



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

2024



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本報告回顧 2023 年香港物業市場的活動，並預測 2024 及 2025 年的樓宇落成量。

A review of the Hong Kong property market for the year 2023 with forecast of completions for 2024 and 2025.

差餉物業估價署署長
蕭家賢太平紳士
2024 年 4 月

Kevin K Y SIU, JP
Commissioner
Rating and Valuation Department
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RV 差餉物業估價署
Rating and Valuation Department



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序言

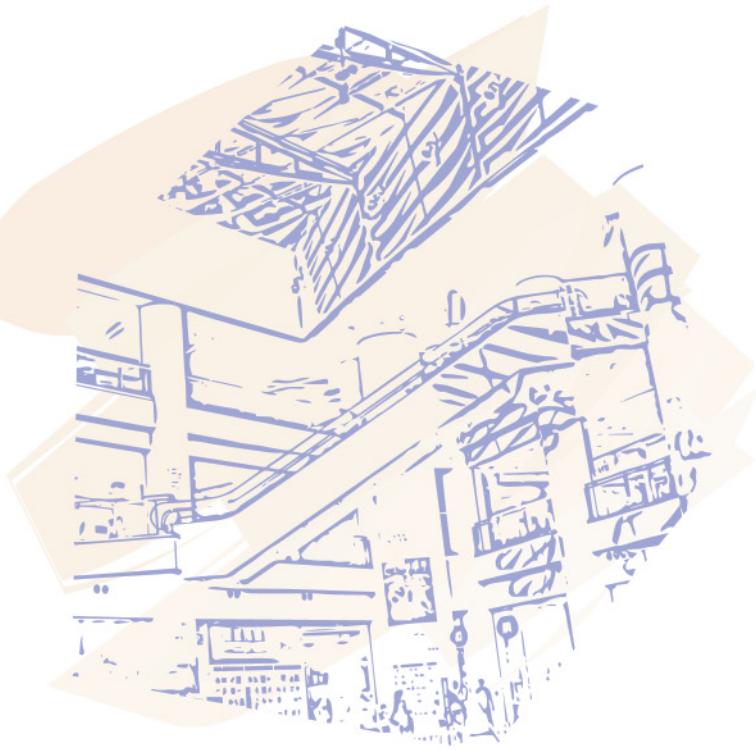
FOREWORD



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

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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。

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

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

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

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

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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）：

地址 : 中國香港
九龍長沙灣道 303 號
長沙灣政府合署 15 樓

電話 : 2150 8807

圖文傳真 : 2152 0138

電郵地址 : ts_info@rvd.gov.hk

網址 : www.rvd.gov.hk

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 :

Address : 15th Floor,
Cheung Sha Wan Government Offices,
303 Cheung Sha Wan Road, Kowloon,
Hong Kong, China

Telephone : 2150 8807

Facsimile : 2152 0138

E-Mail : ts_info@rvd.gov.hk

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綜 觀

OVERVIEW





2023 年，香港在疫後迅速復常，經濟活動持續改善。總結全年本地經濟表現向好，實質本地生產總值增長 3.2%，失業率下跌至 2.9%。然而，地緣政治緊張局勢加劇、金融狀況收緊和全球經濟增長放緩等外圍環境挑戰依然存在，導致資產市場表現受壓。

2023 年香港所有物業類別的整體銷售市場均表現疲弱，物業售價錄得跌幅，而交投亦見萎縮。相反，在各項人才入境計劃、經濟活動改善和預期訪港旅遊業復蘇的驅動下，除寫字樓外，年內其他物業類別的租賃市場都表現向好。

2023 年所有物業類別的落成量均錄得跌幅，其中住宅和寫字樓落成量低於 2018 至 2022 年的五年移動平均值。發展商對政府賣地、鐵路物業發展項目及市區重建局項目招標的審慎反應亦反映出他們對市場的態度。

為維持樓市穩健發展，政府決心增加土地供應，並已覓得足夠可供發展土地，以應付未來十年的房屋需求。在 2023 年《施政報告》中，行政長官公布政府會透過推出更多精簡與發展有關程序的行政措施、擴大「標準金額」補地價安排的適用範圍，以及提升市區重建效率等，以提速造地和發展。

In 2023, Hong Kong quickly returned to normalcy after the epidemic with continuous improvements to economic activities. The local economy ended the year positively as the real Gross Domestic Product grew by 3.2% and the unemployment rate declined to 2.9% in the year. However, the lingering challenges in the external environment, including heightened geopolitical tensions, tightened financial conditions and slow global economic growth, have put strains on the asset market performance.

The overall sales market was subdued across all property sub-sectors in Hong Kong, with prices falling and trading activities shrinking during 2023. In contrast, with the exception of offices, the rental market for other property sub-sectors was upbeat during the year, driven by the influx of talents via a number of talent admission schemes, improvement in economic activities and anticipated recovery of inbound tourism.

Completions in 2023 for all market segments registered decreases, of which domestic and office completions were below their 5-year moving average figures from 2018 to 2022. Developers' attitude towards the market was also reflected by their cautious response to tenders in Government land sale, railway property development projects and Urban Renewal Authority's projects.

To maintain a healthy and steady development of the property market, the Government is determined to increasing land supply, having sufficient developable land already identified to meet the housing demand in the next 10-year period. In his 2023 Policy Address, the Chief Executive announced that the Government will speed up land production and development by introducing more administrative measures to simplify the development-related procedures, expanding the scope of adopting the "standard rates" arrangement for charging land premium, and enhancing the efficiency of urban renewal, etc.

政府在審慎考慮整體經濟和市場狀況，以及未來充足的房屋供應後，在2023年10月調整需求管理措施，並於2024年2月底進一步撤銷上述所有措施。此外，政府在2023年7月及2024年2月宣布放寬住宅及非住宅物業按揭貸款的相關措施。展望未來，雖然外圍環境複雜，但隨着內地經濟穩步增長，加上政府加大力度吸引和留住資本、企業和人才，並由2023年年底起推出一系列盛事活動及在中央政府支持下擴大個人遊計劃，推動香港旅遊業發展，預計這些正面發展將帶動和惠及整體樓市。

Having carefully considered the overall economic and market conditions and adequate future housing supply, the Government made adjustments to the demand-side management measures in October 2023, and took a further step to abolish all these curbs in late February 2024. In addition, relaxations to mortgage loan measures for both residential and non-residential properties were announced in July 2023 and February 2024. Looking ahead, notwithstanding the complicated external environment, coupled with the steady growth of the Mainland economy and the Government's stepped-up efforts to attract and retain capital, enterprises and talents and to promote Hong Kong's tourism development through the launch of a series of mega events from late 2023 onwards and expansion of the Individual Visit Scheme under the Central Government's support, the overall property market is expected to gain impetus and benefit from these positive developments.

住宅物業

住宅物業銷售市場在2023年首四個月略為回升，扭轉了2022年的跌勢。然而，在利率相對偏高的環境和外圍環境不明朗導致市場氣氛轉淡的情況下，升勢於年內餘下時間失去動力。2023年12月住宅售價按年下跌7.0%。一手和二手市場合共錄得43 002宗成交，為紀錄新低。

Residential

The residential sales market reverted the downward trend of 2022 with a slight rebound in the first four months of 2023. However, the upward momentum lost steam amidst the relatively high interest rate environment and weakened market sentiment due to uncertain external environment for the rest of the year, with prices falling 7.0% year-on-year by December 2023. Primary and secondary markets registered a record low of 43 002 transactions in total.



同時，在各項人才入境計劃帶動需求的支持下，2023年12月住宅租金按年上升6.0%。所有類別住宅物業的市場回報率均上升，達2.1%至2.9%之間。

2023年新私人住宅單位落成量為13 852個單位，大部分為中/小型單位，年內落成量較2022年減少35%。入住量為15 670個單位，較2022年增加12%。年底空置量下降至總存量的4.1%，相當於52 146個單位。2024和2025年的預測落成量分別為22 267和25 531個單位。

寫字樓

雖然本地經濟錄得明顯增長，但利率環境相對偏高、地緣政治緊張局勢加劇和宏觀經濟不景，導致2023年寫字樓市場需求疲弱、氣氛偏軟。投資者對購買寫字樓持審慎態度，而部分企業則縮減寫字樓面積或搬遷至非核心商業區等以節省成本。以2022年第四季與2023年第四季相比，整體寫字樓售價下跌7.8%，當中甲級、乙級和丙級寫字樓售價分別錄得2.0%、11.5%和7.9%的跌幅。同期，業主提供靈活的租賃安排抑制寫字樓租金，租金錄得0.7%的輕微跌幅。甲級寫字樓租金微跌1.7%，乙級和丙級寫字樓租金則分別微升0.7%和0.6%。

Meanwhile, underpinned by the demand from the influx of talents via a number of talents admission schemes, domestic rents recorded a 6.0% year-on-year growth by December 2023. The market yields for all classes of domestic properties rose to the range from 2.1% to 2.9%.

Completions of new private domestic units in 2023 were 13 852 units, made up mostly of small/medium units and 35% fewer than those in 2022. Take-up at 15 670 units was 12% higher than that of 2022. Vacancy at the year-end fell to 4.1% of the total stock, equivalent to 52 146 units. Forecast completions in 2024 and 2025 are 22 267 units and 25 531 units respectively.

Office

Despite a visible local economic growth, the relatively high interest rate environment, heightened geopolitical tensions and weak macro economy gave rise to sluggish demand and soft sentiments for the office market in 2023. Investors were prudent on office acquisition, while some corporations had adopted cost-saving measures involving downsizing or relocating to decentralised areas. Overall office prices fell by 7.8% between the fourth quarters of 2022 and 2023, with Grade A, B and C office prices recording a fall of 2.0%, 11.5% and 7.9% respectively. During the corresponding period, the flexible leasing arrangements offered by landlords have kept office rents at bay with an insignificant drop of 0.7%, as Grade A office rents registered a modest decline of 1.7%, while Grade B and C office rents rose slightly by 0.7% and 0.6% respectively.

2023年寫字樓落成量顯著下跌至158 700平方米。甲級寫字樓落成量為143 400平方米，約為總供應量的90%，主要位於非核心地區，如深水埗、九龍城和觀塘。乙級寫字樓落成量為13 900平方米，主要分布於觀塘和灣仔。丙級寫字樓有1 400平方米的少量落成量，全部位於東區。年內，寫字樓的整體使用量錄得正數41 400平方米。甲級寫字樓的使用量為正數45 300平方米，而乙級和丙級寫字樓的使用量則分別為負數2 300平方米和1 600平方米。年底整體空置量上升至總存量的14.9%，相當於1 959 800平方米。甲級、乙級和丙級寫字樓的空置率分別為16.0%、14.9%和9.0%。所有分區的甲級寫字樓均錄得雙位數字的空置率，介乎10.0%至17.3%不等。

預測落成量在2024年將維持平穩，為156 300平方米，並將在2025年輕微下跌至136 100平方米。2024和2025年甲級寫字樓的落成量將分別為146 000平方米和126 400平方米。中西區在這兩年將為主要供應地區，分別佔預計供應量的43%和40%。乙級寫字樓在2024和2025年的預測落成量將分別有9 300平方米和9 400平方米。丙級寫字樓在2024和2025年的落成量將分別有1 000平方米和300平方米。

Completions in 2023 decreased significantly to 158 700 m². Grade A completions, amounting to 143 400 m² or about 90% of the total supply, were mainly in the non-core districts such as Sham Shui Po, Kowloon City and Kwun Tong. Grade B completions of 13 900 m² were mainly distributed among Kwun Tong and Wan Chai. There were insignificant amount of 1 400 m² for Grade C completions, which were all located in the Eastern district. The overall take-up was positive at 41 400 m² in the year. Grade A offices had a positive take-up of 45 300 m² while Grade B and Grade C offices had negative take-ups of 2 300 m² and 1 600 m² respectively. The overall year-end vacancy rose to 14.9% of the total stock, amounting to 1 959 800 m². The vacancy rates of Grade A, Grade B and Grade C offices were 16.0%, 14.9% and 9.0% respectively. Grade A offices in all sub-districts recorded double-digit vacancy rates, ranging from 10.0% to 17.3%.

Forecast completions will remain steady in 2024 at 156 300 m², and will slightly fall to 136 100 m² in 2025. Grade A completions in 2024 and 2025 will be 146 000 m² and 126 400 m² respectively. The Central and Western district will be the major supplier in these two years contributing 43% and 40% of the anticipated supply respectively. Grade B forecast completions will provide 9 300 m² in 2024 and 9 400 m² in 2025. For Grade C offices, there will be 1 000 m² of completions in 2024 and 300 m² in 2025.



商業樓宇

2023 年商業樓宇的落成量減少至 90 700 平方米，當中九龍和港島合共佔落成量的 91%。年內使用量錄得正數 87 300 平方米。年底空置率微跌至總存量的 10.3%，相當於 1 217 400 平方米。預計 2024 年落成量將進一步減少至 78 400 平方米，而灣仔和油尖旺將分別佔預計供應量的 36% 和 20%。2025 年的總供應量為 88 500 平方米，九龍城將成為主要供應區，佔總供應量的 33%。

Commercial

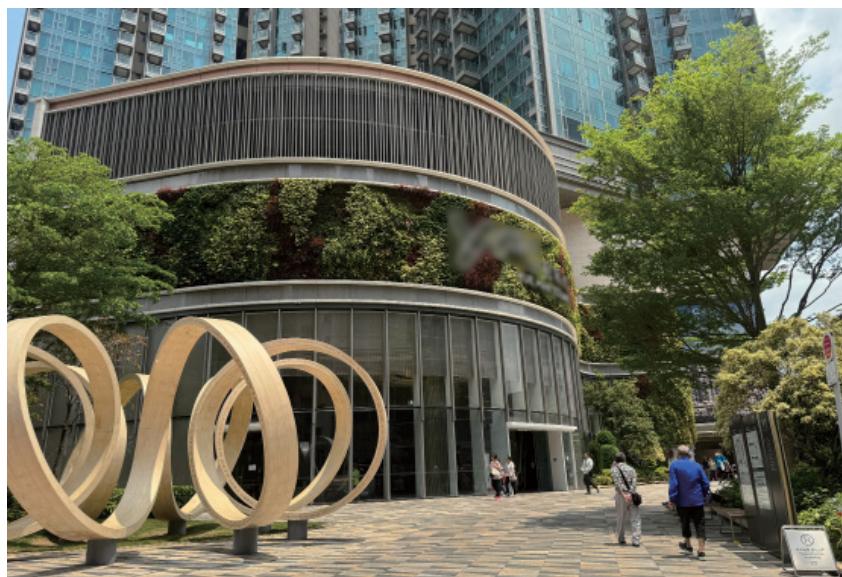
Completions of commercial premises in 2023 declined to 90 700 m², with Kowloon and Hong Kong Island altogether accounting for 91% of the completions. A positive take-up of 87 300 m² was recorded in the year. Year-end vacancy rate slid gently to 10.3% of the total stock, amounting to 1 217 400 m². Completions are anticipated to further decrease to 78 400 m² in 2024, with Wan Chai and Yau Tsim Mong contributing 36% and 20% of the anticipated supply respectively. In 2025, Kowloon City will become the major supplier in providing 33% of the 88 500 m² total supply.

零售業樓宇

因應疫情過後訪港旅遊業復蘇及消費意欲改善，加上政府推行各項措施刺激商務和消費旅遊需求，包括舉辦由「你好，香港！」開始的一連串盛事活動，2023 年第四季零售業樓宇的租金與 2022 年第四季相比上升 3.7%。然而，由於利率相對偏高，以及本地居民和旅客的消費模式有所轉變，2023 年買賣市場仍然低迷。同期零售業樓宇的售價下跌 6.8%，市場回報率由前一年的 2.5% 上升至 2023 年年底的 2.8%。

Retail

Due to the post-pandemic recovery of inbound tourism and improvement in consumer sentiment, together with various Government measures to boost business and consumer tourism demands, including a series of mega events commencing with "Hello Hong Kong", rents of retail premises rose by 3.7% between the fourth quarters of 2022 and 2023. Yet, the sales market remained subdued in 2023 amid relatively high interest rates and perceived changes in spending patterns of local residents and tourists. Prices retreated by 6.8% during the corresponding period, as the market yield at end of 2023 grew to 2.8% from the preceding year's 2.5%.



工業樓宇

政府為促進工廈重建而恆常化「標準金額」補地價安排的措施，預計將為工業樓宇市場帶來刺激作用。然而，在地緣政治緊張局勢加劇和利率相對偏高的環境下，全球貨物需求疲弱，外圍環境充滿挑戰，拖累本港出口表現。2023年工業樓宇市場仍然低迷，分層工廠大廈交投量較2022年縮減7%。

2023年分層工廠大廈的落成量減半至57 400平方米。年底空置量微升至總存量的5.7%，相當於930 700平方米。使用量轉為負數46 000平方米。預計2024和2025年的落成量將分別維持在54 600平方米和52 200平方米的穩定水平。

以2022年第四季與2023年第四季相比，分層工廠大廈售價下跌5.1%，而租金則微升3.5%，使市場回報率由2022年的2.9%上升至2023年年底的3.1%。

2023年並無工貿大廈落成。使用量錄得負數1 900平方米，而空置率則上升至總存量的11.9%，相當於62 200平方米。預計未來兩年均不會有新供應。

2023年有少量貨倉樓面落成，使用量錄得負數117 600平方米，而年底空置率則跌至總存量的5.6%，相當於206 300平方米。預計2024和2025年均不會有新貨倉樓面供應。

Industrial

The industrial market is anticipated to be stimulated by the Government's initiative to regularise the "standard rates" arrangement for land premium to facilitate redevelopment of industrial buildings. However, the export performance in Hong Kong was dragged down by the weak global demand for goods and challenging external environment amid heightened geopolitical tensions and a relatively high interest rate environment. The industrial market remained sluggish in 2023 with trading volume for flatted factories shrinking by 7% from 2022.

Completions of **flatted factories** in 2023 decreased by half to 57 400 m². Vacancy at the year-end increased slightly to 5.7% of total stock at 930 700 m². Take-up turned negative at 46 000 m². Completions are anticipated to stay steady at 54 600 m² and 52 200 m² in 2024 and 2025 respectively.

Prices of flatted factories fell by 5.1% while rents grew moderately by 3.5% between the fourth quarters in 2022 and 2023, resulting in a market yield of 3.1% at the end of 2023, up from 2.9% in 2022.

There were no **industrial/office** completions in 2023. A negative take-up of 1 900 m² was recorded and the vacancy rate increased to 11.9% of the stock at 62 200 m². No new supply is expected in the next two years.

Insignificant **storage** spaces were completed in 2023. Negative take-up of 117 600 m² was recorded and the year-end vacancy rate fell to 5.6% of the total stock at 206 300 m². No new storage supply is anticipated in 2024 and 2025.

私人住宅

PRIVATE DOMESTIC

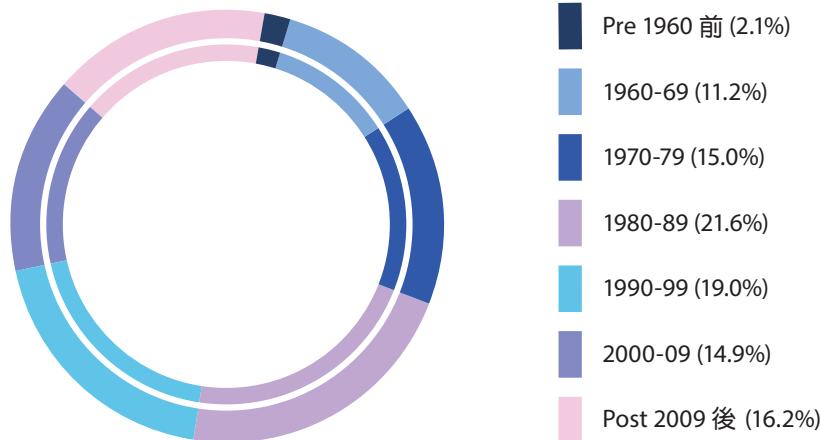




這類別包括設有專用煮食設施、浴室和廁所的獨立居住單位，但不包括村屋、解放軍轄下的宿舍、公用事業機構物業附設的宿舍、私營機構宿舍（包括教育院校的學生宿舍）、醫院管理局轄下的宿舍，以及酒店和旅舍。2023年年底的整體總存量為 1 269 831 個單位。圖表顯示按樓齡劃分的總存量。

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 2023, the overall stock was 1 269 831 units. The chart shows stock distribution by age.

按樓齡分類的總存量 Stock Distribution by Age



2023 年私人住宅落成量較前一年下跌 35% 至 13 852 個單位。九龍和新界分別佔落成量的 50% 和 44%，其餘 6% 來自港島。九龍城供應的落成單位最多，佔 25%，其次是屯門，佔 15%。

Completions in 2023 were down by 35% from the previous year to 13 852 units. Kowloon and the New Territories contributed 50% and 44% of the completions respectively, while the remainder 6% were from Hong Kong Island. The largest share of these completed units came from Kowloon City at 25%, followed by Tuen Mun at 15%.

2023 年的入住量為 15 670 個單位，較 2022 年增加 12%。年底空置量輕微下跌至 52 146 個單位，佔總存量的 4.1%。空置單位中，有 5 042 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 2023 at 15 670 units was 12% higher than that of 2022. Vacancy at the year-end slightly decreased to 52 146 units, or 4.1% of the total stock. Among these vacant units, 5 042 units were not yet issued with Certificate of Compliance or Consent to Assign after obtaining the Occupation Permit.



預計 2024 年落成量將升至 22 267 個單位，至 2025 年進一步升至 25 531 個單位。在 2024 年，九龍和新界將分別佔新供應量的 47% 和 45%，其餘 8% 來自港島。按地區計，九龍城的供應量佔新落成單位的 26%，其次是元朗，佔 16%。在 2025 年，新界和九龍將分別佔新供應量的 44% 和 41%。按地區計，九龍城將再度成為新單位供應量最多的地區，佔落成量的 27%。

Completions are expected to increase to 22 267 units in 2024 and then rise further to 25 531 units in 2025. In 2024, Kowloon and the New Territories will contribute 47% and 45% of the new supply respectively whereas Hong Kong Island will provide the remaining 8%. On district basis, Kowloon City will account for 26% of the new units, followed by Yuen Long at 16%. In 2025, the New Territories and Kowloon will account for 44% and 41% of the new supply respectively. District-wise, Kowloon City will be the top supplier again, providing 27% of the completions.

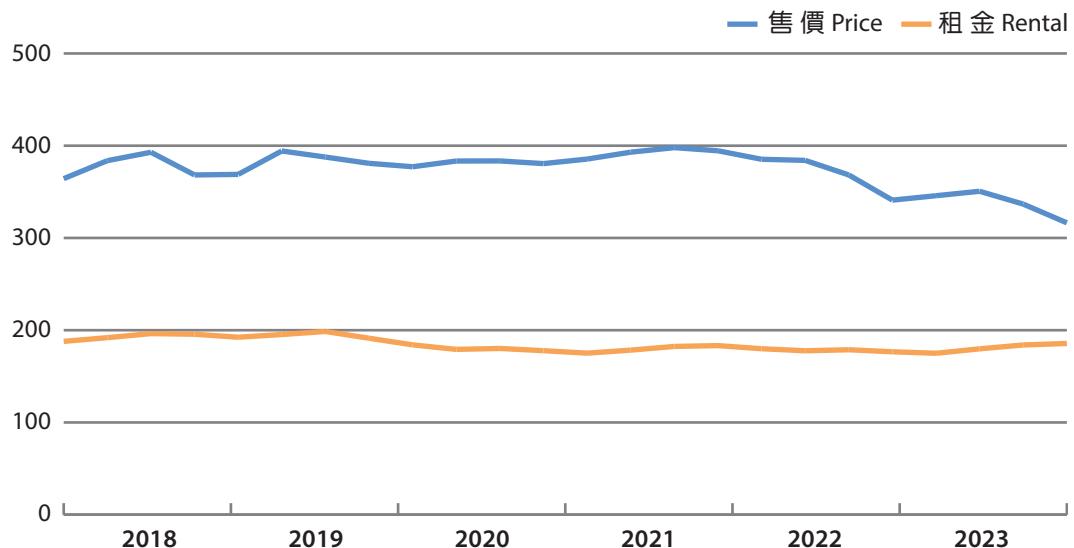
私人住宅（整體）Private Domestic (Overall)

在金融狀況收緊、外圍經濟前景不明朗、本地需求疲弱和市場氣氛審慎的情況下，2023年二手住宅市場售價雖然在首四個月曾輕微回升，但年內仍錄得跌幅。整體而言，2023年最後一季的住宅售價較2022年同期下跌7.2%。相反，租賃市場表現向好，最後一季的租金較前一年同季上升5.1%。

Despite a slight rebound in the first four months of 2023, domestic prices in the secondary market fell in the year amid tightened financial conditions, uncertain external economic outlook, weak local demand and cautious sentiments. Overall, prices in the last quarter of 2023 declined by 7.2% over the same period in 2022. In contrast, the rental market was upbeat, registering an increase of 5.1% in the last quarter over the corresponding quarter a year earlier.

