，主要來自灣仔。

Completions for Grade C offices in 2022 were 1 700 m<sup>2</sup>. They mainly came from Wan Chai.

丙級寫字樓的使用量錄得正數 9 000 平方米。年底空置量為 129 600 平方米，相等於丙級寫字樓總存量的 8.8%，當中 66% 的空置面積位於核心地區。

Grade C offices registered a positive take-up of 9 000 m<sup>2</sup>. The year-end vacancy, amounting to 129 600 m<sup>2</sup>, was equivalent to 8.8% of its stock. 66% of the vacant spaces was found in the core districts.



預計 2023 和 2024 年將分別有 1 400 平方米和 1 300 平方米的丙級寫字樓落成，2023 年的供應將全部來自東區，而 2024 年則主要來自灣仔。

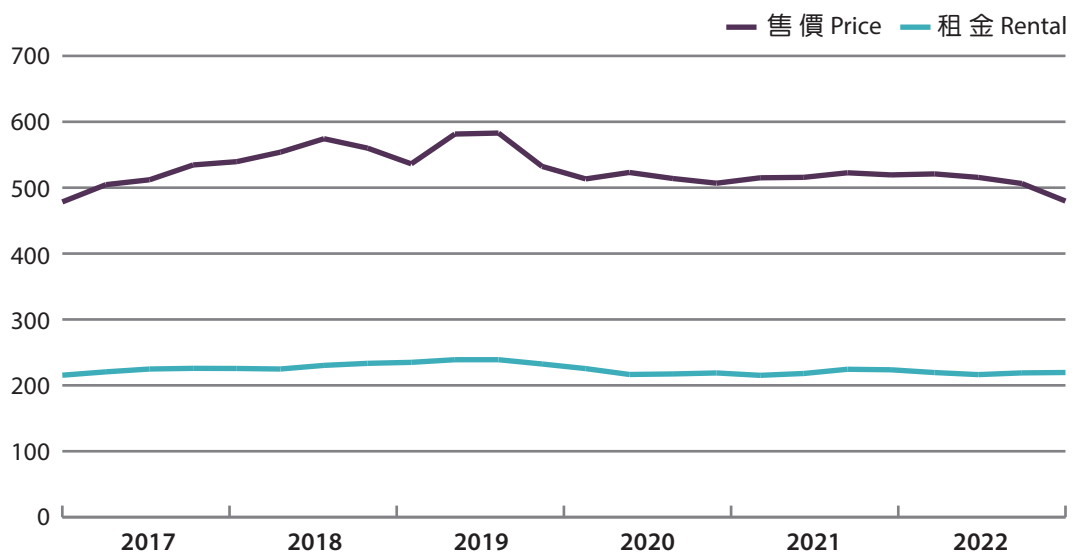
Grade C office space of 1 400 m<sup>2</sup> and 1 300 m<sup>2</sup> will be expected in 2023 and 2024 respectively. The Eastern district will contribute the entire supply in 2023. In 2024, the major supply will be located in Wan Chai.

丙級寫字樓售價在第一季保持平穩，但其後持續下跌。以 2021 和 2022 年第四季作比較，售價大幅下跌 7.6%。租金在 2022 年上半年下跌，但在下半年稍微上升，2022 年第四季與 2021 年同期相比，以 1.8% 的輕微跌幅作結。

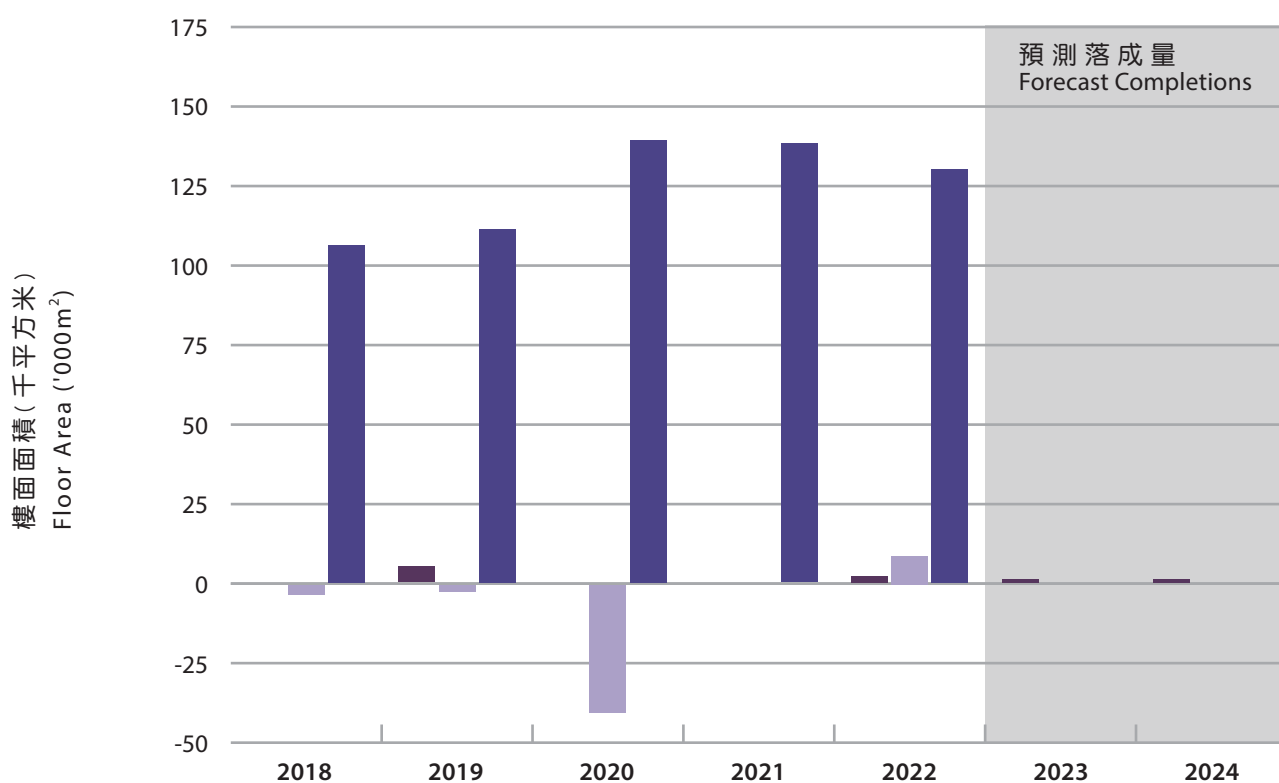
Prices of Grade C offices stabilised in the first quarter but declined continuously thereafter, registering a considerable decrease of 7.6% between the fourth quarters of 2021 and 2022. Rents fell in the first half of 2022 but rose slightly in the second half of the year, ending with a moderate decrease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



### 售價及租金指數 Price and Rental Indices



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



樓面面積 (千平方米)  
Floor Area ('000m<sup>2</sup>)

	2018	2019	2020	2021	2022	2023	2024
--	------	------	------	------	------	------	------

落成量  
Completions

2018	2019	2020	2021	2022	2023	2024
0	5	0	0	2	1 <sup>#</sup>	1 <sup>#</sup>

使用量  
Take-up

2018	2019	2020	2021	2022
-3	-2	-40	0	9

空置量  
Vacancy

2018	2019	2020	2021	2022
106	111	139	138	130

%<sup>+</sup>

2018	2019	2020	2021	2022
7.2	7.5	9.4	9.3	8.8

+ 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

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





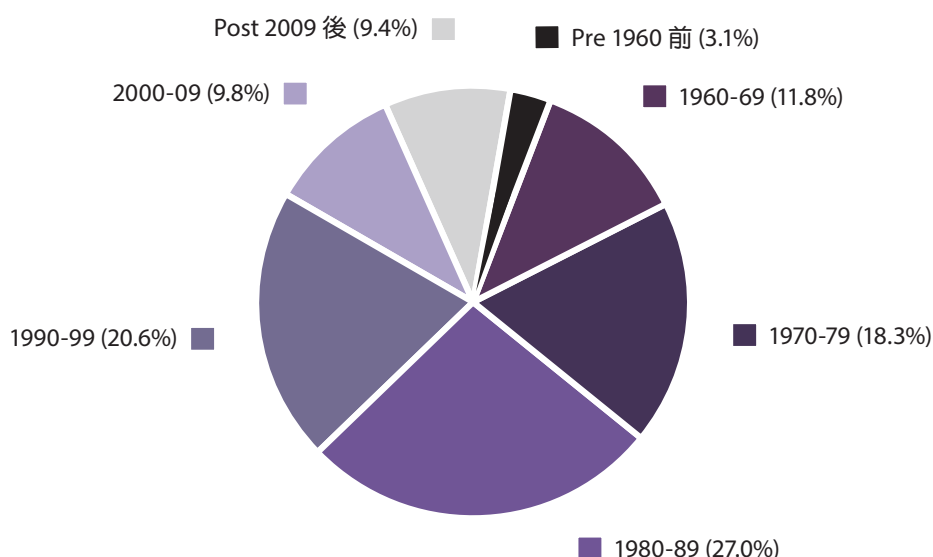
這類別包括零售業樓宇，以及其他設計或改建作商業用途的樓宇，但不包括專作寫字樓用途的樓宇。

這類物業在 2022 年年底的總存量為 11 692 400 平方米，其中港島佔 28%，九龍佔 41%，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 2022 was 11 692 400 m<sup>2</sup>, with 28% of the total spaces on Hong Kong Island, 41% in Kowloon and 31% in the New Territories. Distribution of total stock by age is shown in the chart.

### 按樓齡分類的總存量 Stock Distribution by Age



2022 年的落成量大幅上升至 117 700 平方米，按三大區域劃分，九龍和新界分別佔總落成量的 49% 和 39%，其餘 12% 則坐落港島。按地區計，九龍城的落成量最多，佔 28%，其次為沙田，佔 24%。

Completions in 2022 rose significantly to 117 700 m<sup>2</sup>. Among the three geographical areas, Kowloon and the New Territories contributed 49% and 39% of the total completions respectively while the remaining 12% was attributable to Hong Kong Island. On district basis, Kowloon City provided the largest completions at 28%, followed by Sha Tin at 24%.

2022年，商業樓宇的使用量錄得正數52 200平方米。年底空置量上升至1 223 700平方米，相當於總存量的10.5%。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 52 200 m<sup>2</sup> in 2022. The vacancy at the year-end increased to 1 223 700 m<sup>2</sup>, representing 10.5% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 63% of the total vacancy.



預計落成量將在2023年進一步上升至146 500平方米，然後在2024年回落至76 200平方米。2023年的供應將主要來自九龍城和南區，分別佔總落成量的47%和21%。2024年的供應將主要位於灣仔和九龍城，分別提供總落成量的30%和27%。

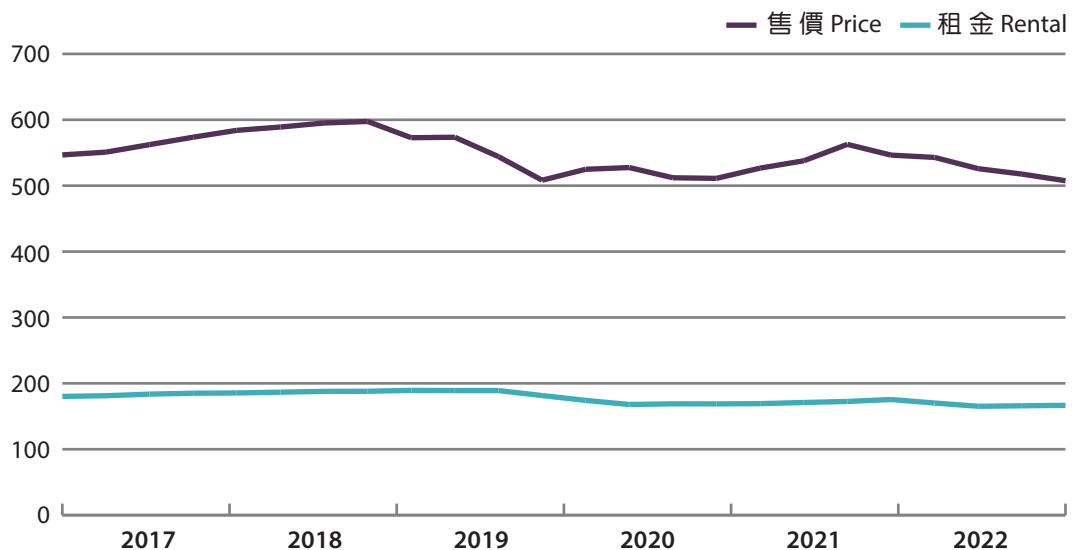
Completions are forecast to rise further to 146 500 m<sup>2</sup> in 2023 and then retreat to 76 200 m<sup>2</sup> in 2024. Supply in 2023 will mainly come from Kowloon City at 47% and the Southern district at 21% of the total completions. Supply in 2024 will be largely from Wan Chai and Kowloon City, providing 30% and 27% of the total completions respectively.

零售業樓宇售價在2022年全年均呈跌勢，第四季較2021年同期顯著下跌7.1%。租金在2022年上半年下跌，至下半年整固，第四季與前一年同期相比，以5.0%的跌幅作結。

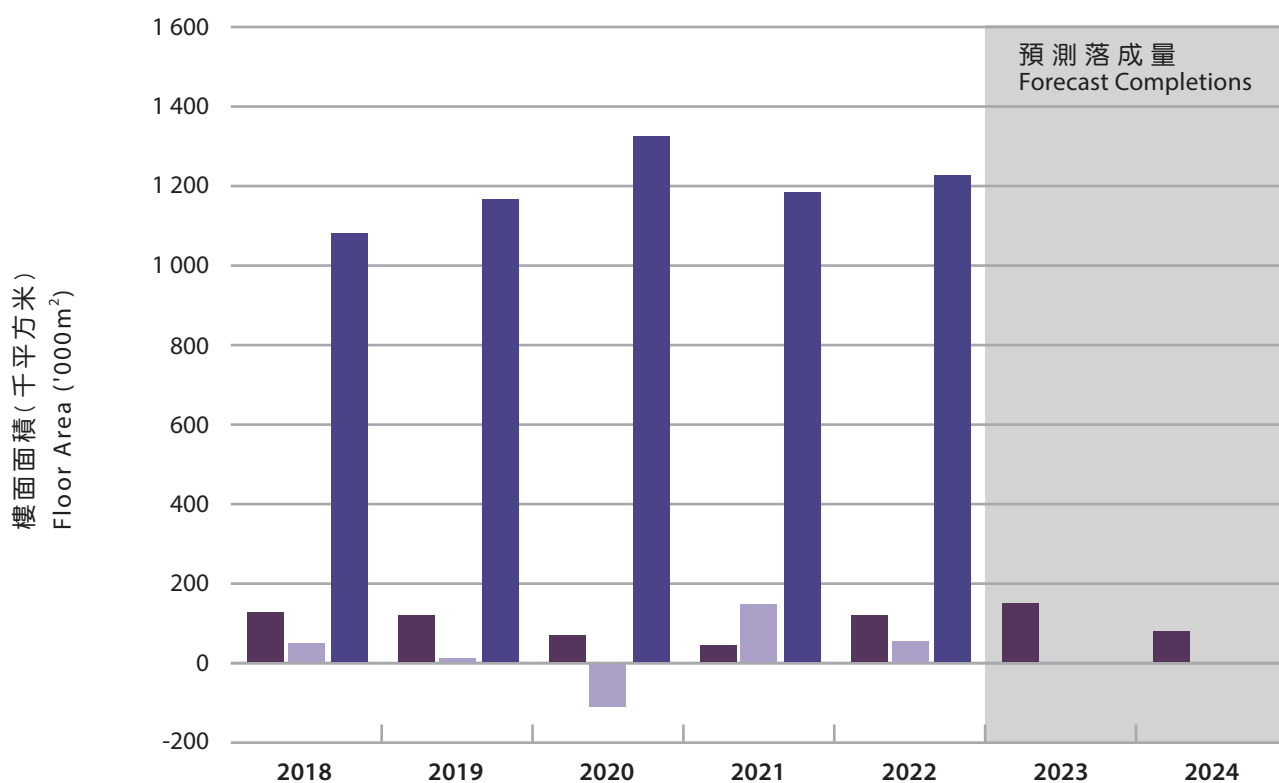
Prices of retail properties were on a downward trend throughout 2022, registering a marked decrease of 7.1% in the fourth quarter of 2022 over the same period of 2021. After declining in the first half of 2022, rents consolidated in the second half, ending the year with a fall of 5.0% in the fourth quarter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



### 私人零售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



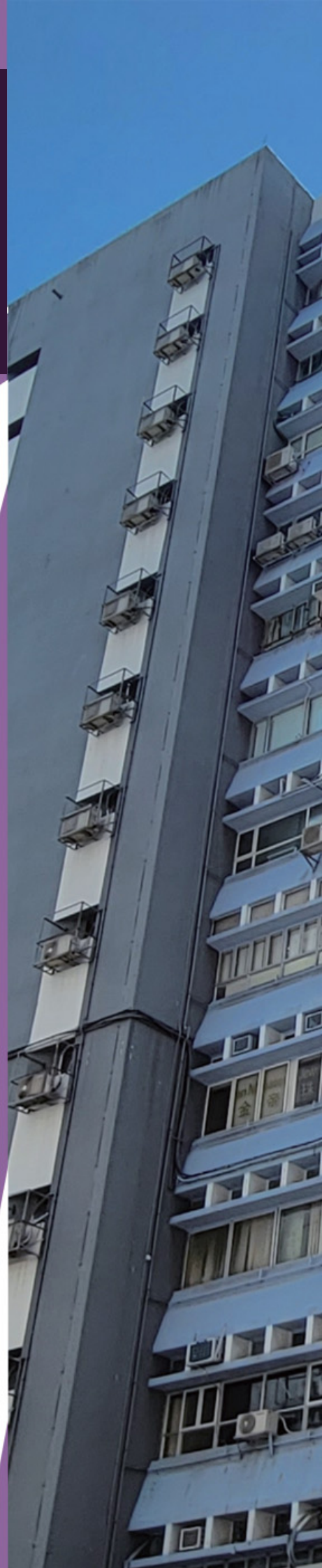
	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	125	118	67	42	118	147 <sup>#</sup>	76 <sup>#</sup>
使用量 Take-up	46	8	-108	145	52		
空置量 Vacancy	1 077	1 164	1 321	1 182	1 224		
% <sup>+</sup>	9.4	10.1	11.4	10.2	10.5		

+ 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

私人工業樓宇

P R I V A T E  
I N D U S T R I A L





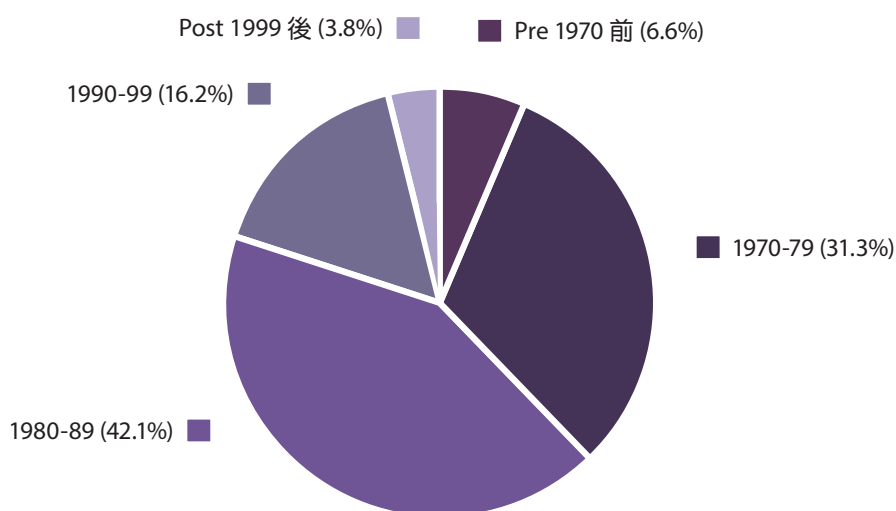
這類別包括分層工廠大廈及其附屬寫字樓。

This sector comprises flatted factories and their ancillary office accommodation.

這類物業於 2022 年年底的總存量為 16 218 900 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 2022, the stock in this sector was 16 218 900 m<sup>2</sup>, 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



2022 年的落成量為 105 000 平方米。新供應之中有 60% 來自荃灣，其餘則來自九龍，當中黃大仙佔總落成量的 20%。

Completions in 2022 amounted to 105 000 m<sup>2</sup>. 60% of the new supply came from Tsuen Wan whereas the remaining was from Kowloon of which Wong Tai Sin contributed 20% of the total.



2022 年的使用量維持正數，為 148 700 平方米。年底空置量下跌至 851 600 平方米，相當於總存量的 5.3%。近半空置面積位於觀塘、荃灣和葵青。

Take-up in 2022 remained positive at 148 700 m<sup>2</sup>. Vacancy at the year-end decreased to 851 600 m<sup>2</sup>, representing 5.3% of the total stock. Nearly half of the vacant spaces was located in Kwun Tong, Tsuen Wan and Kwai Tsing.



預計 2023 年的落成量將下降至 102 700 平方米。新面積將主要來自西貢、深水埗和葵青，分別佔總供應量的 45%、25% 和 23%。2024 年將有 41 100 平方米的新面積供應，主要來自荃灣，佔新供應量的 34%。另有 22% 新面積將來自觀塘。

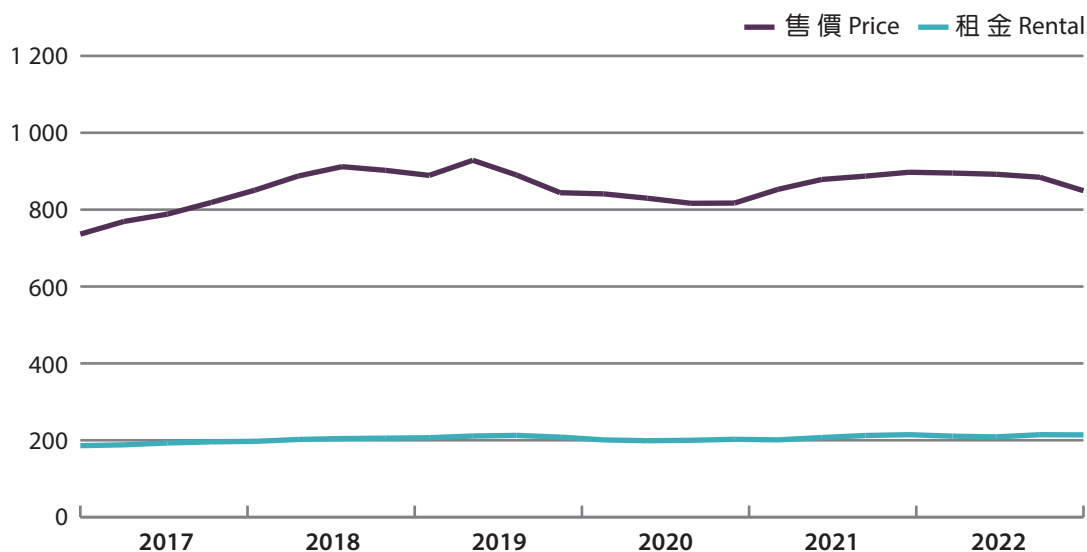
Completions in 2023 are expected to fall to 102 700 m<sup>2</sup>. New spaces will mainly come from Sai Kung, Sham Shui Po and Kwai Tsing, respectively contributing 45%, 25% and 23% of the total supply. New spaces of 41 100 m<sup>2</sup> will come on stream in 2024, largely from Tsuen Wan accounting for 34% of the new supply. Another 22% of new spaces will come from Kwun Tong.

售價在 2022 年首三季微跌，並在第四季顯著下跌，以 2021 年和 2022 年最後一季相比，全年以 5.3% 的跌幅作結。租金輕微起伏，以 2022 年第四季與 2021 年同期相比，錄得 0.2% 的輕微跌幅。

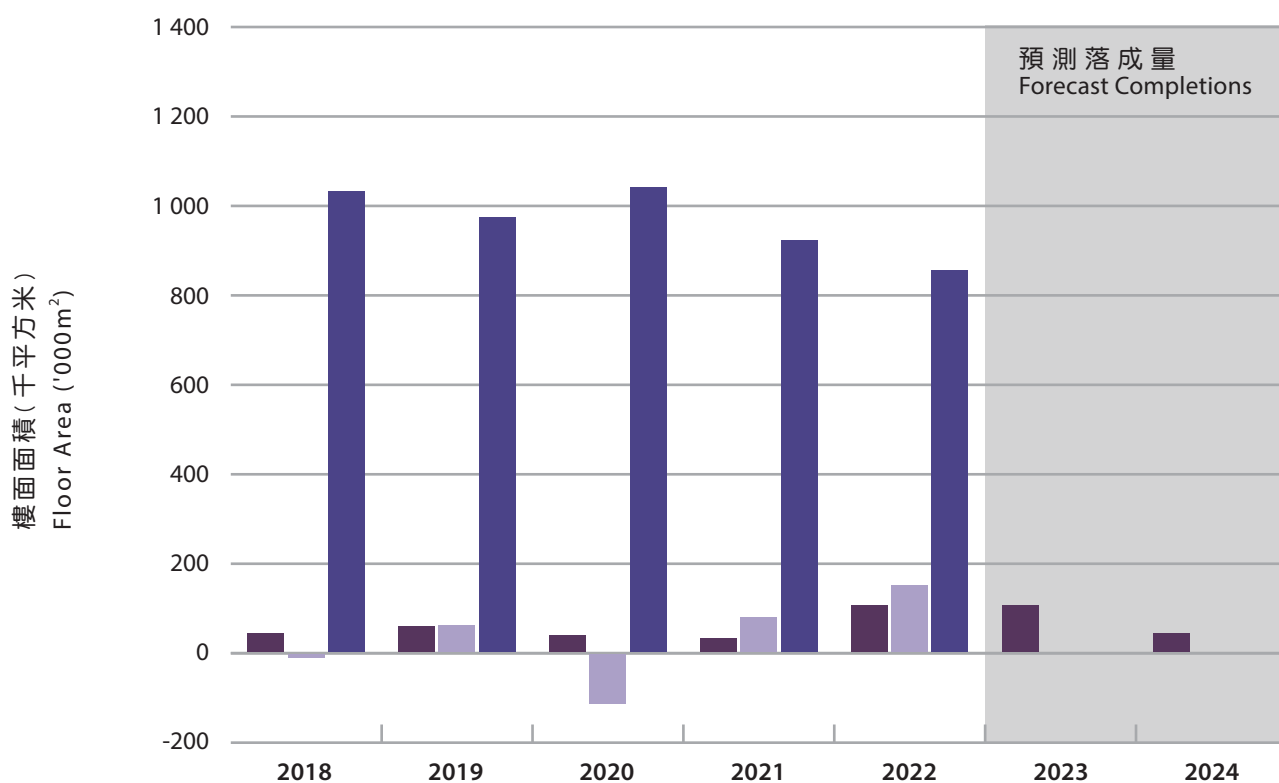
Prices dropped moderately in the first three quarters of 2022 and fell noticeably in the fourth quarter, ending the year with a decline of 5.3% between the final quarters of 2021 and 2022. Rents moved up and down moderately, recording a slight decrease of 0.2% in the fourth quarter of 2022 over the same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



### 售價及租金指數 Price and Rental Indices



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



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

+ 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

這類別指設計作工貿用途，並為此取得佔用許可證的樓宇。

2022年年底的總存量為534 600平方米，亦無新供應或樓宇拆卸。大部分面積位於市區，其中觀塘和深水埗共佔總面積的56%。

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

Stock at the end of 2022 was 534 600 m<sup>2</sup> with no new supply or demolition. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 56% of the total spaces.



使用量轉為正數2 500平方米。空置率微跌至年底總存量的11.3%，相當於60 300平方米，大約一半空置面積位於觀塘。

預測2023和2024年均不會有新供應。

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

No new supply is anticipated in both 2023 and 2024.

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



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

+ 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

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。

2022年年底，這類物業的總存量為3 283 500平方米，其中90%來自新界。

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

The stock in this sector was 3 283 500 m<sup>2</sup> at the end of 2022, of which 90% came from the New Territories.



2022年，共有124 900平方米樓面面積的新發展項目在新界落成，當中單是西貢便提供新落成面積的70%，其餘30%則來自荃灣和大埔。

預計落成面積將於2023和2024年分別下降至66 900平方米和67 500平方米。2023年的供應將主要來自元朗和葵青，分別佔總落成面積的42%和29%。在2024年，主要供應將來自北區和荃灣。

New developments with 124 900 m<sup>2</sup> of floor space in the New Territories were completed in 2022. Sai Kung alone provided 70% of the newly completed spaces while the remaining 30% came from Tsuen Wan and Tai Po.

Completions are expected to fall to 66 900 m<sup>2</sup> in 2023 and 67 500 m<sup>2</sup> in 2024. Supply in 2023 will be mainly from Yuen Long at 42% and Kwai Tsing at 29% of the total completions. In 2024, the major suppliers will be the North district and Tsuen Wan.

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。

2022年年底的總存量為3 818 700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68%。

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

The stock amounted to 3 818 700 m<sup>2</sup> at the end of 2022. Over 80% of the stock was in the New Territories, with predominance in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 68% of the total spaces.



2022年新落成的面積全部位於屯門，合共74 600平方米。年底空置量減至237 300平方米，相當於總存量的6.2%，使用量則為正數100 200平方米。

預計此類樓宇在2023和2024年均不會有新供應。

Completions in 2022 were all located in Tuen Mun providing 74 600 m<sup>2</sup> of new spaces. Vacancy at the year-end dropped to 237 300 m<sup>2</sup>, representing 6.2% of the stock, with a positive take-up of 100 200 m<sup>2</sup>.

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

技術附註

TECHNICAL  
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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 m<sup>2</sup>
- Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>
- Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>
- Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>
- Class E - saleable area of 160 m<sup>2</sup> 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 2020 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 2020 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 2020, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 For rated domestic premises completed prior to 2020, a projection of vacancies is made from the result of a 3% random sample survey of such units.

## 11. Take-up

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

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

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

## 12. Average Rents and Prices

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



12.2 本署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。

12.8 除另有說明外，本報告所用的「元」均指港元。

### 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。

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

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

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

### 13. Rental and Price Indices

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

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

13.3 如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。

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。

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

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

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

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

## 14. 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 2022 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、藍灣半島、康怡花園、逸濤灣、深灣 9 號、南豐新邨、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、懿匯、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、皓畋、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、凱旋門、帝峯·皇殿、譽·港灣、天鑄、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、迎海、粉嶺中心、名城、花都廣場、金獅花園、豪景花園、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、Park Yoho、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、天巒、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 2022 onwards are slightly different from those of previous years, and include:

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

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

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

14.2 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2022年的權數是根據2021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 2022, the weights are based on the number of transactions effected in 2021.

## 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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私人住宅 - 各類單位總存量及空置量  
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 <sup>2</sup> ]	2022 年年底總存量 Stock at year-end		2022 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	13 824	401 220	18 070	4.5
	20 - 39.9	387 396			
B	40 - 69.9	603 284	603 284	21 758	3.6
C	70 - 99.9	153 769	153 769	7 253	4.7
D	100 - 159.9	70 016	70 016	5 092	7.3
	160 - 199.9	13 697			
E	200 - 279.9	10 806	28 433	2 794	9.8
	> 279.9	3 930			
所有類別	ALL CLASSES	1 256 722	1 256 722	54 967	4.4

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	2021 年年底總存量 Stock at year-end	2022 年落成量 Completions	落成量佔 2021 年總存量的百分率 Completions as a % of 2021 Stock	2022 年年底總存量 Stock at year-end	2022 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	95 749	564	0.6	96 004	4 245	4.4
灣仔	Wan Chai	72 391	40	0.1	72 353	3 443	4.8
東區	Eastern	122 551	-	-	122 507	3 044	2.5
南區	Southern	42 410	1 859	4.4	44 177	4 054	9.2
<b>港島</b>	<b>HONG KONG</b>	<b>333 101</b>	<b>2 463</b>	<b>0.7</b>	<b>335 041</b>	<b>14 786</b>	<b>4.4</b>
油尖旺	Yau Tsim Mong	114 007	-	-	113 838	3 649	3.2
深水埗	Sham Shui Po	80 616	1 398	1.7	81 944	2 525	3.1
九龍城	Kowloon City	115 487	4 289	3.7	118 414	8 179	6.9
黃大仙	Wong Tai Sin	19 241	-	-	19 070	65	0.3
觀塘	Kwun Tong	50 286	7	- <sup>+</sup>	50 155	1 011	2.0
<b>九龍</b>	<b>KOWLOON</b>	<b>379 637</b>	<b>5 694</b>	<b>1.5</b>	<b>383 421</b>	<b>15 429</b>	<b>4.0</b>
葵青	Kwai Tsing	36 389	320	0.9	36 711	814	2.2
荃灣	Tsuen Wan	82 523	-	-	82 524	1 443	1.7
屯門	Tuen Mun	66 550	2 379	3.6	68 929	3 815	5.5
元朗	Yuen Long	84 867	3 036	3.6	87 897	4 721	5.4
北區	North	28 697	1 577	5.5	30 268	2 866	9.5
大埔	Tai Po	39 924	263	0.7	40 187	1 382	3.4
沙田	Sha Tin	83 944	2 959	3.5	86 908	5 370	6.2
西貢	Sai Kung	75 455	2 449	3.2	77 905	3 512	4.5
離島	Islands	26 908	28	0.1	26 931	829	3.1
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>525 257</b>	<b>13 011</b>	<b>2.5</b>	<b>538 260</b>	<b>24 752</b>	<b>4.6</b>
<b>全港</b>	<b>OVERALL</b>	<b>1 237 995</b>	<b>21 168</b>	<b>1.7</b>	<b>1 256 722</b>	<b>54 967</b>	<b>4.4</b>