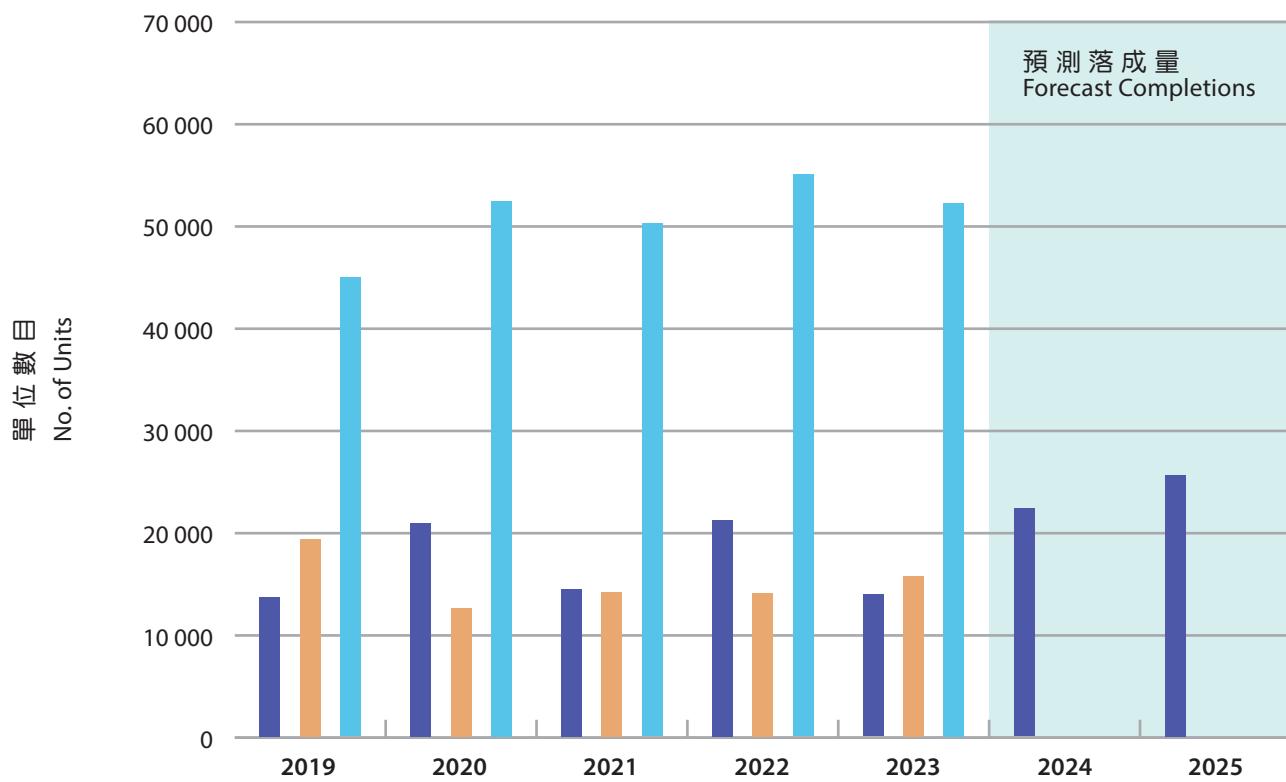


售價及租金指數 Price and Rental Indices



私人住宅（整體）Private Domestic (Overall)

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



	單位 數 目 No. of Units						
	2019	2020	2021	2022	2023	2024	2025
落成量 * Completions	13 643	20 888	14 386	21 168	13 852	22 267 [#]	25 531 [#]
入住量 Take-up	19 278	12 545	14 111	14 012	15 670		
空置量 Vacancy	44 892	52 366	50 164	54 967	52 146		
% ⁺	3.7	4.3	4.1	4.4	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。2025 年起的預測落成量包括港人首次置業(首置)項目下預計落成的資助出售房屋。

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. Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

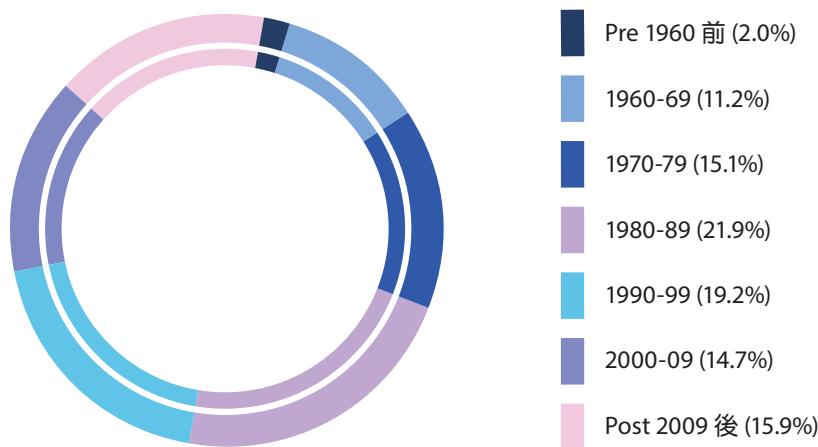
+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

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。2023 年年底的總存量為 1 171 348 個單位，佔私人住宅總存量的 92%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2023 was 1 171 348 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



2023 年有 13 533 個單位落成，其中 51% 位於九龍，44% 位於新界，5% 位於港島。供應集中在九龍城和屯門，合共佔此分類總落成量的 41%。以單位面積計，A 類和 B 類單位分別佔新供應的 58% 和 34%，而 C 類單位則佔 8%。

There were 13 533 units completed in 2023, with 51% located in Kowloon, 44% in the New Territories and 5% on Hong Kong Island. Supply was concentrated in Kowloon City and Tuen Mun, together contributing 41% of the total completions in this sub-sector. In terms of flat size, Class A and Class B units accounted for 58% and 34% of the new supply respectively, while the share for Class C units was 8%.

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

21

2023 年的入住量飆升 34% 至 17 507 個單位。年底空置量下降至 42 279 個單位，相當於此分類總存量的 3.6%。

Take-up in 2023 soared by 34% to 17 507 units. Vacancy at the year-end dropped to 42 279 units, or 3.6% of the stock in this sub-sector.



預計 2024 和 2025 年將分別有 20 916 和 24 387 個單位落成。在 2024 年，新界及九龍將分別佔 47% 和 45% 的供應量。按地區計，主要供應將位於九龍城，佔 24%，其次是元朗，佔 17%。在 2025 年，新界和九龍將分別佔新供應的 46% 和 41%，其中九龍城佔新落成單位的比例最高，為 26%。

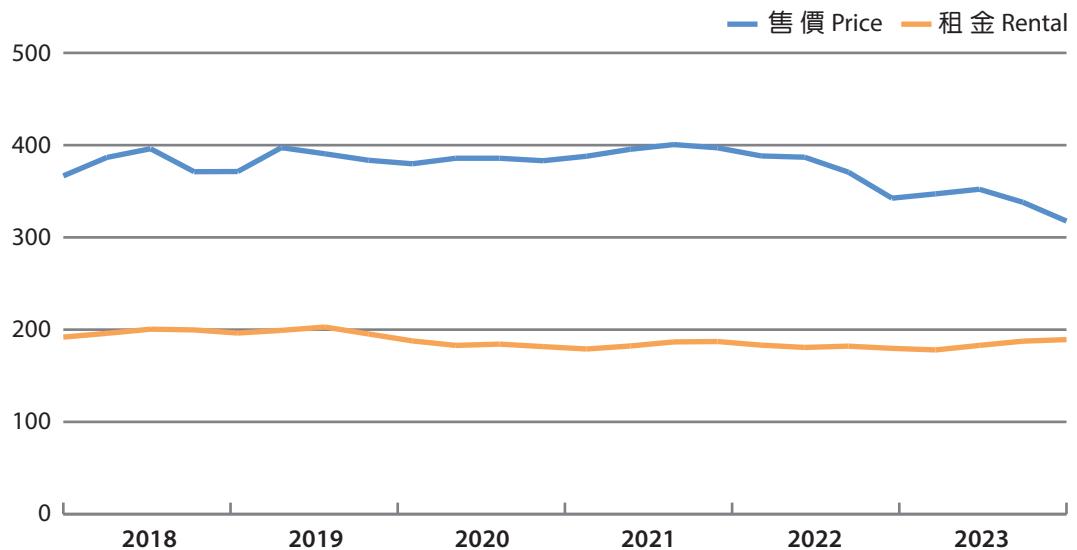
Completions in 2024 and 2025 are estimated to be 20 916 units and 24 387 units respectively. In 2024, the New Territories and Kowloon will contribute 47% and 45% of the supply respectively. On district basis, the major supply will be located in Kowloon City at 24%, followed by Yuen Long at 17%. In 2025, the New Territories and Kowloon will provide 46% and 41% of the new supply respectively, with Kowloon City contributing the largest share of 26% of the new units.

此分類的售價在 2023 年上半年輕微上升，但下半年顯著下降。第四季的售價較前一年同季下跌 7.2%。而第四季租金則較 2022 年同季上升 5.3%。

Prices in this sub-sector rose moderately in the first half of 2023, but fell noticeably in the second half of the year. Prices in the fourth quarter decreased by 7.2% from that of the preceding year. Meanwhile, rents grew by 5.3% in the fourth quarter over the corresponding quarter in 2022.

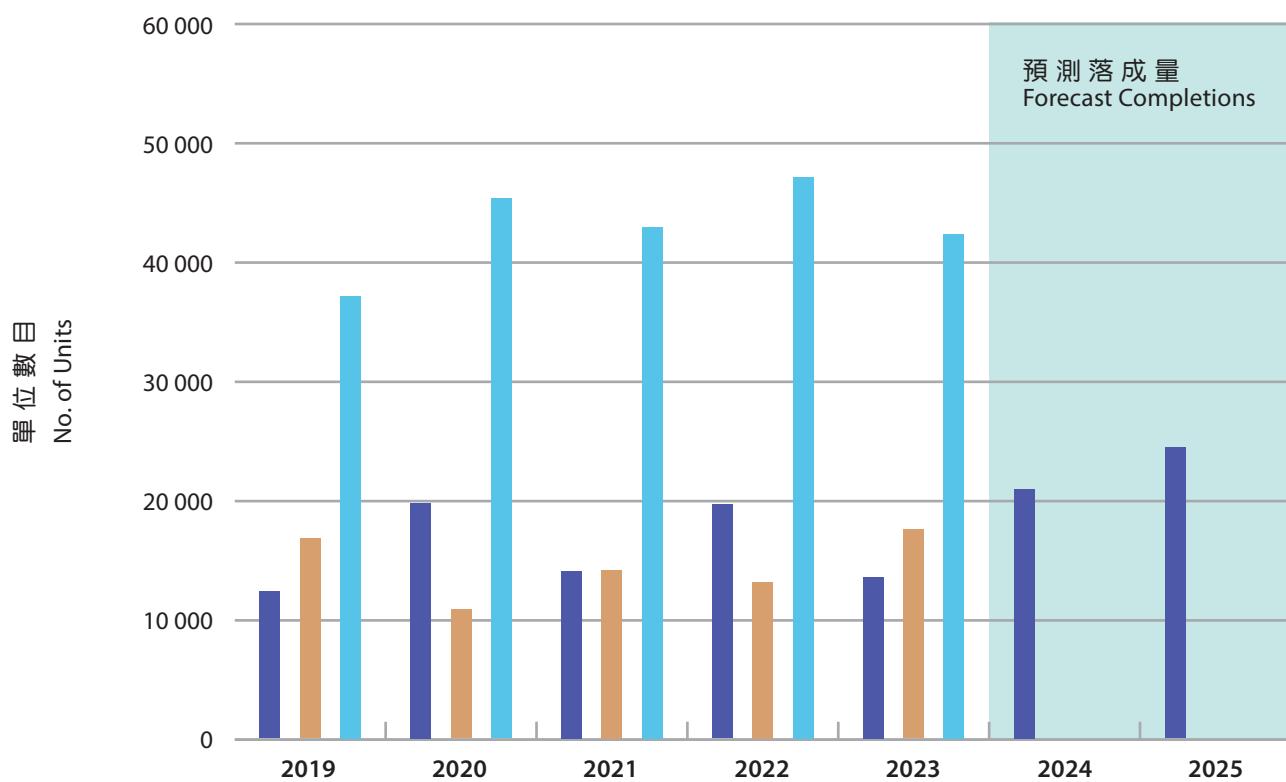


售價及租金指數 Price and Rental Indices



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

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



	單位 數 目 No. of Units						
	2019	2020	2021	2022	2023	2024	2025
落成量 * Completions	12 302	19 751	14 016	19 595	13 533	20 916 [#]	24 387 [#]
入住量 Take-up	16 751	10 787	14 101	13 100	17 507		
空置量 Vacancy	37 091	45 260	42 860	47 081	42 279		
% ⁺	3.3	4.0	3.8	4.1	3.6		

* 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。2025 年起的預測落成量包括港人首次置業(首置)項目下預計落成的資助出售房屋。

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. Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

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

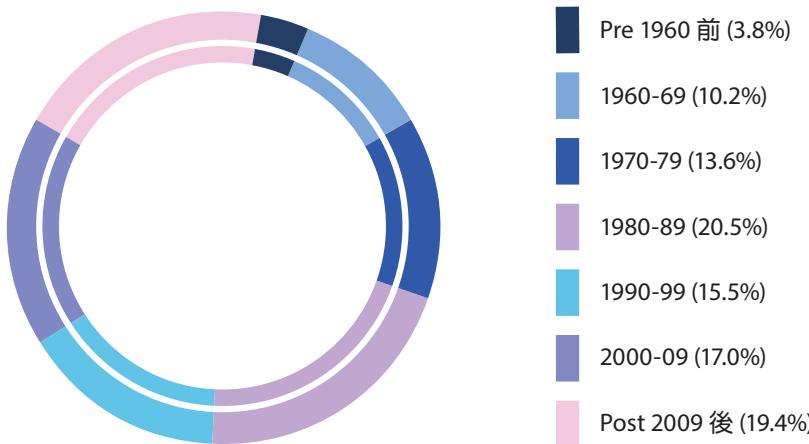
預測數字
Forecast figures

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

此分類包括實用面積為 100 平方米或以上的單位。2023年年底的總存量為 98 483 個單位，佔私人住宅總存量的 8%。圖表顯示這分類按樓齡劃分的總存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2023 was 98 483 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



2023 年共有 319 個單位落成，其中 49% 位於港島，35% 位於九龍及 16% 位於新界。按地圖計，中西區和南區合共佔落成量的 47%。

A total of 319 units were completed in 2023, of which 49% were on Hong Kong Island, 35% in Kowloon and 16% in the New Territories. On district level, the Central and Western district and the Southern district altogether accounted for 47% of the completions.

此分類的入住量在 2023 年錄得負數 1 837 個單位。年底空置量上升至 9 867 個單位，相當於此分類單位總存量的 10.0%。

A negative take-up of 1 837 units was recorded for this sub-sector in 2023. Vacancy at the year-end increased to 9 867 units, representing 10.0% of the stock in this sub-sector.



預計此分類的落成量在 2024 和 2025 年將分別上升至 1 351 和 1 144 個單位。該兩年的新供應將主要來自九龍，分別佔 2024 和 2025 年預測落成量的 69% 和 53%。按地區計，九龍城的供應最多，在 2024 和 2025 年將分別佔新落成量的 50% 和 53%。

Completions in this sub-sector are expected to rise to 1 351 units in 2024 and 1 144 units in 2025. New supply will mainly come from Kowloon in both years, accounting for 69% and 53% of the forecast completions in 2024 and 2025 respectively. On district basis, Kowloon City will contribute the most supply, providing 50% and 53% of the new completions in 2024 and 2025 respectively.

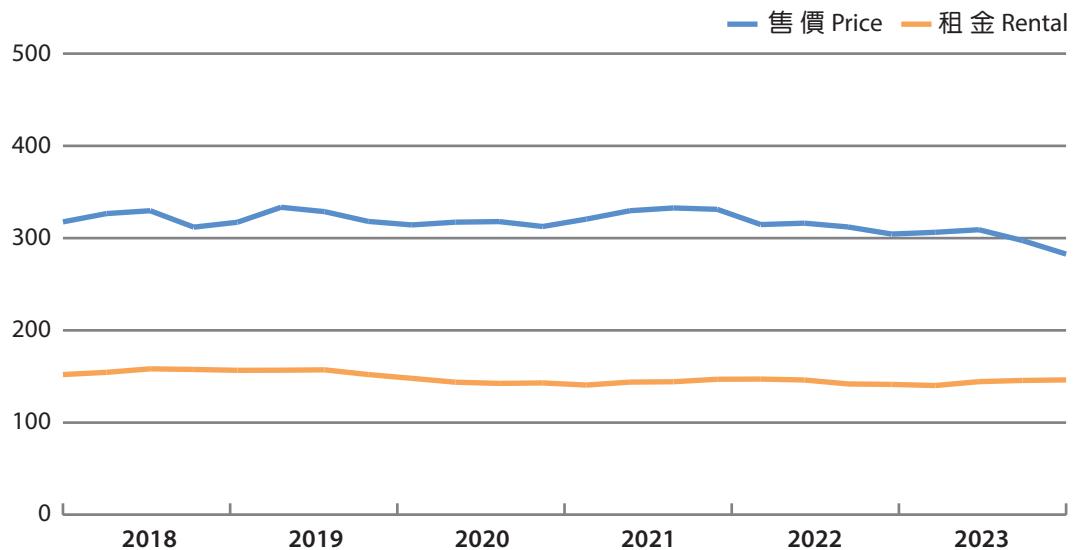
私人住宅（大型單位）Private Domestic (Large Units)

與中 / 小型單位的分類相若，此分類物業的售價在 2023 年上半年輕微上升，但至下半年回落。第四季的售價較前一年同季下跌 7.1%。第四季的租金則較 2022 年同季錄得 3.5% 的升幅。

Similar to the sub-sector of the small/medium units, prices in this sub-sector grew mildly in the first half of 2023 but slid in the second half of the year. Prices in the fourth quarter fell by 7.1% from that of the preceding year. Rents recorded an increase of 3.5% in the fourth quarter compared with the corresponding quarter in 2022.



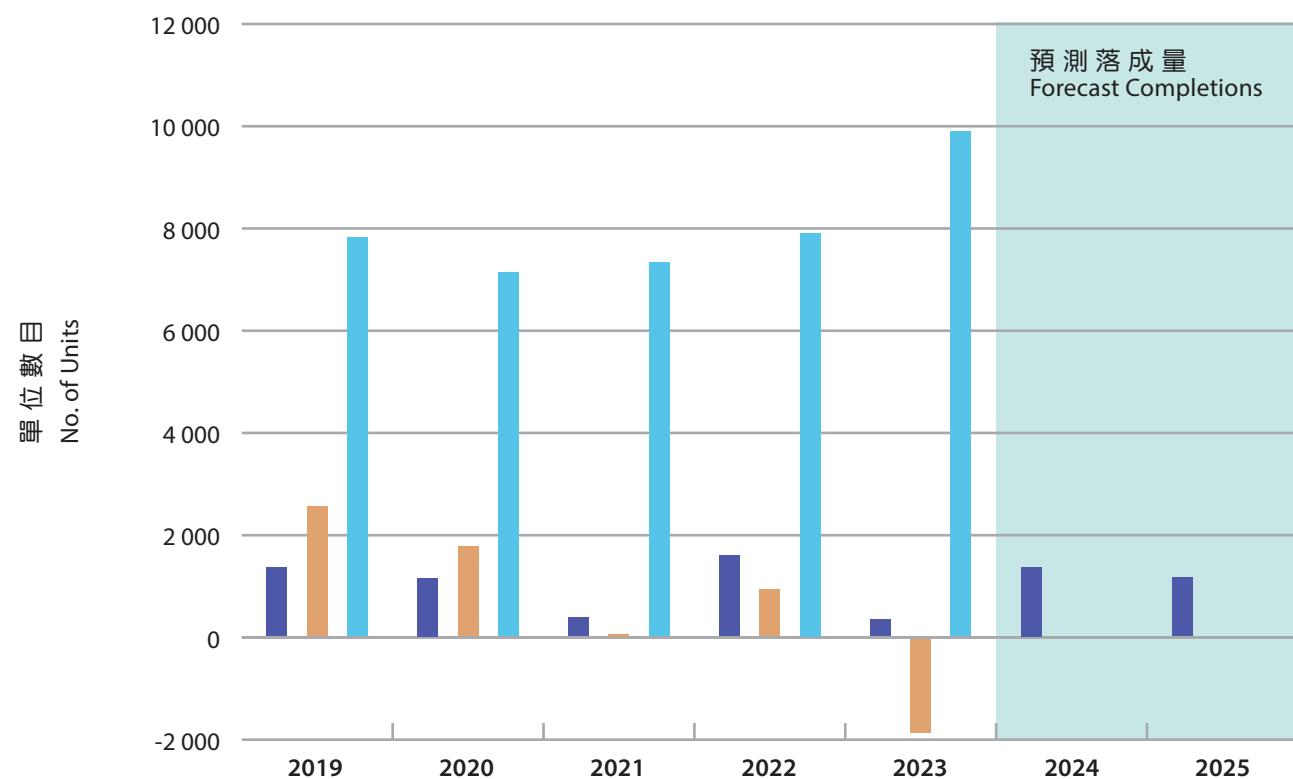
售價及租金指數 Price and Rental Indices



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

27

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



	單位 數 目 No. of Units						
	2019	2020	2021	2022	2023	2024	2025
落成量* Completions	1 341	1 137	370	1 573	319	1 351 [#]	1 144 [#]
入住量 Take-up	2 527	1 758	10	912	-1 837		
空置量 Vacancy	7 801	7 106	7 304	7 886	9 867		
% ⁺	8.1	7.3	7.5	8.0	10.0		

* 2025 年起的預測落成量包括港人首次置業(首置)項目下預計落成的資助出售房屋。
Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

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

預測數字
Forecast figures

私人寫字樓

PRIVATE OFFICE



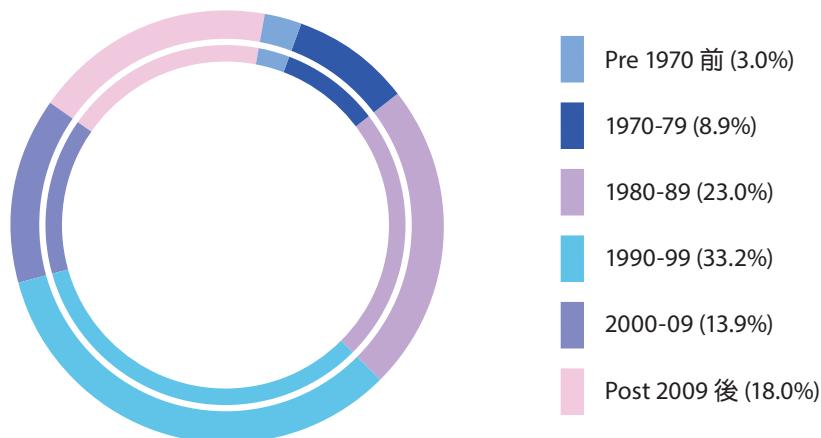


私人寫字樓（整體）Private Office (Overall)

2023年年底，私人寫字樓的總存量為13 110 500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2023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 2023 amounted to 13 110 500 m², comprising 66% Grade A, 23% Grade B and 11% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 49% of the total stock at the end of 2023. The chart shows the total stock of all offices by age.

按樓齡分類的總存量
Stock Distribution by Age



2023年私人寫字樓的落成量顯著下降至158 700平方米。在這些落成量中，有91%位於非核心地區。甲級寫字樓的落成量為143 400平方米，相當於總供應量的90%。

Office completions in 2023 decreased considerably to 158 700 m². Among the completions, 91% were situated in the non-core districts. Completions of Grade A space amounted to 143 400 m², equivalent to 90% of the total supply.

私人寫字樓（整體）Private Office (Overall)

年內整體使用量錄得正數 41 400 平方米。年底空置量上升至 1 959 800 平方米，相當於總存量的 14.9%。

A positive overall take-up of 41 400 m² was recorded for the year. Vacancy at the year-end increased to 1 959 800 m², which was equivalent to 14.9% of the total stock.



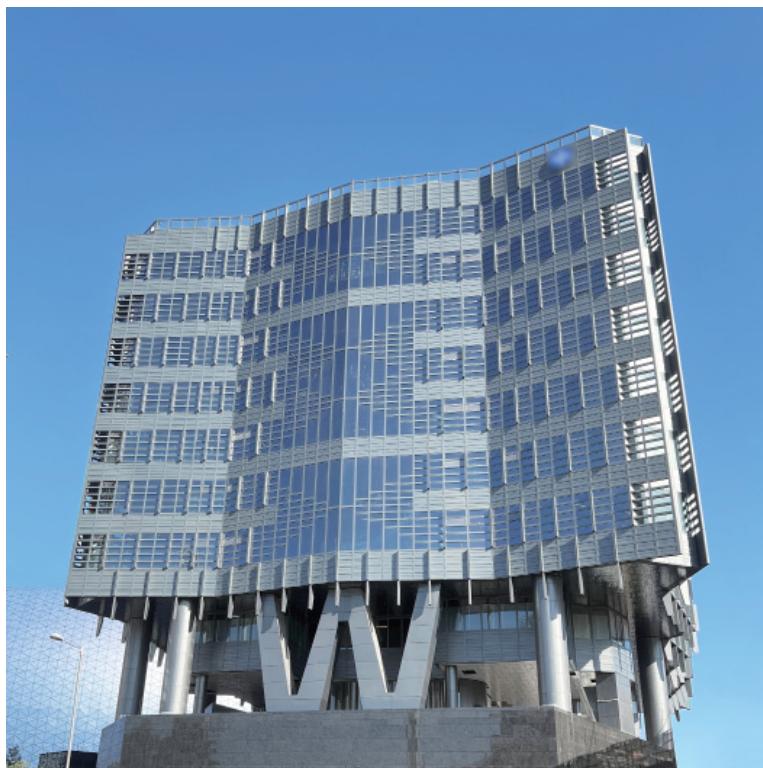
預計落成量在 2024 年維持平穩，為 156 300 平方米，並將在 2025 年輕微下降至 136 100 平方米。2024 和 2025 年大部分新供應將來自港島，分別佔總落成量的 72% 和 94%。這兩年的新供應將集中在中西區，分別佔預計落成量的 40% 和 42%。

Completions are expected to remain steady in 2024 at 156 300 m² and slightly fall to 136 100 m² in 2025. The majority of the new supply in 2024 and 2025 will both come from Hong Kong Island at 72% and 94% of total completions respectively. In these two years, new supply will be concentrated in the Central and Western district, accounting for 40% and 42% of the estimated completions respectively.

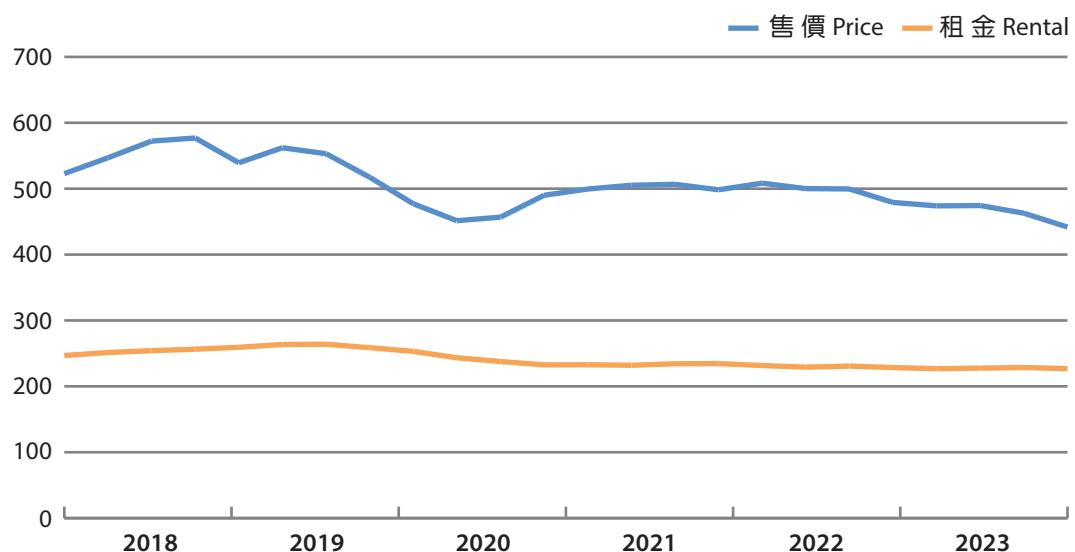
私人寫字樓（整體）Private Office (Overall)

寫字樓售價在 2023 年全年均下跌，在第二季有所整固，以 2023 年最後一季與 2022 年同期相比，售價下跌 7.8%。2023 年寫字樓租金保持平穩，2023 年最後一季與 2022 年同期相比，租金以 0.7% 的輕微跌幅作結。

Office prices dropped throughout 2023 with some consolidation in the second quarter, declining by 7.8% in the last quarter of 2023 over the same period in 2022. Office rents were steady in 2023, ending with an insignificant drop of 0.7% in the last quarter of 2023 over the corresponding period in 2022.