+ 少於 0.05%

2022 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 2021 年年底總存量計算。

+ Below 0.05%

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

私人住宅 - 各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	2022 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	44 151	27 932	9 840	8 132	5 949	96 004
灣仔	Wan Chai	24 723	26 181	9 005	8 927	3 517	72 353
東區	Eastern	36 578	63 546	16 779	5 014	590	122 507
南區	Southern	6 828	20 631	4 361	5 817	6 540	44 177
<b>港島</b>	<b>HONG KONG</b>	<b>112 280</b>	<b>138 290</b>	<b>39 985</b>	<b>27 890</b>	<b>16 596</b>	<b>335 041</b>
油尖旺	Yau Tsim Mong	46 539	47 644	14 670	4 386	599	113 838
深水埗	Sham Shui Po	30 075	41 038	6 750	3 513	568	81 944
九龍城	Kowloon City	39 721	46 569	19 136	10 786	2 202	118 414
黃大仙	Wong Tai Sin	7 830	9 302	1 439	470	29	19 070
觀塘	Kwun Tong	18 201	30 034	1 676	225	19	50 155
<b>九龍</b>	<b>KOWLOON</b>	<b>142 366</b>	<b>174 587</b>	<b>43 671</b>	<b>19 380</b>	<b>3 417</b>	<b>383 421</b>
葵青	Kwai Tsing	14 944	18 243	2 933	555	36	36 711
荃灣	Tsuen Wan	17 495	54 683	8 501	1 494	351	82 524
屯門	Tuen Mun	25 818	36 329	4 065	1 928	789	68 929
元朗	Yuen Long	21 363	50 622	12 062	3 311	539	87 897
北區	North	12 924	14 096	1 856	725	667	30 268
大埔	Tai Po	12 435	14 738	6 344	4 666	2 004	40 187
沙田	Sha Tin	27 002	35 286	17 586	5 417	1 617	86 908
西貢	Sai Kung	12 392	52 052	9 330	2 312	1 819	77 905
離島	Islands	2 201	14 358	7 436	2 338	598	26 931
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>146 574</b>	<b>290 407</b>	<b>70 113</b>	<b>22 746</b>	<b>8 420</b>	<b>538 260</b>
<b>全港</b>	<b>OVERALL</b>	<b>401 220</b>	<b>603 284</b>	<b>153 769</b>	<b>70 016</b>	<b>28 433</b>	<b>1 256 722</b>

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	
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
	<b>全港</b>	<b>OVERALL</b>	<b>186</b>	<b>483</b>	<b>89</b>	<b>74</b>	<b>29</b>	<b>861</b>	<b>7 212</b>	<b>8 237</b>	<b>3 414</b>	<b>1 541</b>	<b>564</b>	<b>20 968</b>
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
	<b>全港</b>	<b>OVERALL</b>	<b>267</b>	<b>446</b>	<b>83</b>	<b>67</b>	<b>36</b>	<b>899</b>	<b>6 622</b>	<b>4 174</b>	<b>1 506</b>	<b>1 025</b>	<b>316</b>	<b>13 643 *</b>
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
	<b>全港</b>	<b>OVERALL</b>	<b>191</b>	<b>436</b>	<b>168</b>	<b>20</b>	<b>54</b>	<b>869</b>	<b>9 230</b>	<b>7 742</b>	<b>2 779</b>	<b>759</b>	<b>378</b>	<b>20 888</b>
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
	<b>全港</b>	<b>OVERALL</b>	<b>706</b>	<b>1 470</b>	<b>139</b>	<b>133</b>	<b>29</b>	<b>2 477</b>	<b>5 251</b>	<b>6 624</b>	<b>2 141</b>	<b>249</b>	<b>121</b>	<b>14 386</b>
2022	港島	Hong Kong	297	164	-	18	33	512	874	767	346	238	238	2 463
	九龍	Kowloon	857	880	76	16	8	1 837	2 371	2 610	494	85	134	5 694
	新界	New Territories	-	-	-	-	4	4	6 636	4 291	1 206	729	149	13 011
	<b>全港</b>	<b>OVERALL</b>	<b>1 154</b>	<b>1 044</b>	<b>76</b>	<b>34</b>	<b>45</b>	<b>2 353</b>	<b>9 881</b>	<b>7 668</b>	<b>2 046</b>	<b>1 052</b>	<b>521</b>	<b>21 168</b>

\* 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
2013	1 423	4 688	1 207	573	363		8 254
2014	2 160	8 446	4 207	666	240		15 719
2015	2 135	5 047	2 190	1 471	453		11 296 *
2016	3 937	7 162	1 413	1 325	758		14 595
2017	6 891	7 665	1 794	1 058	383		17 791
2018	7 212	8 237	3 414	1 541	564		20 968
2019	6 622	4 174	1 506	1 025	316		13 643 *
2020	9 230	7 742	2 779	759	378		20 888
2021	5 251	6 624	2 141	249	121		14 386
2022	9 881	7 668	2 046	1 052	521		21 168

\* 2015 年落成量包括在年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 <sup>2</sup> ]	2018	2019	2020	2021	2022			總數 Total
						港島 Hong Kong	九龍 Kowloon	新界 New Territories	
A	< 20.0	571	982	799	558	109	125	776	1 010
	20 - 39.9	6 641	5 640	8 431	4 693	765	2 246	5 860	8 871
B	40 - 69.9	8 237	4 174	7 742	6 624	767	2 610	4 291	7 668
C	70 - 99.9	3 414	1 506	2 779	2 141	346	494	1 206	2 046
D	100 - 159.9	1 541	1 025	759	249	238	85	729	1 052
	160 - 199.9	274	102	123	36	94	125	40	259
E	200 - 279.9	180	108	122	41	51	1	63	115
	> 279.9	110	106	133	44	93	8	46	147
所有類別 ALL CLASSES		20 968	13 643 *	20 888	14 386	2 463	5 694	13 011	21 168

\* 2019 年落成量包括在年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	2022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		[ 2023 ]	[ 2024 ]
中西區	Central and Western	475	50	3	-	36	564	579	409
灣仔	Wan Chai	-	29	7	1	3	40	48	402
東區	Eastern	-	-	-	-	-	-	420	156
南區	Southern	399	688	336	237	199	1 859	89	896
<b>港島</b>	<b>HONG KONG</b>	<b>874</b>	<b>767</b>	<b>346</b>	<b>238</b>	<b>238</b>	<b>2 463</b>	<b>1 136</b>	<b>1 863</b>
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	1 145	651
深水埗	Sham Shui Po	766	485	121	24	2	1 398	1 748	815
九龍城	Kowloon City	1 598	2 125	373	61	132	4 289	4 795	9 030
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	7	-	-	-	-	7	2 781	2 314
<b>九龍</b>	<b>KOWLOON</b>	<b>2 371</b>	<b>2 610</b>	<b>494</b>	<b>85</b>	<b>134</b>	<b>5 694</b>	<b>10 469</b>	<b>12 810</b>
葵青	Kwai Tsing	320	-	-	-	-	320	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-
屯門	Tuen Mun	1 793	418	98	34	36	2 379	2 829	2 592
元朗	Yuen Long	1 112	1 392	373	152	7	3 036	1 744	3 874
北區	North	1 299	262	15	1	-	1 577	-	-
大埔	Tai Po	-	-	3	182	78	263	2 026	2 448
沙田	Sha Tin	552	1 731	403	267	6	2 959	1 336	892
西貢	Sai Kung	1 552	470	312	93	22	2 449	377	1 931
離島	Islands	8	18	2	-	-	28	36	560
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>6 636</b>	<b>4 291</b>	<b>1 206</b>	<b>729</b>	<b>149</b>	<b>13 011</b>	<b>8 348</b>	<b>12 297</b>
<b>全港</b>	<b>OVERALL</b>	<b>9 881</b>	<b>7 668</b>	<b>2 046</b>	<b>1 052</b>	<b>521</b>	<b>21 168</b>	<b>19 953</b>	<b>26 970</b>

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	[ 2023 ]						[ 2024 ]					
		A	B	C	D	E	總數 Total	A	B	C	D	E	總數 Total
中西區	Central and Western	421	26	43	14	75	579	198	127	41	23	20	409
灣仔	Wan Chai	-	38	2	2	6	48	195	145	24	32	6	402
東區	Eastern	394	26	-	-	-	420	-	156	-	-	-	156
南區	Southern	-	4	12	14	59	89	142	512	165	70	7	896
<b>港島</b>	<b>HONG KONG</b>	<b>815</b>	<b>94</b>	<b>57</b>	<b>30</b>	<b>140</b>	<b>1 136</b>	<b>535</b>	<b>940</b>	<b>230</b>	<b>125</b>	<b>33</b>	<b>1 863</b>
油尖旺	Yau Tsim Mong	1 122	22	1	-	-	1 145	649	2	-	-	-	651
深水埗	Sham Shui Po	819	339	323	204	63	1 748	743	46	-	-	26	815
九龍城	Kowloon City	2 262	1 694	181	466	192	4 795	3 765	4 072	667	389	137	9 030
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
觀塘	Kwun Tong	1 031	1 465	220	54	11	2 781	1 541	771	1	1	-	2 314
<b>九龍</b>	<b>KOWLOON</b>	<b>5 234</b>	<b>3 520</b>	<b>725</b>	<b>724</b>	<b>266</b>	<b>10 469</b>	<b>6 698</b>	<b>4 891</b>	<b>668</b>	<b>390</b>	<b>163</b>	<b>12 810</b>
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	-	-	-	-	-	-
屯門	Tuen Mun	1 451	1 227	70	67	14	2 829	1 579	963	32	18	-	2 592
元朗	Yuen Long	445	1 021	261	-	17	1 744	1 675	1 781	385	33	-	3 874
北區	North	-	-	-	-	-	-	-	-	-	-	-	-
大埔	Tai Po	1 327	545	63	32	59	2 026	762	1 594	61	7	24	2 448
沙田	Sha Tin	466	663	196	8	3	1 336	97	391	352	52	-	892
西貢	Sai Kung	38	166	138	19	16	377	744	1 124	12	-	51	1 931
離島	Islands	-	-	-	3	33	36	-	323	130	76	31	560
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>3 727</b>	<b>3 622</b>	<b>728</b>	<b>129</b>	<b>142</b>	<b>8 348</b>	<b>4 857</b>	<b>6 176</b>	<b>972</b>	<b>186</b>	<b>106</b>	<b>12 297</b>
<b>全港</b>	<b>OVERALL</b>	<b>9 776</b>	<b>7 236</b>	<b>1 510</b>	<b>883</b>	<b>548</b>	<b>19 953</b>	<b>12 090</b>	<b>12 007</b>	<b>1 870</b>	<b>701</b>	<b>302</b>	<b>26 970</b>

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	2021 年年底總存量 Stock at year-end	2022 年落成量 Completions	落成量佔 2021 年總存量的百分率 Completions as a % of 2021 Stock	2022 年年底總存量 Stock at year-end
中西區	Central and Western	536	20	3.7	556
灣仔	Wan Chai	348	3	0.9	345
東區	Eastern	-	-	-	-
南區	Southern	1 779	6	0.3	1 785
<b>港島</b>	<b>HONG KONG</b>	<b>2 663</b>	<b>29</b>	<b>1.1</b>	<b>2 686</b>
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	105	-	-	105
九龍城	Kowloon City	504	3	0.6	503
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
<b>九龍</b>	<b>KOWLOON</b>	<b>653</b>	<b>3</b>	<b>0.5</b>	<b>652</b>
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	133	-	-	133
屯門	Tuen Mun	670	-	-	670
元朗	Yuen Long	8 182	8	0.1	8 184
北區	North	865	1	0.1	866
大埔	Tai Po	2 448	37	1.5	2 485
沙田	Sha Tin	963	22	2.3	985
西貢	Sai Kung	2 028	-	-	2 028
離島	Islands	901	-	-	895
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>16 192</b>	<b>68</b>	<b>0.4</b>	<b>16 248</b>
<b>全港</b>	<b>OVERALL</b>	<b>19 508</b>	<b>100</b>	<b>0.5</b>	<b>19 586</b>

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。  
2022 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 2021 年年底總存量計算。

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

私人住宅 - 整體空置趨勢  
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
2018	20 968	18 728	89.3	1 173 003	32 698	2.8	51 426	4.3
2019	13 643 *	11 895	87.2	1 192 801	32 997	2.8	44 892	3.7
2020	20 888	16 668	79.8	1 204 960	35 698	3.0	52 366	4.3
2021	14 386	13 326	92.6	1 223 609	36 838	3.0	50 164	4.1
2022	21 168	19 160	90.5	1 235 554	35 807	2.9	54 967	4.4

\* 2019 年落成量包括在年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 2022 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 2022 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	253	103	40.7	150	59.3
		九龍	Kowloon	2 186	1 265	57.9	921	42.1
		新界	New Territories	2 984	2 517	84.3	467	15.7
		<b>全港</b>	<b>OVERALL</b>	<b>5 423</b>	<b>3 885</b>	<b>71.6</b>	<b>1 538</b>	<b>28.4</b>
B		港島	Hong Kong	7	3	42.9	4	57.1
		九龍	Kowloon	2 638	1 670	63.3	968	36.7
		新界	New Territories	3 282	2 564	78.1	718	21.9
		<b>全港</b>	<b>OVERALL</b>	<b>5 927</b>	<b>4 237</b>	<b>71.5</b>	<b>1 690</b>	<b>28.5</b>
C		港島	Hong Kong	-	-	-	-	-
		九龍	Kowloon	664	482	72.6	182	27.4
		新界	New Territories	721	575	79.8	146	20.2
		<b>全港</b>	<b>OVERALL</b>	<b>1 385</b>	<b>1 057</b>	<b>76.3</b>	<b>328</b>	<b>23.7</b>
D		港島	Hong Kong	-	-	-	-	-
		九龍	Kowloon	27	23	85.2	4	14.8
		新界	New Territories	25	22	88.0	3	12.0
		<b>全港</b>	<b>OVERALL</b>	<b>52</b>	<b>45</b>	<b>86.5</b>	<b>7</b>	<b>13.5</b>
E		港島	Hong Kong	15	2	13.3	13	86.7
		九龍	Kowloon	6	1	16.7	5	83.3
		新界	New Territories	18	12	66.7	6	33.3
		<b>全港</b>	<b>OVERALL</b>	<b>39</b>	<b>15</b>	<b>38.5</b>	<b>24</b>	<b>61.5</b>
所有類別		港島	Hong Kong	275	108	39.3	167	60.7
All Classes		九龍	Kowloon	5 521	3 441	62.3	2 080	37.7
		新界	New Territories	7 030	5 690	80.9	1 340	19.1
		<b>全港</b>	<b>OVERALL</b>	<b>12 826</b>	<b>9 239</b>	<b>72.0</b>	<b>3 587</b>	<b>28.0</b>

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

每平方米月租 \$ / m<sup>2</sup> per month

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

\* 臨時數字  
( ) 表示少於 20 宗交易。

\* Provisional figures  
( ) Indicates fewer than 20 transactions.

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

每平方米售價 \$/m<sup>2</sup>

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
2021		189 596	165 828	152 765	184 591	161 225	136 451	214 633	188 801	137 408	246 482	210 657	126 010	286 286 ( 228 699 )		115 907
2022 *		173 001	152 266	143 547	173 775	152 416	130 910	202 660	172 087	135 002	229 316	188 485	119 014	250 055 ( 217 737 )		108 214
2021	10	186 889	162 494	153 204	184 600	151 232	133 457	213 691	205 332	138 074	270 143 ( 210 626 )	119 355 ( 396 782 )		- ( 117 391 )		
	11	185 735	160 924	154 586	188 298	152 581	135 305	218 572	157 340	137 963	242 231 ( 210 543 )	131 324 ( 241 116 ) ( 282 516 )				112 190
	12	182 038	158 895	150 227	180 230	155 688	134 759	220 620	193 351	132 671	229 725 ( 232 979 )	123 660 ( 283 455 ) ( 266 372 ) ( 102 956 )				
2022	1	187 692	161 015	153 749	178 743	157 349	134 957	212 167	183 525	137 967	226 374 ( 202 706 )	130 872 ( 272 625 ) ( 253 875 ) ( 105 913 )				
	2	181 542	154 575	148 478	182 090	158 580	136 737	214 997	172 362	136 181 ( 230 006 ) ( 220 330 )	121 921 ( 260 964 ) ( 348 811 ) ( 102 776 )					
	3	179 556	161 178	148 659	186 463	159 137	134 505	201 036	176 831	130 502 ( 222 539 ) ( 191 439 )	116 716 ( 233 286 )			- ( 99 268 )		
	4	183 183	163 509	149 829	181 452	162 584	138 770	203 320	188 048	136 885	247 263 ( 191 004 )	117 792 ( 221 540 ) ( 238 306 )				106 270
	5	180 594	157 172	148 577	180 275	157 989	135 286	203 786	167 937	143 704	251 428	187 509	121 651 ( 199 798 )			- ( 125 173 )
	6	176 855	148 803	145 996	183 457	156 356	132 643	210 240	171 859	137 864 ( 206 727 ) ( 140 847 )	125 970 ( 217 042 )					- ( 121 820 )
	7	167 549	157 596	144 387	174 784	154 309	128 222	206 080	188 395	135 386 ( 226 941 ) ( 181 060 )	121 849 ( 240 985 ) ( 185 631 ) ( 112 929 )					
	8	169 358	148 475	140 696	169 921	149 001	128 778	212 655	151 576	138 632 ( 235 534 ) ( 205 789 )	114 092 ( 200 336 ) ( 78 204 ) ( 130 519 )					
	9	162 710	142 151	141 137	162 162	144 934	126 012	204 390	171 280	131 896 ( 225 001 ) ( 172 079 )	118 683 ( 361 819 )					- ( 111 390 )
	10	157 131	142 962	136 554	160 996	139 119	124 261	201 317	161 492	128 253 ( 200 180 ) ( 189 642 )	111 690 ( 324 823 )					- ( 85 564 )
	11 *	151 119	134 750	130 652	159 903	136 875	120 975	187 274	155 560	124 685 ( 222 309 ) ( 191 606 )	104 771 ( 224 838 ) ( 189 259 ) ( 84 735 )					
	12 *	147 045	135 741	128 379	148 743	142 516	120 055	172 744	157 332	127 855 ( 234 405 ) ( 211 726 )	105 455 ( 190 957 ) ( 201 842 ) ( 95 575 )					

\* 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 2023

\* Provisional figures

( ) Indicates fewer than 20 transactions.

- No transaction record received by this Department.

Primary sales of domestic premises are excluded from the analysis.

Hong Kong Property Review 2023

私人住宅 - 各類單位租金指數 (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	
2013	163.6	153.8	141.0	142.0	143.8	155.8	142.7	154.5	
2014	171.8	158.9	143.3	142.3	141.9	161.6	142.2	159.5	
2015	187.4	172.7	154.0	150.5	145.7	175.7	148.9	172.8	
2016	184.8	165.8	148.4	146.3	141.9	170.8	144.7	168.2	
2017	201.2	181.7	159.4	153.5	143.9	186.2	150.1	182.6	
2018	213.4	192.4	166.7	159.2	148.7	197.0	155.6	193.0	
2019	215.3	193.3	167.1	159.4	148.3	198.4	155.7	194.4	
2020	198.2	181.1	155.4	148.5	136.2	184.2	144.3	180.3	
2021	196.7	180.9	156.1	148.1	136.5	183.8	144.0	179.8	
2022 *	195.6	176.9	152.9	147.6	137.5	181.3	144.3	178.2	
2021	10 - 12	200.7	183.4	158.1	150.8	140.3	187.1	147.0	183.3
2022	1 - 3	196.1	179.3	156.5	151.0	140.0	183.2	147.2	179.9
	4 - 6	194.0	176.8	152.7	149.6	139.6	180.7	146.2	177.7
	7 - 9	196.9	177.5	152.3	145.7	133.9	182.1	141.9	178.8
	10 - 12 *	195.2	173.9	149.9	144.2	136.4	179.3	141.8	176.3
2021	10	202.1	184.8	158.2	152.1	138.0	188.3	147.1	184.3
	11	200.0	183.4	157.7	149.2	141.2	186.8	146.3	182.9
	12	200.1	182.0	158.4	151.0	141.6	186.3	147.6	182.7
2022	1	196.4	181.2	157.7	153.6	139.6	184.4	148.7	181.1
	2	196.4	179.6	156.5	150.7	141.1	183.4	147.3	180.2
	3	195.6	177.0	155.4	148.8	139.3	181.8	145.5	178.5
	4	193.6	176.4	153.3	148.0	140.0	180.4	145.3	177.3
	5	194.6	176.6	152.2	150.5	140.7	180.8	147.2	177.9
	6	193.9	177.4	152.7	150.2	138.2	180.9	146.2	178.0
	7	194.8	177.4	152.6	147.3	135.5	181.3	143.4	178.1
	8	198.1	177.8	153.2	145.0	132.5	182.8	141.0	179.4
	9	197.9	177.4	151.2	144.9	133.6	182.3	141.3	179.0
	10	197.4	175.5	151.3	144.8	135.4	181.2	141.9	178.0
	11 *	194.4	173.7	149.5	144.6	137.0	178.8	142.3	175.9
	12 *	193.8	172.6	148.9	143.3	136.9	177.9	141.3	175.0

\* 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
2013	260.3	230.1	233.5	244.9	267.4	242.1	249.8	242.4
2014	278.7	243.2	238.2	247.8	264.7	257.1	252.3	256.9
2015	326.7	282.8	265.4	269.4	283.4	297.9	273.2	296.8
2016	314.8	272.9	258.8	264.5	275.1	287.1	267.1	286.1
2017	368.3	318.4	296.9	293.1	306.1	335.8	296.3	333.9
2018	416.6	359.3	333.0	320.1	325.2	380.2	321.5	377.3
2019	425.6	363.6	336.6	329.5	310.0	385.7	324.4	383.0
2020	423.2	364.3	328.2	317.3	309.5	383.6	315.5	381.2
2021	436.2	378.2	344.0	331.5	319.2	395.3	328.6	392.7
2022 *	407.3	357.5	329.8	314.7	301.4	372.1	311.9	369.7
2021 10 - 12	437.6	380.7	345.3	337.2	312.2	397.1	331.2	394.5
2022 1 - 3	425.7	373.3	338.5	317.9	303.9	388.3	314.7	385.3
4 - 6	423.7	371.9	341.0	318.5	307.6	386.9	316.2	384.1
7 - 9	405.3	356.2	329.8	315.8	297.7	370.7	312.1	368.3
10 - 12 *	374.6	328.6	309.8	306.6	296.6	342.3	304.7	340.9
2021 10	440.9	381.2	346.5	342.8	317.7	398.5	336.9	396.0
11	437.1	379.7	343.4	337.1	311.3	396.2	330.8	393.6
12	434.9	381.3	346.0	331.7	307.6	396.7	326.0	393.9
2022 1	433.8	377.4	342.5	326.0	306.9	393.8	321.6	390.8
2	423.1	371.9	337.8	317.6	303.5	386.6	314.4	383.6
3	420.1	370.6	335.3	310.1	( 301.2 )	384.6	308.0	381.4
4	425.5	372.7	340.9	316.6	305.6	388.0	314.1	385.0
5	426.5	371.8	343.6	322.1	( 310.8 )	388.2	319.7	385.5
6	419.0	371.1	338.5	316.9	( 306.5 )	384.6	314.7	381.8
7	414.3	364.4	336.3	318.6	( 301.8 )	379.0	315.1	376.5
8	405.3	356.2	328.5	315.0	( 294.7 )	370.6	310.8	368.2
9	396.3	347.9	324.7	313.8	( 296.6 )	362.4	310.4	360.3
10	385.2	337.3	317.9	311.2	( 295.7 )	351.9	308.2	350.2
11 *	372.3	325.9	307.0	305.7	( 293.8 )	339.8	303.5	338.4
12 *	366.3	322.5	304.6	303.0	( 300.2 )	335.3	302.5	334.1

\* 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	
2021	1	322.5	311.3	321.2	361.0	267.8	321.5	325.5	312.4	322.7
	2	324.6	314.0	323.7	362.7	271.3	324.4	327.6	315.1	325.2
	3	327.1	318.1	327.3	366.7	275.1	328.5	330.2	319.2	328.8
	4	328.3	320.7	329.5	369.2	276.7	330.5	331.5	321.8	331.0
	5	331.5	325.0	333.4	371.1	276.6	331.3	334.6	326.0	334.9
	6	332.1	325.9	334.2	372.5	278.0	332.7	335.2	327.0	335.7
	7	334.8	328.6	337.0	371.9	276.7	331.7	337.9	329.5	338.4
	8	334.8	328.4	336.8	373.9	280.2	334.7	337.9	329.4	338.3
	9	335.0	329.2	337.5	378.4	283.0	338.4	338.3	330.4	339.1
	10	333.1	328.2	336.1	378.5	283.2	338.6	336.4	329.3	337.7
	11	330.4	325.5	333.3	372.6	281.1	334.7	333.6	326.6	334.9
	12	330.8	325.7	333.7	370.2	280.2	333.1	333.9	326.8	335.2
2022	1	327.6	323.7	331.3	368.8	277.0	330.7	330.9	324.8	332.7
	2	322.3	319.7	326.7	362.5	272.4	325.1	325.5	320.7	328.2
	3	319.1	318.3	324.7	359.7	269.4	322.0	322.3	319.3	326.1
	4	321.0	322.4	328.1	362.9	275.1	327.2	324.2	323.4	329.6
	5	321.4	322.6	328.4	367.9	279.4	332.0	324.8	323.8	330.0
	6	317.1	319.8	325.0	367.1	278.7	331.3	320.6	321.0	326.7
	7	313.4	315.0	320.5	365.3	277.9	330.0	316.9	316.3	322.2
	8	306.8	307.8	313.4	360.1	277.4	327.8	310.3	309.3	315.3
	9	300.2	300.8	306.4	355.6	276.5	325.6	303.8	302.4	308.4
	10	291.0	291.5	296.9	353.0	272.8	322.0	294.7	293.3	299.1
	11 *	279.7	282.3	286.8	348.9	269.6	318.2	283.6	284.3	289.2
	12 *	276.7	278.8	283.4	349.1	268.8	317.7	280.7	280.7	285.8

\* 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 m<sup>2</sup>

地區	District	2022年年底總存量 Stock at year-end				2022年年底空置量 Amount Vacant at year-end				空置百分率 % Vacant			
		甲級 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	1 900 100	783 100	564 500	3 247 700	174 600	84 300	50 400	309 300	9.2	10.8	8.9	9.5
灣仔	Wan Chai	1 007 700	605 700	309 100	1 922 500	120 100	100 000	25 600	245 700	11.9	16.5	8.3	12.8
東區	Eastern	877 500	187 300	58 800	1 123 600	170 300	28 700	4 500	203 500	19.4	15.3	7.7	18.1
南區	Southern	238 400	93 400	21 700	353 500	34 600	23 800	2 200	60 600	14.5	25.5	10.1	17.1
<b>港島</b>	<b>HONG KONG</b>	<b>4 023 700</b>	<b>1 669 500</b>	<b>954 100</b>	<b>6 647 300</b>	<b>499 600</b>	<b>236 800</b>	<b>82 700</b>	<b>819 100</b>	<b>12.4</b>	<b>14.2</b>	<b>8.7</b>	<b>12.3</b>
油尖旺	Yau Tsim Mong	1 198 000	618 500	401 400	2 217 900	167 100	63 200	24 900	255 200	13.9	10.2	6.2	11.5
深水埗	Sham Shui Po	243 800	76 500	38 600	358 900	45 000	14 000	2 100	61 100	18.5	18.3	5.4	17.0
九龍城	Kowloon City	244 100	41 900	20 900	306 900	113 200	-	2 700	115 900	46.4	-	12.9	37.8
黃大仙	Wong Tai Sin	33 400	47 100	1 200	81 700	11 900	4 600	200	16 700	35.6	9.8	16.7	20.4
觀塘	Kwun Tong	1 611 500	280 500	17 700	1 909 700	284 800	65 700	9 400	359 900	17.7	23.4	53.1	18.8
<b>九龍</b>	<b>KOWLOON</b>	<b>3 330 800</b>	<b>1 064 500</b>	<b>479 800</b>	<b>4 875 100</b>	<b>622 000</b>	<b>147 500</b>	<b>39 300</b>	<b>808 800</b>	<b>18.7</b>	<b>13.9</b>	<b>8.2</b>	<b>16.6</b>
葵青	Kwai Tsing	172 500	96 400	8 600	277 500	7 200	24 900	6 200	38 300	4.2	25.8	72.1	13.8
荃灣	Tsuen Wan	182 500	75 200	800	258 500	62 300	22 600	300	85 200	34.1	30.1	37.5	33.0
屯門	Tuen Mun	32 200	20 200	6 500	58 900	1 200	12 100	800	14 100	3.7	59.9	12.3	23.9
元朗	Yuen Long	39 600	12 900	19 000	71 500	30 400	300	300	31 000	76.8	2.3	1.6	43.4
北區	North	29 900	700	500	31 100	2 900	-	-	2 900	9.7	-	-	9.3
大埔	Tai Po	-	5 200	1 200	6 400	-	-	-	-	-	-	-	-
沙田	Sha Tin	491 400	19 500	-	510 900	26 100	800	-	26 900	5.3	4.1	-	5.3
西貢	Sai Kung	25 000	3 400	-	28 400	17 900	200	-	18 100	71.6	5.9	-	63.7
離島	Islands	127 900	18 900	-	146 800	10 000	5 200	-	15 200	7.8	27.5	-	10.4
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>1 101 000</b>	<b>252 400</b>	<b>36 600</b>	<b>1 390 000</b>	<b>158 000</b>	<b>66 100</b>	<b>7 600</b>	<b>231 700</b>	<b>14.4</b>	<b>26.2</b>	<b>20.8</b>	<b>16.7</b>
<b>全港</b>	<b>OVERALL</b>	<b>8 455 500</b>	<b>2 986 400</b>	<b>1 470 500</b>	<b>12 912 400</b>	<b>1 279 600</b>	<b>450 400</b>	<b>129 600</b>	<b>1 859 600</b>	<b>15.1</b>	<b>15.1</b>	<b>8.8</b>	<b>14.4</b>
分區	Sub-districts												
上環	Sheung Wan	229 200	351 500	387 100	967 800	31 400	44 800	29 400	105 600	13.7	12.7	7.6	10.9
中區	Central	1 627 800	381 100	161 900	2 170 800	141 600	38 200	20 100	199 900	8.7	10.0	12.4	9.2
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	963 500	573 800	287 700	1 825 000	111 800	97 400	23 800	233 000	11.6	17.0	8.3	12.8
北角 / 鰂魚涌	North Point / Quarry Bay	921 800	154 600	61 000	1 137 400	178 600	17 100	4 000	199 700	19.4	11.1	6.6	17.6
尖沙咀	Tsim Sha Tsui	878 500	303 200	198 300	1 380 000	132 400	25 100	12 600	170 100	15.1	8.3	6.4	12.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	336 700	315 400	203 100	855 200	39 700	38 000	12 300	90 000	11.8	12.0	6.1	10.5

分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 <sup>2</sup>					
地區	District	2021 年年底總存量 Stock at year-end	2022 年落成量 Completions	落成量佔 2021 年總存量的百分率 Completions as a % of 2021 Stock	2022 年年底總存量 Stock at year-end	2022 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	3 245 500	2 400	0.1	3 247 700	309 300	9.5
灣仔	Wan Chai	1 912 000	9 500	0.5	1 922 500	245 700	12.8
東區	Eastern	1 055 700	67 400	6.4	1 123 600	203 500	18.1
南區	Southern	328 200	24 900	7.6	353 500	60 600	17.1
<b>港島</b>	<b>HONG KONG</b>	<b>6 541 400</b>	<b>104 200</b>	<b>1.6</b>	<b>6 647 300</b>	<b>819 100</b>	<b>12.3</b>
油尖旺	Yau Tsim Mong	2 216 500	-	-	2 217 900	255 200	11.5
深水埗	Sham Shui Po	359 400	-	-	358 900	61 100	17.0
九龍城	Kowloon City	217 700	89 200	41.0	306 900	115 900	37.8
黃大仙	Wong Tai Sin	81 900	-	-	81 700	16 700	20.4
觀塘	Kwun Tong	1 818 700	84 600	4.7	1 909 700	359 900	18.8
<b>九龍</b>	<b>KOWLOON</b>	<b>4 694 200</b>	<b>173 800</b>	<b>3.7</b>	<b>4 875 100</b>	<b>808 800</b>	<b>16.6</b>
葵青	Kwai Tsing	259 900	-	-	277 500	38 300	13.8
荃灣	Tsuen Wan	214 600	42 900	20.0	258 500	85 200	33.0
屯門	Tuen Mun	59 600	-	-	58 900	14 100	23.9
元朗	Yuen Long	41 100	30 400	74.0	71 500	31 000	43.4
北區	North	31 100	-	-	31 100	2 900	9.3
大埔	Tai Po	6 400	-	-	6 400	-	-
沙田	Sha Tin	512 500	-	-	510 900	26 900	5.3
西貢	Sai Kung	28 400	-	-	28 400	18 100	63.7
離島	Islands	150 600	-	-	146 800	15 200	10.4
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>1 304 200</b>	<b>73 300</b>	<b>5.6</b>	<b>1 390 000</b>	<b>231 700</b>	<b>16.7</b>
<b>全港</b>	<b>OVERALL</b>	<b>12 539 800</b>	<b>351 300</b>	<b>2.8</b>	<b>12 912 400</b>	<b>1 859 600</b>	<b>14.4</b>
分區	Sub-districts						
上環	Sheung Wan	965 600	2 000	0.2	967 800	105 600	10.9
中區	Central	2 170 700	400	0.0 <sup>+</sup>	2 170 800	199 900	9.2
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 814 400	9 500	0.5	1 825 000	233 000	12.8
北角 / 鯉魚涌	North Point / Quarry Bay	1 084 100	67 400	6.2	1 137 400	199 700	17.6
尖沙咀	Tsim Sha Tsui	1 379 400	-	-	1 380 000	170 100	12.3
油麻地 / 旺角	Yau Ma Tei / Mong Kok	854 400	-	-	855 200	90 000	10.5

+ 少於 0.05%

2022 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 2021 年年底總存量計算。分區數字已包括在地區數字內。