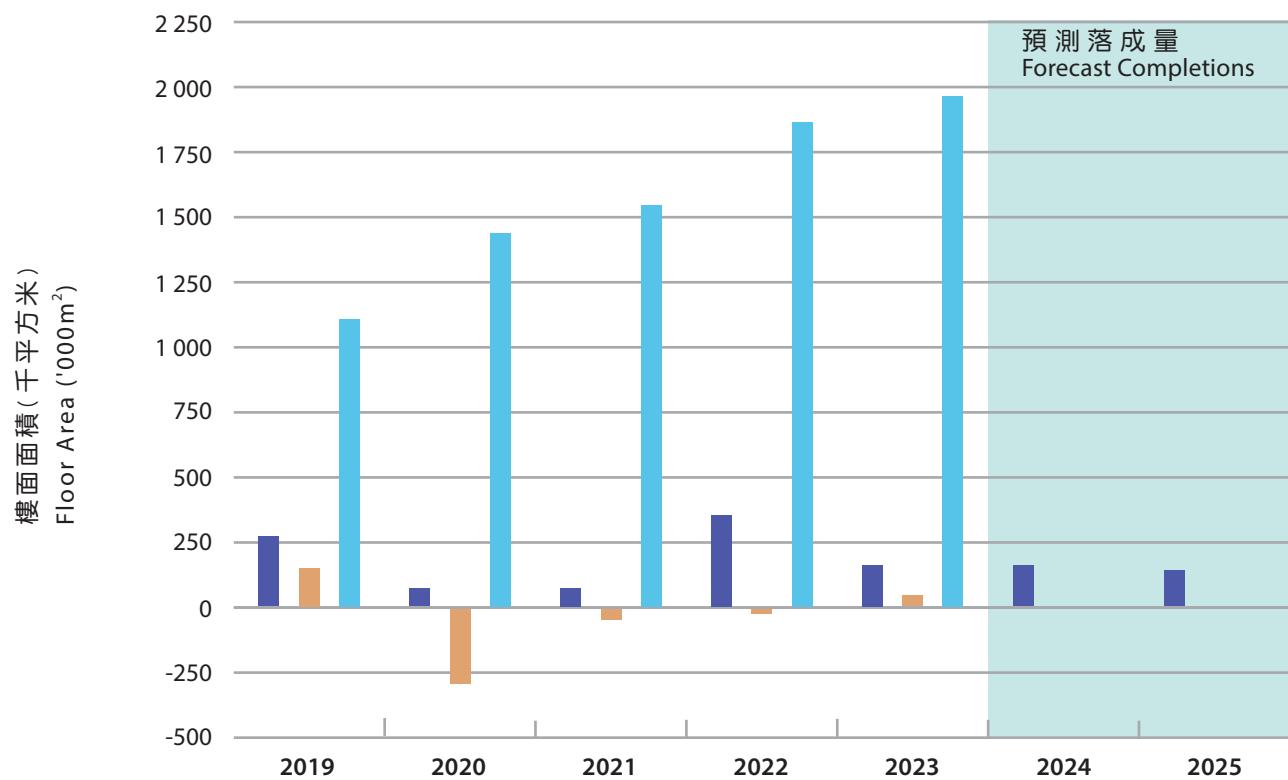


售價及租金指數 Price and Rental Indices



私人寫字樓（整體）Private Office (Overall)

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



	樓面面積(千平方米) Floor Area ('000m ²)						
	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	267	69	70	351	159	156 [#]	136 [#]
使用量 Take-up	147	-286	-40	19	41		
空置量 Vacancy	1 104	1 434	1 541	1 860	1 960		
% ⁺	9.0	11.5	12.3	14.4	14.9		

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

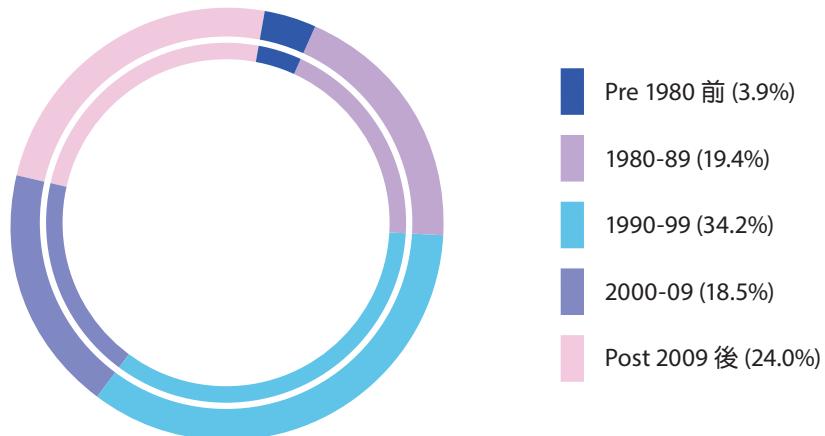
預測數字
Forecast figures

私人寫字樓（甲級）Private Office (Grade A)

2023年年底，甲級寫字樓的總存量達8 617 500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 2023 stood at 8 617 500 m², 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47%，而九龍與新界則分別佔40%和13%。

2023年甲級寫字樓的落成量下降至143 400平方米。新供應主要來自於非核心地區，如深水埗、九龍城和觀塘。

Hong Kong Island accounted for 47% of the stock, while the shares for Kowloon and the New Territories were 40% and 13% respectively.

Completions of Grade A offices in 2023 fell to 143 400 m². New supply mainly came from the non-core districts such as Sham Shui Po, Kowloon City and Kwun Tong.

私人寫字樓（甲級）Private Office (Grade A)

2023 年錄得正數 45 300 平方米的使用量。年底空置量上升至 1 377 700 平方米，相當於甲級寫字樓總存量的 16.0%，其中 30% 的空置面積位於核心地區。

A positive take-up of 45 300 m² was recorded in 2023. The year-end vacancy rose to 1 377 700 m², representing 16.0% of Grade A stock. 30% of the vacant spaces was found in the core districts.



預計甲級寫字樓的落成量在 2024 年維持平穩，為 146 000 平方米，但其後在 2025 年將回落至 126 400 平方米。2024 和 2025 年的新供應將集中在中西區，分別佔新落成量的 43% 和 40%。

It is anticipated that completions will remain steady at 146 000 m² in 2024 but then retreat to 126 400 m² in 2025. New supply in 2024 and 2025 will both be concentrated in the Central and Western district, providing 43% and 40% of the new completions respectively.

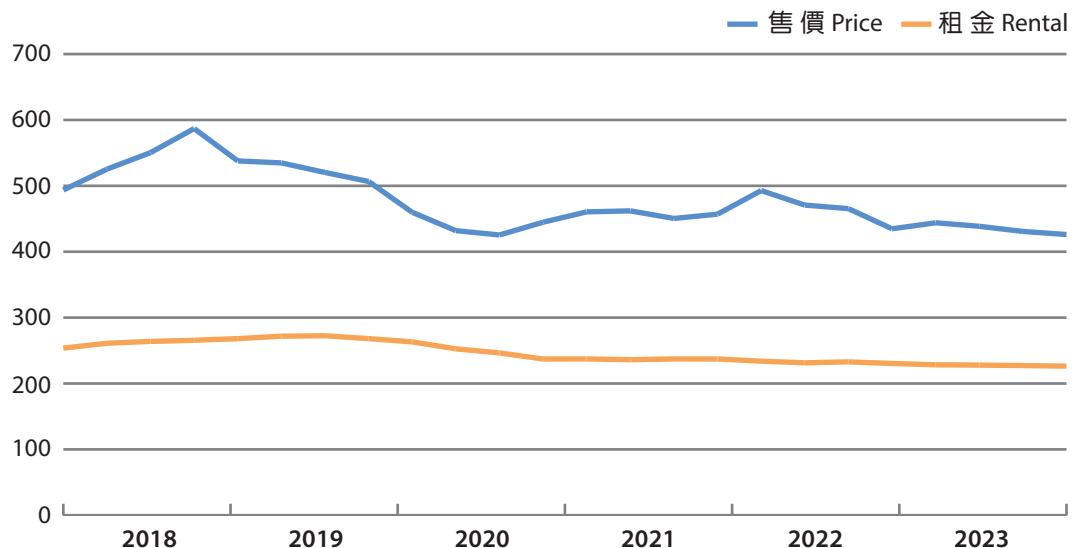
私人寫字樓（甲級）Private Office (Grade A)

甲級寫字樓售價雖然在 2023 年第一季呈輕微升幅，但接近年底時下降，以第四季與 2022 年同期相比，售價下跌 2.0% 作結。全年租金偏軟，與 2022 年第四季相比，2023 年第四季錄得 1.7% 的溫和跌幅。

Although prices of Grade A offices displayed a modest growth in the first quarter, they subsided towards the end of 2023, ending with a decrease of 2.0% in the fourth quarter over the same period in 2022. Rents softened throughout the year, registering a mild decrease of 1.7% between the fourth quarters of 2022 and 2023.

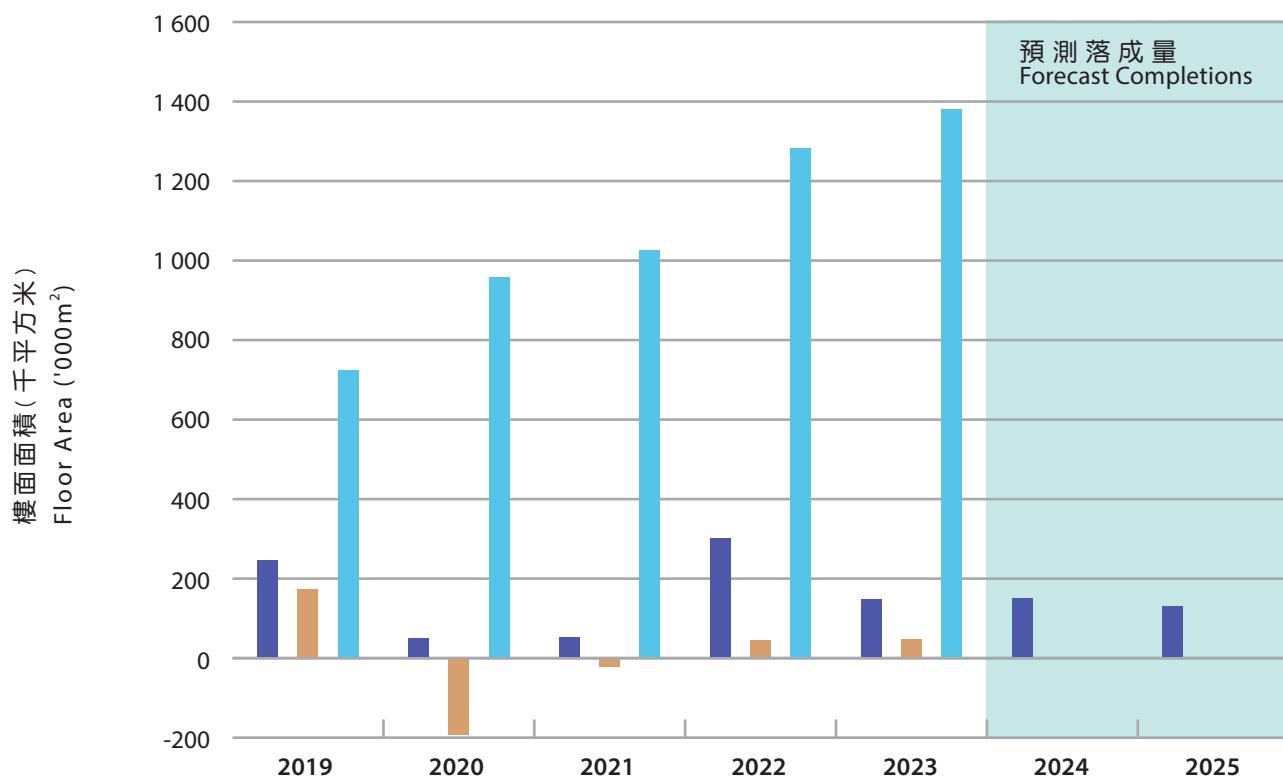


售價及租金指數 Price and Rental Indices



私人寫字樓 (甲級) Private Office (Grade A)

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



	樓面面積(千平方米) Floor Area ('000m ²)						
	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	242	46	49	299	144	146 [#]	127 [#]
使用量 Take-up	169	-189	-18	42	45		
空置量 Vacancy	720	955	1 023	1 280	1 377		
% ⁺	9.0	11.8	12.5	15.1	16.0		

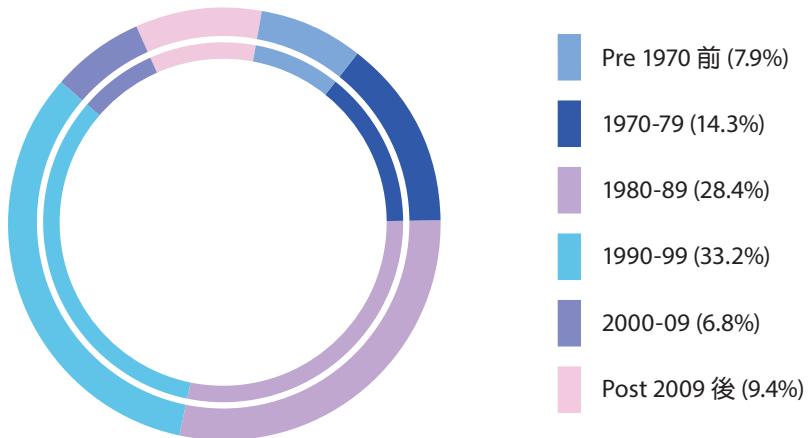
- + 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.
- # 預測數字
Forecast figures

私人寫字樓（乙級）Private Office (Grade B)

2023年年底，乙級寫字樓的總存量為3 017 700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 3 017 700 m² at the end of 2023, 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55%，而九龍與新界則分別佔36%和9%。

2023年乙級寫字樓落成量急跌至13 900平方米，落成量主要位於觀塘和灣仔。

Hong Kong Island accounted for 55%, while Kowloon and the New Territories contributed 36% and 9% respectively.

Grade B office completions in 2023 fell sharply to 13 900 m². Completions were mainly located in Kwun Tong and Wan Chai.

私人寫字樓（乙級）Private Office (Grade B)

乙級寫字樓在 2023 年的使用量維持負數，為 2 300 平方米。年底空置量為 449 500 平方米，相當於乙級寫字樓總存量的 14.9%，其中 49% 的空置面積位於核心地區。

Take-up of Grade B offices in 2023 remained negative at 2 300 m². The year-end vacancy, amounting to 449 500 m², was equivalent to 14.9% of the Grade B stock. 49% of the vacant spaces was found in the core districts.



預計落成量在 2024 和 2025 年將分別下跌至 9 300 平方米和 9 400 平方米。2024 年的所有供應將來自觀塘和油尖旺。2025 年的新供應將全部來自中西區和油尖旺。

It is estimated that completions will decrease to 9 300 m² and 9 400 m² in 2024 and 2025 respectively. In 2024, the whole supply will be contributed from Kwun Tong and Yau Tsim Mong. All the new supply in 2025 will come from the Central and Western district and Yau Tsim Mong.

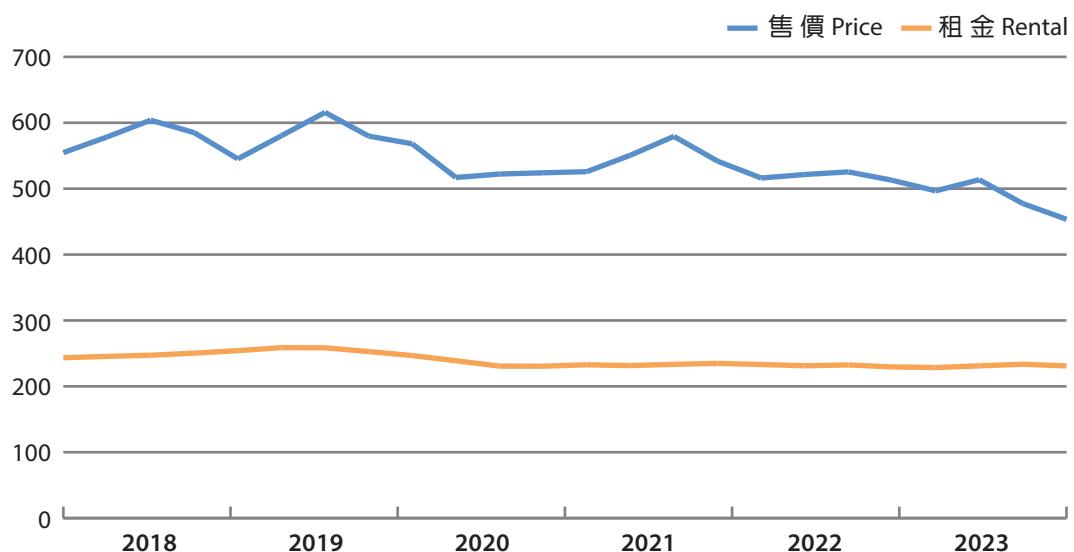
私人寫字樓（乙級）Private Office (Grade B)

乙級寫字樓售價於年初下跌，至第二季回升，其後大幅回落，以 2023 年最後一季與 2022 年同期相比，售價大跌 11.5%。租金在 2023 年窄幅波動，以 2022 和 2023 年最後一季作比較，錄得 0.7% 的溫和升幅。

Prices of Grade B offices dropped at the beginning of the year but rebounded in the second quarter, before retreating substantially thereafter, posting a considerable decrease of 11.5% in the last quarter of 2023 over the same period in 2022. Rents fluctuated within a small magnitude in 2023, registering a mild increase of 0.7% between the last quarters of 2022 and 2023.

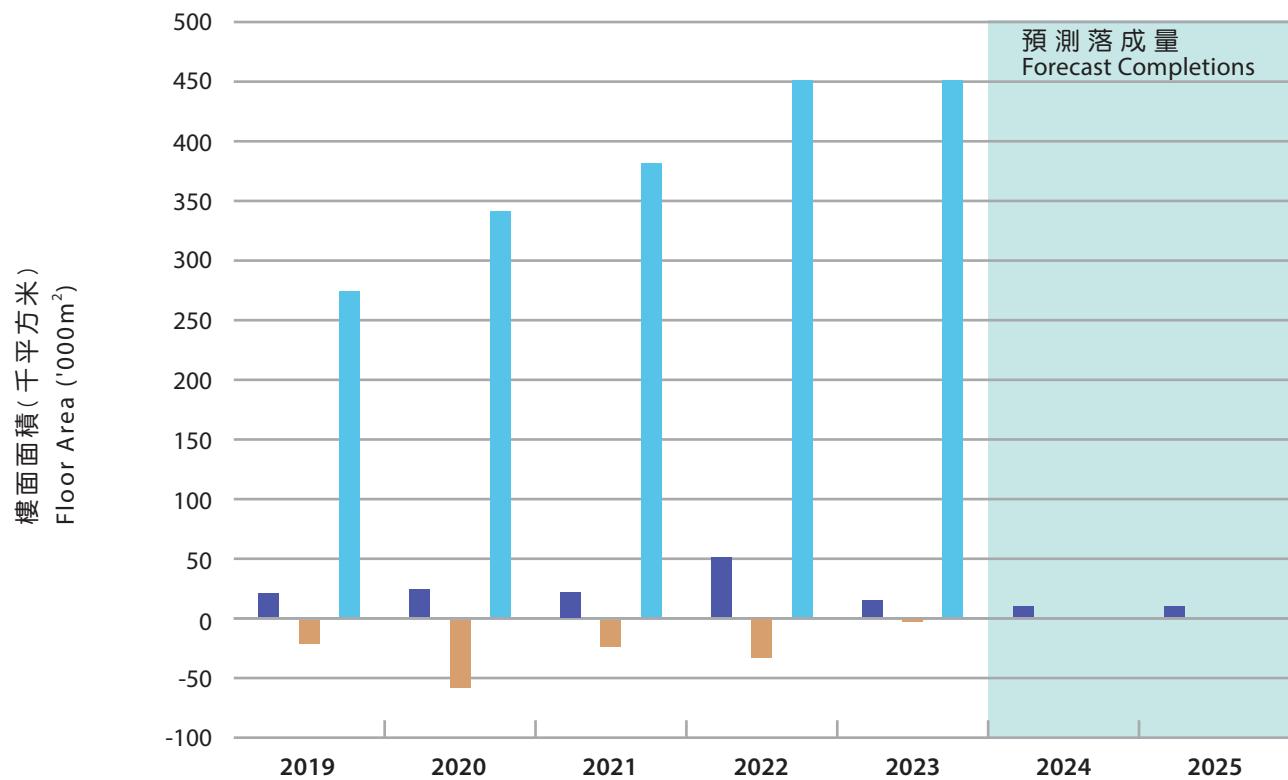


售價及租金指數 Price and Rental Indices



私人寫字樓(乙級) Private Office (Grade B)

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



	樓面面積(千平方米) Floor Area ('000m ²)						
	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	20	23	21	50	14	9 [#]	9 [#]
使用量 Take-up	-20	-57	-22	-32	-2		
空置量 Vacancy	273	340	380	450	450		
% ⁺	9.7	11.9	13.1	15.1	14.9		

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

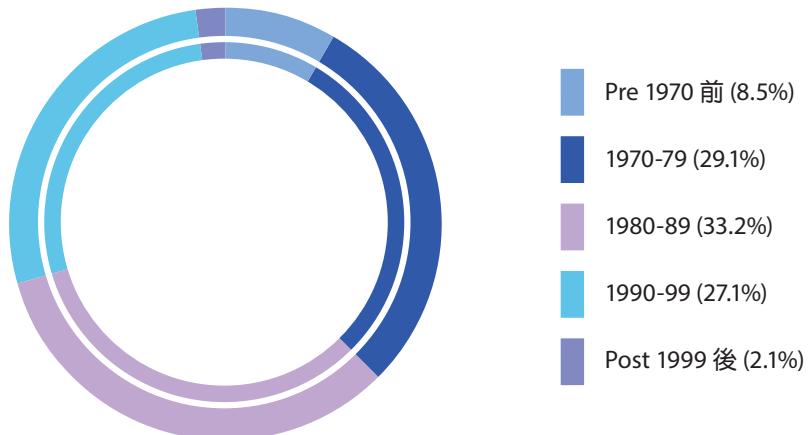
預測數字
Forecast figures

私人寫字樓（丙級）Private Office (Grade C)

2023年年底，丙級寫字樓的總存量為1 475 300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 1 475 300 m² at the end of 2023, 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.

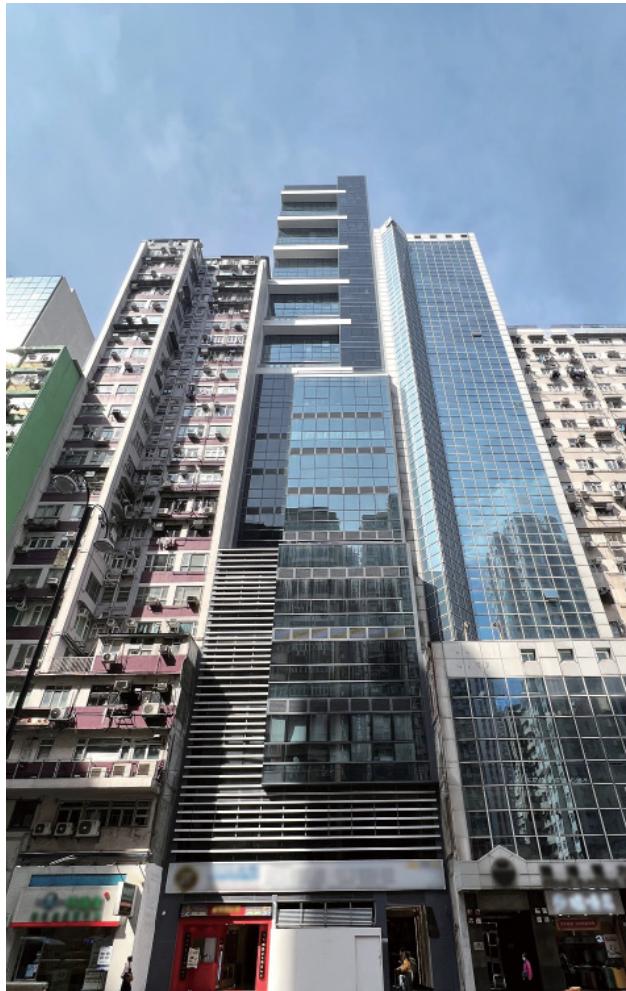
2023年丙級寫字樓的落成量為1 400平方米，全部來自東區。

Completions for Grade C offices in 2023 were 1 400 m². All came from the Eastern district.

私人寫字樓（丙級）Private Office (Grade C)

丙級寫字樓的使用量錄得負數 1 600 平方米。年底空置量為 132 600 平方米，佔丙級寫字樓總存量的 9.0%，當中 68% 的空置面積位於核心地區。

Grade C offices registered a negative take-up of 1 600 m². The year-end vacancy amounted to 132 600 m², representing 9.0% of its stock. 68% of the vacant spaces was found in the core districts.



預計 2024 年將有 1 000 平方米的丙級寫字樓在灣仔落成。2025 年的供應量將為 300 平方米，全部來自東區。

Grade C office space of 1 000 m² from Wan Chai will be expected in 2024. In 2025, the Eastern district will contribute the entire supply of 300 m².