+ Below 0.05%

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

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

平方米 m<sup>2</sup>

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
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
	<b>全港</b>	<b>OVERALL</b>	-	-	<b>800</b>	<b>800</b>	<b>178 500</b>	<b>700</b>	-	<b>179 200</b>	<b>7 775 300</b>	<b>2 797 300</b>	<b>1 480 700</b>	<b>12 053 300</b>
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
	<b>全港</b>	<b>OVERALL</b>	<b>26 400</b>	<b>19 800</b>	<b>1 900</b>	<b>48 100</b>	<b>241 900</b>	<b>20 200</b>	<b>4 800</b>	<b>266 900</b>	<b>8 019 300</b>	<b>2 814 100</b>	<b>1 480 400</b>	<b>12 313 800</b>
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
	<b>全港</b>	<b>OVERALL</b>	-	<b>12 400</b>	<b>12 700</b>	<b>25 100</b>	<b>46 300</b>	<b>22 500</b>	<b>200</b>	<b>69 000</b>	<b>8 101 200</b>	<b>2 849 900</b>	<b>1 475 700</b>	<b>12 426 800</b>
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
	<b>全港</b>	<b>OVERALL</b>	-	<b>2 300</b>	-	<b>2 300</b>	<b>48 200</b>	<b>21 200</b>	<b>200</b>	<b>69 600</b>	<b>8 159 900</b>	<b>2 896 100</b>	<b>1 483 800</b>	<b>12 539 800</b>
2022	港島	Hong Kong	-	12 000	1 400	13 400	80 500	22 100	1 600	104 200	4 023 700	1 669 500	954 100	6 647 300
	九龍	Kowloon	-	-	-	-	156 400	17 300	100	173 800	3 330 800	1 064 500	479 800	4 875 100
	新界	New Territories	-	-	-	-	62 400	10 900	-	73 300	1 101 000	252 400	36 600	1 390 000
	<b>全港</b>	<b>OVERALL</b>	-	<b>12 000</b>	<b>1 400</b>	<b>13 400</b>	<b>299 300</b>	<b>50 300</b>	<b>1 700</b>	<b>351 300</b>	<b>8 455 500</b>	<b>2 986 400</b>	<b>1 470 500</b>	<b>12 912 400</b>

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 m<sup>2</sup>

地區	District	2022年落成量 Completions				預測落成量	
		甲級 A	乙級 B	丙級 C	總數 Total	[ 2023 ]	[ 2024 ]
中西區	Central and Western	-	2 400	-	2 400	64 500	19 000
灣仔	Wan Chai	-	8 500	1 000	9 500	18 500	14 400
東區	Eastern	65 500	1 300	600	67 400	7 700	300
南區	Southern	15 000	9 900	-	24 900	22 100	-
<b>港島</b>	<b>HONG KONG</b>	<b>80 500</b>	<b>22 100</b>	<b>1 600</b>	<b>104 200</b>	<b>112 800</b>	<b>33 700</b>
油尖旺	Yau Tsim Mong	-	-	-	-	15 600	4 200
深水埗	Sham Shui Po	-	-	-	-	96 400	-
九龍城	Kowloon City	89 200	-	-	89 200	9 600	10 700
黃大仙	Wong Tai Sin	-	-	-	-	7 400	-
觀塘	Kwun Tong	67 200	17 300	100	84 600	25 400	47 800
<b>九龍</b>	<b>KOWLOON</b>	<b>156 400</b>	<b>17 300</b>	<b>100</b>	<b>173 800</b>	<b>154 400</b>	<b>62 700</b>
葵青	Kwai Tsing	-	-	-	-	-	-
荃灣	Tsuen Wan	32 000	10 900	-	42 900	-	9 300
屯門	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	30 400	-	-	30 400	-	-
北區	North	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>62 400</b>	<b>10 900</b>	<b>-</b>	<b>73 300</b>	<b>-</b>	<b>9 300</b>
<b>全港</b>	<b>OVERALL</b>	<b>299 300</b>	<b>50 300</b>	<b>1 700</b>	<b>351 300</b>	<b>267 200</b>	<b>105 700</b>
分區	Sub-districts						
上環	Sheung Wan	-	2 000	-	2 000	1 000	12 300
中區	Central	-	400	-	400	63 500	6 800
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	8 500	1 000	9 500	18 500	14 400
北角 / 鯉魚涌	North Point / Quarry Bay	65 500	1 300	600	67 400	7 700	300
尖沙咀	Tsim Sha Tsui	-	-	-	-	8 400	2 400
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	7 200	1 800

分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 m<sup>2</sup>

地區	District	[ 2023 ]				[ 2024 ]			
		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	63 500	1 000	-	64 500	11 600	7 400	-	19 000
灣仔	Wan Chai	14 100	4 400	-	18 500	12 400	1 000	1 000	14 400
東區	Eastern	6 300	-	1 400	7 700	-	-	300	300
南區	Southern	22 100	-	-	22 100	-	-	-	-
<b>港島</b>	<b>HONG KONG</b>	<b>106 000</b>	<b>5 400</b>	<b>1 400</b>	<b>112 800</b>	<b>24 000</b>	<b>8 400</b>	<b>1 300</b>	<b>33 700</b>
油尖旺	Yau Tsim Mong	13 100	2 500	-	15 600	-	4 200	-	4 200
深水埗	Sham Shui Po	96 400	-	-	96 400	-	-	-	-
九龍城	Kowloon City	9 600	-	-	9 600	10 700	-	-	10 700
黃大仙	Wong Tai Sin	7 400	-	-	7 400	-	-	-	-
觀塘	Kwun Tong	18 200	7 200	-	25 400	42 600	5 200	-	47 800
<b>九龍</b>	<b>KOWLOON</b>	<b>144 700</b>	<b>9 700</b>	<b>-</b>	<b>154 400</b>	<b>53 300</b>	<b>9 400</b>	<b>-</b>	<b>62 700</b>
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	9 300	-	-	9 300
屯門	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北區	North	-	-	-	-	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	-	-	-	-
西貢	Sai Kung	-	-	-	-	-	-	-	-
離島	Islands	-	-	-	-	-	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9 300</b>	<b>-</b>	<b>-</b>	<b>9 300</b>
<b>全港</b>	<b>OVERALL</b>	<b>250 700</b>	<b>15 100</b>	<b>1 400</b>	<b>267 200</b>	<b>86 600</b>	<b>17 800</b>	<b>1 300</b>	<b>105 700</b>
分區	Sub-districts								
上環	Sheung Wan	-	1 000	-	1 000	11 600	700	-	12 300
中區	Central	63 500	-	-	63 500	-	6 800	-	6 800
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	14 100	4 400	-	18 500	12 400	1 000	1 000	14 400
北角 / 鯉魚涌	North Point / Quarry Bay	6 300	-	1 400	7 700	-	-	300	300
尖沙咀	Tsim Sha Tsui	5 900	2 500	-	8 400	-	2 400	-	2 400
油麻地 / 旺角	Yau Ma Tei / Mong Kok	7 200	-	-	7 200	-	1 800	-	1 800

分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 m<sup>2</sup>

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
2018	179 200	159 100	88.8	11 874 100	873 000	7.4	1 032 100	8.6
2019	266 900	189 400	71.0	12 046 900	914 500	7.6	1 103 900	9.0
2020	69 000	66 400	96.2	12 357 800	1 367 600	11.1	1 434 000	11.5
2021	69 600	68 000	97.7	12 470 200	1 473 000	11.8	1 541 000	12.3
2022	351 300	347 300	98.9	12 561 100	1 512 300	12.0	1 859 600	14.4



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

每平方米月租 \$ / m<sup>2</sup> per month

[ 平均面積 ]		甲級 Grade A						乙級 Grade B						丙級 Grade C								
[ Average size ]		[ 264 平方米 m <sup>2</sup> ]						[ 95 平方米 m <sup>2</sup> ]						[ 46 平方米 m <sup>2</sup> ]								
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#
		2021		887	1 075	703	547	523	683	350	521	776	514	404	464	454	311	416	583	494	443	469
2022 *		883	1 036	654	527	521	638	356	495	783	502	415	458	468	314	401	589	487	433	466	444	160
2021	7	807	945	740	528	555	604	353	465	747	513	368	457	454	281	428	587	493	443	485	441	-
	8	824	1 078	676	544	555	694	359	543	816	517	390	468	473	306	430	613	511	438	478	450	-
	9	965	1 064	675	506	507	719	353	589	716	535	381	486	459	315	429	633	492	463	480	469	( 207 )
	10	869	1 040	664	583	540	761	354	560	786	537	327	488	434	328	388	572	517	462	476	435	-
	11	910	1 101	668	513	531	817	352	565	785	515	414	469	431	319	396	605	502	451	486	446	-
	12 ( 712 )	1 143	720	545	517	601	358	544	750	524	410	469	461	332	426	582	471	446	464	467	( 223 )	
2022	1 ( 794 )	1 103	658	510	548	802	347	519	855	519	379	461	447	328	386	583	473	442	463	408	( 141 )	
	2 ( 784 )	1 073	654	571	497	600	367	528	799	516	450	448	480	322	424	588	466	440	456	444	( 75 )	
	3	624	1 104	660	563	552 ( 520 )	363	486	770	513	413	482	462	325	403	629	494	424	485	437	-	
	4	905	995	613	500	500 ( 744 )	361	510	858	512	438	437	487	322	385	568	490	424	444	433	( 120 )	
	5	931	998	689	608	527	688	350	417	886	505	510	450	455	274	415	549	484	447	465	447	-
	6	851	1 007	624	552	506	730	368	504	696	503	463	443	463	299	405	598	510	442	485	433	-
	7	1 089	1 001	679	486	512	573	355	467	801	455	413	450	475	309	405	599	480	440	467	454	( 183 )
	8	1 034	1 092	652	521	513 ( 770 )	351	483	772	485	406	482	456	323	392	577	490	427	453	443	( 138 )	
	9	880	994	677	526	540	568	377	537	739	504	369	446	492	287	407	626	472	464	447	461	( 182 )
	10 *	731	911	655	557	517 ( 600 )	350	464	713	485	448	491	477	336	409	600	495	435	503	450	( 187 )	
	11 * ( 585 )	1 058	625	487	505 ( 420 )	301	531	767	509	446	455	444	361	389	593	481	410	475	476	( 145 )		
	12 *	876	1 051	626	470	535 ( 492 )	345	482	744	531	359	461	473	304	394	532	511	412	455	446	( 223 )	

\* 臨時數字

( ) 表示少於 5 宗交易。

[ ] 表示 2022 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 2022.

- No transaction record received by this Department.

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

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

每平方米售價 \$ / m<sup>2</sup>

[ 平均面積 ] [ Average size ]	甲級 Grade A [ 117 平方米 m <sup>2</sup> ]										乙級 Grade B [ 69 平方米 m <sup>2</sup> ]					丙級 Grade C [ 42 平方米 m <sup>2</sup> ]							
	上環		中區		灣仔/ 銅鑼灣	北角/ 鰂魚涌	尖沙咀	油麻地/ 旺角	九龍灣/ 觀塘 <sup>#</sup>	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌	尖沙咀	油麻地/ 旺角	九龍灣/ 觀塘 <sup>#</sup>	上環	中區	灣仔/ 銅鑼灣	北角/ 鰂魚涌	尖沙咀	油麻地/ 旺角	九龍灣/ 觀塘 <sup>#</sup>
	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsu	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Kwun Tong <sup>#</sup>	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsu	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Kwun Tong <sup>#</sup>	Sheung Wan	Central	Wan Chai/ Causeway Bay	North Point/ Quarry Bay	Tsim Sha Tsu	Yau Ma Tei/ Mong Kok	Kowloon Bay/ Kwun Tong <sup>#</sup>		
2021	559 780	557 614	318 174	-	180 149	-	155 562	208 422 ( 312 416 )	252 433	177 570	185 793	208 487 ( 169 488 )	182 970	274 110	208 901	189 553	167 628	176 751	-				
2022 *	( 233 958 )	410 515 ( 236 037 )	-	187 641	-	129 791	178 570 ( 236 526 )	256 046 ( 142 361 )	188 111	178 377 ( 139 749 )	173 013	239 927	201 934	195 030	155 929	163 322	-						
2021	7 ( 414 422 )	-	-	- ( 148 935 )	-	( 130 087 )	( 194 180 )	- ( 192 530 ) ( 163 223 )	( 217 766 )	( 178 612 )	-	205 560	-	208 130	208 248	189 554	183 968	-					
	8	-	-	-	184 692	-	( 122 753 ) ( 167 328 )	- ( 225 474 ) ( 191 038 )	( 198 218 )	( 155 435 ) ( 181 780 )	( 144 186 )	- ( 203 798 )	( 190 510 )	160 494	194 417	-							
	9	-	- ( 317 245 )	-	-	-	( 141 198 ) ( 341 649 )	- ( 306 415 ) ( 173 926 )	( 199 964 )	159 323 ( 192 690 )	( 236 753 )	- ( 190 923 )	( 176 515 )	190 141	168 522	-							
	10	-	( 451 128 )	-	( 154 652 )	-	153 209	-	( 337 006 )	- ( 167 539 ) ( 186 753 )	( 174 795 )	177 809 ( 278 654 )	( 223 370 )	( 187 713 )	181 419 ( 163 003 )	-							
	11	-	-	-	( 179 245 )	-	( 136 981 ) ( 140 094 )	( 205 128 ) ( 181 347 )	-	-	188 818	-	162 401	-	214 479 ( 190 684 )	152 192	171 512	-					
	12	-	- ( 275 919 )	-	-	-	( 135 614 )	- ( 361 991 )	-	- ( 189 834 ) ( 202 884 )	-	( 148 168 )	-	- ( 196 383 )	157 596	193 378	-						
2022	1	-	( 400 468 )	-	( 183 727 )	-	( 198 020 )	- ( 334 331 ) ( 283 461 )	-	( 178 953 )	183 409	-	204 521 ( 225 850 )	( 234 003 ) ( 189 809 )	153 616	177 004	-						
	2	-	( 407 518 )	-	-	-	-	( 201 852 )	-	-	-	-	198 025 ( 268 142 )	( 159 551 )	- ( 142 794 )	160 153	-						
	3	-	-	-	-	-	-	- ( 213 245 )	-	- ( 174 467 )	-	( 129 803 )	-	213 760	-	162 699	165 570	-					
	4	-	-	-	-	-	( 151 088 ) ( 196 923 )	-	- ( 190 533 )	174 120 ( 155 102 )	( 180 719 ) ( 186 170 )	180 991 ( 216 711 )	( 200 447 )	154 618	-								
	5	-	( 433 717 )	-	( 166 142 )	-	-	-	-	192 965 ( 151 186 )	-	( 169 340 ) ( 278 221 )	( 240 799 ) ( 148 872 )	( 153 221 )	139 567	-							
	6 ( 233 958 )	-	( 169 843 )	-	( 204 525 )	-	( 85 136 ) ( 216 838 )	- ( 188 544 )	- ( 210 053 ) ( 159 523 )	-	( 147 558 )	- ( 188 293 ) ( 169 492 )	( 113 514 ) ( 192 756 )	-									
	7	-	-	-	( 221 610 )	-	- ( 140 070 )	- ( 215 232 )	- ( 227 136 ) ( 211 204 )	-	( 127 869 ) ( 220 000 )	( 240 741 ) ( 176 101 )	149 224	158 037	-								
	8	-	- ( 358 680 )	-	-	-	( 135 847 )	-	-	- ( 161 894 )	-	( 208 696 ) ( 396 641 )	( 191 078 )	-	142 030	184 436	-						
	9	-	-	-	-	-	( 88 593 )	-	-	- ( 142 702 )	-	( 159 538 )	- ( 203 239 ) ( 217 916 )	( 161 554 ) ( 156 487 )	-								
	10 *	-	- ( 179 588 )	-	( 176 683 )	-	( 132 548 )	-	- ( 324 921 ) ( 142 361 )	( 133 333 ) ( 163 778 )	-	( 177 453 )	-	- ( 214 876 )	173 246 ( 191 083 )	-							
	11 *	-	( 315 271 )	-	( 177 054 )	-	- ( 159 722 ) ( 178 325 )	-	- ( 175 915 ) ( 163 450 )	( 124 396 ) ( 158 451 )	-	( 129 972 ) ( 183 962 )	137 829 ( 149 300 )	-									
	12 *	-	( 472 396 )	-	( 194 704 )	-	-	-	- ( 171 549 ) ( 250 690 )	-	( 139 080 ) ( 135 868 )	( 261 682 ) ( 215 849 )	( 135 952 ) ( 131 362 )	-									

\* 臨時數字

( ) 表示少於 5 宗交易。

[ ] 表示 2022 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 2022.

- No transaction record received by this Department.