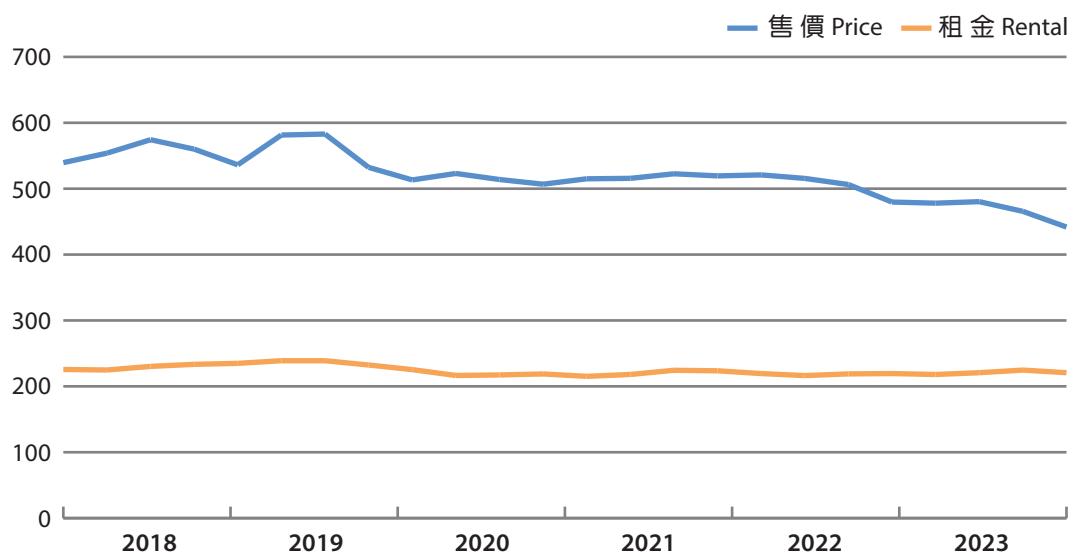
私人寫字樓(丙級) Private Office (Grade C)

丙級寫字樓售價在第一季下滑，至第二季有所整固，而在餘下季度則進一步下跌。以 2022 和 2023 年第四季相比，售價下降 7.9%。租金在 2023 年第一季輕微下跌，隨後逐漸上升，在最後一季再次下降，以 2023 年第四季與 2022 年同期相比，錄得 0.6% 的溫和升幅。

Prices of Grade C offices dipped in the first quarter, then consolidated in the second quarter before slipping further in the remaining quarters, registering a drop of 7.9% between the fourth quarters of 2022 and 2023. Following a moderate drop in the first quarter of 2023, rents rose gradually before dropping again in the last quarter, posting a mild increase of 0.6% in the fourth quarter of 2023 over the same period in 2022.

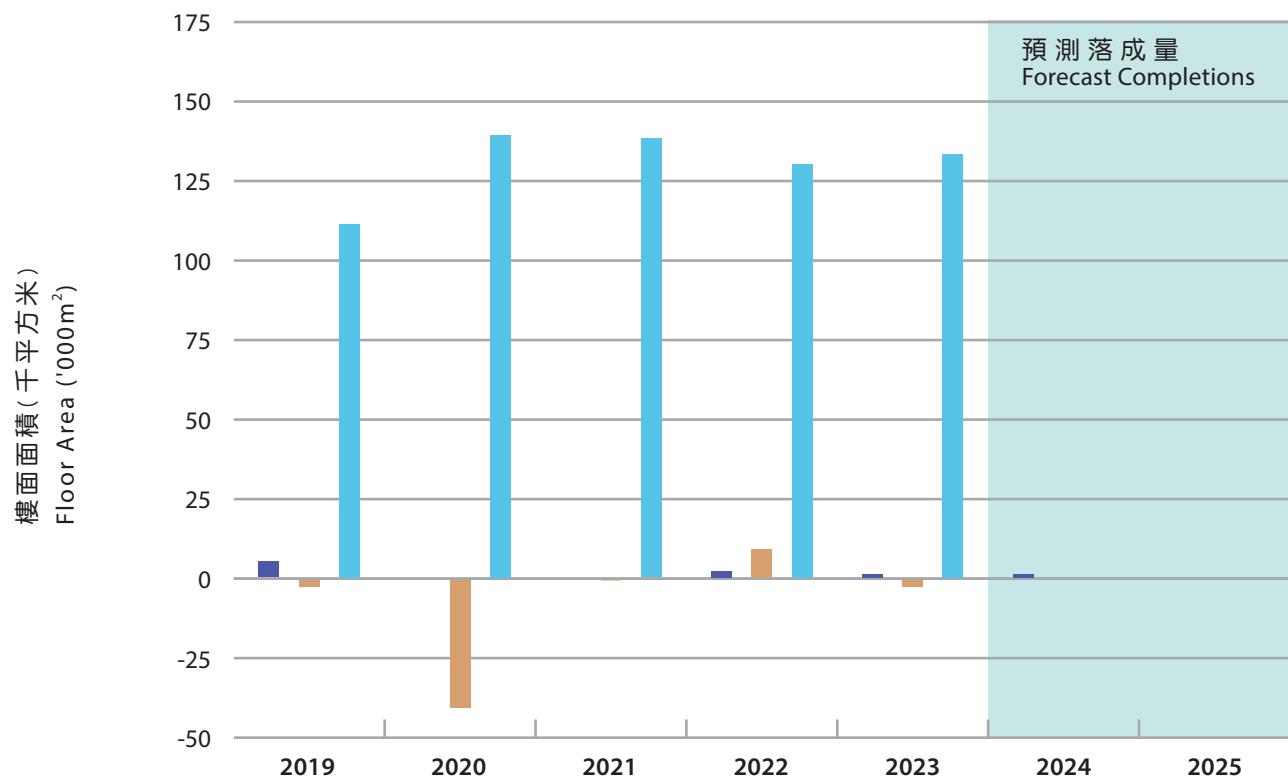


售價及租金指數 Price and Rental Indices



私人寫字樓 (丙級) Private Office (Grade C)

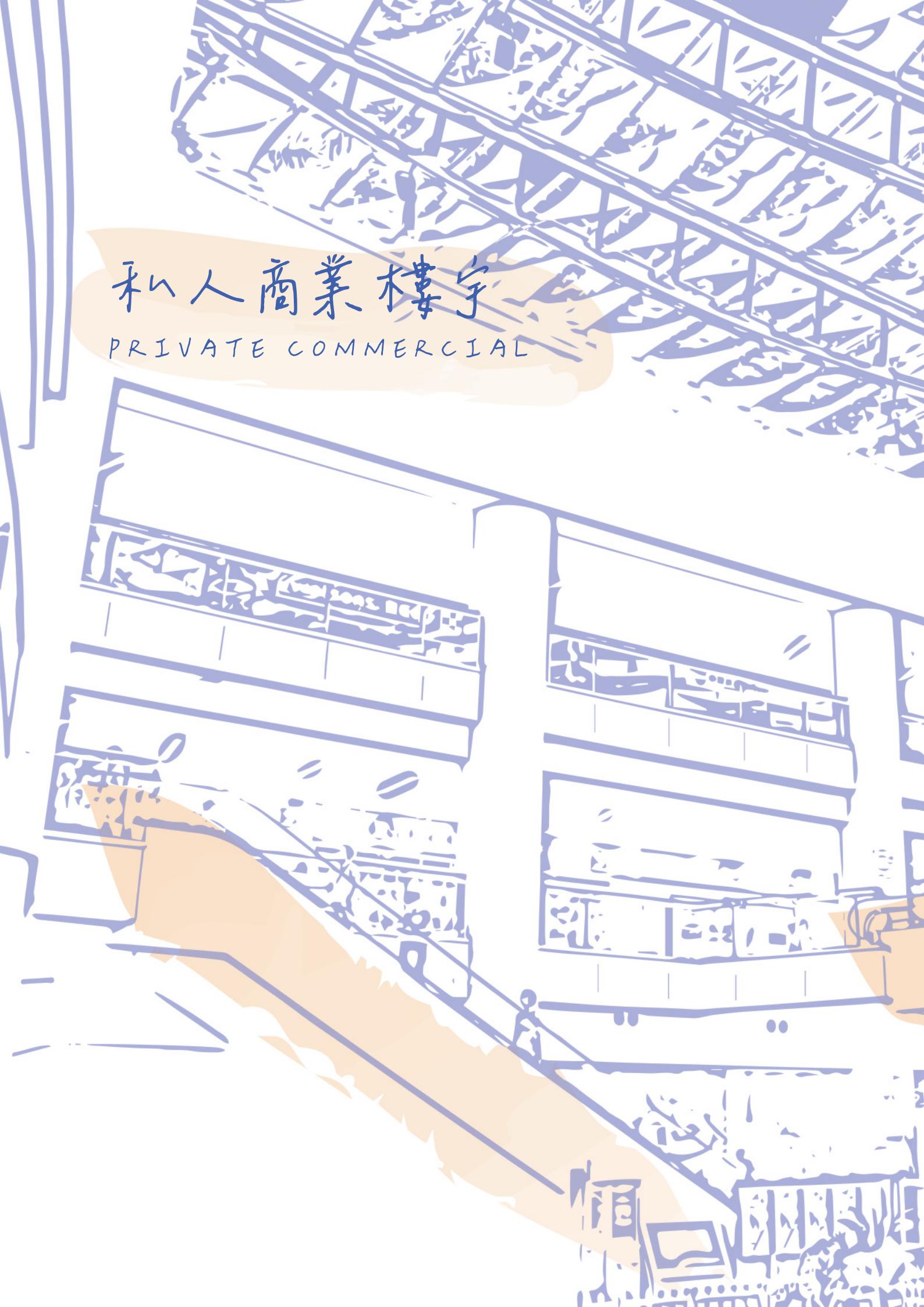
落成量、使用量及空置量 Completions, Take-up and Vacancy



	樓面面積(千平方米) Floor Area ('000m ²)						
	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	5	0	0	2	1	1 [#]	0 [#]
使用量 Take-up	-2	-40	0	9	-2		
空置量 Vacancy	111	139	138	130	133		
% ⁺	7.5	9.4	9.3	8.8	9.0		

+ 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



私人商業樓宇

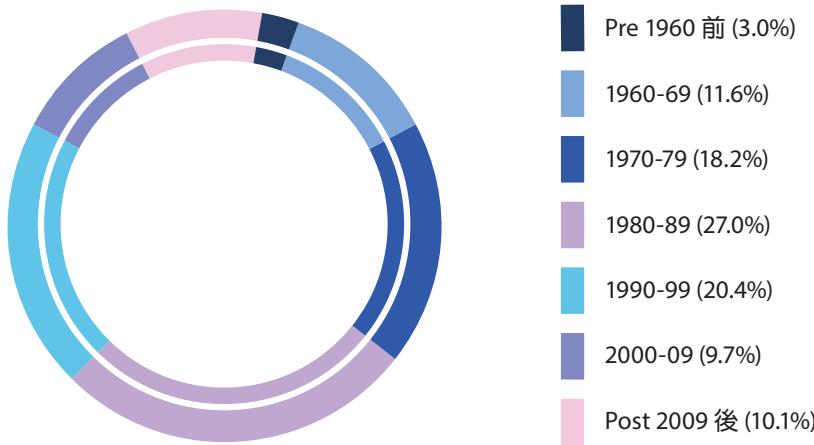
PRIVATE COMMERCIAL



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

這類物業在 2023 年年底的總存量為 11 778 300 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。

按樓齡分類的總存量 Stock Distribution by Age



2023 年的落成量下跌至 90 700 平方米，九龍和港島分別佔總落成量的 62% 和 29%，其餘 9% 則坐落新界。按地區計，落成量主要來自九龍城，佔 47%，其次為南區，佔 23%。

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 2023 was 11 778 300 m², with 28% of the total spaces on Hong Kong Island, 41% in Kowloon and 31% in the New Territories. Distribution of total stock by age is shown in the chart.

Completions in 2023 fell to 90 700 m². Kowloon and Hong Kong Island contributed 62% and 29% of the total completions respectively while the remaining 9% was attributable to the New Territories. On district basis, completions mainly came from Kowloon City at 47%, followed by the Southern district at 23%.

2023 年，商業樓宇的使用量錄得正數 87 300 平方米。年底空置量微跌至 1 217 400 平方米，相當於總存量的 10.3%。商場鋪位和樓上商業單位佔總空置量的 64%。

The commercial sector recorded a positive take-up of 87 300 m² in 2023. The vacancy at the year-end slid gently to 1 217 400 m², representing 10.3% of the total stock. Vacant arcade shops and upper floor commercial space accounted for 64% of the total vacancy.



預計落成量將在 2024 年進一步下跌至 78 400 平方米，然後在 2025 年回升至 88 500 平方米。2024 年的供應將主要來自灣仔和油尖旺，分別佔總落成量的 36% 和 20%。2025 年的供應將主要位於九龍城，佔總落成量的 33%，其次為灣仔和油尖旺，分別佔 17% 和 13%。

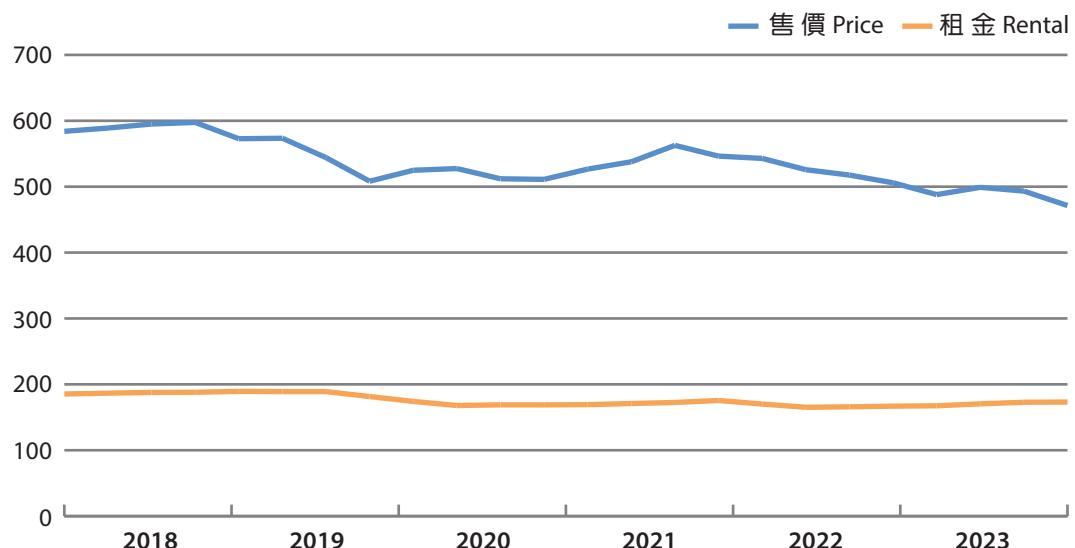
Completions are forecast to decrease further to 78 400 m² in 2024 and then rebound to 88 500 m² in 2025. Supply in 2024 will mainly come from Wan Chai at 36% and Yau Tsim Mong at 20% of the total completions. Supply in 2025 will be largely from Kowloon City providing 33% of the total completions, followed by Wan Chai and Yau Tsim Mong at 17% and 13% respectively.

零售業樓宇售價雖然在第二季曾輕微回升，但在2023年仍錄得跌幅，以2022年第四季與2023年第四季相比，售價下跌6.8%。相反，租金在2023年全年均呈升勢，2023年第四季與2022年同期相比，租金錄得3.7%的升幅。

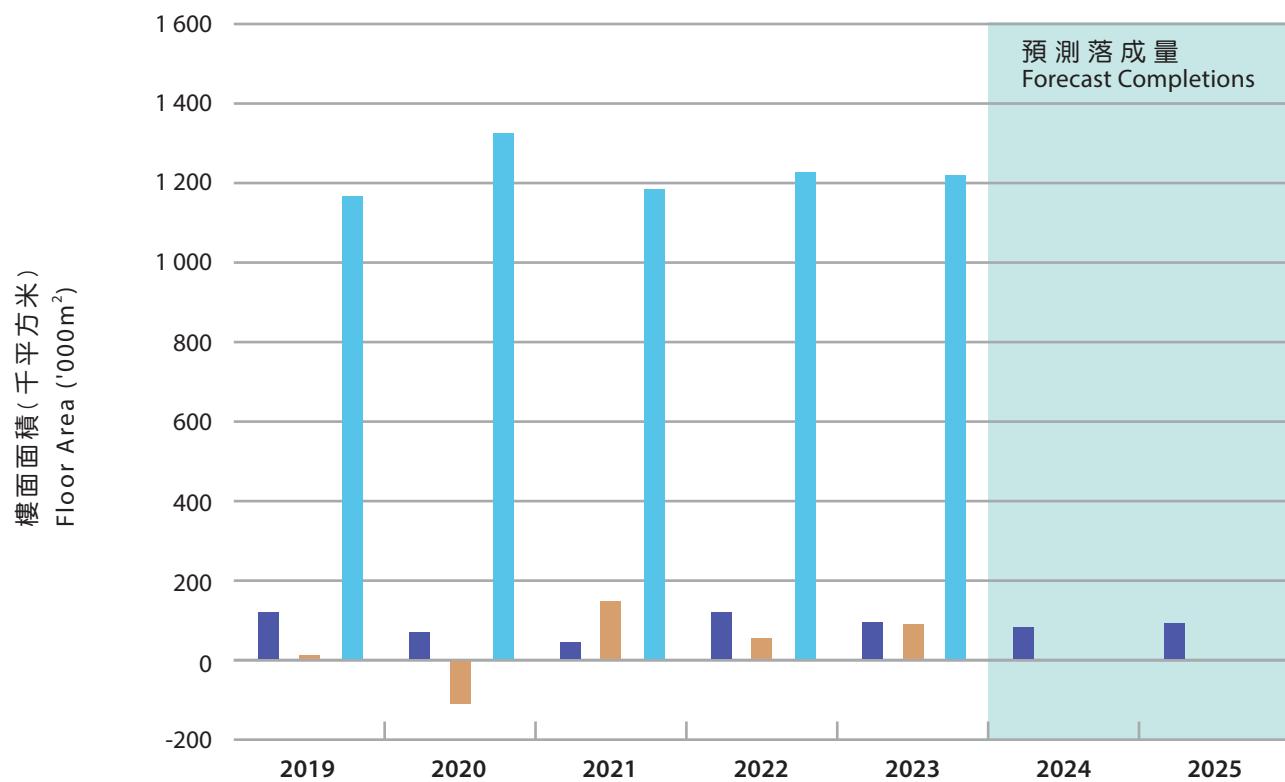
Despite a slight rebound in the second quarter, prices of retail properties declined in 2023, registering a fall of 6.8% between the fourth quarters of 2022 and 2023. In contrast, rents were on an upward trend throughout 2023, registering a growth of 3.7% in the fourth quarter of 2023 over the same period of 2022.



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



	樓面面積(千平方米) Floor Area ('000m ²)						
	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	118	67	42	118	91	78 [#]	89 [#]
使用量 Take-up	8	-108	145	52	87		
空置量 Vacancy	1 164	1 321	1 182	1 224	1 217		
% ⁺	10.1	11.4	10.2	10.5	10.3		

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

預測數字
Forecast figures

私人工業樓宇

PRIVATE INDUSTRIAL





私人分層工廠大廈 Private Flatted Factories

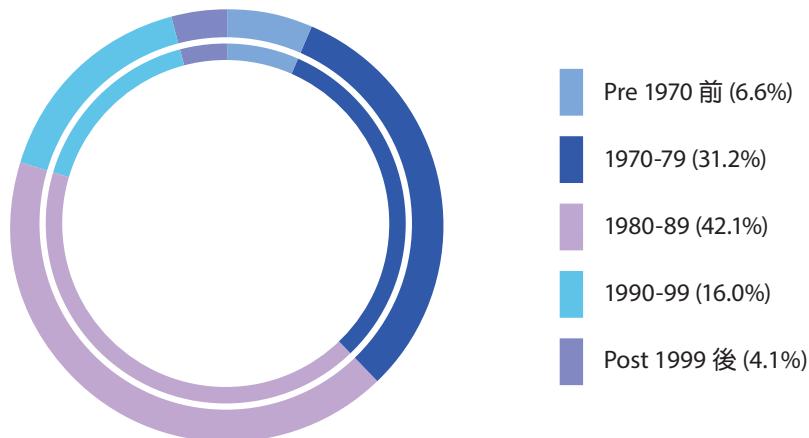
這類別包括分層工廠大廈及其附屬寫字樓。

這類物業於 2023 年年底的總存量為 16 210 300 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。

This sector comprises flatted factories and their ancillary office accommodation.

At the end of 2023, the stock in this sector was 16 210 300 m², which was evenly distributed between the urban areas and the New Territories. Distribution of total stock by age is shown in the chart.

按樓齡分類的總存量
Stock Distribution by Age



2023 年的落成量減半至 57 400 平方米。主要供應來自西貢和葵青，佔總落成量的 88%。

Completions in 2023 decreased by half to 57 400 m². Sai Kung and Kwai Tsing, being the main source of supply, contributed 88% of the total completions.

2023 年的使用量為負數 46 000 平方米。年底空置量略升至 930 700 平方米，相當於總存量的 5.7%。逾半空置面積位於觀塘、荃灣和葵青。

A negative take-up of 46 000 m² was recorded in 2023. Vacancy at the year-end increased slightly to 930 700 m², representing 5.7% of the total stock. Over half of the vacant spaces was located in Kwun Tong, Tsuen Wan and Kwai Tsing.



預計 2024 年的落成量將維持在 54 600 平方米的穩定水平，其中深水埗將佔總落成量的 38%。另有 26% 的新面積將來自荃灣。2025 年將有 52 200 平方米的新面積供應，主要來自沙田和深水埗，分別佔新落成量的 45% 和 31%。

Completions in 2024 are expected to stay steady at 54 600 m² of which Sham Shui Po will provide 38% of the total. Another 26% of the new spaces will come from Tsuen Wan. New spaces of 52 200 m² will come on stream in 2025, largely from Sha Tin and Sham Shui Po accounting for 45% and 31% of the new completions respectively.

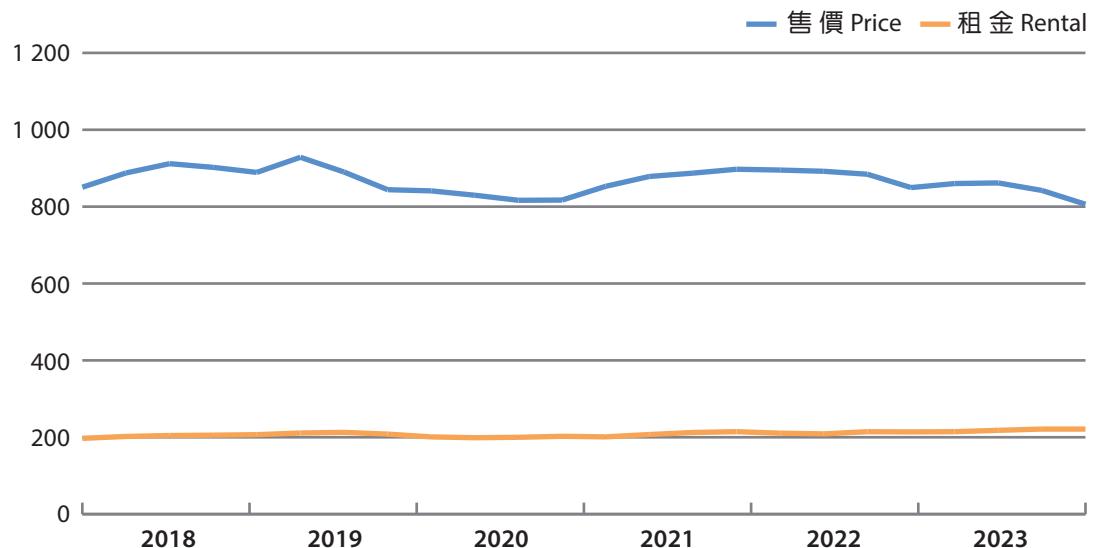
私人分層工廠大廈 Private Flatted Factories

售價在 2023 年上半年溫和上升，但在下半年下跌，2022 年第四季與 2023 年第四季相比，以 5.1% 的跌幅作結。租金在首三季溫和上升，隨後有所整固，以 2022 年第四季與 2023 年第四季相比，租金錄得 3.5% 的升幅。

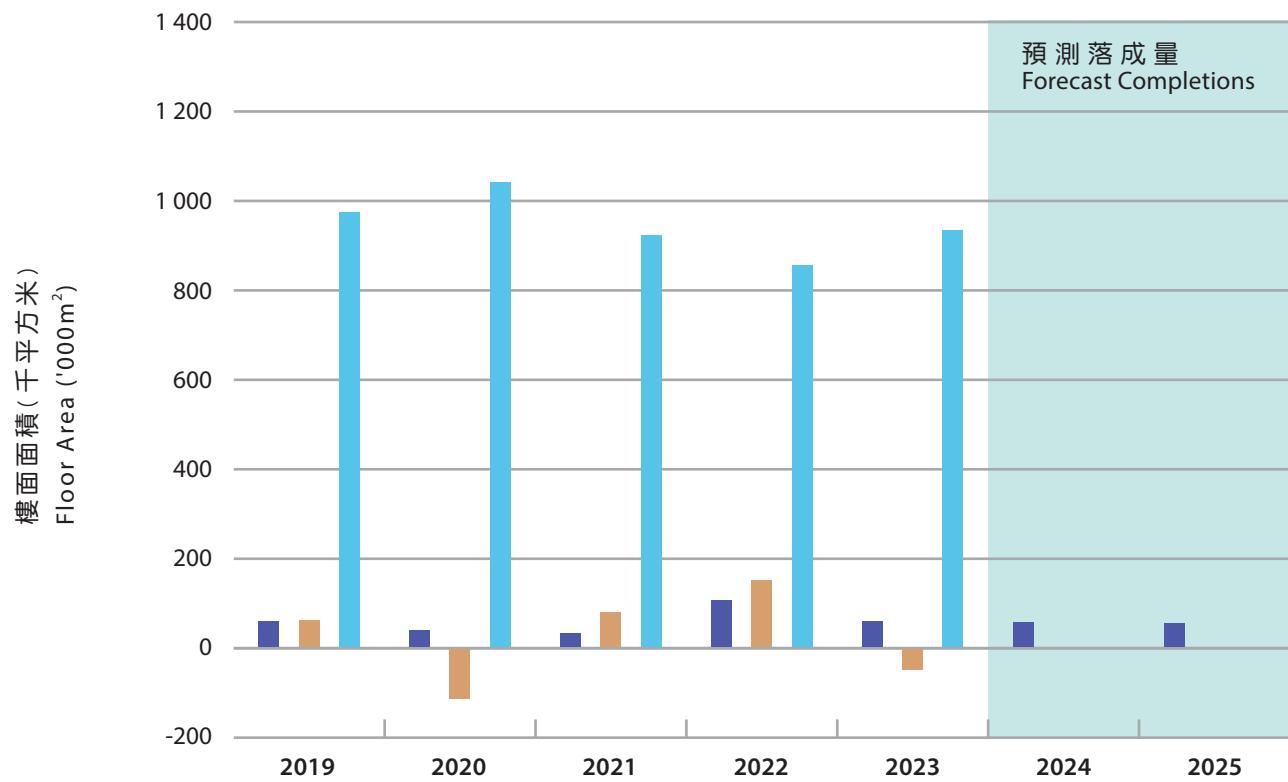
Prices increased mildly in the first half of 2023 but fell in the second half, ending the year with a decline of 5.1% between the fourth quarters of 2022 and 2023. Rents rose moderately in the first three quarters and consolidated afterwards, posting an increase of 3.5% between the fourth quarters of 2022 and 2023.



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 ²)						
	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	56	38	30	105	57	55 [#]	52 [#]
使用量 Take-up	60	-110	77	149	-46		
空置量 Vacancy	972	1 038	920	852	931		
% ⁺	5.9	6.4	5.7	5.3	5.7		

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

預測數字
Forecast figures

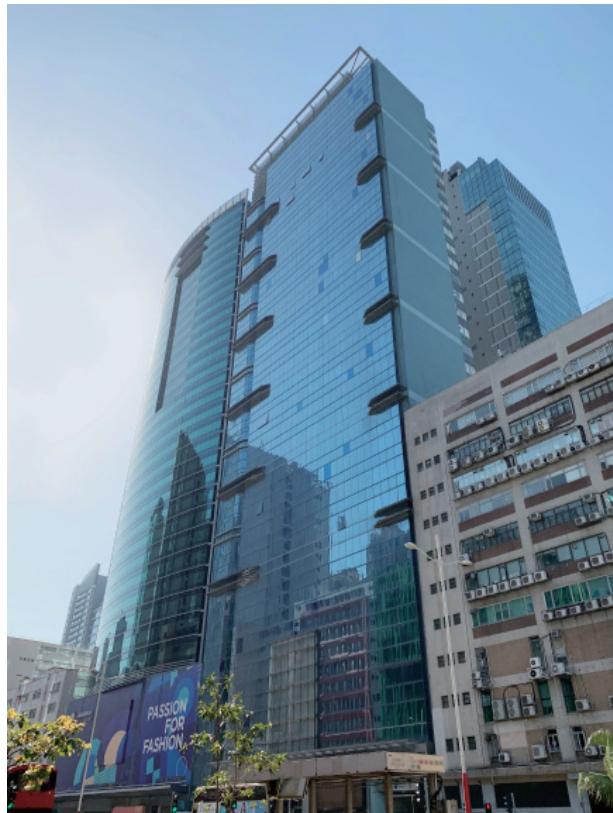
私人工貿大廈 Private Industrial / Office

這類別指設計作工貿用途，並為此取得佔用許可證的樓宇。

2023年年底的總存量為524 600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57%。

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

Stock at the end of 2023 was 524 600m² with no new supply or demolition. The majority of space was located in urban districts. Kwun Tong and Sham Shui Po together accounted for 57% of the total spaces.



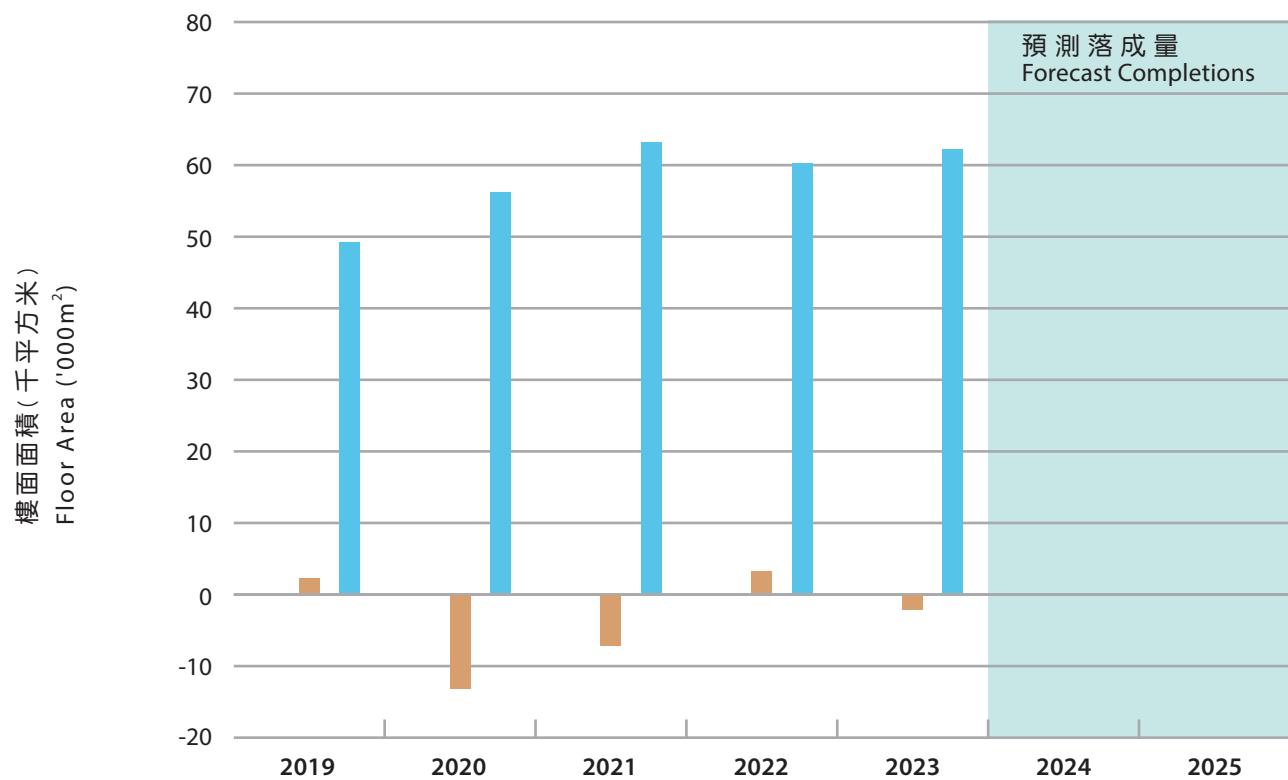
使用量為負數1 900平方米。空置率上升至年底總存量的11.9%，相當於62 200平方米，45%的空置面積位於觀塘。

預測2024和2025年均不會有新供應。

Take-up was negative at 1 900 m². Vacancy rate rose to 11.9% of the year-end stock at 62 200 m². 45% of the vacant spaces was found in Kwun Tong.

No new supply is anticipated in both 2024 and 2025.

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 ²)						
	2019	2020	2021	2022	2023	2024	2025
落成量 Completions	0	0	0	0	0	0 [#]	0 [#]
使用量 Take-up	2	-13	-7	3	-2		
空置量 Vacancy	49	56	63	60	62		
% ⁺	9.0	10.2	11.5	11.3	11.9		

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

預測數字
Forecast figures

私人特殊廠房 Private Specialised Factories

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

2023年年底，這類物業的總存量為3 333 900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 3 333 900 m² at the end of 2023, of which 90% came from the New Territories.



2023年，共有55 600平方米樓面面積在新界落成，當中大約一半的落成量位於元朗，其餘則來自葵青和大埔。

預計2024年的落成量將達52 200平方米，而荃灣和葵青將成為主要供應區。預計2025年的落成量將大幅減少至11 400平方米，主要來自北區，佔預計落成量的93%。

A total of 55 600 m² floor space in the New Territories were completed in 2023. Around half of the completions was located in Yuen Long while the remaining came from Kwai Tsing and Tai Po.

Completions in 2024 are expected to be 52 200 m², with Tsuen Wan and Kwai Tsing being the major suppliers. Completions in 2025 are expected to decrease significantly to 11 400 m², mainly found in the North district contributing 93% of the forecast completions.

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。

2023年年底的總存量為3 678 700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71%。

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 3 678 700 m² at the end of 2023. Over 80% of the stock was in the New Territories, mainly located in Kwai Tsing, Sha Tin and Tsuen Wan which accounted for 71% of the total spaces.



2023年新落成的面積全部位於觀塘，合共200平方米。年底空置量減至206 300平方米，相當於總存量的5.6%，使用量則為負數117 600平方米。

預計此類樓宇在2024和2025年均不會有新供應。

Completions in 2023 were all located in Kwun Tong providing 200 m² of new spaces. Vacancy at the year-end fell to 206 300 m², representing 5.6% of the stock, with a negative take-up of 117 600 m².

No new supply in this sector is anticipated in both 2024 and 2025.



技术附註

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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 2023 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 2023 as shown in the Appendix and on the Plans. For the office sector, there is a further classification into certain sub-districts to enable more detailed analysis of the principal office districts.

4. Property Types

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

4.2 Private Domestic units are defined as independent dwellings with exclusive cooking facilities, bathroom and toilet. They are classified by reference to floor area as follows:

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

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

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

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

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

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

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

4.3 Public sector developments, including domestic units built under the Private Sector Participation, Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes, etc. are not included in the statistical figures. Besides, rental estates built by the Hong Kong Housing Authority and the Hong Kong Housing Society, units sold under the Tenants Purchase Scheme, and Government-owned quarters are excluded. Quarters held by the People's Liberation Army and the Hospital Authority, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), hotels and hostels are also excluded. Since 2002, village houses are no longer included in the stock, completions, demolition, take-up and vacancy figures.

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

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

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

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

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

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

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

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

4.8 私人工貿大廈包括設計或獲證明作工貿用途的物業。

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

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

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

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

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

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

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

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

5. 樓面面積

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

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

6. 樓宇總存量

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

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

7. 落成量

7.1 私人樓宇落成量是指獲發佔用許可證的樓宇數量。

7.2 各類物業的落成量並不包括上文第4段所述的公營房屋落成量。

5. Floor Areas

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

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

6. Stock

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

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

7. Completions

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

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

8. 拆卸量

這是指在報告年度內因拆卸而從差餉估價冊記錄中刪除的私人樓宇數量。

9. 預測數量

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

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

9.3 上文第4段所述的公營房屋發展項目並不包括在內。

10. 空置量

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

8. Demolition

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

9. Forecast

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

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

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

10. Vacancies

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

10.2 所有樓宇的空置量，都是在年底進行樓宇普查後計算出來的，但在 2021 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 2021 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 2021, 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 2021, 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整租金，在指數下降時，經調整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 underestimate the magnitude of market changes. Although all rents are analysed on a net basis (see paragraph 12.3 above), allowances will not be made for the "value equivalent" of other contractual terms that are unknown to the Department. In a "tenants market", for example, landlords are normally prepared to make concessions to tenants, such as refurbishment or the granting of extended rent-free periods. If rents were adjusted to reflect standard terms of agreement, the rents as adjusted would tend to be lower than the quoted rents when the index is moving downwards and vice versa.

14. 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、囍滙、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、峻瀞、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2023年的權數是根據2022年內的交易宗數而釐定。

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。

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。

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。

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。

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 2023, the weights are based on the number of transactions effected in 2022.

15. Mode of Occupation after Completion

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

16. Property Market Yields

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

17. Sales Transactions

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

18. Rounding of Figures

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

圖表・附錄・分區圖

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3. 各區不同類別單位總存量
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12. 各類單位平均租金
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14. 各類單位租金指數（全港）
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 Completions by Class
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 Forecast Completions by Class and District
 Stock and Completions of Houses by District
 Overall Vacancy Trends
 Mode of Occupation after Completion by Class
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 Price Indices by Class (Territory-wide)
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私人寫字樓

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19. 各級別拆卸量、落成量及總存量
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21. 各區不同級別預測落成量
22. 整體空置趨勢
23. 各區不同級別平均租金
24. 各區不同級別平均售價
25. 各級別租金及售價指數（所有地區）
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 Completions and Forecast Completions by District
 Forecast Completions by Grade and District
 Overall Vacancy Trends
 Average Rents by Grade and District
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 Rental and Price Indices for Grade A Offices in Core Districts

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私人貨倉

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表 Table 1

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 ²]	2023 年年底總存量 Stock at year-end	2023 年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
A	< 20.0	14 212		
	20 - 39.9	394 959	409 171	14 727 3.6
B	40 - 69.9	608 039	608 039	17 701 2.9
C	70 - 99.9	154 138	154 138	9 851 6.4
D	100 - 159.9	69 973	69 973	5 617 8.0
E	160 - 199.9	13 768		
	200 - 279.9	10 754	28 510	4 250 14.9
	> 279.9	3 988		
所有類別 All Classes		1 269 831	1 269 831	52 146 4.1

表 Table 2

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	2022年年底總存量 Stock at year-end	2023年落成量 Completions	落成量佔 2022 年總存量的百分率 Completions as a % of 2022 Stock	2023年年底總存量 Stock at year-end	2023年年底空置數目 No. Vacant at year-end	空置百分率 % Vacant
中西區	Central and Western	96 004	317	0.3	96 098	2 771	2.9
灣仔	Wan Chai	72 353	47	0.1	72 373	1 661	2.3
東區	Eastern	122 507	420	0.3	122 902	2 102	1.7
南區	Southern	44 177	89	0.2	44 168	3 109	7.0
港島	HONG KONG	335 041	873	0.3	335 541	9 643	2.9
油尖旺	Yau Tsim Mong	113 838	405	0.4	113 980	6 790	6.0
深水埗	Sham Shui Po	81 944	1 416	1.7	83 203	3 022	3.6
九龍城	Kowloon City	118 414	3 437	2.9	121 964	11 468	9.4
黃大仙	Wong Tai Sin	19 070	-	-	19 069	899	4.7
觀塘	Kwun Tong	50 155	1 680	3.3	51 833	2 609	5.0
九龍	KOWLOON	383 421	6 938	1.8	390 049	24 788	6.4
葵青	Kwai Tsing	36 711	-	-	36 713	402	1.1
荃灣	Tsuen Wan	82 524	-	-	82 479	1 312	1.6
屯門	Tuen Mun	68 929	2 136	3.1	71 062	1 401	2.0
元朗	Yuen Long	87 897	1 631	1.9	89 524	5 115	5.7
北區	North	30 268	-	-	30 266	954	3.2
大埔	Tai Po	40 187	596	1.5	40 786	1 739	4.3
沙田	Sha Tin	86 908	1 339	1.5	88 244	3 512	4.0
西貢	Sai Kung	77 905	337	0.4	78 242	2 331	3.0
離島	Islands	26 931	2	- +	26 925	949	3.5
新界	NEW TERRITORIES	538 260	6 041	1.1	544 241	17 715	3.3
全港	OVERALL	1 256 722	13 852	1.1	1 269 831	52 146	4.1

+ 少於 0.05%

2023 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 2022 年年底總存量計算。

+ Below 0.05%

2023 Year-end Stock figures are derived from the latest rating record,
 and not from the 2022 Year-end Stock figures shown here.

表 Table 3

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	2023 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	44 297	27 842	9 864	8 099	5 996	96 098
灣仔	Wan Chai	24 783	26 221	8 949	8 875	3 545	72 373
東區	Eastern	36 974	63 520	16 787	5 027	594	122 902
南區	Southern	6 828	20 617	4 367	5 829	6 527	44 168
港島	HONG KONG	112 882	138 200	39 967	27 830	16 662	335 541
油尖旺	Yau Tsim Mong	46 811	47 598	14 607	4 360	604	113 980
深水埗	Sham Shui Po	30 873	41 303	6 897	3 561	569	83 203
九龍城	Kowloon City	42 758	47 337	18 979	10 724	2 166	121 964
黃大仙	Wong Tai Sin	7 830	9 302	1 437	470	30	19 069
觀塘	Kwun Tong	18 845	30 860	1 836	267	25	51 833
九龍	KOWLOON	147 117	176 400	43 756	19 382	3 394	390 049
葵青	Kwai Tsing	14 972	18 246	2 905	554	36	36 713
荃灣	Tsuen Wan	17 456	54 678	8 500	1 493	352	82 479
屯門	Tuen Mun	27 065	37 179	4 084	1 945	789	71 062
元朗	Yuen Long	21 809	51 542	12 305	3 313	555	89 524
北區	North	12 926	14 091	1 856	727	666	30 266
大埔	Tai Po	12 837	14 917	6 362	4 664	2 006	40 786
沙田	Sha Tin	27 470	35 948	17 778	5 427	1 621	88 244
西貢	Sai Kung	12 436	52 490	9 207	2 287	1 822	78 242
離島	Islands	2 201	14 348	7 418	2 351	607	26 925
新界	NEW TERRITORIES	149 172	293 439	70 415	22 761	8 454	544 241
全港	OVERALL	409 171	608 039	154 138	69 973	28 510	1 269 831

表 Table 4

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		拆卸量 Demolition					落成量 Completions					總數 Total	
			A	B	C	D	E	A	B	C	D	E		
2019	港島	Hong Kong	181	261	31	28	32	533	1 767	194	178	225	30	2 394
	九龍	Kowloon	86	185	52	19	3	345	2 848	218	59	135	10	3 270
	新界	New Territories	-	-	-	20	1	21	2 007	3 762	1 269	665	276	7 979
	全港	OVERALL	267	446	83	67	36	899	6 622	4 174	1 506	1 025	316	13 643 *
2020	港島	Hong Kong	55	148	49	10	46	308	1 238	146	8	6	8	1 406
	九龍	Kowloon	136	288	95	10	8	537	1 143	1 627	790	305	93	3 958
	新界	New Territories	-	-	24	-	-	24	6 849	5 969	1 981	448	277	15 524
	全港	OVERALL	191	436	168	20	54	869	9 230	7 742	2 779	759	378	20 888
2021	港島	Hong Kong	234	394	54	82	25	789	663	65	3	77	38	846
	九龍	Kowloon	472	1 076	85	26	3	1 662	3 178	2 822	729	92	40	6 861
	新界	New Territories	-	-	-	25	1	26	1 410	3 737	1 409	80	43	6 679
	全港	OVERALL	706	1 470	139	133	29	2 477	5 251	6 624	2 141	249	121	14 386
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
	全港	OVERALL	1 154	1 044	76	34	45	2 353	9 881	7 668	2 046	1 052	521	21 168
2023	港島	Hong Kong	58	43	61	40	15	217	590	79	46	37	121	873
	九龍	Kowloon	127	269	270	74	44	784	4 603	1 818	406	97	14	6 938
	新界	New Territories	-	-	-	-	2	2	2 613	2 770	608	23	27	6 041
	全港	OVERALL	185	312	331	114	61	1 003	7 806	4 667	1 060	157	162	13 852

* 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.

表 Table 5

私 人 住 宅 - 各 類 單 位 落 成 量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

單位數目 No. of units

年 Year	A	B	C	D	E	總數 Total
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
2023	7 806	4 667	1 060	157	162	13 852

* 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.

表 Table 6

私 人 住 宅 - 不 同 面 積 單 位 落 成 量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

單位數目 No. of units

類別 Class	面積 Size Range [平方米 m ²]					2023			總數 Total
		2019	2020	2021	2022	港島 Hong Kong	九龍 Kowloon	新界 New Territories	
A	< 20.0	982	799	558	1 010	75	339	62	476
	20 - 39.9	5 640	8 431	4 693	8 871	515	4 264	2 551	7 330
B	40 - 69.9	4 174	7 742	6 624	7 668	79	1 818	2 770	4 667
C	70 - 99.9	1 506	2 779	2 141	2 046	46	406	608	1 060
D	100 - 159.9	1 025	759	249	1 052	37	97	23	157
	160 - 199.9	102	123	36	259	72	6	17	95
	200 - 279.9	108	122	41	115	17	1	4	22
	> 279.9	106	133	44	147	32	7	6	45
所有類別	ALL CLASSES	13 643 *	20 888	14 386	21 168	873	6 938	6 041	13 852

* 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.

表 Table 7

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	2023 年各類單位落成量 Completions by Class					預測落成量 Forecast Completions		
		A	B	C	D	E	總數 Total	[2024]	[2025]
中西區	Central and Western	196	11	32	21	57	317	581	896
灣仔	Wan Chai	-	38	2	2	5	47	354	117
東區	Eastern	394	26	-	-	-	420	-	156
南區	Southern	-	4	12	14	59	89	915	2 468
港島	HONG KONG	590	79	46	37	121	873	1 850	3 637
油尖旺	Yau Tsim Mong	405	-	-	-	-	405	1 391	667
深水埗	Sham Shui Po	819	306	240	49	2	1 416	717	1 672
九龍城	Kowloon City	2 735	684	5	7	6	3 437	5 736	6 971
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	230
觀塘	Kwun Tong	644	828	161	41	6	1 680	2 525	1 008
九龍	KOWLOON	4 603	1 818	406	97	14	6 938	10 369	10 548
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	-	-	1	-
屯門	Tuen Mun	1 247	853	21	15	-	2 136	2 751	2 626
元朗	Yuen Long	460	912	243	-	16	1 631	3 649	2 271
北區	North	-	-	-	-	-	-	-	1
大埔	Tai Po	402	176	18	-	-	596	1 430	3 222
沙田	Sha Tin	466	663	196	8	6	1 339	892	-
西貢	Sai Kung	38	166	130	-	3	337	1 277	2 680
離島	Islands	-	-	-	-	2	2	48	546
新界	NEW TERRITORIES	2 613	2 770	608	23	27	6 041	10 048	11 346
全港	OVERALL	7 806	4 667	1 060	157	162	13 852	22 267	25 531

2025 年起的預測落成量包括港人首次置業（首置）項目下預計落成的資助出售房屋。

Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

表 Table 8

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	[2024]					[2025]					總數 Total	
		A	B	C	D	E	A	B	C	D	E		
中西區	Central and Western	346	141	49	23	22	581	750	88	35	21	2	896
灣仔	Wan Chai	260	64	28	1	1	354	-	78	-	32	7	117
東區	Eastern	-	-	-	-	-	-	134	22	-	-	-	156
南區	Southern	156	510	165	70	14	915	390	1 217	597	254	10	2 468
港島	HONG KONG	762	715	242	94	37	1 850	1 274	1 405	632	307	19	3 637
油尖旺	Yau Tsim Mong	1 366	24	1	-	-	1 391	614	51	1	1	-	667
深水埗	Sham Shui Po	330	58	84	155	90	717	1 580	91	1	-	-	1 672
九龍城	Kowloon City	1 914	2 596	550	484	192	5 736	3 534	1 656	1 175	417	189	6 971
黃大仙	Wong Tai Sin	-	-	-	-	-	-	230	-	-	-	-	230
觀塘	Kwun Tong	1 534	914	60	12	5	2 525	526	482	-	-	-	1 008
九龍	KOWLOON	5 144	3 592	695	651	287	10 369	6 484	2 280	1 177	418	189	10 548
葵青	Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-	1	1	-	-	-	-	-	-
屯門	Tuen Mun	1 248	1 371	52	66	14	2 751	1 372	1 169	75	10	-	2 626
元朗	Yuen Long	1 476	1 961	211	-	1	3 649	1 220	840	180	31	-	2 271
北區	North	-	-	-	-	-	-	-	-	-	-	1	1
大埔	Tai Po	925	371	43	32	59	1 430	1 047	2 091	60	1	23	3 222
沙田	Sha Tin	97	391	352	52	-	892	-	-	-	-	-	-
西貢	Sai Kung	442	786	22	20	7	1 277	1 019	1 606	4	-	51	2 680
離島	Islands	-	-	18	4	26	48	3	319	130	73	21	546
新界	NEW TERRITORIES	4 188	4 880	698	174	108	10 048	4 661	6 025	449	115	96	11 346
全港	OVERALL	10 094	9 187	1 635	919	432	22 267	12 419	9 710	2 258	840	304	25 531

2025 年起的預測落成量包括港人首次置業（首置）項目下預計落成的資助出售房屋。

Forecast completions from 2025 onwards include subsidised sale flats to be completed under the Starter Homes for Hong Kong Residents (SH) projects.

表 Table 9

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	2022 年年底總存量 Stock at year-end	2023 年落成量 Completions	落成量佔 2022 年總存量的百分率 Completions as a % of 2022 Stock	2023 年年底總存量 Stock at year-end
中西區	Central and Western	556	7	1.3	562
灣仔	Wan Chai	345	3	0.9	348
東區	Eastern	-	-	-	-
南區	Southern	1 785	39	2.2	1 823
港島	HONG KONG	2 686	49	1.8	2 733
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	105	1	1.0	106
九龍城	Kowloon City	503	5	1.0	505
黃大仙	Wong Tai Sin	1	-	-	1
觀塘	Kwun Tong	-	-	-	-
九龍	KOWLOON	652	6	0.9	655
葵青	Kwai Tsing	2	-	-	2
荃灣	Tsuen Wan	133	-	-	133
屯門	Tuen Mun	670	-	-	670
元朗	Yuen Long	8 184	16	0.2	8 200
北區	North	866	-	-	866
大埔	Tai Po	2 485	-	-	2 486
沙田	Sha Tin	985	4	0.4	989
西貢	Sai Kung	2 028	3	0.1	2 031
離島	Islands	895	2	0.2	903
新界	NEW TERRITORIES	16 248	25	0.2	16 280
全港	OVERALL	19 586	80	0.4	19 668

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。
2023 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 2022 年年底總存量計算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2023 Year-end Stock figures are derived from the latest rating record,
and not from the 2022 Year-end Stock figures shown here.

表 Table 10

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
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
2023	13 852	10 119	73.1	1 255 979	42 027	3.3	52 146	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.

表 Table 11

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 2023 年評估差餉時申報為已入住的單位數目		業主自住 Owner Occupied	百分率 %	單位數目 No. of Units	出租 Let	百分率 %
		No. of Units Valued in 2023 and Reported as Wholly Occupied	單位數目 No. of Units					
A	港島	Hong Kong	83	58	69.9	25	30.1	
	九龍	Kowloon	1 145	561	49.0	584	51.0	
	新界	New Territories	8 071	3 334	41.3	4 737	58.7	
	全港	OVERALL	9 299	3 953	42.5	5 346	57.5	
B	港島	Hong Kong	10	7	70.0	3	30.0	
	九龍	Kowloon	851	511	60.0	340	40.0	
	新界	New Territories	3 432	2 652	77.3	780	22.7	
	全港	OVERALL	4 293	3 170	73.8	1 123	26.2	
C	港島	Hong Kong	1	1	100.0	-	-	
	九龍	Kowloon	146	96	65.8	50	34.2	
	新界	New Territories	488	390	79.9	98	20.1	
	全港	OVERALL	635	487	76.7	148	23.3	
D	港島	Hong Kong	-	-	-	-	-	
	九龍	Kowloon	18	13	72.2	5	27.8	
	新界	New Territories	109	96	88.1	13	11.9	
	全港	OVERALL	127	109	85.8	18	14.2	
E	港島	Hong Kong	53	2	3.8	51	96.2	
	九龍	Kowloon	39	19	48.7	20	51.3	
	新界	New Territories	4	-	-	4	100.0	
	全港	OVERALL	96	21	21.9	75	78.1	
所有類別	港島	Hong Kong	147	68	46.3	79	53.7	
All Classes	九龍	Kowloon	2 199	1 200	54.6	999	45.4	
	新界	New Territories	12 104	6 472	53.5	5 632	46.5	
	全港	OVERALL	14 450	7 740	53.6	6 710	46.4	

表 Table 12

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

每平方米月租 \$ / m² per month

類別 Class		A		B		C		D		E		
年 / 月 Year / Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories									
2022	445	376	307	382	323	255	400	340	257	413	331	253
2023 *	456	397	313	379	337	257	413	349	256	425	352	249
2022	10	455	379	306	380	315	256	392	349	255	397	316
	11	434	380	302	376	317	250	415	326	251	415	327
	12	439	371	300	369	323	245	400	341	251	407	318
2023	1	446	377	292	369	323	245	432	332	242	419	335
	2	441	378	301	370	321	248	407	344	243	407	345
	3	448	378	302	374	333	250	401	343	253	409	342
	4	445	391	312	373	329	251	416	354	250	418	324
	5	429	385	304	374	336	254	412	349	255	426	340
	6	436	387	309	381	338	250	411	353	254	431	377
	7	461	392	314	376	339	258	410	345	261	437	348
	8	462	418	333	382	348	269	409	347	260	428	371
	9	481	402	312	390	348	260	403	354	257	424	355
	10	468	440	315	391	346	263	423	360	271	442	364
	11 *	456	416	317	386	357	262	415	368	263	441	382
	12 *	478	449	322	393	352	263	435	356	267	411	369

* 臨時數字
() 表示少於 20 宗交易。

* Provisional figures
() Indicates fewer than 20 transactions.