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

私人寫字樓 - 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	
2013	211.5	200.7	182.2	204.1	378.9	434.4	430.7	409.8	
2014	219.0	212.1	195.8	213.7	374.3	448.7	444.2	423.0	
2015	230.9	226.0	210.9	226.7	401.1	485.2	474.0	448.9	
2016	237.9	231.0	213.6	232.3	400.1	457.2	444.7	426.9	
2017	248.8	237.6	221.7	241.8	450.6	524.9	507.4	487.1	
2018	261.1	246.6	228.5	252.2	539.1	580.5	557.0	554.7	
2019	270.1	256.0	236.3	261.4	524.8	580.3	558.2	543.0	
2020	249.9	236.7	219.5	241.7	440.5	532.9	514.3	468.8	
2021	237.0	233.1	220.3	233.4	457.5	549.4	518.2	502.5	
2022 *	232.3	231.6	218.5	230.1	463.5 @	522.3	505.6	496.9 @	
2021	7 - 9	237.3	233.4	224.4	234.2	450.5	579.4	522.6	506.7
	10 - 12	237.2	234.8	223.6	234.5	457.0	541.8	519.4	498.3
2022	1 - 3	233.9	233.2	219.4	231.6	( 492.8 ) @	516.2	520.9	508.4 @
	4 - 6	231.4	231.2	216.3	229.1	( 470.8 )	521.5	515.6	500.1
	7 - 9	232.8	232.5	218.9	230.7	( 465.4 )	( 525.5 )	506.3	499.6
	10 - 12 *	231.0	229.7	219.5	228.9	( 434.8 )	( 525.9 )	479.7	483.3
2021	7	239.2	231.0	223.3	234.5	( 430.8 )	( 583.7 )	537.0	504.2
	8	237.5	234.1	225.3	234.7	( 454.7 )	( 572.2 )	522.9	506.3
	9	235.1	235.1	224.6	233.5	( 466.1 )	( 582.4 )	508.0	509.7
	10	237.4	232.8	223.1	233.9	( 465.4 )	( 573.0 )	535.5	515.7
	11	236.7	233.5	223.9	233.9	( 445.1 )	( 520.7 )	521.8	488.3
	12	237.5	238.1	223.9	235.6	( 460.4 )	( 531.7 )	501.0	491.0
2022	1	233.6	232.4	219.0	231.1	( 477.8 )	( 518.1 )	514.8	499.7
	2	235.3	233.9	220.9	232.8	( 507.7 )	( 514.3 )	( 532.7 )	( 517.0 )
	3	232.9	233.2	218.4	230.9	^	( 516.2 )	515.1	^
	4	232.3	230.5	214.0	229.2	( 478.2 )	( 513.3 )	529.4	504.8
	5	229.8	230.9	218.2	228.4	( 467.8 )	( 520.0 )	511.6	497.4
	6	232.0	232.1	216.6	229.8	( 466.3 )	( 531.2 )	505.9	498.1
	7	232.8	232.2	217.7	230.5	( 469.2 )	( 523.6 )	( 508.7 )	500.4
	8	233.8	233.3	220.6	231.7	( 461.6 )	( 510.2 )	502.9	492.7
	9	231.7	232.1	218.3	229.8	( 465.5 )	( 542.8 )	( 507.4 )	( 505.6 )
	10 *	231.1	229.9	219.3	229.0	( 439.8 )	( 529.3 )	( 486.8 )	487.5
	11 *	231.0	230.0	220.9	229.2	( 427.1 )	( 520.1 )	( 474.8 )	( 477.4 )
	12 *	230.9	229.2	218.3	228.5	( 437.5 )	( 528.4 )	( 477.5 )	484.9

\* 臨時數字

( ) 表示少於 20 宗交易。

@ 2022 年的售價指數不包括 2022 年 3 月；  
2022 年 1-3 季度的售價指數不包括 2022 年 3 月。

^ 沒有充足資料作分析。

\* Provisional figures

( ) Indicates fewer than 20 transactions.

@ Price indices for the periods of 2022 excluding Mar 2022;  
2022 quarter 1-3 excluding Mar 2022.

^ Insufficient data for analysis.

私人寫字樓 - 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 #
2013	267.8	215.5	187.4	380.1
2014	270.6	218.6	195.7	365.2
2015	282.4	228.4	208.5	391.4
2016	296.4	238.5	210.5	409.5
2017	317.9	252.7	216.0	473.2
2018	339.9	263.9	227.5	548.6
2019	358.9	275.1	231.6	495.7 @
2020	313.7	250.3	211.0	413.8 @
2021	285.6	227.5	196.2	421.6
2022 *	278.0	215.5	194.8	422.7 @
2021	7 - 9	286.9	197.9	( 412.1 )
	10 - 12	285.2	198.8	( 382.2 )
2022	1 - 3	286.1	200.2	( 443.6 )@
	4 - 6	274.8	191.9	( 437.0 )@
	7 - 9	276.3	194.7	( 459.9 )@
	10 - 12 *	274.9	192.5	( 374.6 )
2021	7	290.6	200.8	( 355.8 )
	8	285.5	196.7	( 396.7 )
	9	284.7	196.2	( 483.8 )
	10	281.3	197.9	( 456.2 )
	11	286.2	203.8	( 356.8 )
	12	288.0	194.7	( 333.5 )
2022	1	270.7	200.7	( 411.1 )
	2	304.1	194.9	( 476.0 )
	3	283.5	204.9	-
	4	276.0	189.2	-
	5	271.4	195.8	( 451.7 )
	6	277.1	190.6	( 422.3 )
	7	276.6	193.2	( 391.5 )
	8	281.7	195.4	( 528.2 )
	9	270.5	195.4	-
	10 *	269.8	194.6	( 357.1 )
	11 *	288.0	186.2	( 379.5 )
	12 *	266.9	196.6	( 387.2 )

# 核心地區：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；

2022 年的售價指數不包括 2022 年 3、4 及 9 月；

2022 年 1-3 季度的售價指數不包括 2022 年 3 月；

2022 年 4-6 季度的售價指數不包括 2022 年 4 月；

2022 年 7-9 季度的售價指數不包括 2022 年 9 月。

- 本署沒有收到成交個案。

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

\* Provisional figures

( ) Indicates fewer than 10 transactions.

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

2020 excluding Feb, Mar and Apr 2020;

2022 excluding Mar, Apr and Sep 2022;

2022 quarter 1-3 excluding Mar 2022;

2022 quarter 4-6 excluding Apr 2022;

2022 quarter 7-9 excluding Sep 2022.

- No transaction record received by this Department.

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

平方米 m<sup>2</sup>

地區	District	2021 年年底總存量 Stock at year-end	2022 年落成量 Completions	落成量佔 2021 年總存量的百分率 Completions as a % of 2021 Stock	2022 年年底總存量 Stock at year-end	2022 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	1 149 600	3 400	0.3	1 147 800	118 900	10.4
灣仔	Wan Chai	1 192 700	6 600	0.6	1 199 100	175 100	14.6
東區	Eastern	717 600	1 500	0.2	722 600	48 900	6.8
南區	Southern	253 400	2 400	0.9	251 300	35 800	14.2
<b>港島</b>	<b>HONG KONG</b>	<b>3 313 300</b>	<b>13 900</b>	<b>0.4</b>	<b>3 320 800</b>	<b>378 700</b>	<b>11.4</b>
油尖旺	Yau Tsim Mong	2 191 000	-	-	2 186 100	233 100	10.7
深水埗	Sham Shui Po	744 500	4 500	0.6	746 400	56 000	7.5
九龍城	Kowloon City	738 400	32 900	4.5	766 200	105 100	13.7
黃大仙	Wong Tai Sin	326 900	-	-	324 500	24 800	7.6
觀塘	Kwun Tong	718 500	20 500	2.9	743 100	106 100	14.3
<b>九龍</b>	<b>KOWLOON</b>	<b>4 719 300</b>	<b>57 900</b>	<b>1.2</b>	<b>4 766 300</b>	<b>525 100</b>	<b>11.0</b>
葵青	Kwai Tsing	376 300	-	-	386 500	33 300	8.6
荃灣	Tsuen Wan	572 200	5 100	0.9	578 100	88 700	15.3
屯門	Tuen Mun	432 800	-	-	432 700	32 900	7.6
元朗	Yuen Long	512 800	12 800	2.5	524 700	35 400	6.7
北區	North	241 600	-	-	241 900	32 600	13.5
大埔	Tai Po	235 200	-	-	234 900	7 300	3.1
沙田	Sha Tin	505 000	28 000	5.5	534 000	54 600	10.2
西貢	Sai Kung	377 400	-	-	365 100	19 400	5.3
離島	Islands	323 800	-	-	307 400	15 700	5.1
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>3 577 100</b>	<b>45 900</b>	<b>1.3</b>	<b>3 605 300</b>	<b>319 900</b>	<b>8.9</b>
<b>全港</b>	<b>OVERALL</b>	<b>11 609 700</b>	<b>117 700</b>	<b>1.0</b>	<b>11 692 400</b>	<b>1 223 700</b>	<b>10.5</b>

2022 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 2021 年年底總存量計算。

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

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

平方米 m<sup>2</sup>

年 Year	區域 Area	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
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
	<b>全港</b>	<b>OVERALL</b>	<b>17 000</b>	<b>125 000</b>	<b>11 433 300</b>
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
	<b>全港</b>	<b>OVERALL</b>	<b>21 900</b>	<b>117 500</b>	<b>11 519 700</b>
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
	<b>全港</b>	<b>OVERALL</b>	<b>19 200</b>	<b>67 300</b>	<b>11 575 300</b>
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
	<b>全港</b>	<b>OVERALL</b>	<b>35 800</b>	<b>41 500</b>	<b>11 609 700</b>
2022	港島	Hong Kong	6 200	13 900	3 320 800
	九龍	Kowloon	16 500	57 900	4 766 300
	新界	New Territories	700	45 900	3 605 300
	<b>全港</b>	<b>OVERALL</b>	<b>23 400</b>	<b>117 700</b>	<b>11 692 400</b>

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 m<sup>2</sup>

地區	District	2022年落成量	預測落成量 Forecast Completions	
		Completions	[ 2023 ]	[ 2024 ]
中西區	Central and Western	3 400	7 300	2 300
灣仔	Wan Chai	6 600	6 100	23 200
東區	Eastern	1 500	2 100	700
南區	Southern	2 400	30 200	800
<b>港島</b>	<b>HONG KONG</b>	<b>13 900</b>	<b>45 700</b>	<b>27 000</b>
油尖旺	Yau Tsim Mong	-	8 400	16 400
深水埗	Sham Shui Po	4 500	6 400	3 300
九龍城	Kowloon City	32 900	69 200	20 200
黃大仙	Wong Tai Sin	-	2 300	-
觀塘	Kwun Tong	20 500	9 000	2 200
<b>九龍</b>	<b>KOWLOON</b>	<b>57 900</b>	<b>95 300</b>	<b>42 100</b>
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	5 100	-	-
屯門	Tuen Mun	-	-	2 800
元朗	Yuen Long	12 800	300	200
北區	North	-	-	-
大埔	Tai Po	-	1 900	4 100
沙田	Sha Tin	28 000	3 300	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>45 900</b>	<b>5 500</b>	<b>7 100</b>
<b>全港</b>	<b>OVERALL</b>	<b>117 700</b>	<b>146 500</b>	<b>76 200</b>

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

平方米 m<sup>2</sup>

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
2018	125 000	122 400	97.9	11 308 300	954 300	8.4	1 076 700	9.4
2019	117 500	110 200	93.8	11 402 200	1 053 800	9.2	1 164 000	10.1
2020	67 300	65 300	97.0	11 508 000	1 255 200	10.9	1 320 500	11.4
2021	41 500	39 800	95.9	11 568 200	1 141 800	9.9	1 181 600	10.2
2022	117 700	117 100	99.5	11 574 700	1 106 600	9.6	1 223 700	10.5



私人零售業樓宇 - 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 <sup>2</sup> per month)			售價 Prices (每平方米售價 \$/m <sup>2</sup> )			
	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 ]	[ 60 平方米 m <sup>2</sup> ]	[ 57 平方米 m <sup>2</sup> ]	[ 51 平方米 m <sup>2</sup> ]	[ 38 平方米 m <sup>2</sup> ]	[ 35 平方米 m <sup>2</sup> ]	[ 33 平方米 m <sup>2</sup> ]	
年 / 月 Year / Month							
2021	1 265	1 116	1 219	553 566	407 106	415 010	
2022 *	1 205	1 101	1 172	471 779	373 259	369 692	
2021							
	7	1 208	1 030	1 189	534 866	376 536	433 129
	8	1 282	1 200	1 193	820 819	422 468	435 911
	9	1 339	1 123	1 247	488 126	364 395	423 847
	10	1 131	1 103	1 244	( 721 320 )	374 214	( 402 319 )
	11	1 341	1 224	1 168	469 362	405 087	463 943
	12	1 270	1 103	1 181	( 372 590 )	372 273	352 431
2022							
	1	1 199	1 088	1 064	596 401	406 945	382 744
	2	1 278	1 070	1 183	( 652 607 )	( 533 522 )	( 367 038 )
	3	1 278	1 115	1 193	( 445 732 )	425 738	( 329 184 )
	4	1 066	1 116	1 076	407 771	378 317	310 052
	5	1 219	1 051	1 179	347 841	319 079	550 326
	6	1 244	1 126	1 228	384 591	627 952	323 499
	7	1 249	1 049	1 228	( 412 987 )	402 621	( 516 722 )
	8	1 212	1 099	1 139	( 569 386 )	351 831	298 763
	9	1 253	1 110	1 149	( 358 716 )	246 168	( 418 510 )
	10 *	1 070	1 087	1 231	( 405 751 )	231 616	( 199 331 )
	11 *	1 314	1 221	1 181	( 618 109 )	280 708	( 219 269 )
	12 *	1 090	1 072	1 237	( 601 968 )	262 354	( 415 988 )

\* 臨時數字  
( ) 表示少於 20 宗交易。  
[ ] 表示 2022 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 2022.

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
2013	165.5	506.8
2014	173.1	521.2
2015	182.5	559.2
2016	178.6	526.9
2017	182.5	558.4
2018	187.0	591.4
2019	187.2	549.7
2020	169.9	518.9
2021	172.0	543.4
2022 *	167.0	523.4
2021 7 - 9	172.5	562.7
10 - 12	175.5	546.4
2022 1 - 3	170.1	542.9
4 - 6	165.2	525.8
7 - 9	165.9	517.6
10 - 12 *	166.7	507.5
2021 7	172.5	561.3
8	172.2	571.7
9	172.7	555.0
10	174.3	535.0
11	177.2	548.5
12	175.1	555.8
2022 1	171.3	555.5
2	172.1	542.6
3	166.8	530.5
4	163.1	518.0
5	165.5	526.9
6	167.0	532.5
7	167.4	520.9
8	164.9	517.9
9	165.5	513.9
10 *	165.7	514.0
11 *	166.7	508.1
12 *	167.6	500.3

\* 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 m <sup>2</sup>					
地區	District	2021 年年底總存量 Stock at year-end	2022 年落成量 Completions	落成量佔 2021 年總存量的百分率 Completions as a % of 2021 Stock	2022 年年底總存量 Stock at year-end	2022 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	62 000	-	-	62 000	2 000	3.2
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	1 184 500	-	-	1 168 300	98 500	8.4
南區	Southern	654 200	-	-	653 900	94 500	14.5
<b>港島</b>	<b>HONG KONG</b>	<b>1 900 700</b>	<b>-</b>	<b>-</b>	<b>1 884 200</b>	<b>195 000</b>	<b>10.3</b>
油尖旺	Yau Tsim Mong	275 500	3 600	1.3	278 000	11 800	4.2
深水埗	Sham Shui Po	971 700	14 100	1.5	977 200	49 000	5.0
九龍城	Kowloon City	821 600	-	-	810 200	22 400	2.8
黃大仙	Wong Tai Sin	739 300	21 400	2.9	758 800	53 900	7.1
觀塘	Kwun Tong	2 926 400	2 900	0.1	2 925 000	170 300	5.8
<b>九龍</b>	<b>KOWLOON</b>	<b>5 734 500</b>	<b>42 000</b>	<b>0.7</b>	<b>5 749 200</b>	<b>307 400</b>	<b>5.3</b>
葵青	Kwai Tsing	3 178 200	-	-	3 158 100	113 900	3.6
荃灣	Tsuen Wan	2 184 100	63 000	2.9	2 252 500	133 800	5.9
屯門	Tuen Mun	1 422 100	-	-	1 421 400	40 800	2.9
元朗	Yuen Long	228 200	-	-	228 700	16 000	7.0
北區	North	289 100	-	-	289 100	24 900	8.6
大埔	Tai Po	153 100	-	-	153 100	900	0.6
沙田	Sha Tin	1 081 900	-	-	1 081 700	18 900	1.7
西貢	Sai Kung	-	-	-	-	-	-
離島	Islands	900	-	-	900	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>8 537 600</b>	<b>63 000</b>	<b>0.7</b>	<b>8 585 500</b>	<b>349 200</b>	<b>4.1</b>
<b>全港</b>	<b>OVERALL</b>	<b>16 172 800</b>	<b>105 000</b>	<b>0.6</b>	<b>16 218 900</b>	<b>851 600</b>	<b>5.3</b>

2022 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 2021 年年底總存量計算。

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

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

平方米 m<sup>2</sup>

年 Year	區域 Area	Area	拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
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
	<b>全港</b>	<b>OVERALL</b>	<b>31 800</b>	<b>41 100</b>	<b>16 406 000</b>
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
	<b>全港</b>	<b>OVERALL</b>	<b>53 100</b>	<b>56 200</b>	<b>16 342 300</b>
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
	<b>全港</b>	<b>OVERALL</b>	<b>81 500</b>	<b>37 700</b>	<b>16 283 400</b>
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
	<b>全港</b>	<b>OVERALL</b>	<b>70 500</b>	<b>29 500</b>	<b>16 172 800</b>
2022	港島	Hong Kong	-	-	1 884 200
	九龍	Kowloon	12 800	42 000	5 749 200
	新界	New Territories	11 400	63 000	8 585 500
	<b>全港</b>	<b>OVERALL</b>	<b>24 200</b>	<b>105 000</b>	<b>16 218 900</b>

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 m<sup>2</sup>

地區	District	2022年落成量	預測落成量 Forecast Completions	
		Completions	[ 2023 ]	[ 2024 ]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
<b>港島</b>	<b>HONG KONG</b>	-	-	-
油尖旺	Yau Tsim Mong	3 600	-	3 100
深水埗	Sham Shui Po	14 100	26 000	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	21 400	-	-
觀塘	Kwun Tong	2 900	-	9 000
<b>九龍</b>	<b>KOWLOON</b>	<b>42 000</b>	<b>26 000</b>	<b>12 100</b>
葵青	Kwai Tsing	-	23 500	4 900
荃灣	Tsuen Wan	63 000	6 700	13 900
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	-	6 200
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	4 000
西貢	Sai Kung	-	46 500	-
離島	Islands	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>63 000</b>	<b>76 700</b>	<b>29 000</b>
<b>全港</b>	<b>OVERALL</b>	<b>105 000</b>	<b>102 700</b>	<b>41 100</b>

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

平方米 m<sup>2</sup>

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
2018	41 100	36 400	88.6	16 364 900	992 700	6.1	1 029 100	6.3
2019	56 200	45 700	81.3	16 286 100	926 200	5.7	971 900	5.9
2020	37 700	31 500	83.6	16 245 700	1 006 100	6.2	1 037 600	6.4
2021	29 500	29 300	99.3	16 143 300	890 200	5.5	919 500	5.7
2022	105 000	99 900	95.1	16 113 900	751 700	4.7	851 600	5.3

私人分層工廠大廈 - 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 <sup>2</sup> per month)			售價 Prices (每平方米售價 \$ / m <sup>2</sup> )			
	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 <sup>2</sup> ]	[ 120 平方米 m <sup>2</sup> ]	[ 139 平方米 m <sup>2</sup> ]	[ 140 平方米 m <sup>2</sup> ]	[ 110 平方米 m <sup>2</sup> ]	[ 111 平方米 m <sup>2</sup> ]	
2021	198	215	156	96 454	89 312	63 598	
2022 *	203	221	161	89 263	89 133	63 785	
2021	7	208	221	154	104 008	90 784	67 589
	8	199	221	166	( 98 103 )	91 900	60 290
	9	190	219	164	( 111 644 )	98 330	65 636
	10	214	225	162	( 100 152 )	84 333	62 580
	11	199	229	156	95 840	85 216	64 421
	12	210	212	161	( 93 677 )	91 246	64 374
2022	1	204	212	149	( 98 774 )	95 866	61 477
	2	211	222	163	( 77 352 )	84 686	61 250
	3	213	217	159	( 90 141 )	94 059	67 946
	4	202	206	151	( 93 265 )	89 074	65 649
	5	198	220	158	( 72 791 )	88 068	62 724
	6	208	223	168	( 115 305 )	93 753	71 024
	7	195	229	160	( 86 110 )	88 518	65 221
	8	195	229	172	( 91 813 )	85 916	63 895
	9	213	225	167	( 80 973 )	92 414	56 356
	10 *	197	223	164	( 87 283 )	73 743	58 293
	11 *	195	227	164	( 73 398 )	89 645	60 976
	12 *	203	219	170	( 92 507 )	81 806	65 289

\* 臨時數字

( ) 表示少於 20 宗交易。

[ ] 表示 2022 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 2022.

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
2013	147.3	655.4
2014	160.1	668.0
2015	174.4	723.9
2016	181.4	692.7
2017	190.7	778.1
2018	202.3	888.1
2019	209.7	887.9
2020	200.5	826.1
2021	208.8	879.0
2022 *	212.0	880.2
2021 7 - 9	212.4	887.2
10 - 12	214.5	897.3
2022 1 - 3	210.6	895.2
4 - 6	208.8	892.0
7 - 9	214.4	884.3
10 - 12 *	214.0	849.3
2021 7	211.1	884.2
8	213.8	892.1
9	212.3	885.2
10	216.0	890.8
11	213.3	906.8
12	214.1	894.4
2022 1	210.3	911.1
2	212.0	894.9
3	209.4	879.6
4	206.2	876.6
5	208.4	898.2
6	211.9	901.2
7	212.8	892.3
8	214.9	889.9
9	215.5	870.8
10 *	215.7	860.9
11 *	213.5	852.0
12 *	212.8	834.9

\* 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 \$/m<sup>2</sup>

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 ]	[ 79 平方米 m <sup>2</sup> ]	[ 64 平方米 m <sup>2</sup> ]	[ 67 平方米 m <sup>2</sup> ]	[ 59 平方米 m <sup>2</sup> ]	[ 144 平方米 m <sup>2</sup> ]	[ 71 平方米 m <sup>2</sup> ]
年 / 月 Year / Month						
2021	123 145	134 367	113 168	81 028	81 052	87 507
2022 *	113 409	131 603	112 755	75 536	88 986	88 863
2021	125 149	142 335	103 110	85 918	79 909	79 566
7	( 152 863 )	( 143 339 )	113 438	86 199	64 684	( 94 610 )
8	( 135 081 )	154 258	126 513	85 121	77 699	( 95 273 )
9	( 151 685 )	( 90 430 )	( 117 592 )	( 69 760 )	76 919	( 107 117 )
10	( 133 783 )	( 101 919 )	103 461	67 622	81 697	69 785
11	116 529	( 115 977 )	114 359	74 060	102 172	88 644
12						
2022	( 107 882 )	( 138 662 )	135 453	72 498	99 583	-
1	( 98 024 )	-	( 102 126 )	( 66 463 )	92 947	( 87 451 )
2	( 100 743 )	( 129 726 )	( 91 337 )	86 781	81 060	( 40 000 )
3	( 131 716 )	( 83 581 )	( 100 300 )	77 524	136 506	( 114 865 )
4	-	130 642	( 76 393 )	( 67 158 )	97 539	94 203
5	( 149 910 )	141 078	128 410	77 572	85 977	( 92 641 )
6	-	-	105 310	88 198	88 431	( 63 201 )
7	-	( 112 750 )	90 557	73 444	72 247	( 79 647 )
8	-	122 293	121 116	( 75 903 )	68 104	( 93 389 )
9	-	-	-	( 79 236 )	61 589	( 110 638 )
10 *	( 104 987 )	( 140 088 )	( 96 883 )	( 58 834 )	( 70 664 )	( 86 816 )
11 *	( 78 049 )	( 148 295 )	-	81 199	( 78 861 )	( 93 801 )
12 *						

\* 臨時數字

( ) 表示少於 5 宗交易。

[ ] 表示 2022 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 2022.

- No transaction record received by this Department.

Premises analysed are those built since 1992.

Average prices are in respect of upper floor units only.

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

平方米 m<sup>2</sup>

地區	District	2021年年底總存量 Stock at year-end	2022年落成量 Completions	落成量佔2021年總存量的百分率 Completions as a % of 2021 Stock	2022年年底總存量 Stock at year-end	2022年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
東區	Eastern	47 100	-	-	46 600	4 900	10.5
南區	Southern	5 900	-	-	5 900	500	8.5
<b>港島</b>	<b>HONG KONG</b>	<b>53 000</b>	-	-	<b>52 500</b>	<b>5 400</b>	<b>10.3</b>
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	400	4.3
深水埗	Sham Shui Po	120 100	-	-	120 700	10 700	8.9
九龍城	Kowloon City	5 300	-	-	5 300	-	-
黃大仙	Wong Tai Sin	28 300	-	-	28 300	600	2.1
觀塘	Kwun Tong	190 300	-	-	180 500	30 500	16.9
<b>九龍</b>	<b>KOWLOON</b>	<b>353 300</b>	-	-	<b>344 100</b>	<b>42 200</b>	<b>12.3</b>
葵青	Kwai Tsing	93 200	-	-	93 500	9 600	10.3
荃灣	Tsuen Wan	21 300	-	-	21 300	800	3.8
北區	North	6 600	-	-	6 600	2 000	30.3
沙田	Sha Tin	16 600	-	-	16 600	300	1.8
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>137 700</b>	-	-	<b>138 000</b>	<b>12 700</b>	<b>9.2</b>
<b>全港</b>	<b>OVERALL</b>	<b>544 000</b>	-	-	<b>534 600</b>	<b>60 300</b>	<b>11.3</b>

2022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2021年年底總存量計算。

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

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

平方米 m<sup>2</sup>

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
2018	-	-	-	550 000	51 400	9.3	51 400	9.3
2019	-	-	-	550 500	49 400	9.0	49 400	9.0
2020	-	-	-	544 900	55 700	10.2	55 700	10.2
2021	-	-	-	544 000	62 800	11.5	62 800	11.5
2022	-	-	-	534 600	60 300	11.3	60 300	11.3

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

平方米 m<sup>2</sup>

地區	District	2021 年年底總存量 Stock at year-end	2022 年落成量 Completions	落成量佔 2021 年總存量的百分率 Completions as a % of 2021 Stock	2022 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
<b>港島</b>	<b>HONG KONG</b>	<b>75 300</b>	-	-	<b>75 300</b>
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
<b>九龍</b>	<b>KOWLOON</b>	<b>258 100</b>	-	-	<b>258 100</b>
葵青	Kwai Tsing	131 700	-	-	131 700
荃灣	Tsuen Wan	126 200	25 800	20.4	152 000
屯門	Tuen Mun	175 800	-	-	175 800
元朗	Yuen Long	585 200	-	-	585 100
北區	North	136 600	-	-	136 600
大埔	Tai Po	756 500	11 600	1.5	768 000
沙田	Sha Tin	137 200	-	-	137 200
西貢	Sai Kung	683 000	87 500	12.8	769 900
離島	Islands	93 800	-	-	93 800
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>2 826 000</b>	<b>124 900</b>	<b>4.4</b>	<b>2 950 100</b>
<b>全港</b>	<b>OVERALL</b>	<b>3 159 400</b>	<b>124 900</b>	<b>4.0</b>	<b>3 283 500</b>

2022 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 2021 年年底總存量計算。

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

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

平方米 m<sup>2</sup>

地區	District	2022 年落成量	預測落成量 Forecast Completions	
		Completions	[ 2023 ]	[ 2024 ]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
<b>港島</b>	<b>HONG KONG</b>	-	-	-
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	-	-	-
<b>九龍</b>	<b>KOWLOON</b>	-	-	-
葵青	Kwai Tsing	-	19 500	18 500
荃灣	Tsuen Wan	25 800	-	24 300
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	28 300	-
北區	North	-	-	24 700
大埔	Tai Po	11 600	16 000	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	87 500	3 100	-
離島	Islands	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>124 900</b>	<b>66 900</b>	<b>67 500</b>
<b>全港</b>	<b>OVERALL</b>	<b>124 900</b>	<b>66 900</b>	<b>67 500</b>

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 m<sup>2</sup>

地區	District	2021 年年底總存量 Stock at year-end	2022 年落成量 Completions	落成量佔 2021 年總存量的百分率 Completions as a % of 2021 Stock	2022 年年底總存量 Stock at year-end	2022 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	43 700	-	-	43 700	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	92 200	-	-	92 200	6 600	7.2
南區	Southern	28 600	-	-	28 600	-	-
<b>港島</b>	<b>HONG KONG</b>	<b>164 500</b>	-	-	<b>164 500</b>	<b>6 600</b>	<b>4.0</b>
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	142 200	52 300	36.8
九龍城	Kowloon City	89 300	-	-	89 300	14 900	16.7
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-
觀塘	Kwun Tong	250 700	-	-	244 400	84 600	34.6
<b>九龍</b>	<b>KOWLOON</b>	<b>483 700</b>	-	-	<b>477 400</b>	<b>151 800</b>	<b>31.8</b>
葵青	Kwai Tsing	1 768 500	-	-	1 767 400	36 500	2.1
荃灣	Tsuen Wan	395 500	-	-	395 500	21 100	5.3
屯門	Tuen Mun	142 400	74 600	52.4	217 000	300	0.1
元朗	Yuen Long	126 000	-	-	126 000	-	-
北區	North	126 100	-	-	126 100	4 400	3.5
大埔	Tai Po	600	-	-	600	-	-
沙田	Sha Tin	442 400	-	-	442 400	9 300	2.1
西貢	Sai Kung	7 400	-	-	7 400	4 500	60.8
離島	Islands	94 400	-	-	94 400	2 800	3.0
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>3 103 300</b>	<b>74 600</b>	<b>2.4</b>	<b>3 176 800</b>	<b>78 900</b>	<b>2.5</b>
<b>全港</b>	<b>OVERALL</b>	<b>3 751 500</b>	<b>74 600</b>	<b>2.0</b>	<b>3 818 700</b>	<b>237 300</b>	<b>6.2</b>

2022 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 2021 年年底總存量計算。

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

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

平方米 m<sup>2</sup>

地區	District	2022 年落成量	預測落成量 Forecast Completions	
		Completions	[ 2023 ]	[ 2024 ]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
<b>港島</b>	<b>HONG KONG</b>	-	-	-
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	-	-	-
<b>九龍</b>	<b>KOWLOON</b>	-	-	-
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	74 600	-	-
元朗	Yuen Long	-	-	-
北區	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	-	-
離島	Islands	-	-	-
<b>新界</b>	<b>NEW TERRITORIES</b>	<b>74 600</b>	-	-
<b>全港</b>	<b>OVERALL</b>	<b>74 600</b>	-	-

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

平方米 m<sup>2</sup>

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
2018	3 000	3 000	100.0	3 769 800	178 400	4.7	181 400	4.8
2019	-	-	-	3 759 400	239 200	6.4	239 200	6.4
2020	-	-	-	3 735 100	202 100	5.4	202 100	5.4
2021	-	-	-	3 751 500	269 200	7.2	269 200	7.2
2022	74 600	-	-	3 744 100	237 300	6.3	237 300	6.2



私人物業市場回報率 - 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
2013		3.2	2.9	2.6	2.4	2.1
2014		3.1	2.8	2.7	2.4	2.2
2015		2.9	2.7	2.6	2.4	2.2
2016		3.0	2.7	2.6	2.4	2.2
2017		2.8	2.5	2.4	2.3	2.0
2018		2.7	2.4	2.3	2.2	2.0
2019		2.6	2.4	2.3	2.1	2.1
2020		2.4	2.2	2.1	2.0	1.9
2021		2.4	2.2	2.1	2.0	1.9
2022 *		2.5	2.2	2.1	2.1	2.0
2021	7 - 9	2.4	2.2	2.1	2.0	1.9
	10 - 12	2.4	2.2	2.1	2.0	2.0
2022	1 - 3	2.4	2.2	2.1	2.1	2.1
	4 - 6	2.4	2.2	2.1	2.1	2.1
	7 - 9	2.6	2.3	2.1	2.0	2.0
	10 - 12 *	2.8	2.4	2.2	2.1	2.1
2021	7	2.3	2.1	2.1	2.0	1.9
	8	2.4	2.2	2.1	2.0	1.9
	9	2.4	2.2	2.1	1.9	2.0
	10	2.4	2.2	2.1	2.0	2.0
	11	2.4	2.2	2.1	2.0	2.1
	12	2.4	2.2	2.1	2.0	2.1
2022	1	2.4	2.2	2.1	2.1	2.0
	2	2.4	2.2	2.1	2.1	2.1
	3	2.4	2.2	2.1	2.1	2.1
	4	2.4	2.2	2.1	2.1	2.1
	5	2.4	2.2	2.0	2.1	2.0
	6	2.4	2.2	2.1	2.1	2.0
	7	2.5	2.2	2.1	2.1	2.0
	8	2.6	2.3	2.2	2.0	2.0
	9	2.6	2.3	2.1	2.1	2.0
	10	2.7	2.4	2.2	2.1	2.1
	11 *	2.7	2.4	2.2	2.1	2.1
	12 *	2.8	2.4	2.3	2.1	2.1

\* 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		
2013		2.8	2.8	2.4
2014		2.9	2.9	2.4
2015		2.9	2.9	2.4
2016		3.0	3.1	2.5
2017		2.7	2.9	2.5
2018		2.4	2.8	2.4
2019		2.5	2.8	2.7
2020		2.7	2.9	2.6
2021		2.5	2.9	2.5
2022 *		2.5 @	2.9	2.5
2021	7 - 9	2.6	2.9	2.4
	10 - 12	2.5	2.9	2.5
2022	1 - 3	2.4 @	2.9	2.4
	4 - 6	2.4	2.8	2.5
	7 - 9	2.5	2.9	2.6
	10 - 12 *	2.6	3.1	2.6
2021	7	2.7	2.9	2.4
	8	2.5	2.9	2.4
	9	2.4	2.9	2.4
	10	2.5	2.9	2.5
	11	2.6	2.9	2.5
	12	2.5	2.9	2.5
2022	1	2.4	2.8	2.4
	2	2.3	2.9	2.5
	3	^	2.9	2.4
	4	2.4	2.9	2.5
	5	2.4	2.8	2.5
	6	2.5	2.8	2.5
	7	2.4	2.9	2.5
	8	2.5	2.9	2.5
	9	2.5	3.0	2.6
	10 *	2.6	3.0	2.6
	11 *	2.7	3.0	2.5
	12 *	2.6	3.1	2.6

\* 臨時數字

\*\* 此欄數字只就樓上單位計算。

@ 2022 年的物業市場回報率不包括 2022 年 3 月；

2022 年 1-3 季度的物業市場回報率不包括 2022 年 3 月。

^ 沒有充足資料作分析。

\* Provisional figures

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

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

2022 quarter 1-3 excluding Mar 2022.

^ Insufficient data for analysis.