表 Table 13

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

每平方米售價 \$ / m²

類別 Class		A		B		C		D		E						
年 / 月 Year / Month	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories	
2022	173 084	152 260	143 498	173 777	152 257	130 830	202 838	171 881	134 988	229 316	187 999	119 067	250 055	(217 737)	108 214	
2023 *	154 038	134 569	130 214	159 601	142 343	121 993	192 755	161 681	130 714	214 658	187 330	121 622	265 142	(201 804)	108 807	
2022	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	135 097	130 410	159 903	136 406	120 471	187 274	155 560	124 685	(222 309) (191 606)	104 771	(224 838) (189 259)	(84 735)		
	12	148 135	135 679	128 291	149 122	141 607	119 894	175 042	155 809	127 780	(234 405) (203 543)	107 355	(190 957) (201 842)	(95 575)		
2023	1	152 558	141 855	131 214	156 684	147 534	123 360	197 219	162 296	129 421	230 883 (180 373)	118 449	(349 346) (166 706)	(97 080)		
	2	155 401	143 318	136 413	165 330	145 011	125 067	187 173	171 987	132 808	(221 425) (177 212)	116 012	(276 830) (213 065)	(119 582)		
	3	159 963	139 342	136 154	168 071	147 102	124 585	202 866	165 565	133 690	224 248	162 022	132 408	(230 555) (212 832)	127 940	
	4	158 520	141 401	136 689	167 660	150 351	127 120	194 444	163 011	136 083	(247 285) (186 025)	137 723	(243 851)	-	(103 581)	
	5	164 305	137 022	132 705	163 626	145 008	126 415	198 502	155 387	134 544	242 366	186 751	116 941	(237 326) (188 342)	(121 981)	
	6	153 496	134 077	135 447	163 097	147 452	121 339	183 442	146 716	133 501	211 365 (213 842)	125 352	(276 700) (189 463)	(80 480)		
	7	149 803	132 524	127 259	153 713	138 019	126 312	181 501	155 312	130 478	(204 097) (188 278)	119 427	(281 514) (229 362)	(95 743)		
	8	149 565	129 340	127 556	151 297	139 096	119 594	210 809	166 373	127 520	(194 803) (213 516)	108 066	(255 227) (118 944)	(116 169)		
	9	152 686	128 605	121 808	155 691	130 547	115 148	210 025	166 768	129 476	(217 720) (191 560)	(129 046) (268 883)	-	(115 847)		
	10	143 260	125 390	119 531	155 497	133 514	112 661	174 146	157 730	127 450	(171 662) (208 069)	120 426	(234 552) (370 255)	(113 721)		
	11 *	140 890	125 010	119 128	147 898	137 165	113 636	171 789	157 926	123 214	(174 412)	195 344	120 789	(251 198)	-	(86 660)
	12 *	149 061	119 341	115 581	148 142	129 481	113 260	182 607	155 251	120 518	195 476 (179 554)	108 882	(252 958) (182 629)	(98 416)		

* 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。

* Provisional figures

() Indicates fewer than 20 transactions.

- No transaction record received by this Department.

Primary sales of domestic premises are excluded from the analysis.

表 Table 14

私 人 住 宅 - 各 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
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	195.7	177.0	153.0	147.7	137.1	181.4	144.2	178.3
2023 *	201.1	179.1	153.5	147.9	136.3	184.4	144.2	181.1
2022 10 - 12	195.8	174.2	150.2	144.3	134.9	179.7	141.4	176.6
2023 1 - 3	194.1	172.7	148.3	144.1	131.4	178.0	140.2	175.0
4 - 6	199.5	177.5	153.2	148.5	135.8	182.9	144.4	179.8
7 - 9	204.5	182.4	155.1	149.4	138.2	187.5	145.7	184.0
10 - 12 *	206.4	183.8	157.2	149.5	139.9	189.2	146.3	185.6
2022 10	197.4	175.5	151.3	144.8	135.4	181.2	141.9	178.0
11	195.3	174.0	149.9	144.6	135.8	179.4	141.9	176.4
12	194.6	173.1	149.5	143.6	133.6	178.6	140.5	175.5
2023 1	192.6	171.3	147.5	141.8	130.8	176.6	138.4	173.6
2	194.1	173.0	148.1	144.0	131.1	178.1	140.1	175.1
3	195.6	173.8	149.3	146.5	132.3	179.2	142.1	176.2
4	198.9	175.9	152.3	146.6	133.8	181.8	142.6	178.7
5	199.0	177.7	153.5	149.4	136.3	182.8	145.2	179.9
6	200.5	178.8	153.7	149.4	137.4	184.0	145.5	180.9
7	201.4	180.4	154.7	149.4	137.9	185.3	145.7	182.0
8	205.6	183.4	155.1	149.4	138.2	188.4	145.7	184.9
9	206.4	183.4	155.6	149.4	138.5	188.7	145.7	185.2
10	206.4	183.4	157.1	149.4	139.5	189.0	146.0	185.4
11 *	206.4	183.4	157.3	149.4	139.9	189.0	146.2	185.4
12 *	206.4	184.6	157.3	149.8	140.4	189.6	146.6	186.0

* 臨時數字

* Provisional figures

表 Table 15

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
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	407.5	357.4	329.8	314.6	301.4	372.1	311.8	369.7
2023 *	366.6	327.8	310.0	299.1	297.6	338.8	298.9	337.4
2022 10 - 12	375.5	328.2	309.9	306.2	296.6	342.5	304.4	341.0
2023 1 - 3	378.6	334.7	315.9	306.6	304.8	347.2	306.3	345.8
4 - 6	383.0	340.2	318.7	309.5	307.2	352.2	309.1	350.6
7 - 9	363.8	328.1	311.1	298.2	293.8	338.1	297.4	336.7
10 - 12 *	341.1	308.4	294.4	282.2	284.5	317.7	282.7	316.4
2022 10	385.2	337.3	317.9	311.2	(295.7)	351.9	308.2	350.2
11	372.5	325.4	307.0	305.7	(293.8)	339.6	303.5	338.2
12	368.9	322.0	304.9	301.7	(300.2)	335.9	301.4	334.7
2023 1	370.9	326.9	309.2	303.8	301.2	339.6	303.3	338.3
2	380.4	335.4	316.8	305.8	(305.4)	348.3	305.7	346.8
3	384.6	341.7	321.7	310.2	307.8	353.7	309.8	352.3
4	387.8	343.1	321.8	314.9	(311.4)	355.7	314.3	354.2
5	382.2	340.4	318.0	308.8	(308.2)	351.9	308.7	350.4
6	379.1	337.2	316.2	304.9	301.9	349.0	304.4	347.3
7	372.1	335.4	314.8	304.3	(296.5)	345.5	302.9	344.0
8	364.1	328.2	312.4	297.8	(293.9)	338.4	297.1	337.0
9	355.2	320.7	306.0	292.4	(291.0)	330.5	292.1	329.1
10	346.9	314.2	298.6	286.4	(288.0)	323.3	286.7	322.0
11 *	340.0	308.2	293.8	281.5	(284.4)	317.2	282.1	315.9
12 *	336.4	302.7	290.8	278.7	281.1	312.7	279.2	311.3

* 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.

表 Table 16

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		市區 Urban	A, B & C		D & E		所有類別 Overall			
			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
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	278.7	280.8	285.5	343.0	269.6	316.1	282.4	282.8	287.8
	12	276.2	278.0	282.7	334.7	268.6	312.4	279.7	280.0	284.9
2023	1	281.0	283.0	287.6	341.4	268.0	315.0	284.5	284.7	289.7
	2	288.6	290.9	295.6	346.5	269.4	317.6	292.1	292.5	297.6
	3	293.5	295.5	300.4	351.0	271.8	320.9	297.0	297.1	302.3
	4	295.2	297.2	302.0	355.2	271.5	321.9	298.8	298.7	304.0
	5	292.9	294.6	299.5	347.8	266.7	315.9	296.3	296.1	301.4
	6	290.9	292.4	297.3	341.8	263.0	311.1	294.2	293.7	299.1
	7	287.9	289.5	294.3	337.1	262.8	309.5	291.1	290.9	296.1
	8	281.8	283.1	288.0	335.0	259.1	306.1	285.1	284.6	289.8
	9	275.2	275.8	280.8	330.6	255.9	302.2	278.5	277.4	282.7
	10	268.7	270.5	274.9	324.9	251.7	297.1	272.0	272.0	276.8
	11 *	262.4	266.0	269.7	320.1	248.5	293.1	265.6	267.5	271.6
	12 *	258.0	261.9	265.5	319.9	245.6	290.8	261.4	263.4	267.4

* 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.

表 Table 17

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

平方米 m²

地區	District	2023年年底總存量 Stock at year-end				2023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	1 901 400	787 000	564 500	3 252 900	195 300	91 300	52 900	339 500	10.3	11.6	9.4	10.4
灣仔	Wan Chai	1 007 300	610 700	309 100	1 927 100	115 300	109 700	30 000	255 000	11.4	18.0	9.7	13.2
東區	Eastern	883 100	186 000	63 800	1 132 900	151 900	23 200	7 300	182 400	17.2	12.5	11.4	16.1
南區	Southern	248 500	86 100	21 500	356 100	37 400	21 400	1 600	60 400	15.1	24.9	7.4	17.0
港島	HONG KONG	4 040 300	1 669 800	958 900	6 669 000	499 900	245 600	91 800	837 300	12.4	14.7	9.6	12.6
油尖旺	Yau Tsim Mong	1 212 800	605 900	401 400	2 220 100	150 500	62 600	21 800	234 900	12.4	10.3	5.4	10.6
深水埗	Sham Shui Po	333 700	76 500	38 600	448 800	120 900	10 200	1 900	133 000	36.2	13.3	4.9	29.6
九龍城	Kowloon City	263 200	42 000	20 900	326 100	116 300	-	1 600	117 900	44.2	-	7.7	36.2
黃大仙	Wong Tai Sin	40 800	56 300	1 200	98 300	13 200	4 900	200	18 300	32.4	8.7	16.7	18.6
觀塘	Kwun Tong	1 626 100	291 600	17 700	1 935 400	304 600	61 700	9 400	375 700	18.7	21.2	53.1	19.4
九龍	KOWLOON	3 476 600	1 072 300	479 800	5 028 700	705 500	139 400	34 900	879 800	20.3	13.0	7.3	17.5
葵青	Kwai Tsing	172 600	97 100	8 600	278 300	12 200	24 100	5 300	41 600	7.1	24.8	61.6	14.9
荃灣	Tsuen Wan	181 900	75 100	800	257 800	61 900	21 500	-	83 400	34.0	28.6	-	32.4
屯門	Tuen Mun	32 200	20 200	6 500	58 900	400	10 700	300	11 400	1.2	53.0	4.6	19.4
元朗	Yuen Long	39 500	12 900	19 000	71 400	28 200	700	300	29 200	71.4	5.4	1.6	40.9
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	-	100	-	100	-	1.9	-	1.6
沙田	Sha Tin	491 300	42 200	-	533 500	33 100	3 200	-	36 300	6.7	7.6	-	6.8
西貢	Sai Kung	25 000	3 400	-	28 400	16 600	200	-	16 800	66.4	5.9	-	59.2
離島	Islands	128 200	18 800	-	147 000	17 000	4 000	-	21 000	13.3	21.3	-	14.3
新界	NEW TERRITORIES	1 100 600	275 600	36 600	1 412 800	172 300	64 500	5 900	242 700	15.7	23.4	16.1	17.2
全港	OVERALL	8 617 500	3 017 700	1 475 300	13 110 500	1 377 700	449 500	132 600	1 959 800	16.0	14.9	9.0	14.9
分區	Sub-districts												
上環	Sheung Wan	229 300	352 300	387 200	968 800	31 100	51 700	29 300	112 100	13.6	14.7	7.6	11.6
中區	Central	1 628 900	384 200	162 000	2 175 100	163 200	42 300	22 700	228 200	10.0	11.0	14.0	10.5
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	963 100	578 700	287 800	1 829 600	106 800	100 800	28 100	235 700	11.1	17.4	9.8	12.9
北角 / 鯉魚涌	North Point / Quarry Bay	927 400	153 300	63 700	1 144 400	160 400	15 900	6 400	182 700	17.3	10.4	10.0	16.0
尖沙咀	Tsim Sha Tsui	883 500	304 100	198 400	1 386 000	119 000	24 700	9 500	153 200	13.5	8.1	4.8	11.1
油麻地 / 旺角	Yau Ma Tei / Mong Kok	346 600	301 800	203 100	851 500	34 900	37 900	12 300	85 100	10.1	12.6	6.1	10.0

分區數字已包括在地區數字內。

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

表 Table 18

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

地區	District	2022 年年底總存量	2023 年落成量	落成量佔 2022 年總存量的百分率	2023 年年底總存量	2023 年年底空置量	空置百分率
		Stock at year-end	Completions	Completions as a % of 2022 Stock	Stock at year-end	Amount Vacant at year-end	% Vacant
中西區	Central and Western	3 247 700	800	0.0 ⁺	3 252 900	339 500	10.4
灣仔	Wan Chai	1 922 500	4 700	0.2	1 927 100	255 000	13.2
東區	Eastern	1 123 600	7 400	0.7	1 132 900	182 400	16.1
南區	Southern	353 500	-	-	356 100	60 400	17.0
港島	HONG KONG	6 647 300	12 900	0.2	6 669 000	837 300	12.6
油尖旺	Yau Tsim Mong	2 217 900	8 200	0.4	2 220 100	234 900	10.6
深水埗	Sham Shui Po	358 900	89 900	25.0	448 800	133 000	29.6
九龍城	Kowloon City	306 900	19 200	6.3	326 100	117 900	36.2
黃大仙	Wong Tai Sin	81 700	7 400	9.1	98 300	18 300	18.6
觀塘	Kwun Tong	1 909 700	21 100	1.1	1 935 400	375 700	19.4
九龍	KOWLOON	4 875 100	145 800	3.0	5 028 700	879 800	17.5
葵青	Kwai Tsing	277 500	-	-	278 300	41 600	14.9
荃灣	Tsuen Wan	258 500	-	-	257 800	83 400	32.4
屯門	Tuen Mun	58 900	-	-	58 900	11 400	19.4
元朗	Yuen Long	71 500	-	-	71 400	29 200	40.9
北區	North	31 100	-	-	31 100	2 900	9.3
大埔	Tai Po	6 400	-	-	6 400	100	1.6
沙田	Sha Tin	510 900	-	-	533 500	36 300	6.8
西貢	Sai Kung	28 400	-	-	28 400	16 800	59.2
離島	Islands	146 800	-	-	147 000	21 000	14.3
新界	NEW TERRITORIES	1 390 000	-	-	1 412 800	242 700	17.2
全港	OVERALL	12 912 400	158 700	1.2	13 110 500	1 959 800	14.9
分區	Sub-districts						
上環	Sheung Wan	967 800	800	0.1	968 800	112 100	11.6
中區	Central	2 170 800	-	-	2 175 100	228 200	10.5
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	1 825 000	4 700	0.3	1 829 600	235 700	12.9
北角 / 鰂魚涌	North Point / Quarry Bay	1 137 400	7 400	0.7	1 144 400	182 700	16.0
尖沙咀	Tsim Sha Tsui	1 380 000	8 200	0.6	1 386 000	153 200	11.1
油麻地 / 旺角	Yau Ma Tei / Mong Kok	855 200	-	-	851 500	85 100	10.0

+ 少於 0.05%

2023 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 2022 年年底總存量計算。

分區數字已包括在地區數字內。

+ Below 0.05%

2023 Year-end Stock figures are derived from the latest rating record,
 and not from the 2022 Year-end Stock figures shown here.
 Sub-district figures have already been included in District figures.

表 Table 19

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

年 Year	區域 Area		拆卸量 Demolition				落成量 Completions				年底總存量 Stock at year-end			
			甲級	乙級	丙級	總數	甲級	乙級	丙級	總數	甲級	乙級	丙級	總數
			A	B	C	Total	A	B	C	Total	A	B	C	Total
2019	港島	Hong Kong	26 400	19 800	1 900	48 100	54 600	12 700	4 700	72 000	3 931 400	1 616 900	966 400	6 514 700
	九龍	Kowloon	-	-	-	-	130 700	-	100	130 800	3 100 000	1 018 500	477 300	4 595 800
	新界	New Territories	-	-	-	-	56 600	7 500	-	64 100	987 900	178 700	36 700	1 203 300
	全港	OVERALL	26 400	19 800	1 900	48 100	241 900	20 200	4 800	266 900	8 019 300	2 814 100	1 480 400	12 313 800
2020	港島	Hong Kong	-	10 800	12 700	23 500	-	7 200	200	7 400	3 939 400	1 618 100	953 900	6 511 400
	九龍	Kowloon	-	1 600	-	1 600	6 500	1 600	-	8 100	3 133 600	1 021 400	476 900	4 631 900
	新界	New Territories	-	-	-	-	39 800	13 700	-	53 500	1 028 200	210 400	44 900	1 283 500
	全港	OVERALL	-	12 400	12 700	25 100	46 300	22 500	200	69 000	8 101 200	2 849 900	1 475 700	12 426 800
2021	港島	Hong Kong	-	-	-	-	-	21 200	-	21 200	3 941 500	1 646 000	953 900	6 541 400
	九龍	Kowloon	-	2 300	-	2 300	35 600	-	200	35 800	3 176 600	1 040 200	477 400	4 694 200
	新界	New Territories	-	-	-	-	12 600	-	-	12 600	1 041 800	209 900	52 500	1 304 200
	全港	OVERALL	-	2 300	-	2 300	48 200	21 200	200	69 600	8 159 900	2 896 100	1 483 800	12 539 800
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
	全港	OVERALL	-	12 000	1 400	13 400	299 300	50 300	1 700	351 300	8 455 500	2 986 400	1 470 500	12 912 400
2023	港島	Hong Kong	-	-	-	-	6 000	5 500	1 400	12 900	4 040 300	1 669 800	958 900	6 669 000
	九龍	Kowloon	-	17 100	-	17 100	137 400	8 400	-	145 800	3 476 600	1 072 300	479 800	5 028 700
	新界	New Territories	-	-	-	-	-	-	-	-	1 100 600	275 600	36 600	1 412 800
	全港	OVERALL	-	17 100	-	17 100	143 400	13 900	1 400	158 700	8 617 500	3 017 700	1 475 300	13 110 500

表 Table 20

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

地區 District		2023年落成量 Completions					預測落成量	
		甲級 A	乙級 B	丙級 C	總數 Total	Forecast Completions		
						[2024]	[2025]	
中西區	Central and Western	-	800	-	800	62 800	57 200	
灣仔	Wan Chai	-	4 700	-	4 700	27 400	38 100	
東區	Eastern	6 000	-	1 400	7 400	-	300	
南區	Southern	-	-	-	-	22 100	32 200	
港島	HONG KONG	6 000	5 500	1 400	12 900	112 300	127 800	
油尖旺	Yau Tsim Mong	5 700	2 500	-	8 200	11 300	8 300	
深水埗	Sham Shui Po	89 900	-	-	89 900	-	-	
九龍城	Kowloon City	19 200	-	-	19 200	-	-	
黃大仙	Wong Tai Sin	7 400	-	-	7 400	-	-	
觀塘	Kwun Tong	15 200	5 900	-	21 100	23 400	-	
九龍	KOWLOON	137 400	8 400	-	145 800	34 700	8 300	
葵青	Kwai Tsing	-	-	-	-	-	-	
荃灣	Tsuen Wan	-	-	-	-	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	-	-	-	-	-	-	
新界	NEW TERRITORIES	-	-	-	-	9 300	-	
全港	OVERALL	143 400	13 900	1 400	158 700	156 300	136 100	
分區 Sub-districts								
上環	Sheung Wan	-	800	-	800	-	30 300	
中區	Central	-	-	-	-	62 800	26 900	
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	-	4 700	-	4 700	27 400	38 100	
北角 / 鯉魚涌	North Point / Quarry Bay	6 000	-	1 400	7 400	-	300	
尖沙咀	Tsim Sha Tsui	5 700	2 500	-	8 200	2 400	2 600	
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	9 000	5 700	

分區數字已包括在地區數字內。

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

表 Table 21

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

地區	District	[2024]				[2025]				平方米 m ²
		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	62 800	-	-	62 800	50 400	6 800	-	57 200	
灣仔	Wan Chai	26 400	-	1 000	27 400	38 100	-	-	38 100	
東區	Eastern	-	-	-	-	-	-	300	300	
南區	Southern	22 100	-	-	22 100	32 200	-	-	32 200	
港島	HONG KONG	111 300	-	1 000	112 300	120 700	6 800	300	127 800	
油尖旺	Yau Tsim Mong	7 200	4 100	-	11 300	5 700	2 600	-	8 300	
深水埗	Sham Shui Po	-	-	-	-	-	-	-	-	
九龍城	Kowloon City	-	-	-	-	-	-	-	-	
黃大仙	Wong Tai Sin	-	-	-	-	-	-	-	-	
觀塘	Kwun Tong	18 200	5 200	-	23 400	-	-	-	-	
九龍	KOWLOON	25 400	9 300	-	34 700	5 700	2 600	-	8 300	
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	-	-	-	-	-	-	-	-	
新界	NEW TERRITORIES	9 300	-	-	9 300	-	-	-	-	
全港	OVERALL	146 000	9 300	1 000	156 300	126 400	9 400	300	136 100	
分區	Sub-districts									
上環	Sheung Wan	-	-	-	-	30 300	-	-	30 300	
中區	Central	62 800	-	-	62 800	20 100	6 800	-	26 900	
灣仔 / 銅鑼灣	Wan Chai / Causeway Bay	26 400	-	1 000	27 400	38 100	-	-	38 100	
北角 / 鯉魚涌	North Point / Quarry Bay	-	-	-	-	-	-	300	300	
尖沙咀	Tsim Sha Tsui	-	2 400	-	2 400	-	2 600	-	2 600	
油麻地 / 旺角	Yau Ma Tei / Mong Kok	7 200	1 800	-	9 000	5 700	-	-	5 700	

分區數字已包括在地區數字內。

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

表 Table 22

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

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
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
2023	158 700	157 300	99.1	12 951 800	1 802 500	13.9	1 959 800	14.9

表 Table 23

私 人 寫 字 樓 - 各 區 不 同 級 別 平 均 租 金
PRIVATE OFFICES - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 \$ / m² per month

[平均面積]			甲級 Grade A								乙級 Grade B								丙級 Grade C							
[Average size]			[250 平方米 m ²]								[90 平方米 m ²]								[47 平方米 m ²]							
年 / 月 Year / Month	Sheung Wan	Central	灣仔 / Wan Chai /		北角 / North Point /		油麻地 / Mong Kok /		九龍灣 / Kowloon Bay /		灣仔 / Wan Chai /		北角 / North Point /		油麻地 / Mong Kok /		九龍灣 / Kowloon Bay /		灣仔 / Wan Chai /		北角 / North Point /		油麻地 / Mong Kok /		九龍灣 / Kowloon Bay /	
			上環	中區	銅鑼灣 Wan Chai /	鰲魚涌 North Point /	尖沙咀 Tsim	旺角 Yau Ma Tei /	觀塘* Kowloon Bay /	上環	中區	銅鑼灣 Wan Chai /	鰲魚涌 North Point /	尖沙咀 Tsim	旺角 Yau Ma Tei /	觀塘* Kowloon Bay /	上環	中區	銅鑼灣 Wan Chai /	鰲魚涌 North Point /	尖沙咀 Tsim	旺角 Yau Ma Tei /	觀塘* Kowloon Bay /	上環		
			Causeway Bay	Quarry Bay	Sha Tsui	Mong Kok	Kwun Tong #	Sheung Wan	Causeway Bay	Central	Quarry Bay	Sha Tsui	Mong Kok	Kwun Tong #	Sheung Wan	Causeway Bay	Central	Quarry Bay	Sha Tsui	Mong Kok	Kwun Tong #	Sheung Wan	Causeway Bay	Central		
2022		885	1 033	654	525	520	634	355	494	781	501	412	458	468	315	400	587	488	434	466	445	160				
2023 *		732	975	630	502	504	655	330	492	740	499	385	460	474	325	414	573	489	442	470	436	(102)				
2022	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	907	641	557	520	(600)	350	464	711	488	448	488	475	336	404	588	501	431	513	454	(187)				
	11	(724)	1 044	636	478	493	(466)	303	520	765	499	435	461	452	362	386	590	482	424	476	484	(145)				
	12	867	1 025	651	478	541	(488)	342	479	727	519	338	455	467	303	397	522	507	414	444	442	(223)				
2023	1	840	956	671	521	504	(751)	328	473	780	499	396	455	461	274	397	549	484	398	422	400	-				
	2	795	854	625	529	506	714	343	533	800	508	372	430	490	343	419	526	440	418	475	420	(93)				
	3	570	887	581	477	505	694	322	535	722	490	398	464	472	336	419	600	492	407	465	452	-				
	4	848	946	664	470	480	602	316	487	728	509	416	463	438	331	402	567	478	424	463	429	-				
	5	666	1 042	645	524	521	(496)	340	469	776	485	359	463	473	344	416	588	500	451	482	464	(111)				
	6	577	974	597	(439)	503	(743)	313	458	743	501	373	458	495	321	423	597	515	452	465	443	-				
	7	855	968	643	488	531	(694)	338	517	795	511	403	454	487	345	417	612	501	451	485	438	-				
	8	619	1 025	613	469	523	695	339	519	734	507	377	461	458	337	433	570	484	456	477	451	-				
	9	774	1 043	652	501	489	631	340	491	665	484	379	484	484	349	425	546	499	490	488	463	-				
10 *	612	1 004	616	515	462	(592)	319	482	718	500	331	447	443	291	410	554	484	435	429	435	-					
11 *	816	1 017	556	501	519	-	355	448	710	476	408	469	492	351	402	574	494	444	555	391	-					
12 *	(835)	956	654	558	452	-	327	498	714	508	399	480	593	294	412	569	465	474	485	363	-					

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2023 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 2023

- No transaction record received by this Department.