**住宅買賣 - 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)
2020	59 880	548 233
2021	74 297	733 904
2022	45 050	407 723
2021	18 131	166 024
	4 - 6	229 253
	7 - 9	189 156
	10 - 12	149 471
2022	10 056	99 820
	4 - 6	138 345
	7 - 9	95 477
	10 - 12	74 081
2022	4 275	43 421
	2	29 473
	3	26 926
	4	35 158
	5	58 029
	6	45 158
	7	33 890
	8	32 492
	9	29 095
	10	27 179
	11	25 862
	12	21 040

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.	%	
2020		892	1	1 200	2	10 297	17	34 949	58	12 542	21	59 880
2021		1 053	1	1 414	2	11 303	15	41 893	56	18 634	25	74 297
2022		937	2	1 227	3	9 344	21	24 499	54	9 043	20	45 050
2021	1 - 3	253	1	338	2	3 097	17	10 402	57	4 041	22	18 131
	4 - 6	254	1	368	2	3 077	14	12 452	57	5 849	27	22 000
	7 - 9	248	1	383	2	2 641	14	10 672	56	5 025	26	18 969
	10 - 12	298	2	325	2	2 488	16	8 367	55	3 719	24	15 197
2022	1 - 3	211	2	242	2	1 618	16	5 656	56	2 329	23	10 056
	4 - 6	227	2	303	2	2 260	15	8 496	57	3 639	24	14 925
	7 - 9	232	2	328	3	3 076	26	6 222	53	1 825	16	11 683
	10 - 12	267	3	354	4	2 390	28	4 125	49	1 250	15	8 386
2022	1	88	2	94	2	677	16	2 396	56	1 020	24	4 275
	2	56	2	74	3	440	15	1 685	58	657	23	2 912
	3	67	2	74	3	501	17	1 575	55	652	23	2 869
	4	72	2	86	2	730	19	2 148	55	861	22	3 897
	5	77	1	105	2	842	14	3 499	56	1 679	27	6 202
	6	78	2	112	2	688	14	2 849	59	1 099	23	4 826
	7	63	2	110	3	729	20	2 089	57	680	19	3 671
	8	84	2	101	2	1 128	27	2 202	53	622	15	4 137
	9	85	2	117	3	1 219	31	1 931	50	523	13	3 875
	10	93	3	97	3	908	29	1 559	50	491	16	3 148
	11	91	3	118	4	797	29	1 321	48	404	15	2 731
	12	83	3	139	6	685	27	1 245	50	355	14	2 507

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	數目 No.	一手買賣 Primary Sales		二手買賣 Secondary Sales		總數 Total No.		
		%	總值 (百萬元) Consideration (\$ million)	%	總值 (百萬元) Consideration (\$ million)			
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	
2022	10 315	23	109 722	34 735	77	297 999	45 050	
2021	1 - 3	3 692	20	44 708	14 439	80	121 317	18 131
	4 - 6	4 593	21	69 396	17 407	79	159 857	22 000
	7 - 9	4 686	25	61 133	14 283	75	128 023	18 969
	10 - 12	4 679	31	55 651	10 518	69	93 820	15 197
2022	1 - 3	1 723	17	23 104	8 333	83	76 716	10 056
	4 - 6	3 132	21	37 949	11 793	79	100 396	14 925
	7 - 9	4 176	36	35 936	7 507	64	59 540	11 683
	10 - 12	1 284	15	12 733	7 102	85	61 347	8 386
2022	1	1 081	25	13 699	3 194	75	29 722	4 275
	2	481	17	6 872	2 431	83	22 601	2 912
	3	161	6	2 533	2 708	94	24 393	2 869
	4	258	7	3 417	3 639	93	31 741	3 897
	5	1 492	24	18 262	4 710	76	39 767	6 202
	6	1 382	29	16 270	3 444	71	28 888	4 826
	7	1 177	32	13 451	2 494	68	20 438	3 671
	8	1 564	38	12 019	2 573	62	20 473	4 137
	9	1 435	37	10 466	2 440	63	18 629	3 875
	10	672	21	5 230	2 476	79	21 949	3 148
	11	365	13	4 763	2 366	87	21 098	2 731
	12	247	10	2 740	2 260	90	18 300	2 507

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

\* 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、	Mei Foo, Lai Chi Kok,	255, 260, 261, 262, 263, 264,
		長沙灣、	Cheung Sha Wan,	265, 266, 267, 268, 269
		深水埗、石硤尾、	Sham Shui Po, Shek Kip Mei,	
		又一村、大窩坪、	Yau Yat Tsuen, Tai Wo Ping,	
		昂船洲	Stonecutters Island	
-----				
	九龍城 Kowloon City	紅磡、土瓜灣、	Hung Hom, To Kwa Wan,	213, 231, 232, 233, 234, 235,
		馬頭角、馬頭圍、	Ma Tau Kok, Ma Tau Wai,	236, 237, 241, 242, 243, 244,
		啟德、九龍城、	Kai Tak, Kowloon City,	245, 246, 247, 271, 272, 285,
		何文田、九龍塘、	Ho Man Tin, Kowloon Tong,	286(p)
		筆架山	Beacon Hill	
-----				
	黃大仙 Wong Tai Sin	新蒲崗、黃大仙、	San Po Kong, Wong Tai Sin,	281, 282, 283, 284, 287, 288,
		東頭、橫頭磡、	Tung Tau, Wang Tau Hom,	289
		樂富、鑽石山、	Lok Fu, Diamond Hill,	
		慈雲山、牛池灣	Tsz Wan Shan, Ngau Chi Wan	
		-----		
	觀塘 Kwun Tong	坪石、九龍灣、	Ping Shek, Kowloon Bay,	280, 286(p), 290, 291, 292, 293,
		牛頭角、佐敦谷、	Ngau Tau Kok, Jordan Valley,	294, 295, 297, 298
		觀塘、秀茂坪、	Kwun Tong, Sau Mau Ping,	
		藍田、油塘	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

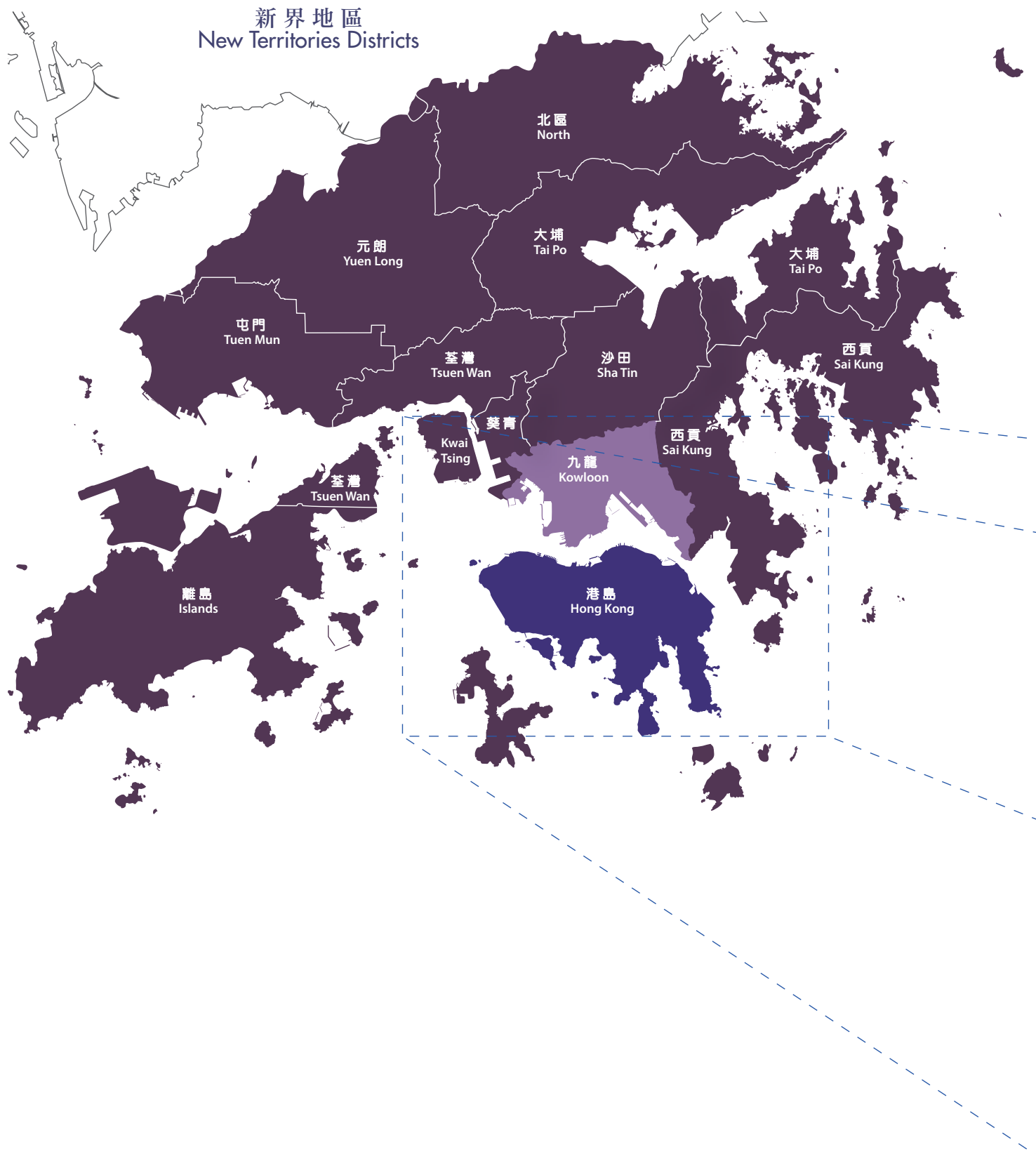
區域 Area	地區 District	地區內的分區名稱	Names of Sub-districts within District Boundaries	小規劃統計區 Tertiary Planning Units
新界 NEW TERRITORIES	大埔 Tai Po	大埔墟、大埔、	Tai Po Market, Tai Po,	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751
		大埔滘、大美督、	Tai Po Kau, Tai Mei 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

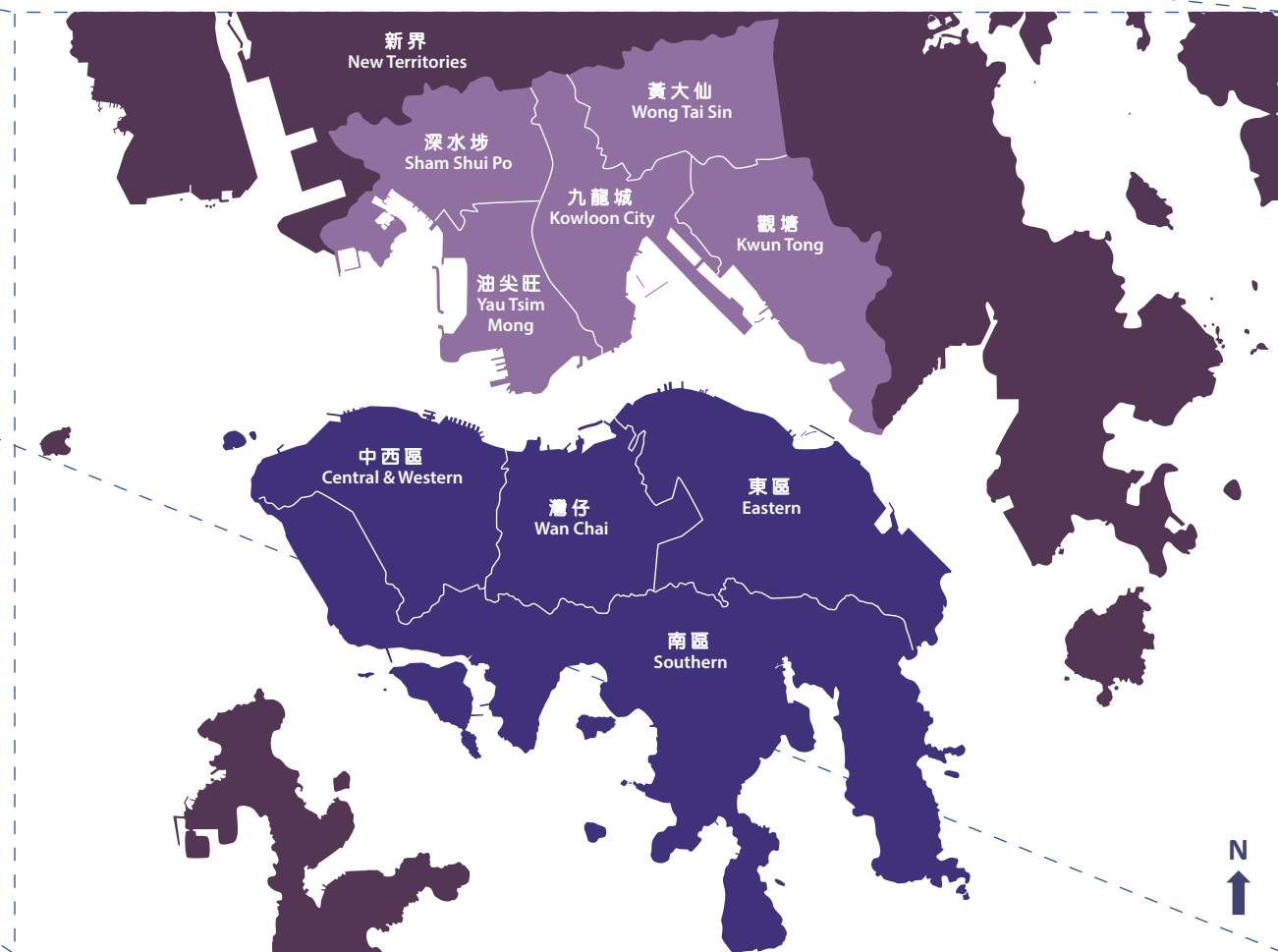
寫字樓的分區	Sub-districts for Offices	小規劃統計區 Tertiary Planning Units
上環	Sheung Wan	113, 114, 115
中區	Central	121, 122, 123, 124
灣仔 / 銅鑼灣	Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鰂魚涌	North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213, 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

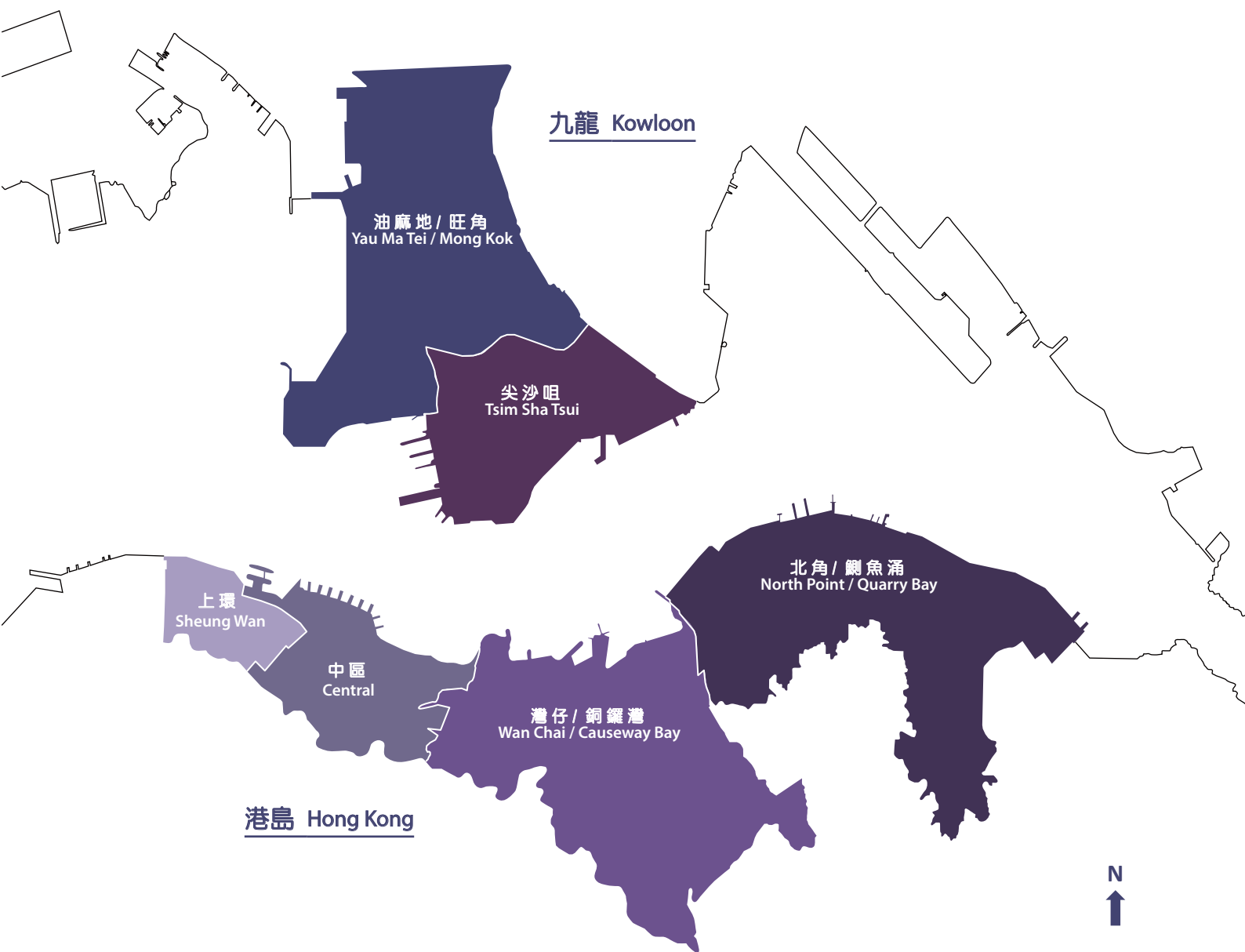
新界地區  
New Territories Districts





港島及九龍地區  
Hong Kong and Kowloon Districts





# 寫字樓分區圖 Office Sub-districts Plan