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

表 Table 24

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

每平方米售價 \$ / m²

[平均面積] [Average size]		甲級 Grade A [116 平方米 m ²]								乙級 Grade B [87 平方米 m ²]								丙級 Grade C [38 平方米 m ²]													
		上環	中區	灣仔 / 銅鑼灣	北角 / 鰂魚涌	油麻地 / 尖沙咀	九龍灣 / 觀塘 [#]	上環	中區	灣仔 / 銅鑼灣	北角 / 鰂魚涌	油麻地 / 尖沙咀	九龍灣 / 觀塘 [#]	上環	中區	灣仔 / 銅鑼灣	北角 / 鰂魚涌	油麻地 / 尖沙咀	九龍灣 / 觀塘 [#]	上環	中區	灣仔 / 銅鑼灣	北角 / 鰂魚涌	油麻地 / 尖沙咀	九龍灣 / 觀塘 [#]						
年 / 月 Year / Month	Sheung Wan	Central Bay	Wan Chai/ Causeway Sheung Tsui	North Point/ Quarry Wan Tsui	Yau Ma Tei/ Kowloon Sha Mong Kwun Kok Tong [#]	Wan Chai/ Causeway Wan Tsui	North Point/ Quarry Central Bay	Yau Ma Tei/ Kowloon Sha Mong Kwun Kok Tong [#]	Wan Chai/ Causeway Wan Tsui	North Point/ Quarry Central Bay	Yau Ma Tei/ Kowloon Sha Mong Kwun Kok Tong [#]	Wan Chai/ Causeway Wan Tsui	North Point/ Quarry Central Bay	Yau Ma Tei/ Kowloon Sha Mong Kwun Kok Tong [#]	Wan Chai/ Causeway Wan Tsui	North Point/ Quarry Central Bay	Yau Ma Tei/ Kowloon Sha Mong Kwun Kok Tong [#]	Wan Chai/ Causeway Wan Tsui	North Point/ Quarry Central Bay	Yau Ma Tei/ Kowloon Sha Mong Kwun Kok Tong [#]	Wan Chai/ Causeway Wan Tsui	North Point/ Quarry Central Bay	Yau Ma Tei/ Kowloon Sha Mong Kwun Kok Tong [#]								
2022	(233 958)	410 515	(236 037)	-	187 641	-	129 791	178 570	(236 526)	256 046	(142 361)	188 111	178 032	(139 749)	173 013	239 927	201 934	195 030	155 929	163 322	-										
2023 *	(367 340)	457 977	(193 829) (202 804)	201 655	-	134 323	161 646	280 671	250 836	(115 372)	167 355	154 382	101 131	148 137	222 303	173 673	188 359	153 451	151 477	-											
2022	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) (178 642)	-	-	(177 453)	-	-	(214 876)	173 246	(191 083)	-											
	11	-	(315 271)	-	-	(177 054)	-	-	(159 722) (178 325)	-	-	-	(175 915) (159 246) (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)	-														
2023	1	-	(420 116)	-	-	(225 717)	-	(88 148)	-	(189 474) (228 318)	-	-	-	(175 325) (140 010) (178 416)	-	(155 565)	-	(132 128) (161 875)	-												
	2	-	(340 326)	-	-	(199 770)	-	(153 146)	-	-	-	-	(159 797)	-	-	(142 641)	-	(182 543)	-	(143 891) (139 102)	-										
	3	-	(542 808) (193 829) (202 804) (164 843)	-	-	(162 071)	-	-	(279 087)	-	(155 144)	161 719	-	(145 996) (244 003)	-	(224 023)	176 039	159 643	-												
	4	(364 626)	-	-	-	(200 391)	-	(178 763)	-	(273 926)	-	-	(165 791) (142 867) (139 468)	(120 000) (351 563) (189 018) (175 400)	(164 361) (160 714)	-															
	5	(370 054)	-	-	-	(218 808)	-	(174 200)	-	(377 483)	-	-	(126 304)	-	-	(136 521) (194 630) (179 408) (232 075) (123 165)	144 326	-													
	6	-	(475 146)	-	-	-	-	(91 087)	(170 837)	-	(280 876)	-	(184 686) (156 987) (119 552)	(128 377)	-	(158 401) (228 276) (176 072)	156 267	-													
	7	-	-	-	-	-	-	(118 041)	-	-	-	-	(188 658) (139 485)	-	(135 243) (185 009)	-	-	(134 133) (201 705)	-												
	8	-	-	-	-	-	-	-	(284 495) (248 023)	-	182 516	(146 394)	91 679	(203 704)	-	-	(193 636)	142 134	152 419	-											
	9	-	-	-	-	-	-	-	(277 978) (344 004)	-	(95 032)	(148 284)	(100 806)	(181 423)	-	-	(148 624)	-	(143 394) (149 116)	-											
	10 *	-	-	-	-	-	-	-	-	-	(105 620)	-	-	(126 791)	-	-	(156 051)	145 140	(171 733)	-											
	11 *	-	(464 516)	-	-	-	-	(102 536) (134 306)	-	-	-	(156 633) (161 111)	-	(204 558) (207 254) (172 131)	(155 311)	138 881	(135 985)	-													
	12 *	-	-	-	-	-	-	-	(206 897)	-	(150 990) (115 372) (236 842) (175 085)	(90 890)	(138 204)	-	-	(184 713)	162 156	(111 554)	-												

* 臨時數字

() 表示少於 5 宗交易。

[] 表示 2023 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 2023.

- No transaction record received by this Department.

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

表 Table 25

私人寫字樓 - 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				所有級別 Overall
	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	
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	232.1	231.6	218.5	230.0	463.5 @	519.0	505.6	495.7 @
2023 *	227.5	231.0	221.0	227.5	438.1 @	485.3	466.4	468.7 @
2022	7 - 9	232.8	232.5	218.9	(465.4)	(525.5)	506.3	499.6
	10 - 12	230.4	229.5	219.4	(434.8)	(512.8)	479.7	479.1
2023	1 - 3	228.4	228.5	218.0	226.8	443.9	496.7	473.9
	4 - 6	227.9	231.1	220.7	227.7	438.6	513.6	474.4
	7 - 9	227.2	233.5	224.7	228.6	(430.8) @	477.4	462.8 @
	10 - 12 *	226.4	231.0	220.7	226.8	(426.1) @	(453.6)	441.8 @
2022	7	232.8	232.2	217.7	230.5	(469.2)	(523.6)	(508.7)
	8	233.8	233.3	220.6	231.7	(461.6)	(510.2)	502.9
	9	231.7	232.1	218.3	229.8	(465.5)	(542.8)	(507.4)
	10	230.7	229.6	219.4	228.7	(439.8)	(522.8)	(486.8)
	11	229.9	230.4	220.8	228.7	(427.1)	(512.3)	(474.8)
	12	230.7	228.5	218.0	228.2	(437.5)	(503.2)	(477.5)
2023	1	229.5	225.8	216.1	226.4	(444.2)	(500.0)	(478.0)
	2	227.1	228.4	217.3	226.0	(443.4)	(490.3)	(473.8)
	3	228.5	231.3	220.6	228.1	(444.0)	(499.8)	482.1
	4	228.8	230.2	218.0	227.5	(443.4)	(508.7)	476.8
	5	228.9	230.9	220.7	228.2	(438.3)	(520.4)	(480.7)
	6	226.1	232.1	223.5	227.4	(434.2)	(511.7)	(475.0)
	7	226.7	232.9	223.7	228.0	(430.8)	(492.0)	(474.9)
	8	228.5	233.8	225.5	229.5	^	476.3	(466.7)
	9	226.4	233.7	224.9	228.2	^	(463.8)	(455.2)
	10 *	225.9	230.7	221.2	226.5	^	(458.0)	(444.3)
	11 *	226.4	230.7	220.9	226.7	(426.1)	(456.0)	440.6
	12 *	227.0	231.6	220.1	227.2	^	(446.8)	(440.5)

* 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；

2023 年的售價指數不包括 2023 年 8, 9, 10 及 12 月；

2023 年 7-9 季度的售價指數不包括 2023 年 8 及 9 月；

2023 年 10-12 季度的售價指數不包括 2023 年 10 及 12 月。

^ 沒有充足資料作分析。

* Provisional figures

() Indicates fewer than 20 transactions.

@ Price indices for 2022 excluding Mar 2022;

Price indices for the periods of 2023 excluding Aug, Sep, Oct and Dec 2023;

2023 quarter 7-9 excluding Aug and Sep 2023;

2023 quarter 10-12 excluding Oct and Dec 2023.

^ Insufficient data for analysis.

表 Table 26

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 #	
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	278.1	215.7	194.7	422.7 @	
2023 *	263.8	209.9	189.5	439.3 @	
2022 7 - 9	276.3	214.9	194.7	(459.9) @	
10 - 12	275.3	212.6	191.9	(374.6)	
2023 1 - 3	265.6	210.3	189.2	400.1	
4 - 6	262.3	209.0	189.9	(441.6)	
7 - 9	263.3	211.3	191.8	-	
10 - 12 *	263.9	209.0	187.0	(549.7) @	
2022 7	276.6	220.9	193.2	(391.5)	
8	281.7	211.2	195.4	(528.2)	
9	270.5	212.5	195.4	-	
10	269.7	216.6	194.9	(357.1)	
11	290.0	200.5	184.8	(379.5)	
12	266.2	220.8	196.0	(387.2)	
2023 1	267.7	217.5	191.6	(410.9)	
2	267.6	212.8	184.5	(393.1)	
3	261.6	200.5	191.4	(396.3)	
4	260.4	217.8	187.7	(355.6)	
5	264.6	204.1	193.1	(392.3)	
6	261.8	205.1	188.8	(576.9)	
7	267.6	209.6	194.2	-	
8	262.8	212.9	188.0	-	
9	259.5	211.3	193.3	-	
10 *	264.0	207.9	191.7	-	
11 *	270.7	210.5	186.1	(549.7)	
12 *	256.9	208.7	183.3	-	

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 7-9 季度的售價指數不包括 2022 年 9 月；

2023 年的售價指數不包括 2023 年 7, 8, 9, 10 及 12 月；

2023 年 10-12 季度的售價指數不包括 2023 年 10 及 12 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 2019 excluding Sep 2019;

Price indices for 2020 excluding Feb, Mar and Apr 2020;

Price indices for the periods of 2022 excluding Mar, Apr and Sep 2022;

2022 quarter 7-9 excluding Sep 2022;

Price indices for the periods of 2023 excluding Jul, Aug, Sep, Oct and Dec 2023;

2023 quarter 10-12 excluding Oct and Dec 2023.

- No transaction record received by this Department.

表 Table 27

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

地區 District		2022年年底總存量 Stock at year-end	2023年落成量 Completions	落成量佔 2022 年總存量的百分率 Completions as a % of 2022 Stock	2023年年底總存量 Stock at year-end	2023年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant	平方米 m ²
中西區	Central and Western	1 147 800	700	0.1	1 146 600	123 300	10.8	
灣仔	Wan Chai	1 199 100	2 600	0.2	1 201 700	135 400	11.3	
東區	Eastern	722 600	2 100	0.3	727 000	54 500	7.5	
南區	Southern	251 300	21 000	8.4	270 700	54 100	20.0	
港島	HONG KONG	3 320 800	26 400	0.8	3 346 000	367 300	11.0	
油尖旺	Yau Tsim Mong	2 186 100	2 700	0.1	2 188 300	229 300	10.5	
深水埗	Sham Shui Po	746 400	4 200	0.6	749 900	66 300	8.8	
九龍城	Kowloon City	766 200	42 300	5.5	804 600	121 300	15.1	
黃大仙	Wong Tai Sin	324 500	2 300	0.7	324 900	25 500	7.8	
觀塘	Kwun Tong	743 100	4 400	0.6	748 300	109 200	14.6	
九龍	KOWLOON	4 766 300	55 900	1.2	4 816 000	551 600	11.5	
葵青	Kwai Tsing	386 500	-	-	384 900	38 200	9.9	
荃灣	Tsuen Wan	578 100	-	-	577 000	83 300	14.4	
屯門	Tuen Mun	432 700	-	-	433 400	29 100	6.7	
元朗	Yuen Long	524 700	800	0.2	526 400	35 900	6.8	
北區	North	241 900	-	-	245 400	21 400	8.7	
大埔	Tai Po	234 900	4 300	1.8	239 300	14 300	6.0	
沙田	Sha Tin	534 000	3 300	0.6	539 600	35 300	6.5	
西貢	Sai Kung	365 100	-	-	363 100	19 800	5.5	
離島	Islands	307 400	-	-	307 200	21 200	6.9	
新界	NEW TERRITORIES	3 605 300	8 400	0.2	3 616 300	298 500	8.3	
全港	OVERALL	11 692 400	90 700	0.8	11 778 300	1 217 400	10.3	

2023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 2022 年年底總存量計算。

2023 Year-end Stock figures are derived from the latest rating record,
 and not from the 2022 Year-end Stock figures shown here.

表 Table 28

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

年 Year	區域 Area					平方米 m²
			拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end	
2019	港島	Hong Kong	14 000	22 800	3 296 500	
	九龍	Kowloon	7 800	38 900	4 706 200	
	新界	New Territories	100	55 800	3 517 000	
	全港	OVERALL	21 900	117 500	11 519 700	
2020	港島	Hong Kong	7 200	19 300	3 310 100	
	九龍	Kowloon	11 700	15 700	4 707 800	
	新界	New Territories	300	32 300	3 557 400	
	全港	OVERALL	19 200	67 300	11 575 300	
2021	港島	Hong Kong	9 500	15 600	3 313 300	
	九龍	Kowloon	26 300	15 700	4 719 300	
	新界	New Territories	-	10 200	3 577 100	
	全港	OVERALL	35 800	41 500	11 609 700	
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	
	全港	OVERALL	23 400	117 700	11 692 400	
2023	港島	Hong Kong	1 100	26 400	3 346 000	
	九龍	Kowloon	8 600	55 900	4 816 000	
	新界	New Territories	-	8 400	3 616 300	
	全港	OVERALL	9 700	90 700	11 778 300	

表 Table 29

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

平方米 m²

地區 District		2023年落成量 Completions	預測落成量 Forecast Completions	
			[2024]	[2025]
中西區	Central and Western	700	8 600	7 300
灣仔	Wan Chai	2 600	28 200	14 700
東區	Eastern	2 100	-	700
南區	Southern	21 000	600	5 900
港島	HONG KONG	26 400	37 400	28 600
油尖旺	Yau Tsim Mong	2 700	15 700	11 800
深水埗	Sham Shui Po	4 200	1 500	4 900
九龍城	Kowloon City	42 300	7 500	29 000
黃大仙	Wong Tai Sin	2 300	-	600
觀塘	Kwun Tong	4 400	9 100	400
九龍	KOWLOON	55 900	33 800	46 700
葵青	Kwai Tsing	-	-	-
荃灣	Tsuen Wan	-	-	-
屯門	Tuen Mun	-	2 800	-
元朗	Yuen Long	800	3 700	-
北區	North	-	-	-
大埔	Tai Po	4 300	700	4 100
沙田	Sha Tin	3 300	-	-
西貢	Sai Kung	-	-	9 100
離島	Islands	-	-	-
新界	NEW TERRITORIES	8 400	7 200	13 200
全港	OVERALL	90 700	78 400	88 500

表 Table 30

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

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
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
2023	90 700	89 700	98.9	11 687 600	1 127 700	9.6	1 217 400	10.3

表 Table 31

私 人 零 售 業 樓 宇 - 平 均 租 金 及 售 價
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

區域 Area	租金 Rents (每平方米月租 \$ / m ² per month)			售價 Prices (每平方米售價 \$ / m ²)		
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories
[平均面積] [Average size]	[56 平方米 m ²]	[54 平方米 m ²]	[52 平方米 m ²]	[49 平方米 m ²]	[39 平方米 m ²]	[23 平方米 m ²]
年 / 月 Year / Month						
2022	1 196	1 104	1 169	471 929	372 134	370 711
2023 *	1 286	1 170	1 205	521 316	370 981	339 507
2022	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 1 067	1 078	1 216	(436 159)	209 374	(199 331)
	11 1 265	1 232	1 153	(618 109)	286 678	(210 584)
	12 1 042	1 114	1 217	(565 273)	261 113	(463 529)
2023	1 1 031	978	1 025	(541 724)	490 620	(500 042)
	2 1 454	1 125	1 254	(512 867)	412 190	(263 102)
	3 1 307	1 187	1 267	(387 678)	412 678	377 219
	4 1 296	1 184	1 164	(380 100)	(409 620)	393 806
	5 1 216	1 199	1 187	(846 172)	368 203	(480 920)
	6 1 437	1 170	1 244	(536 640)	406 325	(299 937)
	7 1 257	1 151	1 202	(534 154)	307 026	(275 554)
	8 1 309	1 164	1 201	(420 686)	(361 393)	252 223
	9 1 334	1 208	1 255	(287 686)	(336 683)	(229 418)
10 *	1 205	1 173	1 186	(313 675)	(241 032)	(442 932)
11 *	1 268	1 414	1 197	(569 236)	287 775	(249 861)
12 *	1 340	1 359	1 239	(526 521)	(262 771)	(350 948)

* 臨時數字

() 表示少於 20 宗交易。

[] 表示 2023 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 2023.

表 Table 32

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
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	523.0
2023 *	171.0	487.9
2022 7 - 9	165.9	517.6
10 - 12	166.9	505.9
2023 1 - 3	167.5	488.0
4 - 6	170.4	499.0
7 - 9	172.8	493.3
10 - 12 *	173.1	471.4
2022 7	167.4	520.9
8	164.9	517.9
9	165.5	513.9
10	166.3	513.4
11	167.3	506.2
12	167.2	498.0
2023 1	167.2	487.9
2	167.2	484.8
3	168.1	491.4
4	168.1	496.6
5	170.7	499.3
6	172.5	501.0
7	172.8	498.4
8	172.8	495.5
9	172.8	486.1
10 *	173.0	478.8
11 *	173.1	471.4
12 *	173.2	463.9

* 臨時數字

* Provisional figures

表 Table 33

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

地區 District	District	2022年年底總存量 Stock at year-end	2023年落成量 Completions	落成量佔 2022 年總存量的百分率 Completions as a % of 2022 Stock	2023年年底總存量 Stock at year-end	2023年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant	平方米 m ²
								平方米 m ²
中西區	Central and Western	62 000	-	-	62 000	3 400	5.5	
灣仔	Wan Chai	-	-	-	-	-	-	
東區	Eastern	1 168 300	-	-	1 138 700	87 100	7.6	
南區	Southern	653 900	-	-	643 200	103 400	16.1	
港島	HONG KONG	1 884 200	-	-	1 843 900	193 900	10.5	
油尖旺	Yau Tsim Mong	278 000	-	-	277 700	8 700	3.1	
深水埗	Sham Shui Po	977 200	-	-	988 000	60 900	6.2	
九龍城	Kowloon City	810 200	-	-	810 200	20 800	2.6	
黃大仙	Wong Tai Sin	758 800	-	-	757 800	36 000	4.8	
觀塘	Kwun Tong	2 925 000	-	-	2 913 700	181 800	6.2	
九龍	KOWLOON	5 749 200	-	-	5 747 400	308 200	5.4	
葵青	Kwai Tsing	3 158 100	24 200	0.8	3 181 600	135 800	4.3	
荃灣	Tsuen Wan	2 252 500	6 700	0.3	2 260 200	165 200	7.3	
屯門	Tuen Mun	1 421 400	-	-	1 421 800	44 000	3.1	
元朗	Yuen Long	228 700	-	-	228 700	20 900	9.1	
北區	North	289 100	-	-	290 100	4 200	1.4	
大埔	Tai Po	153 100	-	-	152 900	8 300	5.4	
沙田	Sha Tin	1 081 700	-	-	1 056 300	23 700	2.2	
西貢	Sai Kung	-	26 500	-	26 500	26 500	100.0	
離島	Islands	900	-	-	900	-	-	
新界	NEW TERRITORIES	8 585 500	57 400	0.7	8 619 000	428 600	5.0	
全港	OVERALL	16 218 900	57 400	0.4	16 210 300	930 700	5.7	

2023 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 2022 年年底總存量計算。

2023 Year-end Stock figures are derived from the latest rating record,
 and not from the 2022 Year-end Stock figures shown here.

表 Table 34

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

平方米 m²

年 Year	區域 Area		拆卸量 Demolition	落成量 Completions	年底總存量 Stock at year-end
2019	港島 Hong Kong		5 000	-	1 901 800
	九龍 Kowloon		45 400	3 300	5 851 000
	新界 New Territories		2 700	52 900	8 589 500
	全港 OVERALL		53 100	56 200	16 342 300
2020	港島 Hong Kong		11 000	11 400	1 900 500
	九龍 Kowloon		70 500	11 500	5 783 300
	新界 New Territories		-	14 800	8 599 600
	全港 OVERALL		81 500	37 700	16 283 400
2021	港島 Hong Kong		-	-	1 900 700
	九龍 Kowloon		24 400	7 100	5 734 500
	新界 New Territories		46 100	22 400	8 537 600
	全港 OVERALL		70 500	29 500	16 172 800
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
	全港 OVERALL		24 200	105 000	16 218 900
2023	港島 Hong Kong		21 200	-	1 843 900
	九龍 Kowloon		3 100	-	5 747 400
	新界 New Territories		-	57 400	8 619 000
	全港 OVERALL		24 300	57 400	16 210 300

表 Table 35

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

平方米 m²

地區 District		2023年落成量 Completions	預測落成量 [2024]	Forecast Completions [2025]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	6 200
南區	Southern	-	-	-
港島	HONG KONG	-	-	6 200
油尖旺	Yau Tsim Mong	-	2 200	-
深水埗	Sham Shui Po	-	20 900	16 400
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	6 100
觀塘	Kwun Tong	-	9 000	-
九龍	KOWLOON	-	32 100	22 500
葵青	Kwai Tsing	24 200	4 900	-
荃灣	Tsuen Wan	6 700	14 200	-
屯門	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北區	North	-	3 400	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	23 500
西貢	Sai Kung	26 500	-	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	57 400	22 500	23 500
全港	OVERALL	57 400	54 600	52 200

表 Table 36

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

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
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
2023	57 400	50 700	88.3	16 152 900	880 000	5.4	930 700	5.7

表 Table 37

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	租金 Rents (每平方米月租 \$ / m ² per month)				售價 Prices (每平方米售價 \$ / m ²)			
	港島 Hong Kong	九龍 Kowloon	新界 New Territories	港島 Hong Kong	九龍 Kowloon	新界 New Territories		
[平均面積] [Average size]	[155 平方米 m ²]	[125 平方米 m ²]	[132 平方米 m ²]	[143 平方米 m ²]	[113 平方米 m ²]	[104 平方米 m ²]		
年 / 月 Year / Month								
2022	202	222	161	89 570	89 133	63 765		
2023 *	203	223	167	77 205	83 461	58 834		
2022	7 8 9 10 11 12	195 195 213 200 195 199	229 229 225 224 229 226	160 172 167 164 164 168	(86 110) (91 813) (80 973) (87 283) (73 398) (98 426)	88 518 85 916 92 414 73 743 89 645 81 806	65 221 63 895 56 356 58 021 60 976 65 289	
2023	1 2 3 4 5 6 7 8 9 10 *11 *12 *	204 185 201 196 199 198 222 200 203 221 207 191	216 224 224 215 226 228 225 225 222 227 232 219	155 178 173 159 168 168 167 171 171 170 165 167	(92 389) (62 655) (69 564) (84 199) (76 881) (87 554) (69 933) (75 447) (62 173) (73 164) (76 460) (100 950)	78 834 86 473 87 924 81 530 79 993 83 176 79 215 96 416 (74 261) (79 696) 79 503 87 266	58 922 63 153 59 499 58 808 57 678 60 435 59 700 60 744 59 537 54 613 51 016 60 240	

* 臨時數字

() 表示少於 20宗交易。

[] 表示 2023 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 2023.

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

表 Table 38

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
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	211.9	880.3
2023 *	218.8	842.6
2022 7 - 9	214.4	884.3
10 - 12	213.9	849.6
2023 1 - 3	214.5	860.1
4 - 6	218.0	861.7
7 - 9	221.3	842.2
10 - 12 *	221.3	806.2
2022 7	212.8	892.3
8	214.9	889.9
9	215.5	870.8
10	215.4	859.7
11	212.8	852.0
12	213.4	837.2
2023 1	212.2	851.5
2	215.4	863.2
3	215.8	865.7
4	215.8	862.9
5	218.5	861.4
6	219.6	860.8
7	220.6	851.4
8	222.1	844.7
9	221.2	830.4
10 *	221.3	816.1
11 *	221.2	808.2
12 *	221.3	794.4

* 臨時數字

上述指數只就樓上單位計算。

* Provisional figures

The indices are in respect of upper floor units only.

表 Table 39

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

每平方米售價 \$ / m²

地區 District	東區 Eastern	深水埗 Sham Shui Po	觀塘 Kwun Tong	葵青 Kwai Tsing	荃灣 Tsuen Wan	沙田 Sha Tin
[平均面積] [Average size]	[60 平方米 m ²]	[79 平方米 m ²]	[61 平方米 m ²]	[65 平方米 m ²]	[87 平方米 m ²]	[67 平方米 m ²]
年 / 月 Year / Month						
2022	113 409	131 603	112 755	75 536	88 986	88 863
2023 *	102 353	143 957	111 567	70 635	78 067	82 171
2022	7 8 9 10 11 12	- (112 750) 122 293 - (104 987) (78 049)	- 90 557 121 116 - (140 088) (148 295)	105 310 88 198 (75 903) (79 236) (96 883) - (80 450)	88 431 72 247 68 104 61 589 (70 664) (78 861)	(63 201) (79 647) (93 389) (110 638) (86 816) (93 801)
2023	1 2 3 4 5 6 7 8 9 10 *11 *12 *	(74 871) - (71 895) (114 463) - (120 112) - (132 629) (100 616) (110 276) (125 604) - (139 918) (96 174)	(125 224) (200 800) 152 617 163 900 170 168 (143 737) 130 311 (125 233) (98 419) (93 801)	- 115 861 115 851 (95 976) (117 709) 109 638 107 048 126 712 - (51 082) (84 952) 56 585	75 045 110 293 82 572 66 663 97 285 70 851 (74 687) 80 161 82 866 63 963 65 182 63 095	- - (66 463) (93 910) - (90 620) - 84 966 (76 775) (86 757) (82 335) (75 236)

* 臨時數字

* Provisional figures

() 表示少於 5 宗交易。

() Indicates fewer than 5 transactions.

[] 表示 2023 年內所分析單位的平均面積。

[] Indicates average size of the units analysed during 2023.

- 本署沒有收到成交個案。

- No transaction record received by this Department.

所分析的樓宇是於 1992 年或之後建成。

Premises analysed are those built since 1992.

平均售價只以樓上單位的售價計算。

Average prices are in respect of upper floor units only.

表 Table 40

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

地區 District		2022 年年底總存量 Stock at year-end	2023 年落成量 Completions	落成量佔 2022 年總存量的百分率 Completions as a % of 2022 Stock	2023 年年底總存量 Stock at year-end	2023 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant	平方米 m ²
東區	Eastern	46 600	-	-	46 600	4 900	10.5	
南區	Southern	5 900	-	-	5 900	500	8.5	
港島	HONG KONG	52 500	-	-	52 500	5 400	10.3	
油尖旺	Yau Tsim Mong	9 300	-	-	9 300	200	2.2	
深水埗	Sham Shui Po	120 700	-	-	120 700	11 500	9.5	
九龍城	Kowloon City	5 300	-	-	5 300	300	5.7	
黃大仙	Wong Tai Sin	28 300	-	-	18 200	100	0.5	
觀塘	Kwun Tong	180 500	-	-	180 600	28 200	15.6	
九龍	KOWLOON	344 100	-	-	334 100	40 300	12.1	
葵青	Kwai Tsing	93 500	-	-	93 500	14 900	15.9	
荃灣	Tsuen Wan	21 300	-	-	21 300	100	0.5	
北區	North	6 600	-	-	6 600	1 300	19.7	
沙田	Sha Tin	16 600	-	-	16 600	200	1.2	
新界	NEW TERRITORIES	138 000	-	-	138 000	16 500	12.0	
全港	OVERALL	534 600	-	-	524 600	62 200	11.9	

2023 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 2022 年年底總存量計算。

2023 Year-end Stock figures are derived from the latest rating record,
 and not from the 2022 Year-end Stock figures shown here.

表 Table 41

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

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
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
2023	-	-	-	524 600	62 200	11.9	62 200	11.9

表 Table 42

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

平方米 m²

地區	District	2022 年年底總存量 Stock at year-end	2023 年落成量 Completions	落成量佔 2022 年總存量的百分率 Completions as a % of 2022 Stock	2023 年年底總存量 Stock at year-end
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	500	-	-	500
南區	Southern	74 800	-	-	74 800
港島	HONG KONG	75 300	-	-	75 300
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	11 700	-	-	-
九龍城	Kowloon City	30 500	-	-	30 500
黃大仙	Wong Tai Sin	44 100	-	-	44 100
觀塘	Kwun Tong	171 800	-	-	171 800
九龍	KOWLOON	258 100	-	-	246 400
葵青	Kwai Tsing	131 700	19 500	14.8	159 900
荃灣	Tsuen Wan	152 000	-	-	151 900
屯門	Tuen Mun	175 800	-	-	175 800
元朗	Yuen Long	585 100	28 300	4.8	613 400
北區	North	136 600	-	-	136 700
大埔	Tai Po	768 000	7 800	1.0	775 900
沙田	Sha Tin	137 200	-	-	137 200
西貢	Sai Kung	769 900	-	-	767 600
離島	Islands	93 800	-	-	93 800
新界	NEW TERRITORIES	2 950 100	55 600	1.9	3 012 200
全港	OVERALL	3 283 500	55 600	1.7	3 333 900

2023 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 2022 年年底總存量計算。

2023 Year-end Stock figures are derived from the latest rating record,
 and not from the 2022 Year-end Stock figures shown here.

表 Table 43

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

平方米 m²

地區 District		2023 年落成量 Completions	預測落成量 Forecast Completions	
			[2024]	[2025]
中西區	Central and Western	-	-	-
灣仔	Wan Chai	-	-	-
東區	Eastern	-	-	-
南區	Southern	-	-	-
港島	HONG KONG	-	-	-
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龍城	Kowloon City	-	-	-
黃大仙	Wong Tai Sin	-	-	-
觀塘	Kwun Tong	-	-	-
九龍	KOWLOON	-	-	-
葵青	Kwai Tsing	19 500	15 400	-
荃灣	Tsuen Wan	-	25 600	-
屯門	Tuen Mun	-	-	800
元朗	Yuen Long	28 300	-	-
北區	North	-	-	10 600
大埔	Tai Po	7 800	8 100	-
沙田	Sha Tin	-	-	-
西貢	Sai Kung	-	3 100	-
離島	Islands	-	-	-
新界	NEW TERRITORIES	55 600	52 200	11 400
全港	OVERALL	55 600	52 200	11 400

表 Table 44

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

地區 District		2022 年年底總存量 Stock at year-end	2023 年落成量 Completions	落成量佔 2022 年總存量的百分率 Completions as a % of 2022 Stock	2023 年年底總存量 Stock at year-end	2023 年年底空置量 Amount Vacant at year-end	空置百分率 % Vacant	平方米 m ²
								平方米 m ²
中西區	Central and Western	43 700	-	-	43 700	-	-	-
灣仔	Wan Chai	-	-	-	-	-	-	-
東區	Eastern	92 200	-	-	92 200	3 200	3.5	
南區	Southern	28 600	-	-	28 600	500	1.7	
港島	HONG KONG	164 500	-	-	164 500	3 700	2.2	
油尖旺	Yau Tsim Mong	-	-	-	-	-	-	-
深水埗	Sham Shui Po	142 200	-	-	69 300	22 000	31.7	
九龍城	Kowloon City	89 300	-	-	89 300	9 700	10.9	
黃大仙	Wong Tai Sin	1 500	-	-	1 500	-	-	-
觀塘	Kwun Tong	244 400	200	0.1	171 000	25 600	15.0	
九龍	KOWLOON	477 400	200	- +	331 100	57 300	17.3	
葵青	Kwai Tsing	1 767 400	-	-	1 768 600	65 300	3.7	
荃灣	Tsuen Wan	395 500	-	-	395 500	9 800	2.5	
屯門	Tuen Mun	217 000	-	-	217 100	16 800	7.7	
元朗	Yuen Long	126 000	-	-	126 000	9 200	7.3	
北區	North	126 100	-	-	126 100	15 200	12.1	
大埔	Tai Po	600	-	-	600	-	-	-
沙田	Sha Tin	442 400	-	-	442 400	21 100	4.8	
西貢	Sai Kung	7 400	-	-	7 400	4 500	60.8	
離島	Islands	94 400	-	-	99 400	3 400	3.4	
新界	NEW TERRITORIES	3 176 800	-	-	3 183 100	145 300	4.6	
全港	OVERALL	3 818 700	200	- +	3 678 700	206 300	5.6	

+ 少於 0.05%

2023 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 2022 年年底總存量計算。

+ Below 0.05%

2023 Year-end Stock figures are derived from the latest rating record,
 and not from the 2022 Year-end Stock figures shown here.

表 Table 45

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

平方米 m²

地區 District		2023 年落成量 Completions	預測落成量 Forecast Completions	[2024]	[2025]
中西區	Central and Western	-	-	-	-
灣仔	Wan Chai	-	-	-	-
東區	Eastern	-	-	-	-
南區	Southern	-	-	-	-
港島	HONG KONG	-	-	-	-
油尖旺	Yau Tsim Mong	-	-	-	-
深水埗	Sham Shui Po	-	-	-	-
九龍城	Kowloon City	-	-	-	-
黃大仙	Wong Tai Sin	-	-	-	-
觀塘	Kwun Tong	200	-	-	-
九龍	KOWLOON	200	-	-	-
葵青	Kwai Tsing	-	-	-	-
荃灣	Tsuen Wan	-	-	-	-
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	-	-	-	-
新界	NEW TERRITORIES	-	-	-	-
全港	OVERALL	200	-	-	-

表 Table 46

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

平方米 m²

年 Year	年內落成樓宇 In Buildings Completed during the Year			其餘所有樓宇 In All Other Buildings			整體空置量 Overall Vacancy	
	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	總樓面面積 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	佔總存量的百分率 % of Total Stock
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
2023	200	200	100.0	3 678 500	206 100	5.6	206 300	5.6

表 Table 47

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
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
2023 *	2.9	2.5	2.3	2.2	2.1
2022 7 - 9	2.6	2.3	2.1	2.0	2.0
10 - 12	2.7	2.4	2.2	2.1	2.1
2023 1 - 3	2.7	2.3	2.2	2.1	1.9
4 - 6	2.7	2.4	2.2	2.1	2.0
7 - 9	3.0	2.5	2.3	2.2	2.1
10 - 12 *	3.2	2.7	2.5	2.4	2.2
2022 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	2.8	2.4	2.3	2.1	2.1
12	2.8	2.4	2.3	2.1	2.0
2023 1	2.7	2.4	2.2	2.1	2.0
2	2.7	2.3	2.2	2.1	1.9
3	2.7	2.3	2.1	2.1	1.9
4	2.7	2.3	2.2	2.1	1.9
5	2.7	2.4	2.2	2.2	2.0
6	2.8	2.4	2.3	2.2	2.1
7	2.9	2.5	2.3	2.2	2.1
8	3.0	2.6	2.3	2.2	2.1
9	3.1	2.6	2.4	2.3	2.1
10	3.1	2.7	2.4	2.3	2.2
11 *	3.2	2.7	2.5	2.4	2.2
12 *	3.2	2.8	2.5	2.4	2.3

* 臨時數字

* Provisional figures

表 Table 48

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		
2014	2.9	3.0	2.9	2.4
2015	2.9	3.0	2.9	2.4
2016	3.0	3.2	3.1	2.5
2017	2.7	2.8	2.9	2.5
2018	2.4	2.6	2.8	2.4
2019	2.5	2.7	2.8	2.7
2020	2.7	2.7	2.9	2.6
2021	2.5	2.5	2.9	2.5
2022	2.5 @	2.6	2.9	2.5
2023 *	2.6 @	2.8	3.1	2.8
2022 7 - 9	2.5	2.6	2.9	2.6
10 - 12	2.6	2.7	3.0	2.6
2023 1 - 3	2.5	2.7	3.0	2.7
4 - 6	2.6	2.7	3.1	2.7
7 - 9	2.6 @	2.9	3.2	2.8
10 - 12 *	2.6 @	3.0	3.3	2.9
2022 7	2.4	2.6	2.9	2.5
8	2.5	2.7	2.9	2.5
9	2.5	2.5	3.0	2.6
10	2.6	2.6	3.0	2.6
11	2.7	2.7	3.0	2.5
12	2.6	2.7	3.1	2.7
2023 1	2.6	2.7	3.0	2.7
2	2.5	2.8	3.0	2.7
3	2.5	2.7	3.0	2.7
4	2.6	2.7	3.0	2.7
5	2.6	2.6	3.1	2.8
6	2.6	2.7	3.1	2.7
7	2.6	2.8	3.1	2.8
8	^	2.9	3.2	2.7
9	^	3.0	3.2	2.9
10 *	^	3.0	3.3	2.8
11 *	2.6	3.0	3.3	2.9
12 *	^	3.1	3.4	2.9

* 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；

2023 年的物業市場回報率不包括 2023 年 8，9，10 及 12 月；

2023 年 7-9 季度的物業市場回報率不包括 2023 年 8 及 9 月；

2023 年 10-12 季度的物業市場回報率不包括 2023 年 10 及 12 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 2022 excluding Mar 2022;

Property Market Yields for the periods of 2023 excluding Aug, Sep, Oct and Dec 2023;

2023 quarter 7-9 excluding Aug and Sep 2023;

2023 quarter 10-12 excluding Oct and Dec 2023.

^ Insufficient data for analysis.

表 Table 49

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)
2021	74 297	733 904
2022	45 050	407 723
2023	43 002	389 247
2022 1 - 3	10 056	99 820
4 - 6	14 925	138 345
7 - 9	11 683	95 477
10 - 12	8 386	74 081
2023 1 - 3	14 023	119 977
4 - 6	12 199	122 758
7 - 9	9 174	78 022
10 - 12	7 606	68 490
2023 1	3 051	25 431
2	4 282	36 654
3	6 690	57 892
4	4 583	52 368
5	4 003	36 769
6	3 613	33 621
7	3 065	26 591
8	3 247	28 645
9	2 862	22 786
10	2 123	24 497
11	2 554	19 669
12	2 929	24 324

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.

表 Table 50

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.	%		
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	
2023	936	2	2 037	5	11 309	26	21 061	49	7 659	18	43 002	
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
2023	1 - 3	281	2	410	3	3 459	25	7 411	53	2 462	18	14 023
	4 - 6	223	2	490	4	2 839	23	6 167	51	2 480	20	12 199
	7 - 9	205	2	563	6	2 659	29	4 244	46	1 503	16	9 174
	10 - 12	227	3	574	8	2 352	31	3 239	43	1 214	16	7 606
2023	1	73	2	118	4	856	28	1 523	50	481	16	3 051
	2	100	2	123	3	1 139	27	2 180	51	740	17	4 282
	3	108	2	169	3	1 464	22	3 708	55	1 241	19	6 690
	4	78	2	144	3	1 058	23	2 226	49	1 077	23	4 583
	5	74	2	170	4	967	24	2 043	51	749	19	4 003
	6	71	2	176	5	814	23	1 898	53	654	18	3 613
	7	59	2	190	6	745	24	1 577	51	494	16	3 065
	8	84	3	185	6	965	30	1 439	44	574	18	3 247
	9	62	2	188	7	949	33	1 228	43	435	15	2 862
	10	53	2	164	8	667	31	883	42	356	17	2 123
	11	80	3	214	8	788	31	1 063	42	409	16	2 554
	12	94	3	196	7	897	31	1 293	44	449	15	2 929

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.

表 Table 51

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

年 / 月 Year / Month	一手買賣 Primary Sales			二手買賣 Secondary Sales			總數 Total No.
	數目 No.	%	總值 (百萬元) Consideration (\$ million)	數目 No.	%	總值 (百萬元) Consideration (\$ million)	
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
2023	10 752	25	127 628	32 250	75	261 623	43 002
2022	1 - 3	1 723	17	23 104	8 333	83	76 716
	4 - 6	3 132	21	37 949	11 793	79	100 396
	7 - 9	4 176	36	35 936	7 507	64	59 540
	10 - 12	1 284	15	12 733	7 102	85	61 347
2023	1 - 3	2 805	20	32 997	11 218	80	86 982
	4 - 6	3 569	29	50 283	8 630	71	72 474
	7 - 9	2 516	27	23 541	6 658	73	54 482
	10 - 12	1 862	24	20 807	5 744	76	47 685
2023	1	363	12	5 072	2 688	88	20 359
	2	655	15	9 053	3 627	85	27 602
	3	1 787	27	18 872	4 903	73	39 021
	4	1 550	34	25 758	3 033	66	26 610
	5	1 000	25	11 807	3 003	75	24 961
	6	1 019	28	12 718	2 594	72	20 903
	7	810	26	7 438	2 255	74	19 153
	8	742	23	8 440	2 505	77	20 205
	9	964	34	7 663	1 898	66	15 124
	10	356	17	4 805	1 767	83	19 693
	11	547	21	6 318	2 007	79	13 352
	12	959	33	9 684	1 970	67	14 640

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)
2021	1 077	14 860	2 189	42 026	3 637	27 350
2022	667	8 508	1 397	21 750	2 006	16 884
2023 *	646	13 530	1 114	16 974	1 862	13 849
2022 7 - 9	150	2 307	321	4 275	516	4 300
10 - 12	160	2 232	291	4 515	368	2 468
2023 1 - 3	183	2 793	314	5 325	521	4 057
4 - 6	192	2 688	284	4 188	551	4 394
7 - 9	137	1 552	293	4 042	420	2 769
10 - 12 *	134	6 496	223	3 418	370	2 630
2022 7	61	861	87	1 202	167	1 804
8	53	1 023	131	1 838	168	1 223
9	36	423	103	1 234	181	1 273
10	75	825	85	1 145	108	769
11	40	504	109	1 441	128	935
12	45	903	97	1 929	132	764
2023 1	40	744	87	1 392	123	795
2	49	714	97	1 869	138	1 039
3	94	1 335	130	2 064	260	2 222
4	59	792	87	948	180	1 327
5	63	916	119	2 139	204	1 404
6	70	981	78	1 102	167	1 663
7	36	264	92	1 140	170	1 145
8	60	435	126	2 108	141	912
9	41	853	75	794	109	713
10 *	33	359	72	582	120	958
11 *	59	5 756	95	1 005	128	950
12 *	42	381	56	1 832	122	721

* 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.

附錄 Appendix

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, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111, 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 181, 182
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、舂坎角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	171, 172, 173, 174, 175, 176, 191, 192, 193, 194, 195, 196, 197, 198

(p) = part 部分

附錄 Appendix (續) (Cont'd)

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、 西九文化區、 京士柏、旺角、 大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Cultural District, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 214, 215, 216, 217, 220, 221, 222, 225, 226, 227, 228, 229, 251, 252, 253, 254, 256
深水埗 Sham Shui Po		美孚、荔枝角、 長沙灣、 深水埗、石硶尾、 又一村、大窩坪、 昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	255, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269
九龍城 Kowloon City		紅磡、土瓜灣、 馬頭角、馬頭圍、 啟德、九龍城、 何文田、九龍塘、 筆架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213, 231, 232, 233, 234, 235, 236, 237, 241, 242, 243, 244, 245, 246, 247, 271, 272, 285, 286(p)
黃大仙 Wong Tai Sin		新蒲崗、黃大仙、 東頭、橫頭磡、 樂富、鑽石山、 慈雲山、牛池灣	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	281, 282, 283, 284, 287, 288, 289
觀塘 Kwun Tong		坪石、九龍灣、 牛頭角、佐敦谷、 觀塘、秀茂坪、 藍田、油塘	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong	280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298

(p) = part 部分

附錄 Appendix (索 賽 Cont'd)

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
<hr/>			
	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
<hr/>			
	屯門 Tuen Mun	大欖涌、 掃管笏、 屯門、藍地 Tai Lam Chung, So Kun Wan, Tuen Mun, Lam Tei	411, 412, 413, 414, 415, 416, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 441, 442, 512(p)
<hr/>			
	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(p), 513, 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531, 532, 533, 541, 542, 543, 544, 610
<hr/>			
	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, 549, 621, 622, 623, 624, 625, 626, 627, 628, 629, 632, 634, 641, 642, 651, 652, 653, 711(p), 712(p)
<hr/>			

(p) = part 部 分

附錄 Appendix (繼續 Cont'd)

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 、 大 埔 滘 、 大 美 脳 、 船 灣 、 樟 木 頭 、 企 嶺 下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	631, 633, 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 741, 742, 743, 744, 751, 757(p)
	沙 田 Sha Tin	大 圃 、 沙 田 、 火 炭 、 馬 料 水 、 烏 溪 沙 、 馬 鞍 山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	732, 733, 753, 754, 755, 756, 757(p), 758, 759, 761, 762
西 貢 Sai Kung	清 水 灣 、 西 貢 、 大 網 仔 、 將 軍 澳 、 坑 口 、 調 景 嶺 、 馬 游 塘	Clear Water Bay, Sai Kung, Tai Mong Tsai, Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 811, 812, 813, 814, 815, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839	
離 島 Islands	長 洲 、 坪 洲 、 大 嶺 山 (包 括 東 涌 、 愉 景 灣) 、 南 丫 島	Cheung Chau, Peng Chau, Lantau Island, (including Tung Chung, Discovery Bay), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951, 961, 962, 963, 971, 972, 973(p), 976	

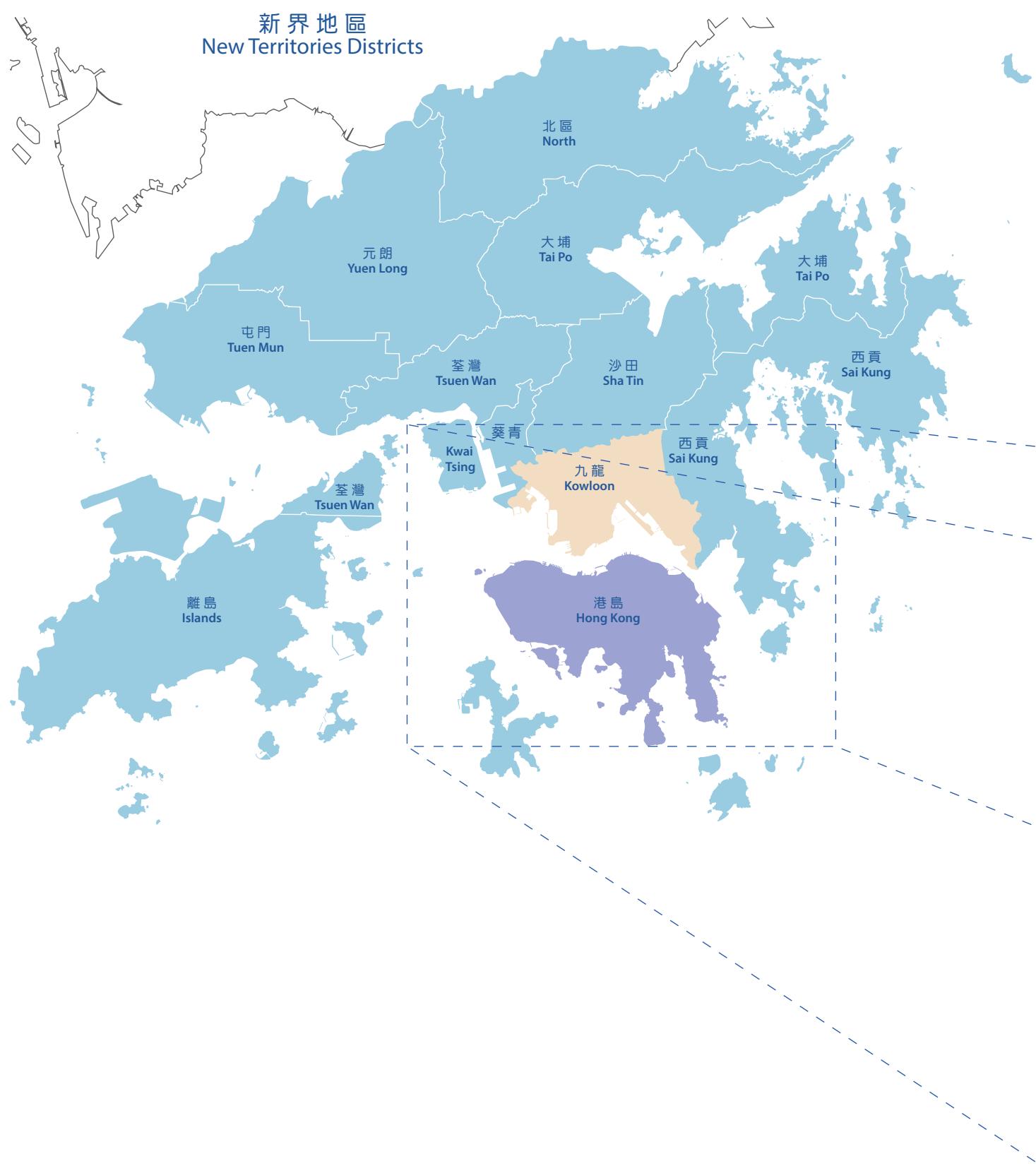
(p) = part 部 分

附錄 Appendix (繼 賣 Cont'd)

寫字樓分區 OFFICE SUB-DISTRICTS

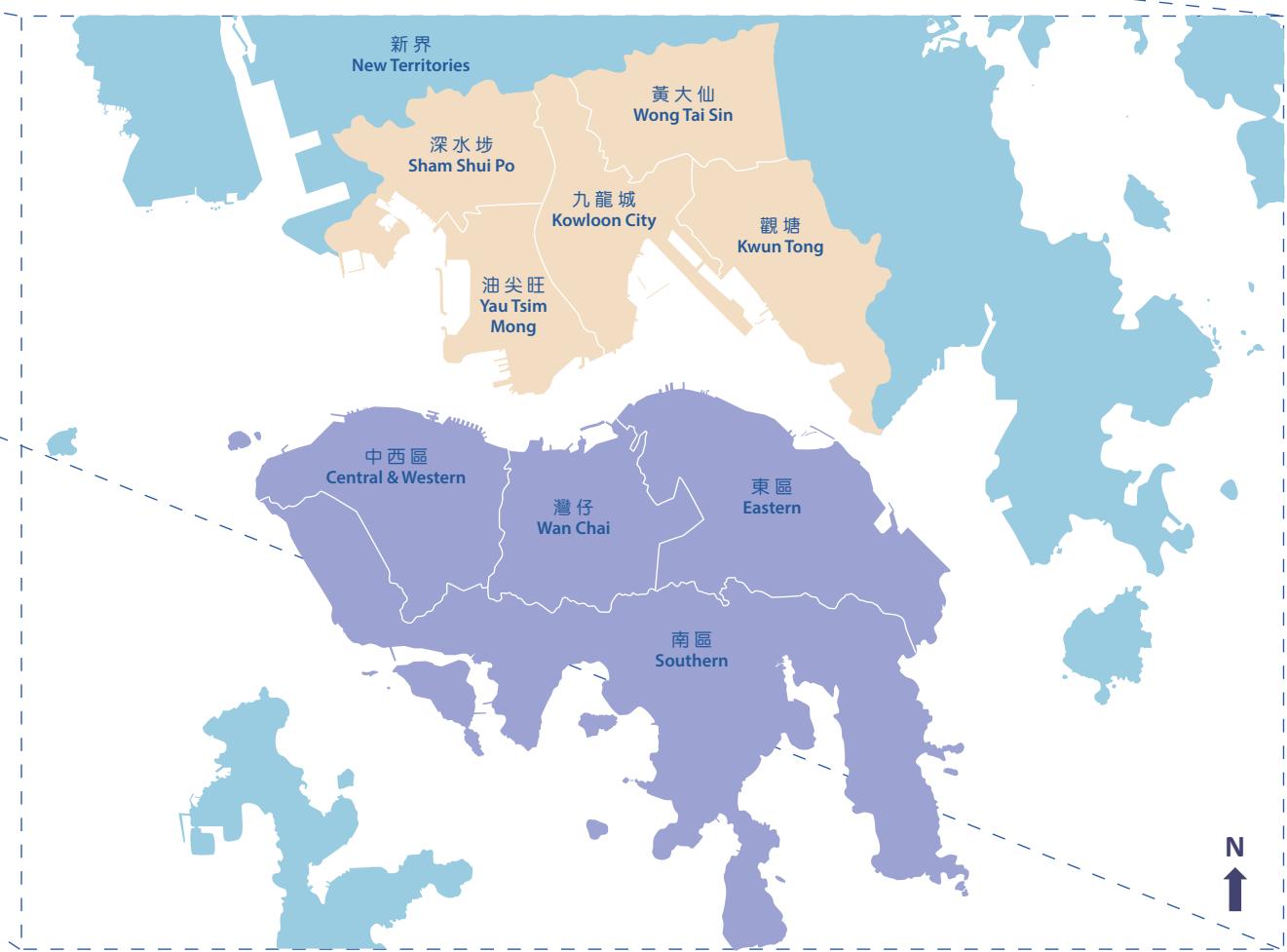
寫字樓的分區 Sub-districts for Offices	小規劃統計區 Tertiary Planning Units
上環 Sheung Wan	113, 114, 115
中區 Central	121, 122, 123, 124
灣仔 / 銅鑼灣 Wan Chai/Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 147, 149
北角 / 鰂魚涌 North Point/Quarry Bay	151, 152, 153, 154, 155, 156, 157
尖沙咀 Tsim Sha Tsui	211, 212, 213,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

分區圖 Plans



分區圖 Plans

港島及九龍地區
Hong Kong and Kowloon Districts



寫字樓分區圖 Office Sub-districts Plan

